

2019 Financial Assurance Estimate Form  
(with pre-plat construction)

Updated: 7/16/2019

PROJECT INFORMATION		
Project Name: Lorson Ranch East Filing No. 3	2/10/2020	SF 19-003
	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>								
* Earthwork								
less than 1,000; \$5,300 min		CY	\$ 8.00	=	\$ -		\$ -	
1,000-5,000; \$8,000 min	1,000	CY	\$ 6.00	=	\$ 8,000.00	80.00%	\$ 1,600.00	
5,001-20,000; \$30,000 min		CY	\$ 5.00	=	\$ -		\$ -	
20,001-50,000; \$100,000 min		CY	\$ 3.50	=	\$ -		\$ -	
50,001-200,000; \$175,000 min		CY	\$ 2.50	=	\$ -		\$ -	
greater than 200,000; \$500,000 min		CY	\$ 2.00	=	\$ -		\$ -	
* Permanent Seeding (inc. noxious weed mgmnt.)	1	AC	\$ 800.00	=	\$ 800.00	80.00%	\$ 160.00	
* Mulching	1	AC	\$ 750.00	=	\$ 750.00	80.00%	\$ 150.00	
* Permanent Erosion Control Blanket		SY	\$ 6.00	=	\$ -		\$ -	
* Permanent Pond/BMP Construction		CY	\$ 20.00	=	\$ -		\$ -	
* Permanent Pond/BMP (Spillway)		EA		=	\$ -		\$ -	
* Permanent Pond/BMP (Outlet Structure)		EA		=	\$ -		\$ -	
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -	
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -	
Vehicle Tracking Control	2	EA	\$ 2,370.00	=	\$ 4,740.00	80.00%	\$ 948.00	
Silt Fence		LF	\$ 2.50	=	\$ -		\$ -	
Temporary Seeding	10	AC	\$ 628.00	=	\$ 6,280.00	80.00%	\$ 1,256.00	
Temporary Mulch	10	AC	\$ 750.00	=	\$ 7,500.00	80.00%	\$ 1,500.00	
Erosion Bales	40	EA	\$ 25.00	=	\$ 1,000.00	80.00%	\$ 200.00	
Erosion Logs/Straw Waddle		LF	\$ 5.00	=	\$ -		\$ -	
Rock Check Dams		EA	\$ 500.00	=	\$ -		\$ -	
Inlet Protection	4	EA	\$ 167.00	=	\$ 668.00	80.00%	\$ 133.60	
Sediment Basin	4	EA	\$ 1,762.00	=	\$ 7,048.00	80.00%	\$ 1,409.60	
Concrete Washout Basin	1	EA	\$ 900.00	=	\$ 900.00	80.00%	\$ 180.00	
[insert items not listed but part of construction plans]				=	\$ -		\$ -	
				=	\$ -		\$ -	
<b>MAINTENANCE (35% of Construction BMPs)</b>					=	\$ 9,847.60		\$ 9,847.60
<b>Section 1 Subtotal</b>					=	\$ <b>47,533.60</b>		\$ <b>17,384.80</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	1	LS	\$ 5,000.00	=	\$ 5,000.00	80.00%	\$ 1,000.00
Aggregate Base Course (135 lbs/cf)	3,605	Tons	\$ 28.00	=	\$ 100,940.00	80.00%	\$ 20,188.00
Aggregate Base Course (135 lbs/cf)		CY	\$ 50.00	=	\$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 14.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 19.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 29.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) _" thick	2,773	Tons	\$ 88.00	=	\$ 244,024.00	80.00%	\$ 48,804.80
Raised Median, Paved		SF	\$ 8.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	5	EA	\$ 300.00	=	\$ 1,500.00		\$ 1,500.00
Guide/Street Name Sign	12	EA	\$ 200.00	=	\$ 2,400.00		\$ 2,400.00
Epoxy Pavement Marking		SF	\$ 13.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 23.00	=	\$ -		\$ -
Barricade - Type 3	2	EA	\$ 200.00	=	\$ 400.00		\$ 400.00
Delineator - Type I		EA	\$ 24.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	900	LF	\$ 30.00	=	\$ 27,000.00	80.00%	\$ 5,400.00
Curb and Gutter, Type B (Median)		LF	\$ 30.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	5,440	LF	\$ 30.00	=	\$ 163,200.00	80.00%	\$ 32,640.00
4" Sidewalk (common areas only)		SY	\$ 48.00	=	\$ -		\$ -
5" Sidewalk	7,820	SY	\$ 60.00	=	\$ 469,200.00		\$ 469,200.00
6" Sidewalk		SY	\$ 72.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 96.00	=	\$ -		\$ -
Pedestrian Ramp	15	EA	\$ 1,150.00	=	\$ 17,250.00		\$ 17,250.00
Cross Pan, local (8" thick, 6' wide to include return)	260	LF	\$ 61.00	=	\$ 15,860.00	80.00%	\$ 3,172.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 92.00	=	\$ -		\$ -
Curb Chase		EA	\$ 1,480.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 49.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 72.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,098.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 3,767.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 78.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 80.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 16.00	=	\$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 425,000	=	\$ -		\$ -

PROJECT INFORMATION		
	2/10/2020	SF 19-003
Project Name: Lorson Ranch East Filing No. 3	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	7	LF	\$ 65.00	=	\$ 455.00	80.00% \$ 91.00
24" Reinforced Concrete Pipe	254	LF	\$ 78.00	=	\$ 19,812.00	80.00% \$ 3,962.40
30" Reinforced Concrete Pipe	300	LF	\$ 97.00	=	\$ 29,100.00	80.00% \$ 5,820.00
36" Reinforced Concrete Pipe		LF	\$ 120.00	=	\$ -	\$ -
42" Reinforced Concrete Pipe		LF	\$ 160.00	=	\$ -	\$ -
48" Reinforced Concrete Pipe		LF	\$ 195.00	=	\$ -	\$ -
54" Reinforced Concrete Pipe		LF	\$ 245.00	=	\$ -	\$ -
60" Reinforced Concrete Pipe		LF	\$ 288.00	=	\$ -	\$ -
66" Reinforced Concrete Pipe		LF	\$ 332.00	=	\$ -	\$ -
72" Reinforced Concrete Pipe		LF	\$ 380.00	=	\$ -	\$ -
18" Corrugated Steel Pipe		LF	\$ 84.00	=	\$ -	\$ -
24" Corrugated Steel Pipe		LF	\$ 96.00	=	\$ -	\$ -
30" Corrugated Steel Pipe		LF	\$ 122.00	=	\$ -	\$ -
36" Corrugated Steel Pipe		LF	\$ 147.00	=	\$ -	\$ -
42" Corrugated Steel Pipe		LF	\$ 168.00	=	\$ -	\$ -
48" Corrugated Steel Pipe		LF	\$ 178.00	=	\$ -	\$ -
54" Corrugated Steel Pipe		LF	\$ 260.00	=	\$ -	\$ -
60" Corrugated Steel Pipe		LF	\$ 280.00	=	\$ -	\$ -
66" Corrugated Steel Pipe		LF	\$ 340.00	=	\$ -	\$ -
72" Corrugated Steel Pipe		LF	\$ 400.00	=	\$ -	\$ -
78" Corrugated Steel Pipe		LF	\$ 460.00	=	\$ -	\$ -
84" Corrugated Steel Pipe		LF	\$ 550.00	=	\$ -	\$ -
Flared End Section (FES) RCP Size = (unit cost = 6x pipe unit cost)		EA		=	\$ -	\$ -
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		EA		=	\$ -	\$ -
End Treatment- Headwall		EA		=	\$ -	\$ -
End Treatment- Wingwall		EA		=	\$ -	\$ -
End Treatment - Cutoff Wall		EA		=	\$ -	\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 5,542.00	=	\$ -	\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	1	EA	\$ 7,188.00	=	\$ 7,188.00	80.00% \$ 1,437.60
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 8,345.00	=	\$ -	\$ -
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 7,627.00	=	\$ -	\$ -
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'		EA	\$ 7,861.00	=	\$ -	\$ -
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 9,841.00	=	\$ -	\$ -
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 9,918.00	=	\$ -	\$ -
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'	4	EA	\$ 10,633.00	=	\$ 42,532.00	80.00% \$ 8,506.40
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 11,627.00	=	\$ -	\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 10,570.00	=	\$ -	\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 11,667.00	=	\$ -	\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,640.00	=	\$ -	\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,731.00	=	\$ -	\$ -
Storm Sewer Manhole, Box Base		EA	\$ 11,627.00	=	\$ -	\$ -
Storm Sewer Manhole, Slab Base	2	EA	\$ 6,395.00	=	\$ 12,790.00	80.00% \$ 2,558.00
Geotextile (Erosion Control)	60	SY	\$ 6.00	=	\$ 360.00	80.00% \$ 72.00
Rip Rap, d50 size from 6" to 24"		Tons	\$ 80.00	=	\$ -	\$ -
Rip Rap, Grouted		Tons	\$ 95.00	=	\$ -	\$ -
Drainage Channel Construction, Size ( W x H )		LF		=	\$ -	\$ -
Drainage Channel Lining, Concrete		CY	\$ 570.00	=	\$ -	\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 112.00	=	\$ -	\$ -
Drainage Channel Lining, Grass		AC	\$ 1,469.00	=	\$ -	\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -	\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -	\$ -
<b>Section 2 Subtotal</b>				=	<b>\$ 1,159,011.00</b>	<b>\$ 624,402.20</b>

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

PROJECT INFORMATION		
	2/10/2020	SF 19-003
Project Name: Lorson Ranch East Filing No. 3	Date	PCD File No.

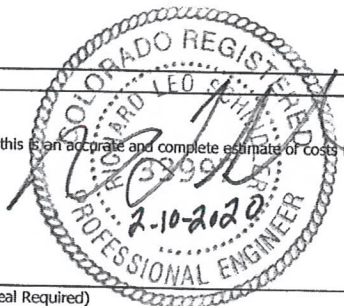
Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
<b>SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**</b>							
<b>ROADWAY IMPROVEMENTS</b>							
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
<b>STORM DRAIN IMPROVEMENTS</b> (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
<b>WATER SYSTEM IMPROVEMENTS</b>							
Water Main Pipe (PVC), Size 8"	3,150	LF	\$ 64.00	=	\$ 201,600.00	100.00%	\$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 75.00	=	\$ -		\$ -
Gate Valves, 8"	27	EA	\$ 1,858.00	=	\$ 50,166.00	100.00%	\$ -
Fire Hydrant Assembly, w/ all valves	8	EA	\$ 6,597.00	=	\$ 52,776.00	100.00%	\$ -
Water Service Line Installation, inc. tap and valves	81	EA	\$ 1,324.00	=	\$ 107,244.00	100.00%	\$ -
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"	3,200	LF	\$ 64.00	=	\$ 204,800.00	100.00%	\$ -
Sanitary Sewer Manhole, Depth < 15 feet	13	EA	\$ 4,386.00	=	\$ 57,018.00	100.00%	\$ -
Sanitary Service Line Installation, complete	81	EA	\$ 1,402.00	=	\$ 113,562.00	100.00%	\$ -
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<b>LANDSCAPING IMPROVEMENTS</b> (For subdivision specific condition of approval, or PUD)							
Landscape Lorson Blvd.	1	EA	\$ 35,000.00	=	\$ 35,000.00		\$ 35,000.00
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
				=	\$ -		\$ -
<b>Section 3 Subtotal</b>					<b>=</b>	<b>\$ 822,166.00</b>	<b>\$ 35,000.00</b>

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

PROJECT INFORMATION		
Project Name: <u>Lorson Ranch East Filing No. 3</u>	<u>2/10/2020</u> Date	<u>SF 19-003</u> PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 6,000.00	= \$ 6,000.00		\$ 6,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		= \$ -		\$ -
<b>Total Construction Financial Assurance</b>						<b>\$ 2,034,710.60</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>\$ 682,787.00</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>\$ 233,712.20</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.



Engineer (P.E. Seal Required)  
*[Signature]*

2/10/20  
Date

Approved by Owner / Applicant

Approved by El Paso County Engineer / ECM Administrator

# Approved

**By: Elizabeth Nijkamp**

**Date: 02/10/2020**

El Paso County Planning & Community Development