

**GALLOWAY RESPONSE TO COMMENTS  
IN BLUE BOXES WITH WHITE TEXT**

**REVISED AS  
REQUESTED**

SF2216

Updated: 11/4/2021

**PROJECT INFORMATION**

<b>Falcon Meadows at Bent Grass Filing No. 3</b>	<b>4/25/2022</b>	<b>SF-22-XXX</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
<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		CY	\$ 5.00	= \$ -		\$ -
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 Seeding (inc. noxious weed mgmnt.)		AC	\$ 886.00	= \$ -		\$ -
* Mulching		AC	\$ 831.00	= \$ -		\$ -
* Permanent Erosion Control Blanket		SY	\$ 7.00	= \$ -		\$ -
* Permanent Pond/BMP Construction		CY	\$ 22.00	= \$ -		\$ -
* Permanent Pond/BMP (provide engineer's estimate)		EA		= \$ -		\$ -
Safety Fence		LF	\$ 3.00	= \$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	= \$ -		\$ -
Vehicle Tracking Control		EA	\$ 2,625.00	= \$ -		\$ -
Silt Fence		LF	\$ 3.00	= \$ -		\$ -
Temporary Seeding		AC	\$ 695.00	= \$ -		\$ -
Temporary Mulch		AC	\$ 831.00	= \$ -		\$ -
Erosion Bales		EA	\$ 28.00	= \$ -		\$ -
Erosion Logs/Straw Wattles		LF	\$ 6.00	= \$ -		\$ -
Rock Check Dams		EA	\$ 554.00	= \$ -		\$ -
Inlet Protection		EA	\$ 185.00	= \$ -		\$ -
Sediment Basin		EA	\$ 1,952.00	= \$ -		\$ -
Concrete Washout Basin		EA	\$ 997.00	= \$ -		\$ -
[insert items not listed but part of construction plans]				= \$ -		\$ -
<b>MAINTENANCE (35% of Construction BMPs)</b>				= \$ -		\$ -
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)						
<b>Section 1 Subtotal</b>				<b>= \$ -</b>		<b>\$ -</b>

<b>SECTION 2 - PUBLIC IMPROVEMENTS *</b>						
<b>ROADWAY IMPROVEMENTS</b>						
Construction Traffic Control	1	LS	\$ 2,500.00	= \$ 2,500.00		\$ 2,500.00
Aggregate Base Course (135 lbs/cf)	2,445	Tons	\$ 31.00	= \$ 75,795.00		\$ 75,795.00
Aggregate Base Course (135 lbs/cf)		CY	\$ 56.00	= \$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 16.00	= \$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 21.00	= \$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 32.00	= \$ -		\$ -
Asphalt Pavement (147 lbs/cf) <u>  </u> " thick	1,495	Tons	\$ 97.00	= \$ 145,015.00		\$ 145,015.00
Raised Median, Paved		SF	\$ 9.00	= \$ -		\$ -
Regulatory Sign/Advisory Sign	4	EA	\$ 333.00	= \$ 1,332.00		\$ 1,332.00
Guide/Street Name Sign	8	EA	\$ 65.00	= \$ 520.00		\$ 520.00
Epoxy Pavement Marking		SF	\$ 15.00	= \$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 26.00	= \$ -		\$ -
Barricade - Type 3		EA	\$ 221.00	= \$ -		\$ -
Delineator - Type 1	6	EA	\$ 27.00	= \$ 162.00		\$ 162.00
Curb and Gutter, Type A (6" Vertical)	550	LF	\$ 32.00	= \$ 17,600.00		\$ 17,600.00
Curb and Gutter, Type B (Median)		LF	\$ 32.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)	2,500	LF	\$ 32.00	= \$ 80,000.00		\$ 80,000.00
4" Sidewalk (common areas only)	2,180	SY	\$ 53.00	= \$ 115,540.00		\$ 115,540.00
5" Sidewalk		SY	\$ 66.00	= \$ -		\$ -
6" Sidewalk		SY	\$ 80.00	= \$ -		\$ -
8" Sidewalk		SY	\$ 106.00	= \$ -		\$ -
Pedestrian Ramp	8	EA	\$ 1,273.00	= \$ 10,184.00		\$ 10,184.00
Cross Pan, local (8" thick, 6' wide to include return)	150	LF	\$ 67.00	= \$ 10,050.00		\$ 10,050.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 102.00	= \$ -		\$ -
Curb Chase		EA	\$ 1,639.00	= \$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 55.00	= \$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 80.00	= \$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,324.00	= \$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,172.00	= \$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 87.00	= \$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 89.00	= \$ -		\$ -
Electrical Conduit, Size =		LF	\$ 18.00	= \$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 470,666	= \$ -		\$ -
CDOT Class 6 Gravel	21,746	SF	\$ 1.25	= \$ 27,182.50		\$ 27,182.50
[insert items not listed but part of construction plans]				= \$ -		\$ -

**REVISED AS  
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Revise to 5" sidewalk as the proposed sidewalks are not in common areas

**PROJECT INFORMATION**

**Falcon Meadows at Bent Grass Filing No. 3**

**4/25/2022**

**SF-22-XXX**

**Project Name**

**Date**

**PCD File No.**

Description	Quantity	Units	Unit Cost	=	\$	Total	(with Pre-Plat Construction)	
							% Complete	Remaining
<b>STORM DRAIN IMPROVEMENTS</b>								
Concrete Box Culvert (M Standard), Size ( W x H )		LF		=	\$	-		\$ -
18" Reinforced Concrete Pipe	80	LF	\$ 70.00	=	\$	5,600.00		\$ 5,600.00
24" Reinforced Concrete Pipe	440	LF	\$ 83.00	=	\$	36,520.00		\$ 36,520.00
30" Reinforced Concrete Pipe		LF	\$ 104.00	=	\$	-		\$ -
36" Reinforced Concrete Pipe		LF	\$ 128.00	=	\$	-		\$ -
42" Reinforced Concrete Pipe		LF	\$ 171.00	=	\$	-		\$ -
48" Reinforced Concrete Pipe		LF	\$ 209.00	=	\$	-		\$ -
54" Reinforced Concrete Pipe		LF	\$ 272.00	=	\$	-		\$ -
60" Reinforced Concrete Pipe		LF	\$ 319.00	=	\$	-		\$ -
66" Reinforced Concrete Pipe		LF	\$ 368.00	=	\$	-		\$ -
72" Reinforced Concrete Pipe		LF	\$ 421.00	=	\$	-		\$ -
18" Corrugated Steel Pipe		LF	\$ 90.00	=	\$	-		\$ -
24" Corrugated Steel Pipe		LF	\$ 103.00	=	\$	-		\$ -
30" Corrugated Steel Pipe		LF	\$ 131.00	=	\$	-		\$ -
36" Corrugated Steel Pipe		LF	\$ 157.00	=	\$	-		\$ -
42" Corrugated Steel Pipe		LF	\$ 180.00	=	\$	-		\$ -
48" Corrugated Steel Pipe		LF	\$ 190.00	=	\$	-		\$ -
54" Corrugated Steel Pipe		LF	\$ 278.00	=	\$	-		\$ -
60" Corrugated Steel Pipe		LF	\$ 300.00	=	\$	-		\$ -
66" Corrugated Steel Pipe		LF	\$ 364.00	=	\$	-		\$ -
72" Corrugated Steel Pipe		LF	\$ 428.00	=	\$	-		\$ -
78" Corrugated Steel Pipe		LF	\$ 492.00	=	\$	-		\$ -
84" Corrugated Steel Pipe		LF	\$ 588.00	=	\$	-		\$ -
Flared End Section (FES) RCP Size = <small>(unit cost = 6x pipe unit cost)</small>		EA		=	\$	-		\$ -
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	\$ 6,138.00	=	\$	-		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,981.00	=	\$	-		\$ -
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 9,242.00	=	\$	-		\$ -
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 8,447.00	=	\$	-		\$ -
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	\$ 8,706.00	=	\$	-		\$ -
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 10,898.00	=	\$	-		\$ -
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 10,984.00	=	\$	-		\$ -
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'	1	EA	\$ 11,775.00	=	\$	11,775.00		\$ 11,775.00
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 12,876.00	=	\$	-		\$ -
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 11,706.00	=	\$	-		\$ -
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 12,920.00	=	\$	-		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 5,138.00	=	\$	-		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 6,347.00	=	\$	-		\$ -
Storm Sewer Manhole, Box Base	7	EA	\$ 12,876.00	=	\$	90,132.00		\$ 90,132.00
Storm Sewer Manhole, Slab Base		EA	\$ 7,082.00	=	\$	-		\$ -
Geotextile (Erosion Control)		SY	\$ 7.00	=	\$	-		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 89.00	=	\$	-		\$ -
Rip Rap, Grouted		Tons	\$ 105.00	=	\$	-		\$ -
Drainage Channel Construction, Size ( W x H )		LF	\$ -	=	\$	-		\$ -
Drainage Channel Lining, Concrete		CY	\$ 631.00	=	\$	-		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 124.00	=	\$	-		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,626.00	=	\$	-		\$ -
Drainage Channel Lining, Other Stabilization				=	\$	-		\$ -
Grass Lined Drainage Swale	450	LF	\$ 9.00	=	\$	4,050.00		\$ 4,050.00
<small>[insert items not listed but part of construction plans]</small>				=	\$	-		\$ -
<b>Section 2 Subtotal</b>				<b>=</b>	<b>\$</b>	<b>633,957.50</b>		<b>\$ 633,957.50</b>

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

**PROJECT INFORMATION**

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4/25/2022

SF-22-XXX

Project Name

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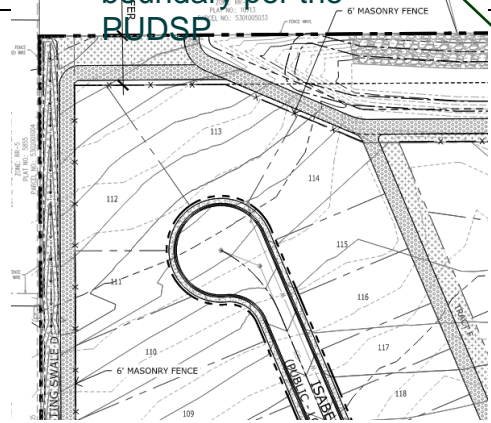
Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
<b>SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**</b>						
<b>ROADWAY IMPROVEMENTS</b>						
				=	\$-	\$-
				=	\$-	\$-
				=	\$-	\$-
				=	\$-	\$-
				=	\$-	\$-
				=	\$-	\$-
<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"	1,440	LF	\$ 71.00	=	\$ 102,240.00	\$ 102,240.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 83.00	=	\$ -	\$ -
Gate Valves, 8"	6	EA	\$ 2,058.00	=	\$ 12,348.00	\$ 12,348.00
Fire Hydrant Assembly, w/ all valves	5	EA	\$ 7,306.00	=	\$ 36,530.00	\$ 36,530.00
Water Service Line Installation, inc. tap and valves	49	EA	\$ 1,466.00	=	\$ 71,834.00	\$ 71,834.00
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"	1,220	LF	\$ 71.00	=	\$ 86,620.00	\$ 86,620.00
Sanitary Sewer Manhole, Depth < 15 feet	13	EA	\$ 4,858.00	=	\$ 63,154.00	\$ 63,154.00
Sanitary Service Line Installation, complete	49	EA	\$ 1,553.00	=	\$ 76,097.00	\$ 76,097.00
Sanitary Sewer Lift Station				=	\$ -	\$ -
				=	\$ -	\$ -
				=	\$ -	\$ -
<i>[insert items not listed but part of construction plans]</i>						
				=	\$ -	\$ -
<b>LANDSCAPING IMPROVEMENTS</b> (in lieu of approval, or PUD)						
Landscaping Improvements	1	EA	\$ 75,000.00	=	\$ 75,000.00	\$ 75,000.00
Cedar Fence	1,625	LF	\$ 21.25	=	\$ 34,531.25	\$ 34,531.25
		EA		=	\$ -	\$ -
		EA		=	\$ -	\$ -
		EA		=	\$ -	\$ -
				=	\$ -	\$ -
<b>Section 3 Subtotal</b>				<b>=</b>	<b>\$ 558,354.25</b>	<b>\$ 558,354.25</b>

**REVISED TO MASONRY - NO CEDAR PROPOSED FOR THIS FILING.**

add the masonry fence for the zone boundary per the RUDSP

add trail

**SEE "PUBLIC IMPROVEMENTS" SECTION - CDOT CLASS 6 GRAVEL.**



\*\* - Section 3 is

**PROJECT INFORMATION**

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<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	\$ 5,000.00	=	\$ 5,000.00	\$	5,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		=	\$ -	\$	-
<b>Total Construction Financial Assurance</b>						<b>\$</b>	<b>1,197,311.75</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>1,197,311.75</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>126,791.50</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.

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Engineer (P.E. Seal Required)

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

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