

2023 Financial Assurance Estimate Form  
(with pre-plat construction)

Updated: 12/8/2022

PROJECT INFORMATION		
FOURSQUARE AT STERLING RANCH EAST FILING NO. :	3/20/2023	SF2236
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>							
Earthwork							
less than 1,000; \$5,300 min		CY	\$ 8.00	=	\$ -		\$ -
1,000-5,000; \$8,000 min		CY	\$ 6.00	=	\$ -		\$ -
5,001-20,000; \$30,000 min	17130	CY	\$ 5.00	=	\$ 85,650.00		\$ 85,650.00
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 Erosion Control Blanket		SY	\$ 8.00	=	\$ -		\$ -
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching	41	AC	\$ 1,875.00	=	\$ 76,875.00		\$ 76,875.00
Permanent Pond/BMP (provide engineer's estimate)	1	EA	\$ 200,000.00	=	\$ 200,000.00		\$ 200,000.00
Concrete Washout Basin		EA	\$ 1,089.00	=	\$ -		\$ -
Inlet Protection	8	EA	\$ 202.00	=	\$ 1,616.00		\$ 1,616.00
Rock Check Dam		EA	\$ 605.00	=	\$ -		\$ -
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Sediment Basin	1	EA	\$ 2,132.00	=	\$ 2,132.00		\$ 2,132.00
Sediment Trap		EA	\$ 500.00	=	\$ -		\$ -
Silt Fence	2270	LF	\$ 3.00	=	\$ 6,810.00		\$ 6,810.00
Slope Drain		LF	\$ 40.00	=	\$ -		\$ -
Straw Bale		EA	\$ 31.00	=	\$ -		\$ -
Straw Wattle/Rock Sock	18	LF	\$ 7.00	=	\$ 126.00		\$ 126.00
Surface Roughening		AC	\$ 250.00	=	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -
Temporary Seeding and Mulching	41	AC	\$ 1,666.00	=	\$ 68,306.00		\$ 68,306.00
Vehicle Tracking Control	1	EA	\$ 2,867.00	=	\$ 2,867.00		\$ 2,867.00
				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
<b>MAINTENANCE (35% of Construction BMPs)</b>					=	\$ 28,649.95	\$ 28,649.95
<b>Section 1 Subtotal</b>					=	<b>\$ 473,031.95</b>	<b>\$ 473,031.95</b>

\* - 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 \***

ROADWAY IMPROVEMENTS							
Construction Traffic Control	1	LS	\$ 10,000.00	=	\$ 10,000.00		\$ 10,000.00
Aggregate Base Course (135 lbs/cf)		Tons	\$ 34.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)	4,405	CY	\$ 61.00	=	\$ 268,705.00		\$ 268,705.00
Asphalt Pavement (3" thick)		SY	\$ 17.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)	19,722	SY	\$ 23.00	=	\$ 453,606.00		\$ 453,606.00
Asphalt Pavement (6" thick)		SY	\$ 35.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) ___" thick		Tons	\$ 106.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 10.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	38	EA	\$ 364.00	=	\$ 13,832.00		\$ 13,832.00
Guide/Street Name Sign	17	EA	\$ 550.00	=	\$ 9,350.00		\$ 9,350.00
Epoxy Pavement Marking		SF	\$ 16.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 28.00	=	\$ -		\$ -
Barricade - Type 3		EA	\$ 241.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 29.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	5,569	LF	\$ 35.00	=	\$ 194,915.00		\$ 194,915.00
Curb and Gutter, Type B (Median)		LF	\$ 35.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	4,440	LF	\$ 35.00	=	\$ 155,400.00		\$ 155,400.00
4" Sidewalk (common areas only)		SY	\$ 58.00	=	\$ -		\$ -
5" Sidewalk	4,892	SY	\$ 72.00	=	\$ 352,224.00		\$ 352,224.00
6" Sidewalk	62	SY	\$ 87.00	=	\$ 5,428.80		\$ 5,428.80
8" Sidewalk		SY	\$ 116.00	=	\$ -		\$ -
Pedestrian Ramp	43	EA	\$ 1,390.00	=	\$ 59,770.00		\$ 59,770.00
Cross Pan, local (8" thick, 6' wide to include return)	180	LF	\$ 73.00	=	\$ 13,140.00		\$ 13,140.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 111.00	=	\$ -		\$ -
Curb Opening with Drainage Chase		EA	\$ 1,790.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 60.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 87.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,538.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,556.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)	N/A	LF	\$ 95.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)	2,656	LF	\$ 97.00	=	\$ 257,632.00		\$ 257,632.00
Electrical Conduit, Size =		LF	\$ 20.00	=	\$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		=	\$ -		\$ -

**PROJECT INFORMATION**

**FOUR SQUARE AT STERLING RANCH EAST FILING NO. :**  
**Project Name**

**3/20/2023**  
**Date**

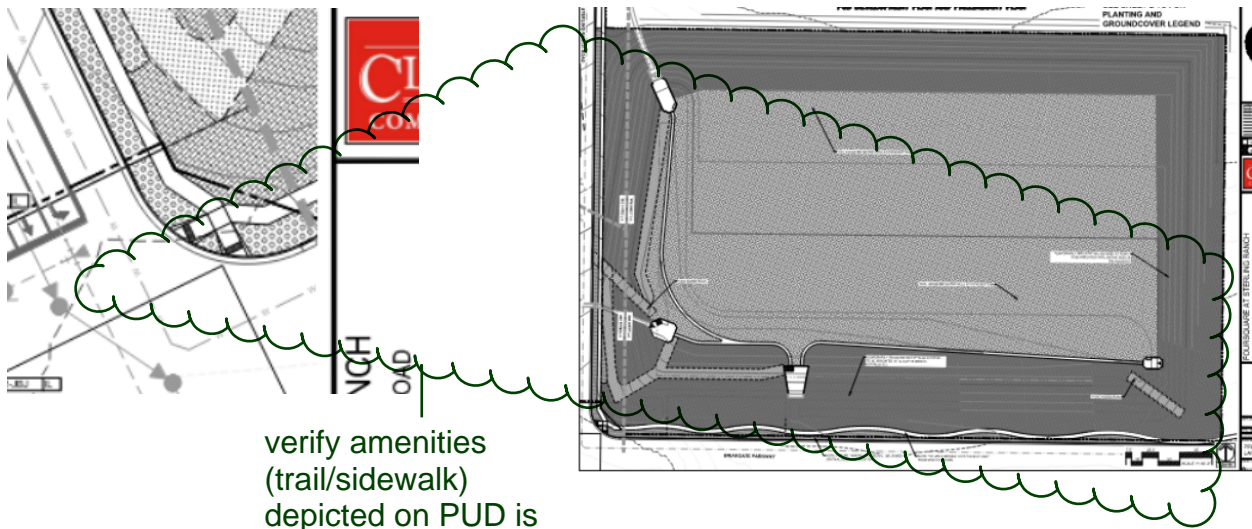
**SF2236**  
**PCD File No.**

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	97	LF	\$ 76.00	=	\$ 7,389.48		\$ 7,389.48	
24" Reinforced Concrete Pipe	664	LF	\$ 91.00	=	\$ 60,406.71		\$ 60,406.71	
30" Reinforced Concrete Pipe	250	LF	\$ 114.00	=	\$ 28,486.32		\$ 28,486.32	
36" Reinforced Concrete Pipe	454	LF	\$ 140.00	=	\$ 63,571.20		\$ 63,571.20	
42" Reinforced Concrete Pipe	835	LF	\$ 187.00	=	\$ 156,079.55		\$ 156,079.55	
48" Reinforced Concrete Pipe	79	LF	\$ 228.00	=	\$ 18,018.84		\$ 18,018.84	
54" Reinforced Concrete Pipe		LF	\$ 297.00	=	\$ -		\$ -	
60" Reinforced Concrete Pipe		LF	\$ 348.00	=	\$ -		\$ -	
66" Reinforced Concrete Pipe		LF	\$ 402.00	=	\$ -		\$ -	
72" Reinforced Concrete Pipe		LF	\$ 460.00	=	\$ -		\$ -	
18" Corrugated Steel Pipe		LF	\$ 98.00	=	\$ -		\$ -	
24" Corrugated Steel Pipe		LF	\$ 112.00	=	\$ -		\$ -	
30" Corrugated Steel Pipe		LF	\$ 143.00	=	\$ -		\$ -	
36" Corrugated Steel Pipe		LF	\$ 171.00	=	\$ -		\$ -	
42" Corrugated Steel Pipe		LF	\$ 197.00	=	\$ -		\$ -	
48" Corrugated Steel Pipe		LF	\$ 207.00	=	\$ -		\$ -	
54" Corrugated Steel Pipe		LF	\$ 304.00	=	\$ -		\$ -	
60" Corrugated Steel Pipe		LF	\$ 328.00	=	\$ -		\$ -	
66" Corrugated Steel Pipe		LF	\$ 397.00	=	\$ -		\$ -	
72" Corrugated Steel Pipe		LF	\$ 467.00	=	\$ -		\$ -	
78" Corrugated Steel Pipe		LF	\$ 537.00	=	\$ -		\$ -	
84" Corrugated Steel Pipe		LF	\$ 642.00	=	\$ -		\$ -	
Flared End Section (FES) RCP Size = 48 <small>(unit cost = 6x pipe unit cost)</small>	1	EA	\$ 1,368.00	=	\$ 1,368.00		\$ 1,368.00	
Flared End Section (FES) CSP Size = <small>(unit cost = 6x pipe unit cost)</small>		EA		=	\$ -		\$ -	
End Treatment- Headwall		EA		=	\$ -		\$ -	
End Treatment- Wingwall		EA		=	\$ -		\$ -	
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -	
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 6,703.00	=	\$ -		\$ -	
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	4	EA	\$ 8,715.00	=	\$ 34,860.00		\$ 34,860.00	
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 10,092.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 9,224.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'	2	EA	\$ 9,507.00	=	\$ 19,014.00		\$ 19,014.00	
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 11,901.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 11,995.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'	4	EA	\$ 12,858.00	=	\$ 51,432.00		\$ 51,432.00	
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 14,061.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 12,783.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 14,109.00	=	\$ -		\$ -	
Grated Inlet (Type C), Depth < 5'		EA	\$ 5,611.00	=	\$ -		\$ -	
Grated Inlet (Type D), Depth < 5'		EA	\$ 6,931.00	=	\$ -		\$ -	
Storm Sewer Manhole, Box Base	7	EA	\$ 14,061.00	=	\$ 98,427.00		\$ 98,427.00	
Storm Sewer Manhole, Slab Base	2	EA	\$ 7,734.00	=	\$ 15,468.00		\$ 15,468.00	
Geotextile (Erosion Control)		SY	\$ 8.00	=	\$ -		\$ -	
Rip Rap, d50 size from 6" to 24"		Tons	\$ 97.00	=	\$ -		\$ -	
Rip Rap, Grouted		Tons	\$ 115.00	=	\$ -		\$ -	
Drainage Channel Construction, Size ( W x H )		LF	\$ -	=	\$ -		\$ -	
Drainage Channel Lining, Concrete		CY	\$ 689.00	=	\$ -		\$ -	
Drainage Channel Lining, Rip Rap		CY	\$ 135.00	=	\$ -		\$ -	
Drainage Channel Lining, Grass		AC	\$ 1,776.00	=	\$ -		\$ -	
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
<b>Section 2 Subtotal</b>					<b>=</b>	<b>\$ 2,348,523.90</b>		<b>\$ 2,348,523.90</b>

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PROJECT INFORMATION		
FOURSQUARE AT STERLING RANCH EAST FILING NO. :	3/20/2023	SF2236
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>								
Private Shared Driveway	39	EA	\$ 16,000.00	=	\$ 624,000.00		\$ 624,000.00	
Geotextile (Erosion Control)	1,062	SY	\$ 8.00	=	\$ 8,496.00		\$ 8,496.00	
Rip Rap Spillway/Pond Outfall	1,075	TONS	\$ 89.00	=	\$ 95,675.00		\$ 95,675.00	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
<b>STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)</b>								
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
<b>WATER SYSTEM IMPROVEMENTS</b>								
Water Main Pipe (PVC), Size 8"	4,570	LF	\$ 78.00	=	\$ 356,460.00		\$ 356,460.00	
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 91.00	=	\$ -		\$ -	
Gate Valves, 8"	38	EA	\$ 2,247.00	=	\$ 85,386.00		\$ 85,386.00	
Fire Hydrant Assembly, w/ all valves	10	EA	\$ 7,978.00	=	\$ 79,780.00		\$ 79,780.00	
Water Service Line Installation, inc. tap and valves	158	EA	\$ 1,601.00	=	\$ 252,958.00		\$ 252,958.00	
Fire Cistern Installation, complete		EA		=	\$ -		\$ -	
Post Hydrant Assembly, w.all valves	1	ea	\$ 6,500.00	=	\$ 6,500.00		\$ 6,500.00	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
<b>SANITARY SEWER IMPROVEMENTS</b>								
Sewer Main Pipe (PVC), Size 8"	4,892	LF	\$ 78.00	=	\$ 381,576.00		\$ 381,576.00	
Sanitary Sewer Manhole, Depth < 15 feet	8	EA	\$ 5,305.00	=	\$ 42,440.00		\$ 42,440.00	
Sanitary Service Line Installation, complete	158	EA	\$ 1,696.00	=	\$ 267,968.00		\$ 267,968.00	
Sanitary Sewer Lift Station, complete	0	EA		=	\$ -		\$ -	
Sanitary Sewer Manhole Depth > 15 feet	8	EA	\$ 6,229.00	=	\$ 49,832.00		\$ 49,832.00	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
<b>LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)</b>								
Full Site with Adjacent Roadways	1	LS	\$ 485,000.00	=	\$ 485,000.00		\$ 485,000.00	
Retaining Wall	3,460	SF	\$ 50.00	=	\$ 173,000.00		\$ 173,000.00	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
<b>** - Section 3 is not subject to defect warranty requirements</b>					<b>Section 3 Subtotal</b>	<b>= \$ 2,909,071.00</b>		<b>\$ 2,909,071.00</b>



verify amenities (trail/sidewalk) depicted on PUD is included in the FAE for the pond area to.

**PROJECT INFORMATION**

**FOURSQUARE AT STERLING RANCH EAST FILING NO. :**

**3/20/2023**

**SF2236**

**Project Name**

**Date**

**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	\$ 2,500.00	=	\$ 2,500.00		\$ 2,500.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 1,800.00	=	\$ 1,800.00		\$ 1,800.00
<b>Total Construction Financial Assurance</b>						<b>\$</b>	<b>5,734,926.85</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>\$</b>	<b>5,734,926.85</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>\$</b>	<b>542,209.78</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)

\_\_\_\_\_  
 Approved by Owner / Applicant

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Approved by El Paso County Engineer / ECM Administrator

\_\_\_\_\_  
 Date