

# 2025 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 11/2024

PROJECT INFORMATION		
RETREAT AT PRAIRIERIDGE FILING NO. 4	5/4/2026	SF2523
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
<b>SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)</b>							
<b>Earthwork</b>							
less than 1,000; \$5,300 min		CY	\$ 10.00	=	\$ -		\$ -
1,000-5,000; \$8,000 min		CY	\$ 7.50	=	\$ -		\$ -
5,001-20,000; \$30,000 min	15000.	CY	\$ 6.50	=	\$ 97,500.00		\$ 97,500.00
20,001-50,000; \$100,000 min		CY	\$ 4.50	=	\$ -		\$ -
50,001-200,000; \$175,000 min		CY	\$ 3.00	=	\$ -		\$ -
greater than 200,000; \$500,000 min		CY	\$ 2.50	=	\$ -		\$ -
Permanent Erosion Control Blanket	1650.	SY	\$ 9.50	=	\$ 15,675.00		\$ 15,675.00
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching	35	AC	\$ 2,169.00	=	\$ 759.15		\$ 759.15
Permanent Pond/BMP (provide engineer's estimate)		EA		=	\$ -		\$ -
Concrete Washout Basin	1.	EA	\$ 1,260.00	=	\$ 1,260.00		\$ 1,260.00
Inlet Protection	5.	EA	\$ 233.00	=	\$ 1,165.00		\$ 1,165.00
Rock Check Dam		EA	\$ 700.00	=	\$ -		\$ -
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Sediment Basin	2.	EA	\$ 2,466.00	=	\$ 4,932.00		\$ 4,932.00
Sediment Trap		EA	\$ 578.00	=	\$ -		\$ -
Silt Fence	740.	LF	\$ 4.00	=	\$ 2,960.00		\$ 2,960.00
Slope Drain		LF	\$ 46.00	=	\$ -		\$ -
Straw Bale		EA	\$ 35.00	=	\$ -		\$ -
Straw Wattle/Rock Sock	208.	LF	\$ 9.00	=	\$ 1,872.00		\$ 1,872.00
Surface Roughening		AC	\$ 289.00	=	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 4.00	=	\$ -		\$ -
Temporary Seeding and Mulching		AC	\$ 1,927.00	=	\$ -		\$ -
Vehicle Tracking Control	2.	EA	\$ 3,316.00	=	\$ 6,632.00		\$ 6,632.00
<i>[insert items not listed but part of construction plans]</i>							
<b>MAINTENANCE (35% of Construction BMPs)</b>						6,146.35	\$ 6,146.35
<b>Section 1 Subtotal</b>					<b>=</b>	<b>\$ 138,901.50</b>	<b>\$ 138,901.50</b>

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

<b>SECTION 2 - PUBLIC IMPROVEMENTS *</b>							
<b>ROADWAY IMPROVEMENTS</b>							
Construction Traffic Control		LS		=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 40.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)		CY	\$ 71.00	=	\$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 19.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 27.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 41.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) 4" thick		Tons	\$ 123.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 12.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign		EA	\$ 421.00	=	\$ -		\$ -
Guide/Street Name Sign		EA		=	\$ -		\$ -
Epoxy Pavement Marking		SF	\$ 18.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 32.00	=	\$ -		\$ -
Barricade - Type 3		EA	\$ 278.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 33.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 41.00	=	\$ -		\$ -
Curb and Gutter, Type B (Median)		LF	\$ 41.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 41.00	=	\$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 67.00	=	\$ -		\$ -
5" Sidewalk		SY	\$ 83.00	=	\$ -		\$ -
6" Sidewalk		SY	\$ 101.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 134.00	=	\$ -		\$ -
Pedestrian Ramp		EA	\$ 1,608.00	=	\$ -		\$ -
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 85.00	=	\$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 128.00	=	\$ -		\$ -
Curb Opening with Drainage Chase		EA	\$ 2,070.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 70.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 101.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,936.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 5,270.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 110.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 112.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 24.00	=	\$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		=	\$ -		\$ -
Survey Monumentation		EA	\$ 1,200.00	=	\$ -		\$ -

**PROJECT INFORMATION**

RETREAT AT PRAIRIERIDGE FILING NO. 4

5/4/2026

SF2523

Project Name

Date

PCD File No.

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		LF	\$ 88.00	=	\$	-		\$ -
24" Reinforced Concrete Pipe		LF	\$ 105.00	=	\$	-		\$ -
30" Reinforced Concrete Pipe		LF	\$ 132.00	=	\$	-		\$ -
36" Reinforced Concrete Pipe		LF	\$ 162.00	=	\$	-		\$ -
42" Reinforced Concrete Pipe		LF	\$ 216.00	=	\$	-		\$ -
48" Reinforced Concrete Pipe		LF	\$ 263.00	=	\$	-		\$ -
54" Reinforced Concrete Pipe		LF	\$ 344.00	=	\$	-		\$ -
60" Reinforced Concrete Pipe		LF	\$ 402.00	=	\$	-		\$ -
66" Reinforced Concrete Pipe		LF	\$ 465.00	=	\$	-		\$ -
72" Reinforced Concrete Pipe		LF	\$ 532.00	=	\$	-		\$ -
18" Corrugated Steel Pipe		LF	\$ 113.00	=	\$	-		\$ -
24" Corrugated Steel Pipe		LF	\$ 130.00	=	\$	-		\$ -
30" Corrugated Steel Pipe		LF	\$ 166.00	=	\$	-		\$ -
36" Corrugated Steel Pipe		LF	\$ 198.00	=	\$	-		\$ -
42" Corrugated Steel Pipe		LF	\$ 228.00	=	\$	-		\$ -
48" Corrugated Steel Pipe		LF	\$ 240.00	=	\$	-		\$ -
54" Corrugated Steel Pipe		LF	\$ 352.00	=	\$	-		\$ -
60" Corrugated Steel Pipe		LF	\$ 379.00	=	\$	-		\$ -
66" Corrugated Steel Pipe		LF	\$ 459.00	=	\$	-		\$ -
72" Corrugated Steel Pipe		LF	\$ 540.00	=	\$	-		\$ -
78" Corrugated Steel Pipe		LF	\$ 621.00	=	\$	-		\$ -
84" Corrugated Steel Pipe		LF	\$ 743.00	=	\$	-		\$ -
Flared End Section (FES) RCP Size = <i>(unit cost = 6x pipe unit cost)</i>		EA		=	\$	-		\$ -
Flared End Section (FES) CSP Size = <i>(unit cost = 6x pipe unit cost)</i>		EA		=	\$	-		\$ -
End Treatment- Headwall		EA		=	\$	-		\$ -
End Treatment- Wingwall		EA		=	\$	-		\$ -
End Treatment - Cutoff Wall		EA		=	\$	-		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 7,753.00	=	\$	-		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 10,800.00	=	\$	-		\$ -
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 11,673.00	=	\$	-		\$ -
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 10,669.00	=	\$	-		\$ -
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'		EA	\$ 10,997.00	=	\$	-		\$ -
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 13,765.00	=	\$	-		\$ -
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 13,875.00	=	\$	-		\$ -
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 14,873.00	=	\$	-		\$ -
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 16,265.00	=	\$	-		\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 14,787.00	=	\$	-		\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 16,320.00	=	\$	-		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 6,490.00	=	\$	-		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 8,017.00	=	\$	-		\$ -
Storm Sewer Manhole, Box Base		EA	\$ 16,265.00	=	\$	-		\$ -
Storm Sewer Manhole, Slab Base		EA	\$ 8,946.00	=	\$	-		\$ -
Geotextile (Erosion Control)		SY	\$ 11.50	=	\$	-		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 112.00	=	\$	-		\$ -
Rip Rap, Grouted		Tons	\$ 133.00	=	\$	-		\$ -
Drainage Channel Construction, Size ( W x H )		LF		=	\$	-		\$ -
Drainage Channel Lining, Concrete		CY	\$ 797.00	=	\$	-		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 156.00	=	\$	-		\$ -
Drainage Channel Lining, Grass		AC	\$ 2,054.00	=	\$	-		\$ -
Drainage Channel Lining, Other Stabilization				=	\$	-		\$ -
<i>[insert items not listed but part of construction plans]</i>								
				<b>Section 2 Subtotal</b>	<b>=</b>	<b>\$</b>	<b>-</b>	<b>\$</b>

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

**PROJECT INFORMATION**

RETREAT AT PRAIRIERIDGE FILING NO. 4

5/4/2026

SF2523

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
<b>SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**</b>						
<b>ROADWAY IMPROVEMENTS</b>						
Aggregate Base Course (135lbs/cf)	2870.	CY	\$ 71.00	=	\$ 203,770.00	\$ 203,770.00
Asphalt Pavement (6" thick)	9560.	SY	\$ 41.00	=	\$ 391,960.00	\$ 391,960.00
Curb and Gutter, Type A (6" Vertical)	2150.	LF	\$ 41.00	=	\$ 88,150.00	\$ 88,150.00
Curb and Gutter, Type C (Ramp)	5100.	LF	\$ 41.00	=	\$ 209,100.00	\$ 209,100.00
Regulatory Sign/Advisory Sign (Incl. No Parking)	70.	EA	\$ 421.00	=	\$ 29,470.00	\$ 29,470.00
Guide/Street Name Sign	22.	EA	\$ 200.00	=	\$ 4,400.00	\$ 4,400.00
4" Sidewalk (common areas only)	1170.	SY	\$ 67.00	=	\$ 78,390.00	\$ 78,390.00
5" Sidewalk (In front of lots)	2730.	SY	\$ 83.00	=	\$ 226,590.00	\$ 226,590.00
Pedestrian Ramp	28.	EA	\$ 1,608.00	=	\$ 45,024.00	\$ 45,024.00
Cross Pan, local (8" thick, 6" wide to include return)	300.	LF	\$ 85.00	=	\$ 25,500.00	\$ 25,500.00
Epoxy Pavement Marking (Parking Stalls)	350.	SF	\$ 18.00	=	\$ 6,300.00	\$ 6,300.00
				=	\$ -	\$ -
<b>STORM DRAIN IMPROVEMENTS</b> (Exception: Permanent Pond/BMP shall be itemized under Section 1)						
18" Reinforced Concrete Pipe	41.	LF	\$ 88.00	=	\$ 3,608.00	\$ 3,608.00
24" Reinforced Concrete Pipe	160.	LF	\$ 105.00	=	\$ 16,800.00	\$ 16,800.00
30" Reinforced Concrete Pipe	135.	LF	\$ 132.00	=	\$ 17,820.00	\$ 17,820.00
Curb Inlet (Type R) L=5, 5's Depth < 10'	2.	EA	\$ 10,800.00	=	\$ 21,600.00	\$ 21,600.00
Curb Inlet (Type R) L=10, 5's Depth < 10'	3.	EA	\$ 10,997.00	=	\$ 32,991.00	\$ 32,991.00
Storm Sewer Manhole, Slab Base	3.	EA	\$ 8,946.00	=	\$ 26,838.00	\$ 26,838.00
				=	\$ -	\$ -
<b>WATER SYSTEM IMPROVEMENTS</b>						
Water Main Pipe (PVC), Size 8"	3850.	LF	\$ 90.00	=	\$ 346,500.00	\$ 346,500.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 105.00	=	\$ -	\$ -
Gate Valves, 8"		EA	\$ 2,599.00	=	\$ -	\$ -
Fire Hydrant Assembly, w/ all valves	10.	EA	\$ 9,228.00	=	\$ 92,280.00	\$ 92,280.00
Water Service Line Installation, inc. tap and valves	112.	EA	\$ 1,852.00	=	\$ 207,424.00	\$ 207,424.00
Fire Cistern Installation, complete		EA		=	\$ -	\$ -
				=	\$ -	\$ -
<i>[insert items not listed but part of construction plans]</i>						
				=	\$ -	\$ -
<b>SANITARY SEWER IMPROVEMENTS</b>						
Sewer Main Pipe (PVC), Size 8"	3770.	LF	\$ 90.00	=	\$ 339,300.00	\$ 339,300.00
Sanitary Sewer Manhole, Depth < 15 feet	20.	EA	\$ 6,136.00	=	\$ 122,720.00	\$ 122,720.00
Sanitary Service Line Installation, complete		EA	\$ 1,962.00	=	\$ -	\$ -
Sanitary Sewer Lift Station, complete	112.	EA	\$ 1,962.00	=	\$ 219,744.00	\$ 219,744.00
				=	\$ -	\$ -
<i>[insert items not listed but part of construction plans]</i>						
				=	\$ -	\$ -
<b>LANDSCAPING IMPROVEMENTS</b> (For subdivision specific condition of approval, or PUD)						
Slot Wall along Briargate Pkwy.	1200.	LF	\$ 90.00	=	\$ 108,000.00	\$ 108,000.00
3-Rail Fencing	4800.	LF	\$ 35.00	=	\$ 168,000.00	\$ 168,000.00
Landscape in Tracts (B-O)	118031.	EA	\$ 3.00	=	\$ 354,093.00	\$ 354,093.00
Landscape - Tract P	13842.	EA	\$ 3.50	=	\$ 48,447.00	\$ 48,447.00
Retaining wall adjacent to Commercial Site	1.	EA	\$ 100,000.00	=	\$ 100,000.00	\$ 100,000.00
				=	\$ -	\$ -
<b>Section 3 Subtotal</b>				=	<b>\$ 3,534,819.00</b>	<b>\$ 3,534,819.00</b>

\*\* - Section 3 is not subject to defect warranty requirements

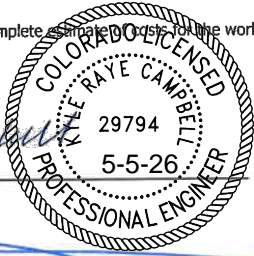
**PROJECT INFORMATION**

<b>RETREAT AT PRAIRIERIDGE FILING NO. 4</b>	<b>5/4/2026</b>	<b>SF2523</b>
<b>Project Name</b>	<b>Date</b>	<b>PCD File No.</b>

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)				= \$ -		\$ -
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		= \$ -		\$ -
<b>Total Construction Financial Assurance</b>						<b>\$ 3,673,720.50</b>
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
<b>Total Remaining Construction Financial Assurance (with Pre-Plat Construction)</b>						<b>\$ 3,673,720.50</b>
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
<b>Total Defect Warranty Financial Assurance</b>						<b>\$ 22,786.83</b>
(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)						

**Approvals**

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.



*Dale Raye Campbell*

Engineer (P.E. Seal Required)

*[Signature]*

Approved by Owner / Applicant

Date

*5-5-2026*

Approved by El Paso County Engineer / ECM Administrator

Date