

# 2025 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 11/2024

PROJECT INFORMATION			
Platte Self Storage	5/16/2025	PPR2418	
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	\$ 10.00	=	\$ -	\$ -	*
1,000-5,000; \$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	127020	CY	\$ 3.00	=	\$ 381,060.00	\$ 381,060.00	*
greater than 200,000; \$500,000 min		CY	\$ 2.50	=	\$ -	\$ -	*
Permanent Erosion Control Blanket		SY	\$ 9.50	=	\$ -	\$ -	*
Permanent Seeding (inc. noxious weed mgmt.) & Mulching	8.7	AC	\$ 2,169.00	=	\$ 18,870.30	\$ 18,870.30	*
Permanent Pond/BMP (provide engineer's estimate)	1	EA	\$ 74,978.00	=	\$ 74,978.00	\$ 74,978.00	*
Concrete Washout Basin	1	EA	\$ 1,260.00	=	\$ 1,260.00	\$ 1,260.00	
Inlet Protection	19	EA	\$ 233.00	=	\$ 4,427.00	\$ 4,427.00	
Rock Check Dam		EA	\$ 700.00	=	\$ -	\$ -	
Safety Fence		LF	\$ 3.00	=	\$ -	\$ -	
Sediment Basin	1	EA	\$ 2,466.00	=	\$ 2,466.00	\$ 2,466.00	
Sediment Trap		EA	\$ 578.00	=	\$ -	\$ -	
Silt Fence	2759	LF	\$ 4.00	=	\$ 11,036.00	\$ 11,036.00	
Slope Drain		LF	\$ 46.00	=	\$ -	\$ -	
Straw Bale		EA	\$ 35.00	=	\$ -	\$ -	
Straw Wattle/Rock Sock	70	LF	\$ 9.00	=	\$ 630.00	\$ 630.00	
Surface Roughening	17.7	AC	\$ 289.00	=	\$ 5,115.30	\$ 5,115.30	
Temporary Erosion Control Blanket		SY	\$ 4.00	=	\$ -	\$ -	
Temporary Seeding and Mulching		AC	\$ 1,927.00	=	\$ -	\$ -	
Vehicle Tracking Control	2	EA	\$ 3,316.00	=	\$ 6,632.00	\$ 6,632.00	
[insert items not listed but part of construction plans]				=	\$ -	\$ -	
<b>MAINTENANCE (35% of Construction BMPs)</b>				=	\$ 10,607.21	\$ 10,607.21	
<b>Section 1 Subtotal</b>				=	<b>\$ 517,081.81</b>	<b>\$ 517,081.81</b>	

## SECTION 2 - PUBLIC IMPROVEMENTS \*

<b>ROADWAY IMPROVEMENTS</b>							
Construction Traffic Control		LS		=	\$ -	\$ -	*
Aggregate Base Course (135 lbs/cf)		Tons	\$ 40.00	=	\$ -	\$ -	*
Aggregate Base Course (135 lbs/cf)		CY	\$ 71.00	=	\$ -	\$ -	*
Asphalt Pavement (3" thick)		SY	\$ 19.00	=	\$ -	\$ -	*
Asphalt Pavement (4" thick)		SY	\$ 27.00	=	\$ -	\$ -	*
Asphalt Pavement (6" thick)		SY	\$ 41.00	=	\$ -	\$ -	*
Asphalt Pavement (147 lbs/cf) _" thick		Tons	\$ 123.00	=	\$ -	\$ -	*
Raised Median, Paved		SF	\$ 12.00	=	\$ -	\$ -	*
Regulatory Sign/Advisory Sign		EA	\$ 421.00	=	\$ -	\$ -	*
Guide/Street Name Sign		EA		=	\$ -	\$ -	*
Epoxy Pavement Marking		SF	\$ 18.00	=	\$ -	\$ -	*
Thermoplastic Pavement Marking		SF	\$ 32.00	=	\$ -	\$ -	*
Barricade - Type 3		EA	\$ 278.00	=	\$ -	\$ -	*
Delineator - Type I		EA	\$ 33.00	=	\$ -	\$ -	*
Curb and Gutter, Type A (6" Vertical)		LF	\$ 41.00	=	\$ -	\$ -	*
Curb and Gutter, Type B (Median)		LF	\$ 41.00	=	\$ -	\$ -	*
Curb and Gutter, Type C (Ramp)		LF	\$ 41.00	=	\$ -	\$ -	*
4" Sidewalk (common areas only)		SY	\$ 67.00	=	\$ -	\$ -	*
5" Sidewalk		SY	\$ 83.00	=	\$ -	\$ -	*
6" Sidewalk		SY	\$ 101.00	=	\$ -	\$ -	*
8" Sidewalk		SY	\$ 134.00	=	\$ -	\$ -	*
Pedestrian Ramp		EA	\$ 1,608.00	=	\$ -	\$ -	*
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 85.00	=	\$ -	\$ -	*
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 128.00	=	\$ -	\$ -	*
Curb Opening with Drainage Chase		EA	\$ 2,070.00	=	\$ -	\$ -	*
Guardrail Type 3 (W-Beam)		LF	\$ 70.00	=	\$ -	\$ -	*
Guardrail Type 7 (Concrete)		LF	\$ 101.00	=	\$ -	\$ -	*
Guardrail End Anchorage		EA	\$ 2,936.00	=	\$ -	\$ -	*
Guardrail Impact Attenuator		EA	\$ 5,270.00	=	\$ -	\$ -	*
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 110.00	=	\$ -	\$ -	*
Sound Barrier Fence (panels, 6' high)		LF	\$ 112.00	=	\$ -	\$ -	*
Electrical Conduit, Size =		LF	\$ 24.00	=	\$ -	\$ -	*
Traffic Signal, (provide engineer's estimate)		EA		=	\$ -	\$ -	*
Survey Monumentation		EA	\$ 1,200.00	=	\$ -	\$ -	*

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						% 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 )		LF		=	\$ -		\$ - *
18" Reinforced Concrete Pipe		LF	\$ 88.00	=	\$ -		\$ - *
24" Reinforced Concrete Pipe		LF	\$ 105.00	=	\$ -		\$ - *
30" Reinforced Concrete Pipe		LF	\$ 132.00	=	\$ -		\$ - *
36" Reinforced Concrete Pipe		LF	\$ 162.00	=	\$ -		\$ - *
42" Reinforced Concrete Pipe		LF	\$ 216.00	=	\$ -		\$ - *
48" Reinforced Concrete Pipe		LF	\$ 263.00	=	\$ -		\$ - *
54" Reinforced Concrete Pipe		LF	\$ 344.00	=	\$ -		\$ - *
60" Reinforced Concrete Pipe		LF	\$ 402.00	=	\$ -		\$ - *
66" Reinforced Concrete Pipe		LF	\$ 465.00	=	\$ -		\$ - *
72" Reinforced Concrete Pipe		LF	\$ 532.00	=	\$ -		\$ - *
18" Corrugated Steel Pipe		LF	\$ 113.00	=	\$ -		\$ - *
24" Corrugated Steel Pipe		LF	\$ 130.00	=	\$ -		\$ - *
30" Corrugated Steel Pipe		LF	\$ 166.00	=	\$ -		\$ - *
36" Corrugated Steel Pipe		LF	\$ 198.00	=	\$ -		\$ - *
42" Corrugated Steel Pipe		LF	\$ 228.00	=	\$ -		\$ - *
48" Corrugated Steel Pipe		LF	\$ 240.00	=	\$ -		\$ - *
54" Corrugated Steel Pipe		LF	\$ 352.00	=	\$ -		\$ - *
60" Corrugated Steel Pipe		LF	\$ 379.00	=	\$ -		\$ - *
66" Corrugated Steel Pipe		LF	\$ 459.00	=	\$ -		\$ - *
72" Corrugated Steel Pipe		LF	\$ 540.00	=	\$ -		\$ - *
78" Corrugated Steel Pipe		LF	\$ 621.00	=	\$ -		\$ - *
84" Corrugated Steel Pipe		LF	\$ 743.00	=	\$ -		\$ - *
Flared End Section (FES) RCP Size = (unit cost = 6x pipe unit cost)		EA		=	\$ -		\$ - *
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		EA		=	\$ -		\$ - *
End Treatment- Headwall		EA		=	\$ -		\$ - *
End Treatment- Wingwall		EA		=	\$ -		\$ - *
End Treatment - Cutoff Wall		EA		=	\$ -		\$ - *
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 7,753.00	=	\$ -		\$ - *
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 10,800.00	=	\$ -		\$ - *
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 11,673.00	=	\$ -		\$ - *
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 10,669.00	=	\$ -		\$ - *
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'		EA	\$ 10,997.00	=	\$ -		\$ - *
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 13,765.00	=	\$ -		\$ - *
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 13,875.00	=	\$ -		\$ - *
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 14,873.00	=	\$ -		\$ - *
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 16,265.00	=	\$ -		\$ - *
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 14,787.00	=	\$ -		\$ - *
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 16,320.00	=	\$ -		\$ - *
Grated Inlet (Type C), Depth < 5'		EA	\$ 6,490.00	=	\$ -		\$ - *
Grated Inlet (Type D), Depth < 5'		EA	\$ 8,017.00	=	\$ -		\$ - *
Storm Sewer Manhole, Box Base		EA	\$ 16,265.00	=	\$ -		\$ - *
Storm Sewer Manhole, Slab Base		EA	\$ 8,946.00	=	\$ -		\$ - *
Geotextile (Erosion Control)		SY	\$ 11.50	=	\$ -		\$ - *
Rip Rap, d50 size from 6" to 24"		Tons	\$ 112.00	=	\$ -		\$ - *
Rip Rap, Grouted		Tons	\$ 133.00	=	\$ -		\$ - *
Drainage Channel Construction, Size ( W x H )		LF		=	\$ -		\$ - *
Drainage Channel Lining, Concrete		CY	\$ 797.00	=	\$ -		\$ - *
Drainage Channel Lining, Rip Rap		CY	\$ 156.00	=	\$ -		\$ - *
Drainage Channel Lining, Grass		AC	\$ 2,054.00	=	\$ -		\$ - *
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ - *
[insert items not listed but part of construction plans]				=	\$ -		\$ - *
Section 2 Subtotal				=	\$ -		\$ - *

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

PROJECT INFORMATION								
Platte Self Storage			5/16/2025			PPR2418		
Project Name			Date			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								
Curb and Gutter, Type A (6" Vertical)	660	LF	\$ 38.00	=	\$ 25,080.00		\$ 25,080.00	
Aggregate Base Course (135 lbs/cf)	806	CY	\$ 66.00	=	\$ 53,196.00		\$ 53,196.00	
Asphalt Pavement (5" thick)	1635	SY	\$ 32.00	=	\$ 52,320.00		\$ 52,320.00	
Regulatory Sign/Advisory Sign	1	EA	\$ 392.00	=	\$ 392.00		\$ 392.00	
Guide/Street Name Sign	1	EA	\$ 300.00	=	\$ 300.00		\$ 300.00	
				=	\$ -		\$ -	
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)								
Pond Earthworks	3157	CY	\$ 6.00	=	\$ 18,942.00		\$ 18,942.00	
Stilling Basin	1	EA	\$ 5,000.00		\$ 5,000.00		\$ 5,000.00	
Reseed/Stabilization	1	EA	\$ 2,000.00		\$ 2,000.00		\$ 2,000.00	
Spillway	1	EA	\$ 7,000.00		\$ 7,000.00		\$ 7,000.00	
Micropool	1	EA	\$ 5,000.00		\$ 5,000.00		\$ 5,000.00	
4'x4' Outlet Structure	1	EA	\$ 4,000.00		\$ 4,000.00		\$ 4,000.00	
Trickle Channel	73	LF	\$ 80.00		\$ 5,840.00		\$ 5,840.00	
Concrete Forebays	1	EA	\$ 7,000.00		\$ 7,000.00		\$ 7,000.00	
Driveway Culvert - 18" RCP	46	LF	\$ 88.00		\$ 4,048.00		\$ 4,048.00	
Driveway Culvert Headwall	1	EA	\$ 10,000.00		\$ 10,000.00		\$ 10,000.00	
Driveway Culvert FES - 18" RCP	1	EA	\$ 600.00		\$ 600.00		\$ 600.00	
Driveway Culvert Riprap Outfall	1	Tons	\$ 112.00		\$ 112.00		\$ 112.00	
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WATER SYSTEM IMPROVEMENTS								
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PROJECT INFORMATION		
Platte Self Storage	5/16/2025	PPR2418
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)			\$ 10,000.00	=	\$ 10,000.00	\$	10,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 5,000.00	=	\$ 5,000.00	\$	5,000.00
Total Construction Financial Assurance							\$ 732,911.81
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)							\$ 732,911.81
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
Total Defect Warranty Financial Assurance							\$ 94,981.66
(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

Dane Frank

Engineer (P.E. Seal Required)

Approved by Owner / Applicant

Approved by El Paso County Engineer / ECM Administrator

5/29/25

Date

Date

