



EL PASO COUNTY

Department of Planning
& Community Development

Date: April 10, 2025

To: Deputy Clerk to the Board of County Commissioners

From: Petra Rangel, Planning Services Supervisor *PR*

Re: Administrative Preliminary Release – Electronic Storage

File: PPR-20-020

EL PASO COUNTY

APR 11 2025

CLERK TO THE BOARD

The Administrative Preliminary Release of collateral approved by Petra Rangel, Planning Services Supervisor a Subdivision Bond # 9407535 issued by Fidelity and Deposit Company of Maryland in the amount of One Hundred Fifty-Eight Thousand Three Hundred Sixty and 58/100 (\$158,360.58) on behalf of VT Electronic Storage LLC. This Bond is surety for Grading and Erosion has been reduced by the amount of One Hundred Forty-Eight Thousand Eight Hundred Twenty-Nine Dollars and 98/100 (\$148,829.98) with the remaining balance of a Two-Year Warranty of Nine Thousand Five Hundred Thirty Dollars and 60/100 (\$9,530.60).

If you have any questions, please contact Beverly Gonzales at 520-7944 or beverlygonzales@elpasoco.com

[text]

2019 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 7/16/2019

PROJECT INFORMATION			
Electronic Storage	9/2/2020		
Project Name	Date	PCD File No.	PPR-20-020

Description	Quantity	Units	Unit Cost	(with Pre-Plat Construction)		
				Total	% Complete	Remaining
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)						
* Earthwork						
less than 1,000; \$5,300 min		CY	\$ 8.00	= \$ -		\$ -
1,000-5,000; \$8,000 min	4,424	CY	\$ 6.00	= \$ 26,544.00		\$ 26,544.00
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.)	0.8	AC	\$ 800.00	= \$ 624.00		\$ 624.00
* Mulching	0.8	AC	\$ 750.00	= \$ 585.00		\$ 585.00
* Permanent Erosion Control Blanket		SY	\$ 6.00	= \$ -		\$ -
* Permanent Pond/BMP Construction	392	CY	\$ 20.00	= \$ 7,840.00		\$ 7,840.00
* Permanent Pond/BMP (Spillway)	1	EA	\$ 3,000.00	= \$ 3,000.00		\$ 3,000.00
* Permanent Pond/BMP (Outlet Structure)	1	EA	\$ 5,000.00	= \$ 5,000.00		\$ 5,000.00
Safety Fence		LF	\$ 3.00	= \$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	= \$ -		\$ -
Vehicle Tracking Control	1	EA	\$ 2,370.00	= \$ 2,370.00		\$ 2,370.00
Silt Fence	1,403	LF	\$ 2.50	= \$ 3,507.50		\$ 3,507.50
Temporary Seeding		AC	\$ 628.00	= \$ -		\$ -
Temporary Mulch		AC	\$ 750.00	= \$ -		\$ -
Erosion Bales		EA	\$ 25.00	= \$ -		\$ -
Erosion Logs/Straw Waddle		LF	\$ 5.00	= \$ -		\$ -
Rock Check Dams		EA	\$ 500.00	= \$ -		\$ -
Inlet Protection	5	EA	\$ 167.00	= \$ 835.00		\$ 835.00
Sediment Basin	1	EA	\$ 1,762.00	= \$ 1,762.00		\$ 1,762.00
Concrete Washout Basin	1	EA	\$ 900.00	= \$ 900.00		\$ 900.00
				= \$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				= \$ -		\$ -
MAINTENANCE (35% of Construction BMPs)				= \$ 3,281.08		\$ 3,281.08
Section 1 Subtotal				= \$ 56,248.58		\$ 56,248.58

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

SECTION 2 - PUBLIC IMPROVEMENTS *						
ROADWAY IMPROVEMENTS						
Construction Traffic Control		LS	\$ 10,000.00	= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 28.00	= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)		CY	\$ 50.00	= \$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 14.00	= \$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 19.00	= \$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 29.00	= \$ -		\$ -
Asphalt Pavement (147 lbs/cf) 4" thick		Tons	\$ 88.00	= \$ -		\$ -
Raised Median, Paved		SF	\$ 8.00	= \$ -		\$ -
Regulatory Sign/Advisory Sign		EA	\$ 300.00	= \$ -		\$ -
Guide/Street Name Sign		EA	\$ 100.00	= \$ -		\$ -
Epoxy Pavement Marking		SF	\$ 13.00	= \$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 23.00	= \$ -		\$ -
Barricade - Type 3		EA	\$ 200.00	= \$ -		\$ -
Delineator - Type I		EA	\$ 24.00	= \$ -		\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 30.00	= \$ -		\$ -
Curb and Gutter, Type B (Median)		LF	\$ 30.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 30.00	= \$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 48.00	= \$ -		\$ -
5" Sidewalk		SY	\$ 60.00	= \$ -		\$ -
6" Sidewalk		SY	\$ 72.00	= \$ -		\$ -
8" Sidewalk		SY	\$ 96.00	= \$ -		\$ -
Pedestrian Ramp		EA	\$ 1,150.00	= \$ -		\$ -
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 61.00	= \$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 92.00	= \$ -		\$ -
Curb Chase		EA	\$ 1,480.00	= \$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 49.00	= \$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 72.00	= \$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,098.00	= \$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 3,767.00	= \$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 78.00	= \$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 80.00	= \$ -		\$ -
Electrical Conduit, Size =		LF	\$ 16.00	= \$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 425,000	= \$ -		\$ -

PROJECT INFORMATION

Electronic Storage

9/2/2020

Project Name

Date

PCD File No. PPR-20-020

Description	Quantity	Units	Unit Cost	(with Pre-Plat Construction)		
				Total	% Complete	Remaining
[insert items not listed but part of construction plans]			= \$	-		\$ -
STORM DRAIN IMPROVEMENTS			= \$	-		\$ -
Concrete Box Culvert (M Standard), Size (12' x 8')		LF	\$ 960.00	= \$	-	\$ -
18" Reinforced Concrete Pipe		LF	\$ 65.00	= \$	-	\$ -
24" Reinforced Concrete Pipe	50	LF	\$ 78.00	= \$	3,900.00	\$ 3,900.00
30" Reinforced Concrete Pipe		LF	\$ 97.00	= \$	-	\$ -
36" Reinforced Concrete Pipe		LF	\$ 120.00	= \$	-	\$ -
42" Reinforced Concrete Pipe		LF	\$ 160.00	= \$	-	\$ -
48" Reinforced Concrete Pipe		LF	\$ 195.00	= \$	-	\$ -
54" Reinforced Concrete Pipe		LF	\$ 245.00	= \$	-	\$ -
60" Reinforced Concrete Pipe		LF	\$ 288.00	= \$	-	\$ -
66" Reinforced Concrete Pipe		LF	\$ 332.00	= \$	-	\$ -
72" Reinforced Concrete Pipe		LF	\$ 380.00	= \$	-	\$ -
18" Corrugated Steel Pipe		LF	\$ 84.00	= \$	-	\$ -
24" Corrugated Steel Pipe		LF	\$ 96.00	= \$	-	\$ -
30" Corrugated Steel Pipe		LF	\$ 122.00	= \$	-	\$ -
36" Corrugated Steel Pipe		LF	\$ 147.00	= \$	-	\$ -
42" Corrugated Steel Pipe		LF	\$ 168.00	= \$	-	\$ -
48" Corrugated Steel Pipe		LF	\$ 178.00	= \$	-	\$ -
54" Corrugated Steel Pipe		LF	\$ 260.00	= \$	-	\$ -
60" Corrugated Steel Pipe		LF	\$ 280.00	= \$	-	\$ -
66" Corrugated Steel Pipe		LF	\$ 340.00	= \$	-	\$ -
72" Corrugated Steel Pipe		LF	\$ 400.00	= \$	-	\$ -
78" Corrugated Steel Pipe		LF	\$ 460.00	= \$	-	\$ -
84" Corrugated Steel Pipe		LF	\$ 550.00	= \$	-	\$ -
Flared End Section (FES) RCP Size = 18"-24"		EA	\$ 468.00	= \$	-	\$ -
(unit cost = 6x pipe unit cost)						
Flared End Section (FES) CSP Size =		EA		= \$	-	\$ -
(unit cost = 6x pipe unit cost)						
End Treatment- Headwall		EA	\$ 4,500.00	= \$	-	\$ -
End Treatment- Wingwall		EA	\$ 4,000.00	= \$	-	\$ -
End Treatment - Cutoff Wall		EA		= \$	-	\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 5,542.00	= \$	-	\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,188.00	= \$	-	\$ -
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 8,345.00	= \$	-	\$ -
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 7,627.00	= \$	-	\$ -
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'		EA	\$ 7,861.00	= \$	-	\$ -
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 9,841.00	= \$	-	\$ -
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 9,918.00	= \$	-	\$ -
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 10,633.00	= \$	-	\$ -
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 11,627.00	= \$	-	\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 10,570.00	= \$	-	\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 11,667.00	= \$	-	\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,640.00	= \$	-	\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,731.00	= \$	-	\$ -
Storm Sewer Manhole, Box Base		EA	\$ 11,627.00	= \$	-	\$ -
Storm Sewer Manhole, Slab Base		EA	\$ 6,395.00	= \$	-	\$ -
Geotextile (Erosion Control)		SY	\$ 6.00	= \$	-	\$ -
Rip Rap, d50 size from 6" to 24"	2	Tons	\$ 80.00	= \$	160.00	\$ 160.00
Rip Rap, Grouted		Tons	\$ 95.00	= \$	-	\$ -
Drainage Channel Construction, Size (W x H)		LF		= \$	-	\$ -
Drainage Channel Lining, Concrete		CY	\$ 570.00	= \$	-	\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 112.00	= \$	-	\$ -
Drainage Channel Lining, Grass		AC	\$ 1,469.00	= \$	-	\$ -
Drainage Channel Lining, Other Stabilization				= \$	-	\$ -
Grated Inlet in Swale (2'x2'), shallow		EA	\$ 1,500.00	= \$	-	\$ -
[insert items not listed but part of construction plans]			= \$	-		\$ -
Section 2 Subtotal				= \$	4,060.00	\$ 4,060.00

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

PROJECT INFORMATION

Electronic Storage

9/2/2020

Project Name

Date

PCD File No. PPR-20-020

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								
				=	\$	-		\$
				=	\$	-		\$
				=	\$	-		\$
				=	\$	-		\$
				=	\$	-		\$
				=	\$	-		\$
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)								
12" HDPE Pipe	707	LF	\$ 40.00	=	\$	28,280.00		\$ 28,280.00
15" HDPE Pipe	82	LF	\$ 45.00	=	\$	3,690.00		\$ 3,690.00
2'x2' Area Inlet	1	EA	\$ 3,000.00	=	\$	3,000.00		\$ 3,000.00
8' D-10-R Curb Inlet	2	EA	\$ 7,800.00	=	\$	15,600.00		\$ 15,600.00
				=	\$	-		\$
				=	\$	-		\$
WATER SYSTEM IMPROVEMENTS								
Water Main Pipe (PVC), Size 8"	207	LF	\$ 64.00	=	\$	13,248.00		\$ 13,248.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 75.00	=	\$	-		\$
Gate Valves, 8"	2	EA	\$ 1,858.00	=	\$	3,716.00		\$ 3,716.00
Fire Hydrant Assembly, w/ all valves	2	EA	\$ 6,597.00	=	\$	13,194.00		\$ 13,194.00
Water Service Line Installation, inc. tap and valves	1	EA	\$ 1,324.00	=	\$	1,324.00		\$ 1,324.00
Fire Cistern Installation, complete		EA		=	\$	-		\$
				=	\$	-		\$
[insert items not listed but part of construction plans]				=	\$	-		\$
SANITARY SEWER IMPROVEMENTS								
Sewer Main Pipe (PVC), Size 8"		LF	\$ 64.00	=	\$	-		\$
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 4,386.00	=	\$	-		\$
Sanitary Service Line Installation, complete		EA	\$ 1,402.00	=	\$	-		\$
Sanitary Sewer Lift Station, complete		EA		=	\$	-		\$
Onsite Septic System	1	EA	\$ 10,000.00	=	\$	10,000.00		\$ 10,000.00
				=	\$	-		\$
[insert items not listed but part of construction plans]				=	\$	-		\$
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)								
		EA		=	\$	-		\$
		EA		=	\$	-		\$
		EA		=	\$	-		\$
		EA		=	\$	-		\$
		EA		=	\$	-		\$
Section 3 Subtotal				=	\$	92,052.00		\$ 92,052.00

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

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

PROJECT INFORMATION

Electronic Storage	9/2/2020	PCD File No. PPR-20-020
Project Name	Date	

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction) % Complete	Remaining
AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs)		LS	\$ 3,000.00	= \$ 3,000.00	\$ 3,000.00	\$ 3,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 3,000.00	= \$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Total Construction Financial Assurance						\$ 158,360.58
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$ 158,360.58
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
Total Defect Warranty Financial Assurance						\$ 9,530.60
(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.

Dane Frank

Engineer (P.E. Seal Required)

[Signature]
Approved by Owner / Applicant

Managing Member

09/15/21

Date

Approved by El Paso County Engineer / ECM Administrator

APPROVED
Engineering Department
11/29/2021 9:10:33 AM
[Signature]
EPC Planning & Community
Development Department