

2023 Financial Assurance Estimate Form
(Sidewalk Addendum)

Updated: 10/2023

PROJECT INFORMATION		
Ridge at Lorson Ranch Fil. No. 1	12/8/2023	
Project Name	Date	PCD File No. 22-004

Description	Quantity	Units	Unit Cost			Total
SECTION 2A - PUBLIC IMPROVEMENTS *						
Deferred Sidewalk Improvements						
5" Thick Deferred Sidewalk	18,300.0	SY	\$ 68.00	=		\$ 1,207,800.00
6" Thick Deferred Sidewalk		SY	\$ 87.00	=		\$ -
8" Thick Deferred Sidewalk		SY	\$ 116.00	=		\$ -
Pedestrian Ramp		EA	\$ 1,390.00	=		\$ -
<i>[insert items not listed but part of construction plans]</i>						
				=		\$ -

* - Subject to defect warranty financial assurance.

The County retains the authority to adjust the amount of financial assurance at its discretion, aligning with current estimates of public improvements. This includes the option to both increase or decrease the assurance amount as deemed necessary. Such adjustments ensure the ongoing adequacy and appropriateness of the retained assurance in relation to the dynamic nature of construction projects and costs.

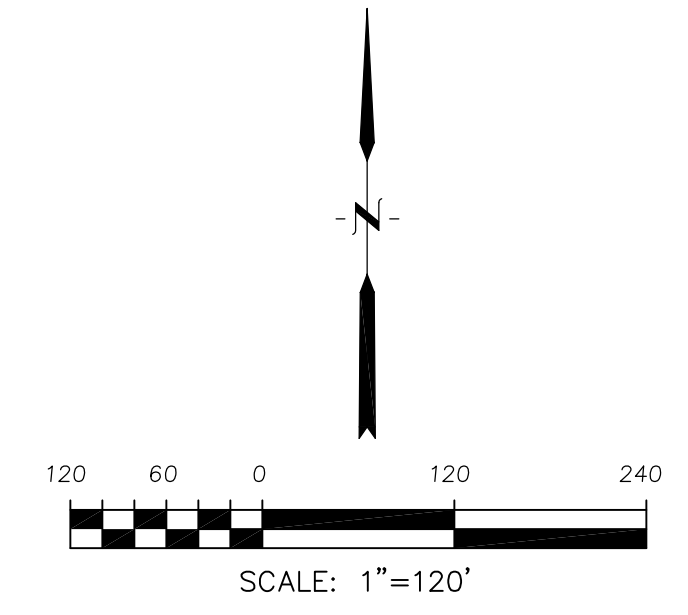
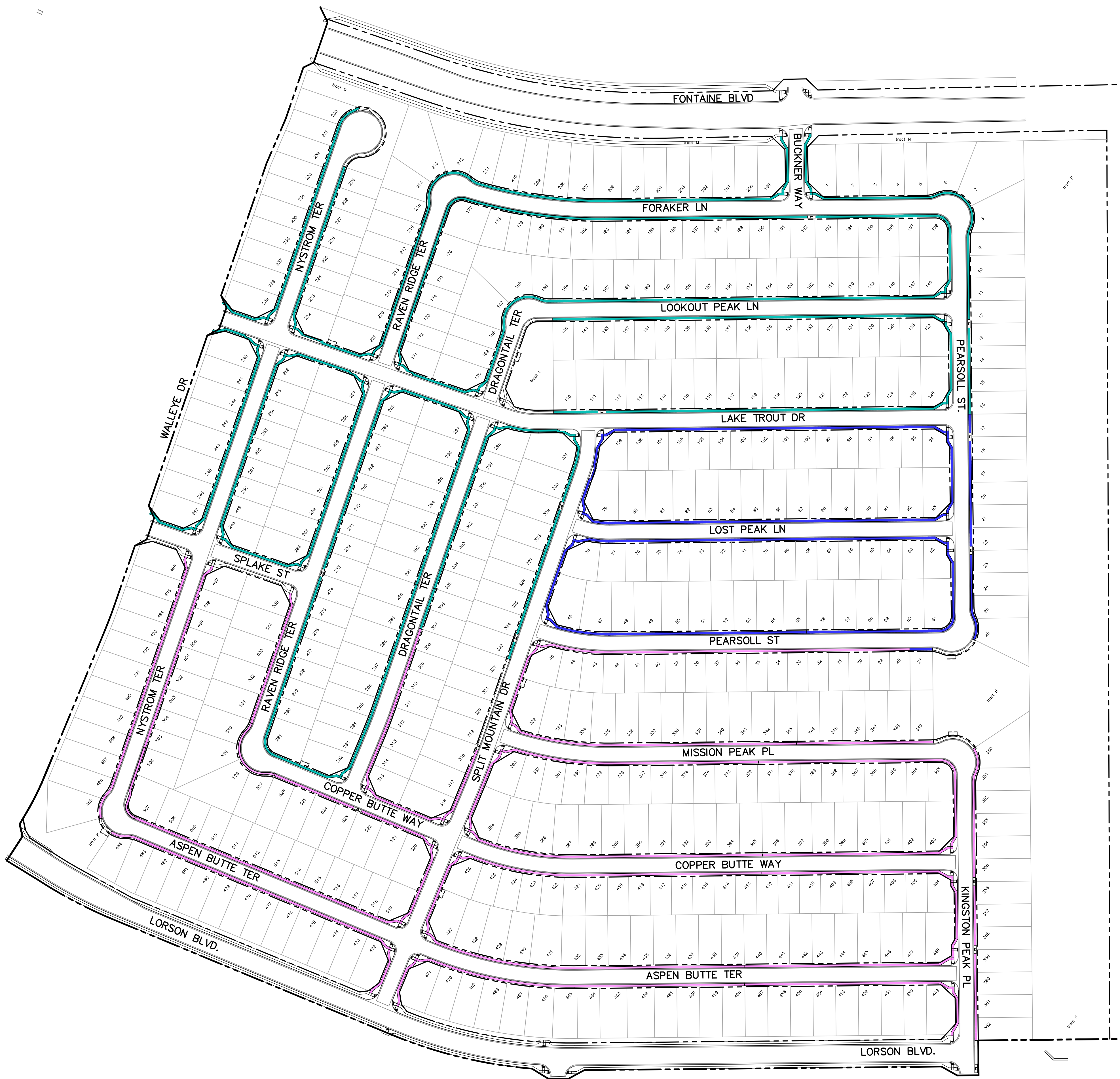
Total Construction & Defect Warranty Financial Assurance \$ 1,207,800.00



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)	
	12/20/23
Approved by Owner / Applicant	Date
Approved by El Paso County Engineer / ECM Administrator	Date



LEGEND

- DEFERRED SIDEWALK (LOVE IN ACTION)
(LOVE IN ACTION)
- DEFERRED SIDEWALK
(MELODY HOMES)
- DEFERRED SIDEWALK
(VIVA LAND VENTURES)

NOTE: NON-HATCHED SIDEWALK
WILL NOT BE DEFERRED
AND WILL BE CONSTRUCTED
BY LOVE IN ACTION

CORE
ENGINEERING GROUP
15004 1ST AVENUE S.
DENVER, CO 80232
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@eg1.com

DATE: _____
DESCRIPTION: _____
NO: _____
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PROJECT: RIDGATE LORSON RANCH
FIL NO. 1
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
FONTAINE BLVD, WALLEYE DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

SIDEWALK ADDENDUM RIDGE AT LORSON RANCH FIL NO. 1

DATE:
DECEMBER 19, 2023

PROJECT NO.
100.066

SHEET NUMBER
1

TOTAL SHEETS: 1