

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

Updated: 11/2024

PROJECT INFORMATION		
<b>Platte Self Storage</b>	<b>1/15/2025</b>	<b>PPR2418</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	\$ 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	69350.	CY	\$ 3.00	=	\$ 208,050.00		\$ 208,050.00	
greater than 200,000; \$500,000 min		CY	\$ 2.50	=	\$ -		\$ -	
Permanent Erosion Control Blanket		SY	\$ 9.50	=	\$ -		\$ -	
Permanent Seeding (inc. noxious weed mgmnt.) & 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	11.	EA	\$ 233.00	=	\$ 2,563.00		\$ 2,563.00	
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	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
<b>MAINTENANCE (35% of Construction BMPs)</b>					=	\$ 9,954.81		\$ 9,954.81
<b>Section 1 Subtotal</b>					=	<b>\$ 341,555.41</b>		<b>\$ 341,555.41</b>

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

<b>SECTION 2 - PUBLIC IMPROVEMENTS *</b>							
--	--	--	--	--	--	--	--

ROADWAY IMPROVEMENTS							
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	=	\$ -		\$ -

**PROJECT INFORMATION**

<b>Platte Self Storage</b>	<b>1/15/2025</b>	<b>PPR2418</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
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<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 = <i>(unit cost = 6x pipe unit cost)</i>		EA		=	\$ -		\$ -
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	\$ 7,753.00	=	\$ -		\$ -
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				=	\$ -		\$ -
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<b>Section 2 Subtotal</b>					<b>=</b>	<b>\$ -</b>	<b>\$ -</b>

\* - 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	1/15/2025	PPR2418	
Project Name	Date	PCD File No.	

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>								
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	
				=	\$ -		\$ -	
<b>STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)</b>								
48" RCP	260	LF	\$ 245.00	=	\$ 63,700.00		\$ 63,700.00	
42" RCP	80	LF	\$ 201.00	=	\$ 16,080.00		\$ 16,080.00	
36" RCP	385	LF	\$ 151.00	=	\$ 58,135.00		\$ 58,135.00	
30" RCP	170	LF	\$ 123.00	=	\$ 20,910.00		\$ 20,910.00	
24" RCP	115	LF	\$ 98.00	=	\$ 11,270.00		\$ 11,270.00	
18" HDPE	98	LF	\$ 60.00	=	\$ 5,880.00		\$ 5,880.00	
15" HDPE	320	LF	\$ 50.00	=	\$ 16,000.00		\$ 16,000.00	
12" HDPE	148	LF	\$ 40.00	=	\$ 5,920.00		\$ 5,920.00	
6' Manhole	1	EA	\$ 15,130.00	=	\$ 15,130.00		\$ 15,130.00	
7' Manhole	1	EA	\$ 15,130.00	=	\$ 15,130.00		\$ 15,130.00	
CDOT Type C Area Inlet	9	EA	\$ 6,037.00	=	\$ 54,333.00		\$ 54,333.00	
16' D-10-R Curb Inlet	1	EA	\$ 13,835.00	=	\$ 13,835.00		\$ 13,835.00	
20' D-10-R Curb Inlet	1	EA	\$ 20,000.00	=	\$ 20,000.00		\$ 20,000.00	
18" Nyloplast Dome Inlet	7	EA	\$ 2,500.00	=	\$ 17,500.00		\$ 17,500.00	
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	
<b>WATER SYSTEM IMPROVEMENTS</b>								
Water Main Pipe (PVC), Size 8"	2087	LF	\$ 90.00	=	\$ 187,830.00		\$ 187,830.00	
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 105.00	=	\$ -		\$ -	
Gate Valves, 8"		EA	\$ 2,599.00	=	\$ -		\$ -	
Fire Hydrant Assembly, w/ all valves	3	EA	\$ 9,228.00	=	\$ 27,684.00		\$ 27,684.00	
Water Service Line Installation, inc. tap and valves	1	EA	\$ 1,852.00	=	\$ 1,852.00		\$ 1,852.00	
Fire Cistern Installation, complete		EA		=	\$ -		\$ -	
Water Main Pipe (HDPE), Size 10"	1386	LF	\$ 84.00	=	\$ 116,424.00		\$ 116,424.00	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
<b>SANITARY SEWER IMPROVEMENTS</b>								
Sewer Main Pipe (PVC), Size 8"		LF	\$ 90.00	=	\$ -		\$ -	
Sanitary Sewer Manhole, Depth < 15 feet	1	EA	\$ 6,136.00	=	\$ 6,136.00		\$ 6,136.00	
Sanitary Service Line Installation, complete		EA	\$ 1,962.00	=	\$ -		\$ -	
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -	
Sanitary Pump System	1	EA	\$ 10,000.00	=	\$ 10,000.00		\$ 10,000.00	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
<b>LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)</b>								
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
<b>Section 3 Subtotal</b>					<b>=</b>	<b>\$ 869,819.00</b>		<b>\$ 869,819.00</b>

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

**PROJECT INFORMATION**

<b>Platte Self Storage</b>	<b>1/15/2025</b>	<b>PPR2418</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)			\$ 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
<b>Total Construction Financial Assurance</b>						<b>\$</b>	<b>1,226,374.41</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>1,226,374.41</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>60,379.66</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.

Provide signatures and stamp

Engineer (P.E. Seal Required)	
Approved by Owner / Applicant	Date
Approved by El Paso County Engineer / ECM Administrator	Date