

# 2026 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 2/2026

**PROJECT INFORMATION**

<b>Project Name:</b> The Commons at Falcon Field Filing No. 1	<b>DATE:</b> 4/3/2026	<b>PCD File No.:</b> SF2435
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Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
<b>SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)</b>						
Earthwork						
less than 5,000; \$8,000 min		CY	\$ 7.50	= \$ -		\$ -
5,001-20,000; \$30,000 min		CY	\$ 6.50	= \$ -		\$ -
20,001-50,000; \$100,000 min		CY	\$ 4.50	= \$ -		\$ -
50,001-200,000; \$175,000 min	200000.	CY	\$ 3.00	= \$ 600,000.00		\$ 600,000.00
greater than 200,000; \$500,000 min		CY	\$ 2.50	= \$ -		\$ -
Erosion Control Blanket		SY	\$ 6.00	= \$ -		\$ -
Seeding (inc. noxious weed mgmnt.) & Mulching	57.	AC	\$ 2,037.00	= \$ 116,109.00		\$ 116,109.00
Permanent Pond/BMP B (provide engineer's estimate)	1.	EA	\$ 66,561.00	= \$ 66,561.00		\$ 66,561.00
Permanent Pond/BMP C (provide engineer's estimate)	1.	EA	\$ 51,889.00	= \$ 51,889.00		\$ 51,889.00
				= \$ -		\$ -
[insert items not listed but part of construction plans]				= \$ -		\$ -
Concrete Washout Basin	1.	EA	\$ 1,790.00	= \$ 1,790.00		\$ 1,790.00
Inlet Protection	10.	EA	\$ 322.00	= \$ 3,220.00		\$ 3,220.00
Rock Check Dam		EA	\$ 908.00	= \$ -		\$ -
Safety Fence	7000.	LF	\$ 5.00	= \$ 35,000.00		\$ 35,000.00
Sediment Basin	5.	EA	\$ 3,483.00	= \$ 17,415.00		\$ 17,415.00
Sediment Trap		EA	\$ 877.00	= \$ -		\$ -
Silt Fence	9500.	LF	\$ 3.00	= \$ 28,500.00		\$ 28,500.00
Slope Drain		LF	\$ 30.00	= \$ -		\$ -
Straw Bale		EA	\$ 56.00	= \$ -		\$ -
Straw Wattle/Rock Sock		LF	\$ 11.00	= \$ -		\$ -
Surface Roughening		AC	\$ 507.00	= \$ -		\$ -
Vehicle Tracking Control	1.	EA	\$ 3,840.00	= \$ 3,840.00		\$ 3,840.00
Diversion Swale(s)	1.	LS	\$ 5,000.00	= \$ 5,000.00		\$ 5,000.00
				= \$ -		\$ -
				= \$ -		\$ -
				= \$ -		\$ -
[insert items not listed but part of construction plans]				= \$ -		\$ -
<b>MAINTENANCE (35% of Construction BMPs)</b>				= \$ 32,541.25		\$ 32,541.25
<b>Section 1 Subtotal</b>				= \$ <b>961,865.25</b>		\$ <b>961,865.25</b>

Include estimate for clay liner. If the underdrain does not mitigate the groundwater, a liner or other alternative will be needed.

why was surface roughening removed from the quantities?

\* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)

**SECTION 2 - PUBLIC IMPROVEMENTS \***

<b>ROADWAY IMPROVEMENTS</b>						
Construction Traffic Control	1.	LS		= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 42.00	= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)	3200.	CY	\$ 81.00	= \$ 259,200.00		\$ 259,200.00
Asphalt Pavement (3" thick)		SY	\$ 22.00	= \$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 31.00	= \$ -		\$ -
Asphalt Pavement (6" thick)	19197.	SY	\$ 47.00	= \$ 902,259.00		\$ 902,259.00
Asphalt Pavement (147 lbs/cf) ___" thick		Tons	\$ 140.00	= \$ -		\$ -
Raised Median, Paved	7848.	SF	\$ 15.00	= \$ 117,720.00		\$ 117,720.00
Signs (regulatory/advisory/guide/street)	43.	EA	\$ 293.00	= \$ 12,599.00		\$ 12,599.00
Epoxy Pavement Marking	750.	SF	\$ 19.00	= \$ 14,250.00		\$ 14,250.00
Thermoplastic Pavement Marking		SF	\$ 29.00	= \$ -		\$ -
Barricade - Type 3		EA	\$ 380.00	= \$ -		\$ -
Delineator - Type I		EA	\$ 38.00	= \$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	10583.	LF	\$ 49.00	= \$ 518,567.00		\$ 518,567.00
Curb and Gutter, Type B (Median)		LF	\$ 50.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 51.00	= \$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 69.00	= \$ -		\$ -
5" Sidewalk	4705.	SY	\$ 85.00	= \$ 399,925.00		\$ 399,925.00
6" Sidewalk		SY	\$ 113.00	= \$ -		\$ -
8" Sidewalk		SY	\$ 141.00	= \$ -		\$ -
Pedestrian Ramp	40.	EA	\$ 1,961.00	= \$ 78,440.00		\$ 78,440.00
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 87.00	= \$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)	120.	LF	\$ 131.00	= \$ 15,720.00		\$ 15,720.00
Curb Opening with Drainage Chase		EA	\$ 2,341.00	= \$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 87.00	= \$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 104.00	= \$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,485.00	= \$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 22,568.00	= \$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 113.00	= \$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 115.00	= \$ -		\$ -
Electrical Conduit, Size =		LF	\$ 33.00	= \$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		= \$ -		\$ -
Survey Monumentation	1.	EA	\$ 638.00	= \$ 638.00		\$ 638.00
				= \$ -		\$ -

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**PCD File No. SF2435**

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)		
						% Complete	Remaining	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>								
<b>STORM DRAIN IMPROVEMENTS</b>								
Concrete Box Culvert (M Standard), Size ( W x H )		LF		=	\$ -		\$ -	
18" Reinforced Concrete Pipe	651.	LF	\$ 111.00	=	\$ 72,261.00		\$ 72,261.00	
24" Reinforced Concrete Pipe	846.	LF	\$ 161.00	=	\$ 136,206.00		\$ 136,206.00	
30" Reinforced Concrete Pipe	43.	LF	\$ 167.00	=	\$ 7,181.00		\$ 7,181.00	
36" Reinforced Concrete Pipe	1650.	LF	\$ 191.00	=	\$ 315,150.00		\$ 315,150.00	
42" Reinforced Concrete Pipe		LF	\$ 275.00	=	\$ -		\$ -	
48" Reinforced Concrete Pipe		LF	\$ 349.00	=	\$ -		\$ -	
54" Reinforced Concrete Pipe		LF	\$ 465.00	=	\$ -		\$ -	
60" Reinforced Concrete Pipe		LF	\$ 476.00	=	\$ -		\$ -	
66" Reinforced Concrete Pipe		LF	\$ 550.00	=	\$ -		\$ -	
72" Reinforced Concrete Pipe		LF	\$ 616.00	=	\$ -		\$ -	
18" Corrugated Steel Pipe		LF	\$ 136.00	=	\$ -		\$ -	
24" Corrugated Steel Pipe		LF	\$ 229.00	=	\$ -		\$ -	
30" Corrugated Steel Pipe		LF	\$ 244.00	=	\$ -		\$ -	
36" Corrugated Steel Pipe		LF	\$ 244.00	=	\$ -		\$ -	
42" Corrugated Steel Pipe		LF	\$ 226.00	=	\$ -		\$ -	
48" Corrugated Steel Pipe		LF	\$ 465.00	=	\$ -		\$ -	
54" Corrugated Steel Pipe		LF	\$ 459.00	=	\$ -		\$ -	
60" Corrugated Steel Pipe		LF	\$ 501.00	=	\$ -		\$ -	
66" Corrugated Steel Pipe		LF	\$ 580.00	=	\$ -		\$ -	
72" Corrugated Steel Pipe		LF	\$ 654.00	=	\$ -		\$ -	
78" Corrugated Steel Pipe		LF	\$ 728.00	=	\$ -		\$ -	
84" Corrugated Steel Pipe		LF	\$ 901.00	=	\$ -		\$ -	
Flared End Section (FES) RCP Size = 18 <i>(unit cost = 6x pipe unit cost)</i>	1.	EA	\$ 1,012.50	=	\$ 1,012.50		\$ 1,012.50	
Flared End Section (FES) CSP Size = 24 <i>(unit cost = 6x pipe unit cost)</i>	2.	EA	\$ 1,147.50	=	\$ 2,295.00		\$ 2,295.00	
Flared End Section (FES) CSP Size = 36 <i>(unit cost = 6x pipe unit cost)</i>	2.	EA	\$ 2,025.00	=	\$ 4,050.00		\$ 4,050.00	
<i>[insert items not listed but part of construction plans]</i>								
End Treatment- Headwall	1.	EA	\$ 10,000.00	=	\$ 10,000.00		\$ 10,000.00	
End Treatment- Wingwall		EA		=	\$ -		\$ -	
End Treatment - Cutoff Wall 17	1.	EA	\$ 2,500.00	=	\$ 2,500.00		\$ 2,500.00	
Curb Inlet (Type R) L=5', Depth < 5'	5.	EA	\$ 8,814.00	=	\$ 44,070.00		\$ 44,070.00	
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	4.	EA	\$ 10,835.00	=	\$ 43,340.00		\$ 43,340.00	
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 12,206.00	=	\$ -		\$ -	
Curb Inlet (Type R) L=10', Depth < 5'	1.	EA	\$ 11,438.00	=	\$ 11,438.00		\$ 11,438.00	
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'		EA	\$ 12,689.00	=	\$ -		\$ -	
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 16,174.00	=	\$ -		\$ -	
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 14,452.00	=	\$ -		\$ -	
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 17,237.00	=	\$ -		\$ -	
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 21,610.00	=	\$ -		\$ -	
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 16,499.00	=	\$ -		\$ -	
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 20,012.00	=	\$ -		\$ -	
Grated Inlet (Type C), Depth < 5'		EA	\$ 8,156.00	=	\$ -		\$ -	
Grated Inlet (Type D), Depth < 5'		EA	\$ 11,435.00	=	\$ -		\$ -	
Storm Sewer Manhole, Box Base	4.	EA	\$ 18,950.00	=	\$ 75,800.00		\$ 75,800.00	
Storm Sewer Manhole, Slab Base	13.	EA	\$ 9,314.00	=	\$ 121,082.00		\$ 121,082.00	
Geotextile (Erosion Control)	50.	SY	\$ 6.00	=	\$ 300.00		\$ 300.00	
Rip Rap, d50 size from 6" to 24"	500.	Tons	\$ 102.00	=	\$ 51,000.00		\$ 51,000.00	
Rip Rap, Grouted		Tons	\$ 136.00	=	\$ -		\$ -	
Drainage Channel Construction, Size ( W x H )	321.	LF		=	\$ -		\$ -	
Drainage Channel Lining, Concrete		CY	\$ 815.00	=	\$ -		\$ -	
Drainage Channel Lining, Rip Rap		CY	\$ 234.00	=	\$ -		\$ -	
Drainage Channel Lining, Grass	1.	AC	\$ 2,100.00	=	\$ 1,050.00		\$ 1,050.00	
Permanent Drainage Channel Lining or Roadside Ditch TRM		SY	\$ 13.00	=	\$ -		\$ -	
Dual 12'x6' Box Culvert Extension	89.	LF	\$ 2,500.00	=	\$ 222,500.00		\$ 222,500.00	
8'x4' Box Culvert	757.	LF	\$ 1,500.00	=	\$ 1,135,500.00		\$ 1,135,500.00	
Culvert Junction Box	1.	LS	\$ 25,000.00	=	\$ 25,000.00		\$ 25,000.00	
LOMR	1.	LS	\$ 10,000.00	=	\$ 10,000.00		\$ 10,000.00	
<b>Section 2 Subtotal</b>					<b>=</b>	<b>\$ 4,611,053.50</b>		<b>\$ 4,611,053.50</b>

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provide value

see comments on the CD's regarding riprap at spillway to bottom of channel

