

2024 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 10/2023

PROJECT INFORMATION			
FOURSQUARE AT STERLING RANCH EAST FILING NO. 1	8/7/2024	SF-2236	
Project Name	Date	PCD File No.	

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)		
						% Complete	Remaining	
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)								
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	\$ 9.00	=	\$ -		\$ -	
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching	41.	AC	\$ 2,018.00	=	\$ 82,738.00		\$ 82,738.00	
Permanent Pond/BMP (Provide Engineer's estimate)	1.	EA	\$ 200,000.00	=	\$ 200,000.00		\$ 200,000.00	
Concrete Washout Basin		EA	\$ 1,172.00	=	\$ -		\$ -	
Inlet Protection	8.	EA	\$ 217.00	=	\$ 1,736.00		\$ 1,736.00	
Rock Check Dam		EA	\$ 651.00	=	\$ -		\$ -	
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -	
Sediment Basin	1.	EA	\$ 2,294.00	=	\$ 2,294.00		\$ 2,294.00	
Sediment Trap		EA	\$ 538.00	=	\$ -		\$ -	
Silt Fence	2270.	LF	\$ 3.00	=	\$ 6,810.00		\$ 6,810.00	
Slope Drain		LF	\$ 43.00	=	\$ -		\$ -	
Straw Bale		EA	\$ 33.00	=	\$ -		\$ -	
Straw Wattle/Rock Sock	18.	LF	\$ 8.00	=	\$ 144.00		\$ 144.00	
Surface Roughening		AC	\$ 269.00	=	\$ -		\$ -	
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -	
Temporary Seeding and Mulching	41.	AC	\$ 1,793.00	=	\$ 73,513.00		\$ 73,513.00	
Vehicle Tracking Control	1.	EA	\$ 3,085.00	=	\$ 3,085.00		\$ 3,085.00	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
MAINTENANCE (35% of Construction BMPs)					=	\$ 30,653.70		\$ 30,653.70
Section 1 Subtotal					=	\$ 486,623.70		\$ 486,623.70

* - 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 *							
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ROADWAY IMPROVEMENTS							
Construction Traffic Control	1.	LS	\$ 10,000.00	=	\$ 10,000.00		\$ 10,000.00
Aggregate Base Course (135 lbs/cf)		Tons	\$ 37.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)	4405.	CY	\$ 66.00	=	\$ 290,730.00		\$ 290,730.00
Asphalt Pavement (3" thick)		SY	\$ 18.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)	19722.	SY	\$ 25.00	=	\$ 493,050.00		\$ 493,050.00
Asphalt Pavement (6" thick)		SY	\$ 38.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) ___" thick		Tons	\$ 114.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 11.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	38.	EA	\$ 392.00	=	\$ 14,896.00		\$ 14,896.00
Guide/Street Name Sign	17.	EA	\$ 500.00	=	\$ 8,500.00		\$ 8,500.00
Epoxy Pavement Marking		SF	\$ 17.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 30.00	=	\$ -		\$ -
Barricade - Type 3		EA	\$ 259.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 31.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	5569.	LF	\$ 38.00	=	\$ 211,622.00		\$ 211,622.00
Curb and Gutter, Type B (Median)		LF	\$ 38.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	4440.	LF	\$ 38.00	=	\$ 168,720.00		\$ 168,720.00
4" Sidewalk (common areas only)		SY	\$ 62.00	=	\$ -		\$ -
5" Sidewalk	4892.	SY	\$ 77.00	=	\$ 376,684.00		\$ 376,684.00
6" Sidewalk	62.	SY	\$ 94.00	=	\$ 5,828.00		\$ 5,828.00
8" Sidewalk		SY	\$ 125.00	=	\$ -		\$ -
Pedestrian Ramp	43.	EA	\$ 1,496.00	=	\$ 64,328.00		\$ 64,328.00
Cross Pan, local (8" thick, 6' wide to include return)	180.	LF	\$ 79.00	=	\$ 14,220.00		\$ 14,220.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 119.00	=	\$ -		\$ -
Curb Opening with Drainage Chase		EA	\$ 1,926.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 65.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 94.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,731.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,902.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 102.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)	2656.	LF	\$ 104.00	=	\$ 276,224.00		\$ 276,224.00
Electrical Conduit, Size =		LF	\$ 22.00	=	\$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		=	\$ -		\$ -

PROJECT INFORMATION

FOUR SQUARE AT STERLING RANCH EAST FILING NO. 1

8/7/2024

SF-2236

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>				=	\$ -		\$ -	
STORM DRAIN IMPROVEMENTS								
Concrete Box Culvert (M Standard), Size (W x H)		LF		=	\$ -		\$ -	
18" Reinforced Concrete Pipe	97.	LF	\$ 82.00	=	\$ 7,954.00		\$ 7,954.00	
24" Reinforced Concrete Pipe	664.	LF	\$ 98.00	=	\$ 65,072.00		\$ 65,072.00	
30" Reinforced Concrete Pipe	250.	LF	\$ 123.00	=	\$ 30,750.00		\$ 30,750.00	
36" Reinforced Concrete Pipe	454.	LF	\$ 151.00	=	\$ 68,554.00		\$ 68,554.00	
42" Reinforced Concrete Pipe	835.	LF	\$ 201.00	=	\$ 167,835.00		\$ 167,835.00	
48" Reinforced Concrete Pipe	79.	LF	\$ 245.00	=	\$ 19,355.00		\$ 19,355.00	
54" Reinforced Concrete Pipe		LF	\$ 320.00	=	\$ -		\$ -	
60" Reinforced Concrete Pipe		LF	\$ 374.00	=	\$ -		\$ -	
66" Reinforced Concrete Pipe		LF	\$ 433.00	=	\$ -		\$ -	
72" Reinforced Concrete Pipe		LF	\$ 495.00	=	\$ -		\$ -	
18" Corrugated Steel Pipe		LF	\$ 105.00	=	\$ -		\$ -	
24" Corrugated Steel Pipe		LF	\$ 121.00	=	\$ -		\$ -	
30" Corrugated Steel Pipe		LF	\$ 154.00	=	\$ -		\$ -	
36" Corrugated Steel Pipe		LF	\$ 184.00	=	\$ -		\$ -	
42" Corrugated Steel Pipe		LF	\$ 212.00	=	\$ -		\$ -	
48" Corrugated Steel Pipe		LF	\$ 223.00	=	\$ -		\$ -	
54" Corrugated Steel Pipe		LF	\$ 327.00	=	\$ -		\$ -	
60" Corrugated Steel Pipe		LF	\$ 353.00	=	\$ -		\$ -	
66" Corrugated Steel Pipe		LF	\$ 427.00	=	\$ -		\$ -	
72" Corrugated Steel Pipe		LF	\$ 502.00	=	\$ -		\$ -	
78" Corrugated Steel Pipe		LF	\$ 578.00	=	\$ -		\$ -	
84" Corrugated Steel Pipe		LF	\$ 691.00	=	\$ -		\$ -	
Flared End Section (FES) RCP Size = 48" <i>(unit cost = 6x pipe unit cost)</i>	1.	EA	\$ 1,368.00	=	\$ 1,368.00		\$ 1,368.00	
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	\$ 7,212.00	=	\$ -		\$ -	
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	4.	EA	\$ 9,377.00	=	\$ 37,508.00		\$ 37,508.00	
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 10,859.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 9,925.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'	2.	EA	\$ 10,230.00	=	\$ 20,460.00		\$ 20,460.00	
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 12,805.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 12,907.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'	4.	EA	\$ 13,835.00	=	\$ 55,340.00		\$ 55,340.00	
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 15,130.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 13,755.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 15,181.00	=	\$ -		\$ -	
Grated Inlet (Type C), Depth < 5'		EA	\$ 6,037.00	=	\$ -		\$ -	
Grated Inlet (Type D), Depth < 5'		EA	\$ 7,458.00	=	\$ -		\$ -	
Storm Sewer Manhole, Box Base	7.	EA	\$ 15,130.00	=	\$ 105,910.00		\$ 105,910.00	
Storm Sewer Manhole, Slab Base	2.	EA	\$ 8,322.00	=	\$ 16,644.00		\$ 16,644.00	
Geotextile (Erosion Control)		SY	\$ 9.00	=	\$ -		\$ -	
Rip Rap, d50 size from 6" to 24"		Tons	\$ 104.00	=	\$ -		\$ -	
Rip Rap, Grouted		Tons	\$ 124.00	=	\$ -		\$ -	
Drainage Channel Construction, Size (W x H)		LF		=	\$ -		\$ -	
Drainage Channel Lining, Concrete		CY	\$ 741.00	=	\$ -		\$ -	
Drainage Channel Lining, Rip Rap		CY	\$ 145.00	=	\$ -		\$ -	
Drainage Channel Lining, Grass		AC	\$ 1,911.00	=	\$ -		\$ -	
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
Section 2 Subtotal					=	\$ 2,531,552.00		\$ 2,531,552.00

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

PROJECT INFORMATION

FOURSQUARE AT STERLING RANCH EAST FILING NO. 1
Project Name

8/7/2024
Date

SF-2236
PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**							
ROADWAY IMPROVEMENTS							
Private shared driveway	39.	EA	\$ 16,000.00	=	\$ 624,000.00		\$ 624,000.00
Geotextile (Erosion Control)	1062.	SY	\$ 8.00	=	\$ 8,496.00		\$ 8,496.00
Rip-Rap Spillway/Pond Outfall	1075.	Tons	\$ 89.00	=	\$ 95,675.00		\$ 95,675.00
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
18" Reinforced Concrete Pipe		LF	\$ 82.00	=	\$ -		\$ -
36" Reinforced Concrete Pipe		LF	\$ 151.00	=	\$ -		\$ -
42" Reinforced Concrete Pipe		LF	\$ 201.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 6,037.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 7,458.00	=	\$ -		\$ -
Storm Sewer Manhole, Slab Base		EA	\$ 8,322.00	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 104.00	=	\$ -		\$ -
				=	\$ -		\$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	4570.	LF	\$ 84.00	=	\$ 383,880.00		\$ 383,880.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 98.00	=	\$ -		\$ -
Gate Valves, 8"	38.	EA	\$ 2,418.00	=	\$ 91,884.00		\$ 91,884.00
Fire Hydrant Assembly, w/ all valves	10.	EA	\$ 8,584.00	=	\$ 85,840.00		\$ 85,840.00
Water Service Line Installation, inc. tap and valves	158.	EA	\$ 1,723.00	=	\$ 272,234.00		\$ 272,234.00
Fire Cistern Installation, complete		EA		=	\$ -		\$ -
Post Hydrant Assembly, w/ valves	1.	EA	\$ 6,500.00	=	\$ 6,500.00		\$ 6,500.00
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	4892.	LF	\$ 84.00	=	\$ 410,928.00		\$ 410,928.00
Sanitary Sewer Manhole, Depth < 15 feet	8.	EA	\$ 5,708.00	=	\$ 45,664.00		\$ 45,664.00
Sanitary Service Line Installation, complete	158.	EA	\$ 1,825.00	=	\$ 288,350.00		\$ 288,350.00
Sanitary Sewer Lift Station, complete		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>				=	\$ -		\$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)							
Full site with adjacent roadways	1.	LS	\$ 485,000.00	=	\$ 485,000.00		\$ 485,000.00
Retaining wall	3460.	SF	\$ 50.00	=	\$ 173,000.00		\$ 173,000.00
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
Section 3 Subtotal					=	\$ 3,021,283.00	\$ 3,021,283.00

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

PROJECT INFORMATION

FOUR SQUARE AT STERLING RANCH EAST FILING NO. 1

8/7/2024

SF-2236

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)			\$ 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
Total Construction Financial Assurance						\$	6,043,758.70
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$	6,043,758.70
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
Total Defect Warranty Financial Assurance						\$	539,988.00
(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.

[Handwritten Signature]

08-23-2024

Engineer (P.E. Seal Required)

Approved by Owner / Applicant

Approved by El Paso County Engineer / ECM Administrator

Date

Date

8/8/2024

9/17/2024