

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

EPC STORMWATER REVIEW COMMENTS  
IN ORANGE BOXES WITH BLACK TEXT

Updated: 12/8/2022

PROJECT INFORMATION			
Outlook Powers & Grinnell	5/8/2023		
Project Name	Date		PCD File No.

Include all inlet protection bmps shown

SF2318 & PPR2320

	Quantity	Units	Unit Cost	Total	% Complete	Remaining
<b>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		CY	\$ 5.00	= \$ -		\$ -
20,001-50,000; \$100,000 min		CY	\$ 3.50	= \$ -		\$ -
50,001-200,000; \$175,000 min	95,000	CY	\$ 2.50	= \$ 237,500.00		\$ 237,500.00
greater than 200,000; \$500,000 min		CY	\$ 2.00	= \$ -		\$ -
Permanent Erosion Control Blanket			\$ 8.00	= \$ -		\$ -
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching		AC	\$ 1,875.00	= \$ -		\$ -
Permanent Pond/BMP (provide engineer's estimate)		EA		= \$ -		\$ -
Concrete Washout Basin	1	EA	\$ 1,089.00	= \$ 1,089.00		\$ 1,089.00
Inlet Protection	7	EA	\$ 202.00	= \$ 1,414.00		\$ 1,414.00
Rock Check Dam	0	EA	\$ 605.00	= \$ -		\$ -
Safety Fence	3,595	LF	\$ 3.00	= \$ 3.00		\$ 3.00
Sediment Basin	1	EA	\$ 2,132.00	= \$ 2,132.00		\$ 2,132.00
Sediment Trap	0	EA	\$ 500.00	= \$ -		\$ -
Silt Fence	3,577	LF	\$ 3.00	= \$ 10,731.00		\$ 10,731.00
Slope Drain	0	LF	\$ 40.00	= \$ -		\$ -
Straw Bale	0	EA	\$ 31.00	= \$ -		\$ -
Straw Wattle/Rock Sock	10	LF	\$ 7.00	= \$ 70.00		\$ 70.00
Surface Roughening	0.0	AC	\$ 250.00	= \$ -		\$ -
Temporary Erosion Control Blanket	0.0	SY	\$ 3.00	= \$ -		\$ -
Temporary Seeding and Mulching	0.0	AC	\$ 1,666.00	= \$ -		\$ -
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>						\$ 6,025.95
<b>Section 1 Subtotal</b>						<b>\$ 261,831.95</b>

Provide permanent seeding & mulching.

Provide permanent pond cost.

This line is not calculating properly - adjust

Surface Roughening proposed per the SWMP. Include quantity or adjust SWMP text.

provide estimate for construction traffic control

\* - 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 \***

	Quantity	Units	Unit Cost	Total	% Complete	Remaining
<b>ROADWAY IMPROVEMENTS</b>						
Construct		LS		= \$ -		\$ -
Aggregate	0.0	Tons	\$ 34.00	= \$ -		\$ -
Aggregate	4,578.0	CY	\$ 61.00	= \$ 279,258.00		\$ 279,258.00
Asphalt Pavement (3" thick)	0.0	SY	\$ 17.00	= \$ -		\$ -
Asphalt Pavement (4" thick)	0.0	SY	\$ 23.00	= \$ -		\$ -
Asphalt Pavement (6" thick)	4,578.0	SY	\$ 35.00	= \$ 160,230.00		\$ 160,230.00
Asphalt Pavement (147 lbs/cf) ___" thick	0.0	Tons	\$ 106.00	= \$ -		\$ -
Raised Median, Paved	0.0	SF	\$ 10.00	= \$ -		\$ -
Regulatory Sign/Advisory Sign	4.0	EA	\$ 364.00	= \$ 1,456.00		\$ 1,456.00
Guide/Street Name Sign	4.0	EA		= \$ -		\$ -
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)	1,993.0	LF	\$ 35.00	= \$ 69,755.00		\$ 69,755.00
Curb and Gutter, Type B (Median)	0.0	LF	\$ 35.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)	0.0	LF	\$ 35.00	= \$ -		\$ -
4" Sidewalk (common areas only)	4,083.0	SY	\$ 58.00	= \$ 236,814.00		\$ 236,814.00
5" Sidewalk	0.0	SY	\$ 72.00	= \$ -		\$ -
6" Sidewalk	0.0	SY	\$ 87.00	= \$ -		\$ -
8" Sidewalk	0.0	SY	\$ 116.00	= \$ -		\$ -
Pedestrian Ramp	3.0	EA	\$ 1,390.00	= \$ 4,170.00		\$ 4,170.00
Cross Pan, local (8" thick, 6' wide to include return)	0.0	LF	\$ 73.00	= \$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)	0.0	LF	\$ 111.00	= \$ -		\$ -
Curb Opening with Drainage Chase	0.0	EA	\$ 1,790.00	= \$ -		\$ -
Guardrail Type 3 (W-Beam)	0.0	LF	\$ 60.00	= \$ -		\$ -
Guardrail Type 7 (Concrete)	0.0	LF	\$ 87.00	= \$ -		\$ -
Guardrail End Anchorage	0.0	EA	\$ 2,538.00	= \$ -		\$ -
Guardrail Impact Attenuator	0.0	EA	\$ 4,556.00	= \$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)	0.0	LF	\$ 95.00	= \$ -		\$ -
Sound Barrier Fence (panels, 6' high)	0.0	LF	\$ 97.00	= \$ -		\$ -
Electrical Conduit, Size = 3"	1,100.0	LF	\$ 20.00	= \$ 22,000.00		\$ 22,000.00
Traffic Signal, (provide engineer's estimate)	4.0	EA		= \$ -		\$ -

Verify quantities of ABC & asphalt. One is CY and one is SY.

provide quantities for the epoxy and thermoplastic pavement markings installed on Grinnell, Goldfield, and Cudahy.

provide crosspan quantities at the access to Goldfield

provide quantity. This can be modified to a lump sum for the total cost.

Public improvements to include improvements along all three public roads.

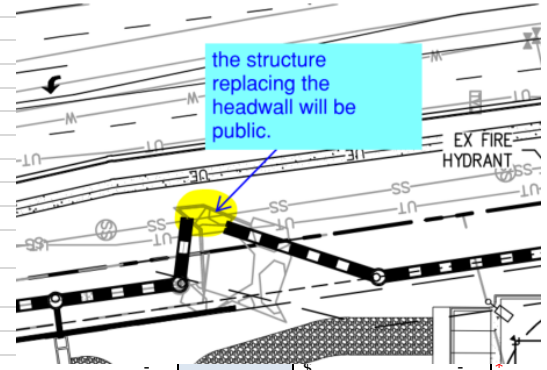
update quantities based on the review comments to the construction drawings.

**PROJECT INFORMATION**

<b>Outlook Powers &amp; Grinnell</b>	<b>5/8/2023</b>	
<b>Project Name</b>	<b>Date</b>	<b>PCD File No.</b>

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
[insert items not listed but part of construction plans]				=	\$ -		\$ -
<b>STORM DRAIN IMPROVEMENTS</b>				=	\$ -		\$ -
Concrete Box Culvert (M Standard), Size ( W x H )	0	LF		=	\$ -		\$ -
18" Reinforced Concrete Pipe	32	LF	\$ 76.00	=	\$ 2,432.00		\$ 2,432.00
24" Reinforced Concrete Pipe	0	LF	\$ 91.00	=	\$ -		\$ -
30" Reinforced Concrete Pipe	0			=	\$ -		\$ -
36" Reinforced Concrete Pipe	0			=	\$ -		\$ -
42" Reinforced Concrete Pipe	0			=	\$ -		\$ -
48" Reinforced Concrete Pipe	802			=	\$ -		\$ 56.00
54" Reinforced Concrete Pipe	0			=	\$ -		\$ -
60" Reinforced Concrete Pipe	0			=	\$ -		\$ -
66" Reinforced Concrete Pipe	0			=	\$ -		\$ -
72" Reinforced Concrete Pipe	0			=	\$ -		\$ -
18" Corrugated Steel Pipe	0			=	\$ -		\$ -
24" Corrugated Steel Pipe	0	LF	\$ 112.00	=	\$ -		\$ -
30" Corrugated Steel Pipe	0	LF	\$ 143.00	=	\$ -		\$ -
36" Corrugated Steel Pipe	0	LF	\$ 171.00	=	\$ -		\$ -
42" Corrugated Steel Pipe	0	LF	\$ 197.00	=	\$ -		\$ -
48" Corrugated Steel Pipe	0	LF	\$ 207.00	=	\$ -		\$ -
54" Corrugated Steel Pipe	0	LF	\$ 304.00	=	\$ -		\$ -
60" Corrugated Steel Pipe	0	LF	\$ 328.00	=	\$ -		\$ -
66" Corrugated Steel Pipe	0	LF	\$ 397.00	=	\$ -		\$ -
72" Corrugated Steel Pipe	0	LF	\$ 467.00	=	\$ -		\$ -
78" Corrugated Steel Pipe	0	LF	\$ 537.00	=	\$ -		\$ -
84" Corrugated Steel Pipe	0	LF	\$ 642.00	=	\$ -		\$ -
Flared End Section (FES) RCP Size = (unit cost = 6x pipe unit cost)	0	EA		=	\$ -		\$ -
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)	0	EA		=	\$ -		\$ -
End Treatment- Headwall	0	EA		=	\$ -		\$ -
End Treatment- Wingwall	0	EA		=	\$ -		\$ -
End Treatment - Cutoff Wall	0	EA		=	\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'	0	EA	\$ 6,703.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	0	EA	\$ 8,715.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'	0	EA	\$ 10,092.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', Depth < 5'	0	EA	\$ 9,224.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'	0	EA	\$ 9,507.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'	0	EA	\$ 11,901.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', Depth < 5'	0	EA	\$ 11,995.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'	1	EA	\$ 12,858.00	=	\$ 12,858.00		\$ 12,858.00
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'	0	EA	\$ 14,061.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20', Depth < 5'	0	EA	\$ 12,783.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'	0	EA	\$ 14,109.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'	0	EA	\$ 5,611.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'	0	EA	\$ 6,931.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base	11	EA	\$ 14,061.00	=	\$ 154,671.00		\$ 154,671.00
Storm Sewer Manhole, Slab Base	0	EA	\$ 7,734.00	=	\$ -		\$ -
Geotextile (Erosion Control)	0	SY	\$ 8.00	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"	0	Tons	\$ 97.00	=	\$ -		\$ -
Rip Rap, Grouted	0	Tons	\$ 115.00	=	\$ -		\$ -
Drainage Channel Construction, Size ( W x H )	0	LF	\$ -	=	\$ -		\$ -
Drainage Channel Lining, Concrete	0	CY	\$ 689.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap	0	CY	\$ 135.00	=	\$ -		\$ -
Drainage Channel Lining, Grass	0	AC	\$ 1,776.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization	0			=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
<b>Section 2 Subtotal</b>					<b>=</b>	<b>\$ 1,126,500.00</b>	<b>\$ 1,126,500.00</b>

Revise quantities. Section 2 should only include storm drain improvements that are public that will be maintained by El Paso County. See comments on the Civil plan set sheet 4 overall utility plan.



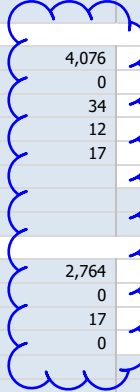
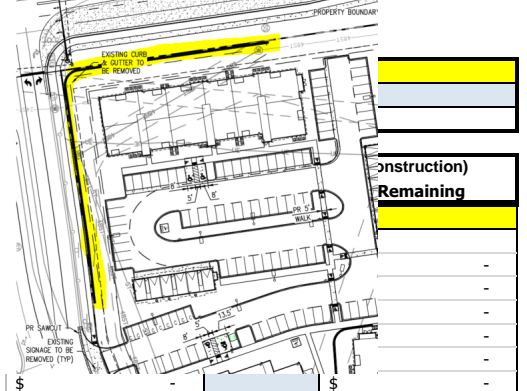
\* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)

include this retaining wall in Section 3.

**PROJECT INFORMATION**

Outlook Powers & Grinnell  
Project Name  
Date 5/8/2023

Description	Quantity	Units	Unit Cost					Construction Remaining
<b>SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Main ROADWAY IMPROVEMENTS)</b>								
<b>ROADWAY IMPROVEMENTS</b>								
				=	\$		\$	-
				=	\$		\$	-
				=	\$		\$	-
				=	\$		\$	-
				=	\$		\$	-
				=	\$		\$	-
<b>STORM DRAIN IMPROVEMENTS</b> (Exception: Permanent Pond/BMP shall be itemized under Section 1)								
				=	\$		\$	-
				=	\$		\$	-
				=	\$		\$	-
				=	\$		\$	-
				=	\$		\$	-
				=	\$		\$	-
<b>WATER SYSTEM IMPROVEMENTS</b>								
Water Main Pipe (PVC), Size 8"	4,076	LF	\$ 78.00	=	\$	317,928.00	\$	317,928.00
Water Main Pipe (Ductile Iron), Size 8"	0	LF	\$ 91.00	=	\$	-	\$	-
Gate Valves, 8"	34	EA	\$ 2,247.00	=	\$	76,398.00	\$	76,398.00
Fire Hydrant Assembly, w/ all valves	12	EA	\$ 7,978.00	=	\$	95,736.00	\$	95,736.00
Water Service Line Installation, inc. tap and valves	17	EA	\$ 1,601.00	=	\$	27,217.00	\$	27,217.00
Fire Cistern Installation, complete		EA		=	\$	-	\$	-
				=	\$	-	\$	-
<i>[insert items not listed but part of construction plans]</i>								
				=	\$	-	\$	-
<b>SANITARY SEWER IMPROVEMENTS</b>								
Sewer Main Pipe (PVC), Size 8"	2,764	LF	\$ 77.00	=	\$	213,168.00	\$	213,168.00
Sanitary Sewer Manhole, Depth < 15 feet	0	EA	\$ 5,305.00	=	\$	-	\$	-
Sanitary Service Line Installation, complete	17	EA	\$ 1,696.00	=	\$	28,832.00	\$	28,832.00
Sanitary Sewer Lift Station, complete	0	EA		=	\$	-	\$	-
				=	\$	-	\$	-
				=	\$	-	\$	-
<i>[insert items not listed but part of construction plans]</i>								
				=	\$	-	\$	-
<b>LANDSCAPING IMPROVEMENTS</b> (For subdivision specific condition of approval, or PUD)								
		EA		=	\$	-	\$	-
		EA		=	\$	-	\$	-
		EA		=	\$	-	\$	-
		EA		=	\$	-	\$	-
		EA		=	\$	-	\$	-
<b>Section 3 Subtotal</b>					<b>=</b>	<b>\$ 761,703.00</b>	<b>\$</b>	<b>761,703.00</b>



remove.

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

**PROJECT INFORMATION**

<b>Outlook Powers &amp; Grinnell</b>	<b>5/8/2023</b>	
<b>Project Name</b>	<b>Date</b>	<b>PCD File No.</b>

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS		= \$ -		\$ -
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		= \$ -		\$ -
<b>Total Construction Financial Assurance</b>						<b>\$ 2,150,034.95</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>\$ 2,150,034.95</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>\$ 272,800.00</b>
(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)						

Provide costs for as-built plans and pond certification



**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