

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

Updated: 4/18/2019

PROJECT INFORMATION		
	7/2/2020	100.046
Project Name: Carriage Meadows South at Lorson Ranch Filing No. 2 - Final Plat	Date : June 18, 2019	PCD File No. SF 20-011

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	\$ 8.00	= \$ -		\$ -
1,000-5,000; \$8,000 min		CY	\$ 6.00	= \$ -		\$ -
5,001-20,000; \$30,000 min	8,000	CY	\$ 5.00	= \$ 40,000.00	80.00%	\$ 8,000.00
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.)	2	AC	\$ 800.00	= \$ 1,600.00		\$ 1,600.00
* Mulching	2	AC	\$ 750.00	= \$ 1,500.00		\$ 1,500.00
* Permanent Erosion Control Blanket		SY	\$ 6.00	= \$ -		\$ -
* Permanent Pond/BMP Construction		CY	\$ 20.00	= \$ -		\$ -
* Permanent Pond/BMP (Spillway)		EA		= \$ -		\$ -
* Permanent Pond/BMP (Outlet Structure)		EA		= \$ -		\$ -
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	650	LF	\$ 2.50	= \$ 1,625.00		\$ 1,625.00
Temporary Seeding	1	AC	\$ 628.00	= \$ 628.00		\$ 628.00
Temporary Mulch	1	AC	\$ 750.00	= \$ 750.00		\$ 750.00
Erosion Bales	30	EA	\$ 25.00	= \$ 750.00		\$ 750.00
Erosion Logs/Straw Waddle	20	LF	\$ 5.00	= \$ 100.00		\$ 100.00
Rock Check Dams		EA	\$ 500.00	= \$ -		\$ -
Inlet Protection	3	EA	\$ 167.00	= \$ 501.00		\$ 501.00
Sediment Basin	3	EA	\$ 1,762.00	= \$ 5,286.00		\$ 5,286.00
Concrete Washout Basin	1	EA	\$ 900.00	= \$ 900.00		\$ 900.00
[insert items not listed but part of construction plans]				= \$ -		\$ -
				= \$ -		\$ -
<b>MAINTENANCE (35% of Construction BMPs)</b>				=	\$ 4,518.50	\$ 4,518.50
<b>Section 1 Subtotal</b>				=	<b>\$ 60,528.50</b>	<b>\$ 28,528.50</b>

<b>SECTION 2 - PUBLIC IMPROVEMENTS *</b>						
<b>ROADWAY IMPROVEMENTS</b>						
Construction Traffic Control	1	LS	\$ 800.00	= \$ 800.00		\$ 800.00
Aggregate Base Course (135 lbs/cf)		Tons	\$ 28.00	= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)	235	CY	\$ 50.00	= \$ 11,750.00		\$ 11,750.00
Asphalt Pavement (3" thick)		SY	\$ 14.00	= \$ -		\$ -
Asphalt Pavement (4" thick)	1,200	SY	\$ 19.00	= \$ 22,800.00		\$ 22,800.00
Asphalt Pavement (6" thick)		SY	\$ 29.00	= \$ -		\$ -
Asphalt Pavement (147 lbs/cf) ___" thick		Tons	\$ 88.00	= \$ -		\$ -
Raised Median, Paved		SF	\$ 8.00	= \$ -		\$ -
Regulatory Sign/Advisory Sign	10	EA	\$ 300.00	= \$ 3,000.00		\$ 3,000.00
Guide/Street Name Sign	13	EA	\$ 200.00	= \$ 2,600.00		\$ 2,600.00
Epoxy Pavement Marking	210	SF	\$ 13.00	= \$ 2,730.00		\$ 2,730.00
Thermoplastic Pavement Marking	100	SF	\$ 23.00	= \$ 2,300.00		\$ 2,300.00
Barricade - Type 3		EA	\$ 200.00	= \$ -		\$ -
Delineator - Type I		EA	\$ 24.00	= \$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	720	LF	\$ 30.00	= \$ 21,600.00		\$ 21,600.00
Curb and Gutter, Type B (Median)		LF	\$ 30.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 30.00	= \$ -		\$ -
4" Sidewalk (common areas only)	400	SY	\$ 48.00	= \$ 19,200.00		\$ 19,200.00
5" Sidewalk		SY	\$ 60.00	= \$ -		\$ -
6" Sidewalk		SY	\$ 72.00	= \$ -		\$ -
8" Sidewalk	40	SY	\$ 96.00	= \$ 3,840.00		\$ 3,840.00
Pedestrian Ramp	30	EA	\$ 1,150.00	= \$ 34,500.00		\$ 34,500.00
Cross Pan, local (8" thick, 6' wide to include return)	60	LF	\$ 61.00	= \$ 3,660.00		\$ 3,660.00
Cross Pan, collector (9" thick, 8' wide to include return)	83	LF	\$ 92.00	= \$ 7,636.00		\$ 7,636.00
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	= \$ -		\$ -

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						% Complete	Remaining
Traffic Signal, complete intersection		EA	\$ 425,000	=	\$ -		\$ -
				=	\$ -		\$ -
<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	\$ 65.00	=	\$ -		\$ -
24" Reinforced Concrete Pipe	300	LF	\$ 78.00	=	\$ 23,400.00		\$ 23,400.00
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 = (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	\$ 5,542.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	1	EA	\$ 7,188.00	=	\$ 7,188.00		\$ 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'	1	EA	\$ 7,861.00	=	\$ 7,861.00		\$ 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"		Tons	\$ 80.00	=	\$ -		\$ -
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				=	\$ -		\$ -

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						% Complete	Remaining	
[insert items not listed but part of construction plans]				=	\$ -		\$ -	
				=	\$ -		\$ -	
Section 2 Subtotal					=	\$ 174,865.00		\$ 174,865.00

**SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)\*\***

ROADWAY IMPROVEMENTS							
Aggregate Base Course (135 lbs/cf)	238	CY	\$ 50.00		\$ 11,900.00		\$ 11,900.00
Asphalt Pavement (4" thick)	1,150	SY	\$ 19.00		\$ 21,850.00		\$ 21,850.00
Regulatory Sign/Advisory Sign	3	EA	\$ 300.00	=	\$ 900.00		\$ 900.00
Curb and Gutter, Type C (Ramp)	860	LF	\$ 30.00	=	\$ 25,800.00		\$ 25,800.00
Sidewalk - connection to JCC Trail	225	SY	\$ 48.00	=	\$ 10,800.00		\$ 10,800.00
Pedestrian Ramp	3	EA	\$ 1,150.00		\$ 3,450.00		\$ 3,450.00
Curb Chase	4	EA	\$ 1,480.00		\$ 5,920.00		\$ 5,920.00
					\$ -		\$ -
					\$ -		\$ -
					\$ -		\$ -
					\$ -		\$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
12" & 15" PVC Storm Pipe	650	LF	\$ 20.00	=	\$ 13,000.00		\$ 13,000.00
Grated Inlet (Nyoplast), Depth < 5'	4	EA	\$ 800.00	=	\$ 3,200.00		\$ 3,200.00
Grated Inlet (Type C), Depth < 5'	3	EA	\$ 4,640.00	=	\$ 13,920.00		\$ 13,920.00
					\$ -		\$ -
					\$ -		\$ -
					\$ -		\$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	1,500	LF	\$ -	=	\$ -		\$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ -	=	\$ -		\$ -
Gate Valves, 8"	15	EA	\$ -	=	\$ -		\$ -
Fire Hydrant Assembly, w/ all valves	5	EA	\$ -	=	\$ -		\$ -
Water Service Line Installation, inc. tap and valves	50	EA	\$ -	=	\$ -		\$ -
Fire Cistern Installation, complete		EA	\$ -	=	\$ -		\$ -
					\$ -		\$ -
					\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	1,230	LF	\$ -	=	\$ -		\$ -
Sanitary Sewer Manhole, Depth < 15 feet	11	EA	\$ -	=	\$ -		\$ -
Sanitary Service Line Installation, complete	49	EA	\$ -	=	\$ -		\$ -
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)							
Landscaping fencing	140	LF	\$ 45.00	=	\$ 6,300.00		\$ 6,300.00
plants	1	EA	\$ 16,000.00	=	\$ 16,000.00		\$ 16,000.00

this is very low for the amount of required landscape. do you have a cost estimate from the landscape architect or contractor that supports this number? if you do provide it and the number can remain as is.

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					% Complete	Remaining
Turf	8,700	SF	\$ 0.55	= \$ 4,785.00		\$ 4,785.00
sound wall	112	LF	\$ 180.00	= \$ 20,160.00		\$ 20,160.00
		EA		= \$ -		\$ -
** - Section 3 is not subject to defect warranty requirements						
<b>Section 3 Subtotal</b>				<b>= \$ 157,985.00</b>		<b>\$ 157,985.00</b>
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS		= \$ -		\$ -
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		= \$ -		\$ -
<b>Total Construction Financial Assurance</b>					<b>\$ 393,378.50</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>\$ 361,378.50</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>\$ 43,593.00</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.

Engineer (P.E. Seal Required) \_\_\_\_\_

Approved by Owner / Applicant \_\_\_\_\_ Date 7/2/20