

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
<b>SECTION 2A - PUBLIC IMPROVEMENTS *</b>						
<b>Deferred Sidewalk Improvements</b>						
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)

*[Signature]*

Approved by Owner / Applicant

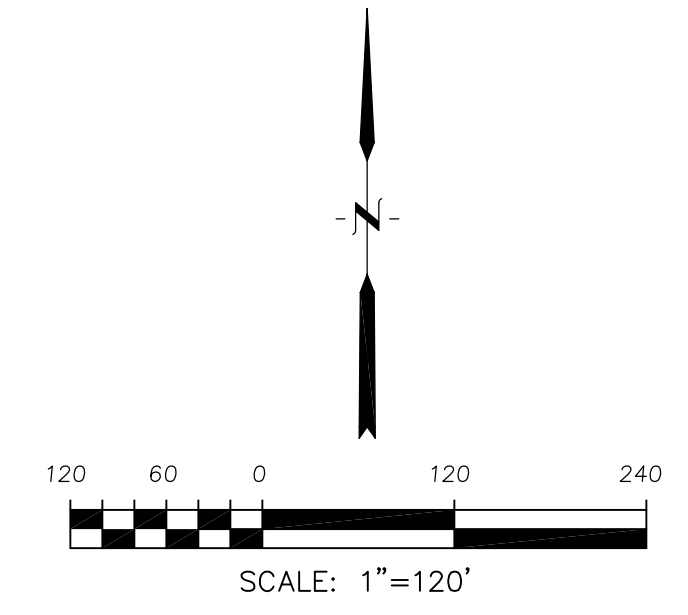
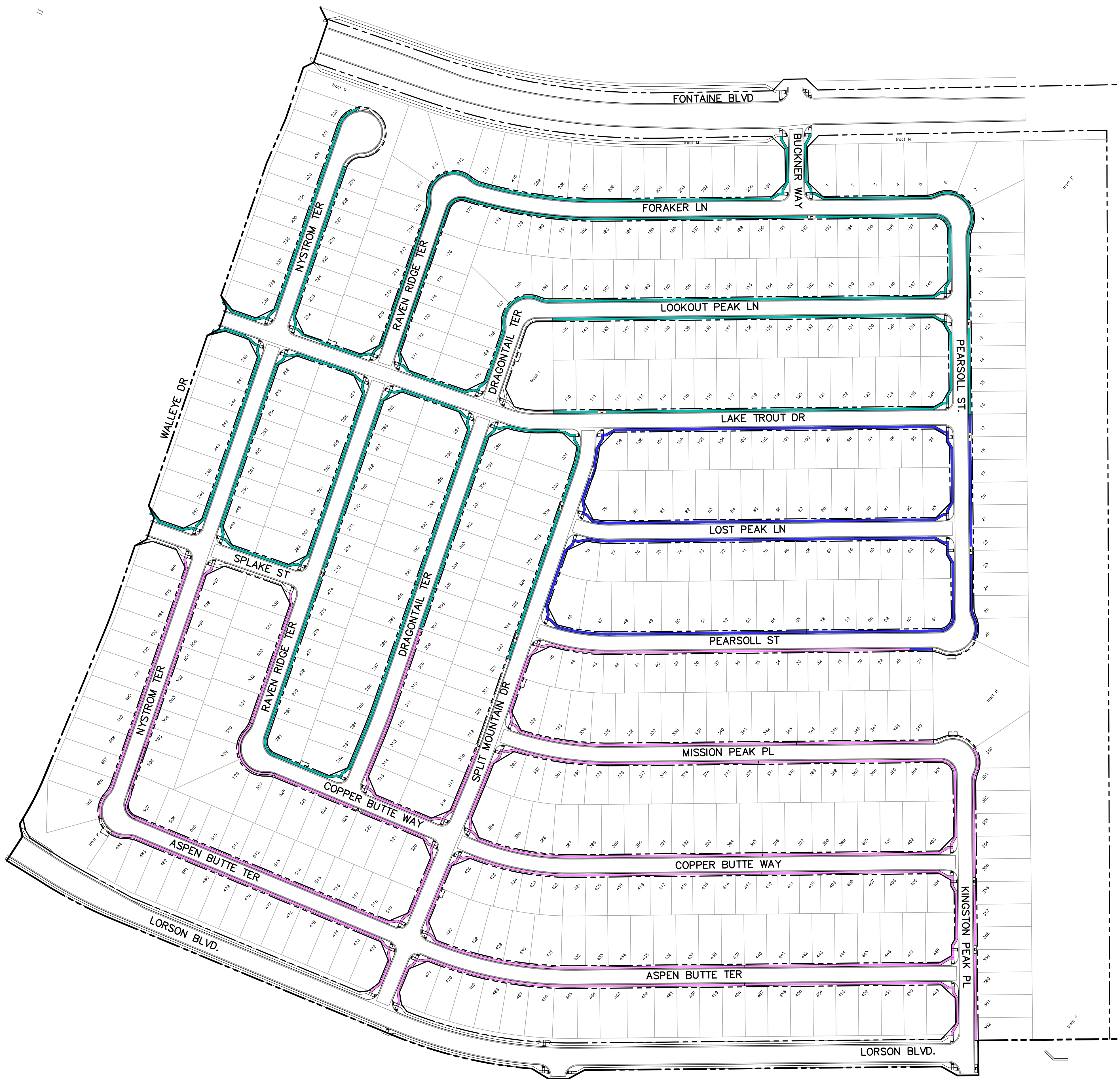
Date  
**12/20/23**

**Approved**

By: Elizabeth Nijkamp, PE  
Date: 02/28/2024

El Paso County Department of Public Works

Approved by El Paso County Engineer / ECM Administrator



**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

<b>CORE</b>	
<b>ENGINEERING GROUP</b> 15004 1ST AVENUE S. BLDG. 100, SUITE 300 BOULDER, CO 80501 CONTACT: RICHARD L. SCHINDLER, P.E. EMAIL: Rich@eg1.com	
PROJECT: <b>RIDGE AT LORSON RANCH</b> FILE NO. 1 LORSON, LLC 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK	PREPARED FOR: <b>LORSON, LLC</b> 212 N. WAHSATCH AVE, SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK
DRAWN: RLS DESIGNED: RLS CHECKED: RLS	
<b>SIDEWALK ADDENDUM</b> <b>RIDGE AT</b> <b>LORSON RANCH FILE NO. 1</b>	
DATE: DECEMBER 19, 2023	
PROJECT NO. 100.066	
SHEET NUMBER 1	
TOTAL SHEETS: 1	