

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

Add drainage channel lining material if it hasn't already been included (comment on page 2 of CDs.)

Updated: 2/2025

PROJECT		PCD File No.	
Project Name: Kristin Estates		SF2521	

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)							
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	5976.	CY	\$ 6.50	=	\$ 38,844.00		\$ 38,844.00
20,001-50,000; \$100,000 min		CY	\$ 4.50	=	\$ -		\$ -
50,001-200,000; \$175,000 min		CY	\$ 3.00	=	\$ -		\$ -
greater than 200,000; \$500,000 min		CY	\$ 2.50	=	\$ -		\$ -
Permanent Erosion Control Blanket		SY	\$ 9.50	=	\$ -		\$ -
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching	7.23	AC	\$ 2,169.00	=	\$ 15,681.87		\$ 15,681.87
Permanent Pond/BMP (provide engineer's estimate)	1.	EA	\$ 93,000.00	=	\$ 93,000.00		\$ 93,000.00
					\$ -		\$ -
					\$ -		\$ -
Include estimate in DR							
[insert items not listed but part of construction plans]							
Concrete Washout Basin	1.	EA	\$ 1,260.00	=	\$ 1,260.00		\$ 1,260.00
Inlet Protection	7.	EA	\$ 233.00	=	\$ 1,631.00		\$ 1,631.00
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	2525.	LF	\$ 4.00	=	\$ 10,100.00		\$ 10,100.00
Slope Drain		LF	\$ 46.00	=	\$ -		\$ -
Straw Bale		EA	\$ 35.00	=	\$ -		\$ -
Straw Wattle/Rock Sock		LF	\$ 9.00	=	\$ -		\$ -
Surface Roughening		AC	\$ 289.00	=	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 4.00	=	\$ -		\$ -
Temporary Seeding and Mulching		AC	\$ 1,927.00	=	\$ -		\$ -
Vehicle Tracking Control	1.	EA	\$ 3,316.00	=	\$ 3,316.00		\$ 3,316.00
					\$ -		\$ -
					\$ -		\$ -
					\$ -		\$ -
[insert items not listed but part of construction plans]							
MAINTENANCE (35% of Construction BMPs)					\$ 6,129.55		\$ 6,129.55
Section 1 Subtotal					\$ 172,428.42		\$ 172,428.42

* - 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 *							
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			
Project Name: Kristin Estates	Date: 5/14/2025	PCD File No.	

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
				=	#REF!		#REF!
				=	\$ -		\$ -
				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
STORM DRAIN IMPROVEMENTS							
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		=	\$ -		\$ -
				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
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				=	#REF!		#REF!
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**							
ROADWAY IMPROVEMENTS							
Aggregate Base Course (135 lbs/cf)	845.	CY	\$ 71.00	=	\$ 59,995.00		\$ 59,995.00
Regulatory Sign/Advisory Sign	1.	EA	\$ 421.00	=	\$ 421.00		\$ 421.00
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
STORM DRAIN IMPROVEMENTS							

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

(Exception: Permanent Pond/BMP shall be itemized under Section 1)

Update road material and quantities as needed per comments in CDs.

Street signs needed for internal roadway and verify if signs needed for intersection of north/south road with Hwy 94.

PROJECT INFORMATION

See comment on FDR regarding existing culvert on North/South roadway.

Date: 5/14/2025

PCD File No.

Update to CDs.

Description	Quantity	Units	Unit Cost		Total	% Complete	Plat Construction)
							Remaining
18" Reinforced Concrete Pipe	42.	LF	\$ 88.00	=	\$ 3,696.00		\$ 3,696.00
24" Corrugated Steel Pipe	53.	LF	\$ 130.00	=	\$ 6,890.00		\$ 6,890.00
36" Corrugated Steel Pipe	180.	LF	\$ 198.00	=	\$ 35,640.00		\$ 35,640.00
Flared End Section (FES) RCP Size = 18	1.	EA	\$ 528.00	=	\$ 528.00		\$ 528.00
Flared End Section (FES) CSP Size = 24	2.	EA	\$ 780.00	=	\$ 1,560.00		\$ 1,560.00
Flared End Section (FES) CSP Size = 36	6	EA	\$ 1,188.00	=	\$ 7,128.00		\$ 7,128.00
Rip Rap, d50 size from 6" to 24"	200	CY	\$ 156.00	=	\$ 31,200.00		\$ 31,200.00
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"		LF	\$ 90.00	=	\$ -		\$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 105.00	=	\$ -		\$ -
Gate Valves, 8"		EA	\$ 2,599.00	=	\$ -		\$ -
Fire Hydrant Assembly, w/ all valves		EA	\$ 9,228.00	=	\$ -		\$ -
Water Service Line Installation, inc. tap and valves		EA	\$ 1,852.00	=	\$ -		\$ -
Fire Cistern Installation, complete	1.	EA	\$ 80,000.00	=	\$ 80,000.00		\$ 80,000.00
[insert items not listed but part of construction plans]				=	\$ -		\$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"		LF	\$ 90.00	=	\$ -		\$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 6,136.00	=	\$ -		\$ -
Sanitary Service Line Installation, complete		EA	\$ 1,962.00	=	\$ -		\$ -
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -
[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				=	\$ 227,058.00		\$ 227,058.00

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

AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		=	\$ -	\$ -
POND/BMP CERTIFICATION (inc. elevations and volume calculations)	LS	=	\$ -	\$ -

Add cost for As-Built Plans & Pond Certification Letter. The minimum cost shall be \$1,500 for each.

Total Construction Financial Assurance (Sum of all section subtotals plus as-builts and pond/BMP certification)	#REF!
Total Remaining Construction Financial Assurance (with Pre-Plat Construction) (Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)	#REF!
Total Defect Warranty Financial Assurance (20% of all items identified as (*). To be collateralized at time of preliminary acceptance)	#REF!

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.

Check spreadsheet for total calculations

Engineer (P.E. Seal Required)


Approved by Owner / Applicant


Date

Approved by El Paso County Engineer / ECM Administrator


Date

1 (6)

Subject: SW - Rectangle
Page Label: 1
Author: EPC Stormwater- Zachary
Date: 7/15/2025 2:43:22 PM
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Subject: SW - Textbox with Arrow
Page Label: 1
Author: EPC Stormwater- Zachary
Date: 7/15/2025 2:43:50 PM
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~900 LF in GEC

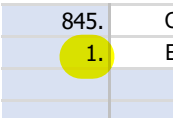
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Subject: SW - Textbox with Arrow
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Date: 7/16/2025 7:31:52 AM
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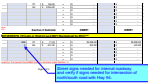
Include estimate in DR


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Date: 7/16/2025 7:32:58 AM
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Subject: Text Box	Add drainage channel lining material if it hasn't already been included (comment on page 2 of CDs.)
Page Label: 1	
Author: Joseph Sandstrom	
Date: 7/17/2025 5:17:44 PM	
Status:	
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Subject: Highlight
Page Label: 2
Author: Joseph Sandstrom
Date: 7/17/2025 5:07:15 PM
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Subject: Callout
Page Label: 2
Author: Joseph Sandstrom
Date: 7/17/2025 5:08:14 PM
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Street signs needed for internal roadway and verify if signs needed for intersection of north/south road with Hwy 94.

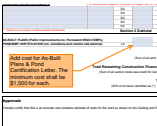



Subject: Text Box
Page Label: 2
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Update road material and quantities as needed per comments in CDs.

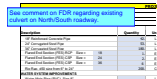



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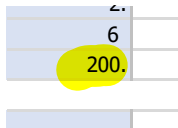
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Page Label: 3
Author: EPC Stormwater- Zachary
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Add cost for As-Built Plans & Pond Certification Letter. The minimum cost shall be \$1,500 for each.

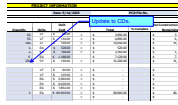



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See comment on FDR regarding existing culvert on North/South roadway.




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Subject: Callout
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Author: Joseph Sandstrom
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Update to CDs.



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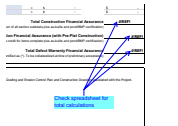
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#REF!



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Check spreadsheet for total calculations