

2026 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 12/2025

PROJECT INFORMATION			
Project Name: Waterbury Filing No. 1	Date: 4/17/26	PUDSP 21-005 & SF237	

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 5,000; \$8,000 min		CY	\$ 7.50	=	\$ -		\$ -
5,001-20,000; \$30,000 min		CY	\$ 6.50	=	\$ -		\$ -
20,001-50,000; \$100,000 min		CY	\$ 4.50	=	\$ -		\$ -
50,001-200,000; \$175,000 min		CY	\$ 3.00	=	\$ -		\$ -
greater than 200,000; \$500,000 min	361139.	CY	\$ 2.50	=	\$ 902,847.50		\$ 902,847.50
Erosion Control Blanket		SY	\$ 6.00	=	\$ -		\$ -
Seeding (inc. noxious weed mgmnt.) & Mulching	72.	AC	\$ 2,037.00	=	\$ 146,664.00		\$ 146,664.00
Permanent Pond/PCM (provide engineer's estimate)	3.	EA	\$110,083.00	=	\$ 330,249.00		\$ 330,249.00
					\$ -		\$ -
					\$ -		\$ -
					\$ -		\$ -
[insert items not listed but part of construction plans]					\$ -		\$ -
Concrete Washout Basin	1.	EA	\$ 1,790.00	=	\$ 1,790.00		\$ 1,790.00
Inlet Protection	24.	EA	\$ 322.00	=	\$ 7,728.00		\$ 7,728.00
Rock Check Dam		EA	\$ 908.00	=	\$ -		\$ -
Safety Fence	4575.	LF	\$ 5.00	=	\$ 22,875.00		\$ 22,875.00
Sediment Basin	5.	EA	\$ 3,483.00	=	\$ 17,415.00		\$ 17,415.00
Sediment Trap		EA	\$ 877.00	=	\$ -		\$ -
Silt Fence	8090.	LF	\$ 3.00	=	\$ 24,270.00		\$ 24,270.00
Slope Drain		LF	\$ 30.00	=	\$ -		\$ -
Straw Bale	60.	EA	\$ 56.00	=	\$ 3,360.00		\$ 3,360.00
Straw Wattle/Rock Sock	4646.	LF	\$ 11.00	=	\$ 51,106.00		\$ 51,106.00
Surface Roughening		AC	\$ 507.00	=	\$ -		\$ -
Vehicle Tracking Control	2.	EA	\$ 3,840.00	=	\$ 7,680.00		\$ 7,680.00
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
MAINTENANCE (35% of Construction BMPs)					\$ 47,051.90		\$ 47,051.90
Section 1 Subtotal					\$ 1,563,036.40		\$ 1,563,036.40
SECTION 2 - PUBLIC IMPROVEMENTS *							
ROADWAY IMPROVEMENTS							
Construction Traffic Control	1.	LS	\$ 15,000.00	=	\$ 15,000.00		\$ 15,000.00
Aggregate Base Course (135 lbs/cf)		Tons	\$ 42.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)	5300.	CY	\$ 81.00	=	\$ 429,300.00		\$ 429,300.00
Asphalt Pavement (3" thick)		SY	\$ 22.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)	31788.	SY	\$ 31.00	=	\$ 985,428.00		\$ 985,428.00
Asphalt Pavement (6" thick)		SY	\$ 47.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) _" thick		Tons	\$ 140.00	=	\$ -		\$ -
Raised Median, Paved	1307.	SF	\$ 15.00	=	\$ 19,605.00		\$ 19,605.00
Signs (regulatory/advisory/guide/street)	42.	EA	\$ 293.00	=	\$ 12,306.00		\$ 12,306.00
Epoxy Pavement Marking	3107.	SF	\$ 19.00	=	\$ 59,033.00		\$ 59,033.00
Thermoplastic Pavement Marking	73.	SF	\$ 29.00	=	\$ 2,117.00		\$ 2,117.00
Barricade - Type 3		EA	\$ 380.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 38.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	6730.	LF	\$ 49.00	=	\$ 329,770.00		\$ 329,770.00
Curb and Gutter, Type B (Median)	1910.	LF	\$ 50.00	=	\$ 95,500.00		\$ 95,500.00
Curb and Gutter, Type C (Ramp)	12344.	LF	\$ 51.00	=	\$ 629,544.00		\$ 629,544.00
4" Sidewalk (common areas only)	8851.	SY	\$ 69.00	=	\$ 610,719.00		\$ 610,719.00
5" Sidewalk		SY	\$ 85.00	=	\$ -		\$ -
6" Sidewalk		SY	\$ 113.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 141.00	=	\$ -		\$ -
Pedestrian Ramp	44.	EA	\$ 1,961.00	=	\$ 86,284.00		\$ 86,284.00
Cross Pan, local (8" thick, 6' wide to include return)	1246.	LF	\$ 87.00	=	\$ 108,402.00		\$ 108,402.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 131.00	=	\$ -		\$ -
Curb Opening with Drainage Chase		EA	\$ 2,341.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 87.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 104.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,485.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 22,568.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 113.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 115.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 33.00	=	\$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		=	\$ -		\$ -
Survey Monumentation		EA	\$ 638.00	=	\$ -		\$ -
				=	\$ -		\$ -

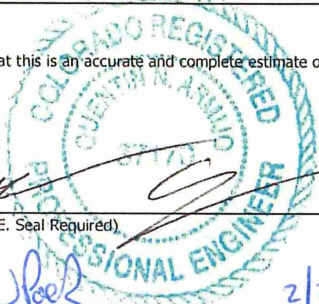
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)

PROJECT INFORMATION			
Project Name: Waterbury Filing No. 1	Date: 4/17/26	PUDSP 21-005 & SF237	

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	1521.	LF	\$ 111.00	=	\$ 168,831.00		\$ 168,831.00
24" Reinforced Concrete Pipe	795.	LF	\$ 161.00	=	\$ 127,995.00		\$ 127,995.00
30" Reinforced Concrete Pipe	1664.	LF	\$ 167.00	=	\$ 277,888.00		\$ 277,888.00
36" Reinforced Concrete Pipe	2619.	LF	\$ 191.00	=	\$ 500,229.00		\$ 500,229.00
42" Reinforced Concrete Pipe	1057.	LF	\$ 275.00	=	\$ 290,675.00		\$ 290,675.00
48" Reinforced Concrete Pipe	256.	LF	\$ 349.00	=	\$ 89,344.00		\$ 89,344.00
54" Reinforced Concrete Pipe		LF	\$ 465.00	=	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 476.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 550.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 616.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 136.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 229.00	=	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 244.00	=	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 244.00	=	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 226.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 465.00	=	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 459.00	=	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 501.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 580.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 654.00	=	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 728.00	=	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 901.00	=	\$ -		\$ -
Flared End Section (FES) RCP Size = 30" <i>(unit cost = 6x pipe unit cost)</i>	1.	EA	\$ 844.00	=	\$ 844.00		\$ 844.00
Flared End Section (FES) CSP Size = 36" <i>(unit cost = 6x pipe unit cost)</i>	1.	EA	\$ 1,028.00	=	\$ 1,028.00		\$ 1,028.00
Flared End Section (FES) CSP Size = <i>(unit</i> 42" <i>)</i>	2.	EA	\$ 1,426.00	=	\$ 2,852.00		\$ 2,852.00
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
End Treatment- Headwall	4.	EA	\$ 1,500.00	=	\$ 6,000.00		\$ 6,000.00
End Treatment- Wingwall	4.	EA	\$ 1,500.00	=	\$ 6,000.00		\$ 6,000.00
End Treatment - Cutoff Wall	6.	EA	\$ 20,000.00	=	\$ 120,000.00		\$ 120,000.00
Curb Inlet (Type R) L=5', Depth < 5'	14.	EA	\$ 8,814.00	=	\$ 123,396.00		\$ 123,396.00
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	4.	EA	\$ 10,835.00	=	\$ 43,340.00		\$ 43,340.00
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 12,206.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', Depth < 5'	3.	EA	\$ 11,438.00	=	\$ 34,314.00		\$ 34,314.00
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'	2.	EA	\$ 12,689.00	=	\$ 25,378.00		\$ 25,378.00
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 16,174.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', Depth < 5'	2.	EA	\$ 14,452.00	=	\$ 28,904.00		\$ 28,904.00
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 17,237.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 21,610.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 16,499.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 20,012.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 8,156.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 11,435.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base	28.	EA	\$ 18,950.00	=	\$ 530,600.00		\$ 530,600.00
Storm Sewer Manhole, Slab Base		EA	\$ 9,314.00	=	\$ -		\$ -
Geotextile (Erosion Control)	348.	SY	\$ 6.00	=	\$ 2,088.00		\$ 2,088.00
Rip Rap, d50 size from 6" to 24"	1200.	Tons	\$ 102.00	=	\$ 122,400.00		\$ 122,400.00
Rip Rap, Grouted	1200.	Tons	\$ 136.00	=	\$ 163,200.00		\$ 163,200.00
Drainage Channel Construction, Size (W x H)	1000.	LF		=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 815.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap	4120.	CY	\$ 234.00	=	\$ 964,080.00		\$ 964,080.00
Drainage Channel Lining, Grass	14.	AC	\$ 2,100.00	=	\$ 29,400.00		\$ 29,400.00
Permanent Drainage Channel Lining or Roadside Ditch TRM		SY	\$ 13.00	=	\$ -		\$ -
Drainage Channel Drop Structure	3.	EA	\$ 50,000.00	=	\$ 150,000.00		\$ 150,000.00
Drainage Channel Lining Wetland Vegetation	11.	AC	\$ 1,911.00	=	\$ 21,021.00		\$ 21,021.00
Flared end section 18"	4.	EA	\$ 624.00	=	\$ 2,496.00		\$ 2,496.00
				=	\$ -		\$ -
Section 2 Subtotal					=	\$ 7,215,311.00	\$ 7,215,311.00

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

PROJECT INFORMATION									
Project Name: Waterbury Filing No. 1				Date: 4/17/26		PUDSP 21-005 & SF237			
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									
Aggregate Base Course (135 lbs/cf)	3380.	CY	\$ 81.00	=	\$ 273,780.00		\$ 273,780.00		
				=	\$ -		\$ -		
				=	\$ -		\$ -		
				=	\$ -		\$ -		
				=	\$ -		\$ -		
				=	\$ -		\$ -		
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)									
12" HDPE Pipe	1126.	LF	\$ 40.00	=	\$ 45,040.00		\$ 45,040.00		
4' W x 2' D Swale	565.	LF	\$ 30.00	=	\$ 16,950.00		\$ 16,950.00		
Infiltration Field	1.	LS	\$ 20,000.00	=	\$ 20,000.00		\$ 20,000.00		
18" Dome Inlet	12.	EA	\$ 1,000.00	=	\$ 12,000.00		\$ 12,000.00		
Underdrain	10780.	LF	\$ 30.00	=	\$ 323,400.00		\$ 323,400.00		
		LS	\$ 20,000.00	=	\$ -		\$ -		
WATER SYSTEM IMPROVEMENTS									
Water Main Pipe (PVC), Size 8"	9949.	LF	\$ 90.00	=	\$ 895,410.00		\$ 895,410.00		
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 105.00	=	\$ -		\$ -		
Gate Valves, 8"	75.	EA	\$ 2,599.00	=	\$ 194,925.00		\$ 194,925.00		
Fire Hydrant Assembly, w/ all valves	22.	EA	\$ 9,228.00	=	\$ 203,016.00		\$ 203,016.00		
Water Service Line Installation, inc. tap and valves	208.	EA	\$ 1,852.00	=	\$ 385,216.00		\$ 385,216.00		
Fire Cistern Installation, complete		EA		=	\$ -		\$ -		
				=	\$ -		\$ -		
[insert items not listed but part of construction plans]									
				=	\$ -		\$ -		
SANITARY SEWER IMPROVEMENTS									
Sewer Main Pipe (PVC), Size 8"	11604.	LF	\$ 90.00	=	\$ 1,044,360.00		\$ 1,044,360.00		
Sanitary Sewer Manhole, Depth < 15 feet	40.	EA	\$ 6,136.00	=	\$ 245,440.00		\$ 245,440.00		
Sanitary Service Line Installation, complete	208.	EA	\$ 1,962.00	=	\$ 408,096.00		\$ 408,096.00		
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -		
				=	\$ -		\$ -		
[insert items not listed but part of construction plans]									
				=	\$ -		\$ -		
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)									
Site Landscaping	1.	EA	\$ 22,500.00	=	\$ 22,500.00		\$ 22,500.00		
Irrigation Service Line Installation, inc. tap and valves	1.	EA	\$ 1,852.00	=	\$ 1,852.00		\$ 1,852.00		
Street Lighting	8.	EA	\$ 2,500.00	=	\$ 20,000.00		\$ 20,000.00		
		EA		=	\$ -		\$ -		
		EA		=	\$ -		\$ -		
** - Section 3 is not subject to defect warranty requirements				Section 3 Subtotal	=	\$ 4,111,985.00		\$ 4,111,985.00	
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 15,000.00	=	\$ 15,000.00		\$ 15,000.00		
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 10,000.00	=	\$ 10,000.00		\$ 10,000.00		
Total Construction Financial Assurance						\$ 12,915,332.40			
(Sum of all section subtotals plus as-builts and pond/BMP certification)									
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$ 12,915,332.40			
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)									
Total Defect Warranty Financial Assurance						\$ 1,719,014.30			
(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) 4/18/25  Approved by Owner / Applicant 2/27/2025	Date 8/4/2026 Date
Approved by El Paso County Engineer / ECM Administrator	