

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
				=	\$		\$
				=	\$		\$
				=	\$		\$
				=	\$		\$
<i>[insert items not listed but part of construction plans]</i>				=	\$		\$
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 = <i>(unit cost = 6x pipe unit cost)</i>		EA		=	\$		\$
Flared End Section (FES) CSP Size = <i>(unit cost = 6x pipe unit cost)</i>		EA		=	\$		\$
				=	\$		\$
<i>[insert items not listed but part of construction plans]</i>				=	\$		\$
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>				=	\$		\$
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)

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

Date: 5/14/2025

PCD File No.

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

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
<i>[insert items not listed but part of construction plans]</i>								
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		=	\$ -		\$	-
<i>[insert items not listed but part of construction plans]</i>								
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

V1_FAE.pdf Markup Summary

1 (6)

Sediment Trap
Silt Fence
Slope Drain
Straw Bale
Straw Wattle/Rock Sock
Surface Roughening
Temporary Erosion Control Blanket
Temporary Seeding and Mulch
Vehicle Tracking Control

Subject: SW - Rectangle
Page Label: 1
Author: EPC Stormwater- Zachary
Date: 7/15/2025 2:43:22 PM
Status:
Color: ■
Layer:
Space:

Straw Sock
Straw Wattle/Rock Sock
Surface Roughening
Temporary Erosion Control Blanket
Temporary Seeding and Mulch
Vehicle Tracking Control

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

00,000; \$175,000 min
han 200,000; \$500,000 min
on Control Blanket
ng (inc. noxious weed mgmnt.) & Mulchir
BMP (provide engineer's estimate)

Subject: SW - Rectangle
Page Label: 1
Author: EPC Stormwater- Zachary
Date: 7/15/2025 2:45:16 PM
Status:
Color: ■
Layer:
Space:

min	SWEL	CY	\$	4.7
60 min		CY	\$	4.7
60 min		CY	\$	4.7
\$500,000 min		CY	\$	2.7
min		CY	\$	4.7
at weed mgmt. & Mulching	2.23	AC	\$	3,462.0
at weed mgmt.	1	SA	\$	30,000.0

Subject: SW - Textbox with Arrow
Page Label: 1
Author: EPC Stormwater- Zachary
Date: 7/16/2025 7:31:52 AM
Status:
Color: ■
Layer:
Space: Include estimate in DR

SF2521

Subject: SW - Textbox
Page Label: 1
Author: EPC Stormwater- Zachary
Date: 7/16/2025 7:32:58 AM
Status:
Color: ■
Layer:
Space: SF2521

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

Subject: Text Box
Page Label: 1
Author: Joseph Sandstrom
Date: 7/17/2025 5:17:44 PM
Status:
Color: ■
Layer:
Space: Add drainage channel lining material if it hasn't already been included (comment on page 2 of CDs.)



Subject: Highlight
Page Label: 2
Author: Joseph Sandstrom
Date: 7/17/2025 5:07:15 PM
Status:
Color: 
Layer:
Space:



Subject: Callout
Page Label: 2
Author: Joseph Sandstrom
Date: 7/17/2025 5:08:14 PM
Status:
Color: 
Layer:
Space:

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
Author: Joseph Sandstrom
Date: 7/17/2025 5:08:33 PM
Status:
Color: 
Layer:
Space:

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



Subject: SW - Rectangle
Page Label: 3
Author: EPC Stormwater- Zachary
Date: 7/15/2025 12:33:52 PM
Status:
Color: 
Layer:
Space:



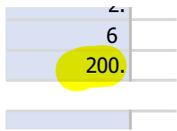
Subject: SW - Textbox with Arrow
Page Label: 3
Author: EPC Stormwater- Zachary
Date: 7/15/2025 12:34:10 PM
Status:
Color: 
Layer:
Space:

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



Subject: Text Box
Page Label: 3
Author: Joseph Sandstrom
Date: 7/17/2025 5:09:47 PM
Status:
Color: 
Layer:
Space:

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



Subject: Highlight
 Page Label: 3
 Author: Joseph Sandstrom
 Date: 7/17/2025 5:10:18 PM
 Status:
 Color: ■
 Layer:
 Space:



Subject: Callout
 Page Label: 3
 Author: Joseph Sandstrom
 Date: 7/17/2025 5:10:30 PM
 Status:
 Color: ■
 Layer:
 Space:

Update to CDs.



Subject: Highlight
 Page Label: 3
 Author: CDurham
 Date: 7/17/2025 5:26:14 PM
 Status:
 Color: ■
 Layer:
 Space:

#REF!



Subject: Highlight
 Page Label: 3
 Author: CDurham
 Date: 7/17/2025 5:26:15 PM
 Status:
 Color: ■
 Layer:
 Space:

#REF!



Subject: Highlight
 Page Label: 3
 Author: CDurham
 Date: 7/17/2025 5:26:17 PM
 Status:
 Color: ■
 Layer:
 Space:

#REF!



Subject: Callout
 Page Label: 3
 Author: CDurham
 Date: 7/17/2025 5:26:41 PM
 Status:
 Color: ■
 Layer:
 Space:

Check spreadsheet for total calculations