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El Paso County, CO

222005656

SF.20.015

SUBDIVISION IMPROVEMENTS AGREEMENT
STERLING RANCH FILING NO. 2

THIS AGREEMENT, made between **SR LAND, LLC and RHETORIC, LLC** (the "Subdivider") **STERLING RANCH METROPOLITAN DISTRICT NO. 1** (the "District"), and **EL PASO COUNTY**, by and through the Board of County Commissioners of El Paso County, Colorado (the "County"), shall become effective the date of approval of the Final Plat by the Board of County Commissioners.

WITNESSETH:

WHEREAS, the Subdivider, as a condition of approval of the final plat of Sterling Ranch Filing No. 2 Subdivision ("Filing No. 2") and the District wish to enter into a Subdivision Improvements Agreement, as provided for by Section 30-28-137 (C.R.S.), Chapter 5 of the El Paso County Engineering Criteria Manual and Chapter 8 of the El Paso County Land Development Code incorporated herein; and

WHEREAS, pursuant to the same authority, the Subdivider is obligated to provide security or collateral sufficient in the judgment of the Board of County Commissioners to make reasonable provision for completion of certain public improvements set forth on Exhibit A attached hereto and incorporated herein; and

WHEREAS, the Subdivider wishes to provide collateral to guarantee performance of this Agreement, including construction of the above-referenced improvements, by means of a letter of credit; and

WHEREAS, Filing No. 2 is located within Sterling Ranch, a 1,443-acre master planned community; and

WHEREAS, the parties hereto desire to set forth their understanding and agreement with regard to the construction and installation of the improvements set forth on Exhibit A attached hereto.

NOW, THEREFORE, in consideration of the following mutual covenants and agreements, the Subdivider, the District and the County agree as follows:

1. **Responsibility to Construct:** The Subdivider and District agree to construct and install, at their sole expense, all of those improvements as set forth on Exhibit A attached hereto. Such obligation shall be joint and several unless otherwise set forth herein. To secure and guarantee performance of the Subdivider's and the District's obligations as set forth herein, the Subdivider agrees to provide collateral to remain in effect at all times until the improvements are completed and accepted in accordance with Chapter 5 of the ECM. Security and collateral shall be posted in the form of a check in the amount of \$5,358,180.64.
2. **Renewal of Collateral:** Subdivider is responsible for providing any renewals of collateral to ensure that there is never a lapse in security coverage. Subdivider shall procure

renewal/extension/replacement collateral at least fifteen (15) days prior to the expiration of the original or renewal/extension/replacement collateral then in effect. Failure to procure renewal/extension/replacement collateral within this time limit shall be a default under this Agreement and shall allow the County to execute on the collateral. In addition, if Subdivider allows collateral to lapse at any time, no lots in the subdivision may be sold, conveyed or transferred, whether by Deed or Contract, after the expiration date of such collateral until the improvements identified on Exhibit A have been completed and final acceptance is received from the County. If replacement collateral is used for renewal, approval by the Board of County Commissioners is required.

3. **Construction of Improvements or Collateral:** No lots in the subdivision shall be sold, conveyed or transferred, whether by Deed or by Contract, nor shall building permits be issued, until and unless the required improvements for the subdivision have been constructed and completed in accordance with the approved construction plans and preliminary acceptance is received from the County. In the alternative, lots within the subdivision may be sold, conveyed or transferred and/or have building permits issued upon receipt of collateral acceptable to the County, pursuant to this Agreement, which is sufficient to guarantee construction of the improvements in the attached Exhibit A.
4. **Roads:** The roads set forth in this final plat will be designed, constructed and dedicated to the County pursuant to the terms and conditions contained herein.
5. **Design Standards:** The Subdivider and District agree that all of the public improvements to be completed as identified in Exhibit A shall be constructed in compliance with the following:
 - a. All laws, resolutions and regulations of the United States, State of Colorado, El Paso County and its various agencies, affected special districts and/or servicing authorities.
 - b. Such other designs, drawings, maps, specifications, sketches and other matter submitted to and approved by any of the above-stated governmental entities.
6. **Timing of Construction and Acceptance:**
 - a. **General.** All improvements shall be completed by the Subdivider, meeting all applicable standards for preliminary acceptance, within 24 (twenty-four) months from the date of notice to proceed in the Construction Permit for the Subdivision. If the Subdivider determines that the completion date needs to be extended, the Subdivider shall submit a written request for a change in the completion date to the ECM Administrator at least 90 days in advance of the completion date. The request shall include the reasons for the requested change in completion date, the proposed new completion date, and prove collateral is in place to cover the extension time requested. The completion date for the Subdivision may be extended one time, for a period no longer than 6 months at the discretion of the ECM Administrator. Any additional request for extension

of the completion date will be scheduled for hearing by the Board of County Commissioners. The ECM Administrator or the Board of County Commissioners may require an adjustment in the amount of collateral to take into account any increase in cost due to the delay including inflation.

- b. **Road Improvements.** As more particularly described in the Subdivision Improvements Agreement for Sterling Ranch Filing No. 1, the parties agree that the addition of two lanes to the existing two-lane cross section of Vollmer Road shall be completed no later than May 30, 2021, three years from the date of recording of Filing No. 1. In the event that any portions of the four lane cross section of Vollmer Road are not completed within the three year period, collateral sufficient in the opinion of the County to assure completion of the improvements must be posted by the Subdivider and a deadline by which such road improvements shall be completed shall be established by written agreement.
7. **Construction Criteria:** The Subdivider and District agree, and the parties acknowledge that the construction of the improvements identified and guaranteed through this Subdivision Improvements Agreement shall follow the inspection and acceptance process that is identified in Chapter 5 of the County's Engineering Criteria Manual. This is to include among other things, a Preliminary Acceptance process, posting of appropriate Warranty collateral at that time, and a 2-year warranty period prior to final acceptance. Where any inconsistency exists between Chapter 5 of the Engineering Criteria Manual and the Land Development Code with respect to these inspections, collateral and acceptance processes, the Engineering Criteria Manual is the controlling document.
8. **Plat Restriction Remedy:** It is mutually agreed pursuant to the provisions of Section 30-28-137(3) C.R.S. that the County or any purchaser of any lot, lots, tract or tracts of land subject to a plat restriction which is the security portion of a Subdivision Improvements Agreement shall have the authority to bring an action in any District Court to compel the enforcement of any Subdivision Improvements Agreement on the sale, conveyance, or transfer of any such lot, lots, tract or tracts of land or of any other provision of Article 28 of Title 30, Colorado Revised Statutes. Such authority shall include the right to compel rescission of any sale, conveyance, or transfer of any lot, lots, tract or tracts of land contrary to the provisions of any such restrictions set forth on the plat or in any separate recorded instrument, but any such action shall be commenced prior to the issuance of a building permit by the County where so required or other otherwise prior to commencement of construction on any such lot, lots, tract or tracts of land.
9. **Releases:** It is further mutually agreed that, pursuant to the provisions of Section 30-28-137 (2) C.R.S., and Chapter 5 of the County's Engineering Criteria Manual, as improvements are completed, the Subdivider may apply to the Board of County Commissioners for a release of part or all of the collateral deposited with said Board. Upon inspection and approval, the Board shall release said collateral. The County agrees to respond to an inspection request in a reasonable time upon receipt of the request. If the Board determines that any of such improvements are not constructed in substantial

compliance with specifications it shall furnish the Subdivider a list of specific deficiencies and shall be entitled to withhold collateral sufficient to ensure such substantial compliance.

If the Board of County Commissioners determines that the Subdivider or District will not construct any or all of the improvements in accordance with all of the specifications, the Board of County Commissioners may withdraw and employ from the deposit of collateral such funds as may be necessary to construct the improvements in accordance with the specifications.

10. **Title Insurance:** The Subdivider agrees to provide the County with a title insurance commitment at time of final platting evidencing that fee simple title of all lands in the subdivision is vested with the Subdivider.
11. **Plat Approval:** The County agrees to approval of the final plat of the Filing No. 2 Subdivision subject to the terms and conditions of this Agreement.
12. **Amendment:** Parties hereto mutually agree that this Agreement may be amended from time to time provided that such amendment be in writing and signed by all parties hereto.
13. **Effective Date:** This Agreement shall take effect on the date of approval of the Final Plat by the Board of County Commissioners.
14. **Traffic Impact Fees:** The Subdivider agrees for itself and its successors and assigns that Subdivider and/or its said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program at or prior to the time of building permit application. This fee obligation, if not paid in full at final plat recording, shall be documented on plat notes and all sales documents to ensure that a title search would reveal such fee. The Subdivider, through a separate process, intends to include Filing No. 2 into the El Paso County Public Improvement District No. 2.

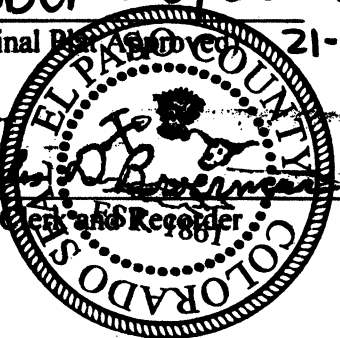
IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year below written.

**BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO**

October 26, 2021
(Date Final Resolution Approved) 21-402B

By: *Stan Vanderkley*
Chairman

ATTEST:
Chad J. Roseman
County Clerk and Recorder



**STERLING RANCH METROPOLITAN
DISTRICT NO. 1**

By: *James F. Morley*
Name: James F. Morley
Title: President

Xiri L. Seager
County Attorney's Office

SR LAND, LLC

By: *James F. Morley*
Name: James F. Morley
Title: Manager

RHETORIC, LLC

By: *Charles R. Collins*
Name: Charles R. Collins
Title: Manager

EXHIBIT A
Subdivision Improvement Agreement
Sterling Ranch Filing No. 2

2021 Financial Assurance Estimate Form
(with pre-plot construction)

PROJECT INFORMATION		
Starting Ranch F2 with efferts storm	12/22/2021	SF-2015
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plot Construction)	
					% 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		CY	\$ 6 00	-		\$ -
5,001-20,000: \$30,000 min		CY	\$ 5 00	-		\$ -
20,001-50,000: \$100,000 min	48,923	CY	\$ 3 50	171,236.50	80.00%	\$ 34,246.10
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 mgmt.)	27	AC	\$ 828 00	22,356.00		\$ 22,356.00
* Mulching	27	AC	\$ 777 00	20,979.00		\$ 20,979.00
* Permanent Erosion Control Blanket	14,100	SY	\$ 6 00	84,600.00		\$ 84,600.00
* Permanent Pond/BMP Construction	3,500	CY	\$ 21.00	73,500.00	60.00%	\$ 29,400.00
* Permanent Pond/BMP (Spillway)	2	EA	\$ 10,000.00	20,000.00		\$ 20,000.00
* Permanent Pond/BMP (Outlet Structure)	2	EA	\$ 15,000.00	30,000.00		\$ 30,000.00
Safety Fence		LF	\$ 3 00	-		\$ -
Temporary Erosion Control Blanket	2,860	SY	\$ 3 00	8,578.89		\$ 8,578.89
Vehicle Tracking Control	4	EA	\$ 2,453 00	9,812.00	100.00%	\$ -
Silt Fence	5,001	LF	\$ 2 60	13,002.60	100.00%	\$ -
Temporary Seeding	23	AC	\$ 650 00	14,950.00		\$ 14,950.00
Temporary Mulch	23	AC	\$ 777 00	17,871.00		\$ 17,871.00
Erosion Bales	16	EA	\$ 26 00	416.00		\$ 416.00
Erosion Logs/Straw Waddle		LF	\$ 6 00	-		\$ -
Rock Check Dams	31	EA	\$ 518 00	16,058.00		\$ 16,058.00
Inlet Protection	23	EA	\$ 173 00	3,979.00		\$ 3,979.00
Sediment Basin		EA	\$ 1,824 00	-		\$ -
Concrete Washout Basin	3	EA	\$ 832 00	2,796.00	80.00%	\$ 559.20
<i>(insert items not listed out part of construction plans)</i>						
MAINTENANCE (35% of Construction BMPs)						\$ 30,612.22
Section 1 Subtotal				\$	540,741.21	\$ 334,605.41

SECTION 2 - PUBLIC IMPROVEMENTS *						
ROADWAY IMPROVEMENTS						
Construction Traffic Control	1	LS	\$ 5,000.00	5,000.00		\$ 5,000.00
Aggregate Base Course (135 lbs/cf)		Tons	\$ 29 00	-		\$ -
Aggregate Base Course (135 lbs/cf)	1,851	CY	\$ 52.00	96,252.00		\$ 96,252.00
Asphalt Pavement (3" thick)		SY	\$ 14 50	-		\$ -
Asphalt Pavement (4" thick)		SY	\$ 20 00	-		\$ -
Asphalt Pavement (6" thick)	9,780	SY	\$ 30 00	293,400.00		\$ 293,400.00
Asphalt Pavement (147 lbs/cf) ___" thick		Tons	\$ 81 00	-		\$ -
Raised Median, Paved		SF	\$ 8 30	-		\$ -
Regulatory Sign/Advisory Sign	10	EA	\$ 311 00	3,110.00		\$ 3,110.00
Guide/Street Name Sign	12	EA	\$ 200.00	2,400.00		\$ 2,400.00
Epoxy Pavement Marking		SF	\$ 14 00	-		\$ -
Thermoplastic Pavement Marking		SF	\$ 24 00	-		\$ -
Barricade - Type 3	2	EA	\$ 207.00	414.00		\$ 414.00
Delineator - Type 1		EA	\$ 25 00	-		\$ -
Curb and Gutter, Type A (6" Vertical)	1,646	LF	\$ 31.00	51,026.00	80.00%	\$ 10,205.20
Curb and Gutter, Type B (Median)		LF	\$ 31.00	-		\$ -
Curb and Gutter, Type C (Ramp)	1,539	LF	\$ 31 00	109,709.00	80.00%	\$ 21,941.80
4" Sidewalk (common areas only)		SY	\$ 50 00	-		\$ -
5" Sidewalk	3,190	SY	\$ 62 00	197,780.00		\$ 197,780.00
6" Sidewalk		SY	\$ 75 00	-		\$ -
8" Sidewalk		SY	\$ 99 00	-		\$ -
Pedestrian Ramp	20	EA	\$ 1,190 00	23,800.00		\$ 23,800.00
Cross Pan, local (8" thick, 6' wide to include return)	560	LF	\$ 63 00	35,280.00		\$ 35,280.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 85 00	-		\$ -
Curb Chase		EA	\$ 1,532 00	-		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 51 00	-		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 75 00	-		\$ -
Guardrail End Anchorage		EA	\$ 2,172 00	-		\$ -
Guardrail Impact Attenuator		EA	\$ 3,898 00	-		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 81 00	-		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 83 00	-		\$ -
Electrical Conduit, Size =		LF	\$ 17 00	-		\$ -
Traffic Signal, complete intersection		EA	\$ 439,875	-		\$ -

Exhibit A

PROJECT INFORMATION

Starling Ranch F2 with offsite storm

12/22/2021

SF-2015

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Paid 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	731	LF	\$ 67.00	48,977.00	80.00%	\$ 9,795.40
24" Reinforced Concrete Pipe	464	LF	\$ 81.00	37,584.00	80.00%	\$ 7,516.80
30" Reinforced Concrete Pipe	492	LF	\$ 100.00	49,200.00	80.00%	\$ 9,840.00
36" Reinforced Concrete Pipe	588	LF	\$ 124.00	72,912.00	80.00%	\$ 14,582.40
42" Reinforced Concrete Pipe	1,259	LF	\$ 166.00	208,994.00	30.00%	\$ 146,295.80
48" Reinforced Concrete Pipe	1,365	LF	\$ 202.00	275,730.00	70.00%	\$ 82,719.00
54" Reinforced Concrete Pipe	2,529	LF	\$ 254.00	642,366.00		\$ 642,366.00
60" Reinforced Concrete Pipe		LF	\$ 298.00			\$ -
66" Reinforced Concrete Pipe	1,589	LF	\$ 344.00	546,616.00	30.00%	\$ 382,631.20
72" Reinforced Concrete Pipe	203	LF	\$ 393.00	79,779.00	40.00%	\$ 47,867.40
84" Reinforced Concrete Pipe	334	LF	\$ 520.00	173,680.00	5.00%	\$ 164,996.00
24" Corrugated Steel Pipe		LF	\$ 99.00			\$ -
30" Corrugated Steel Pipe		LF	\$ 126.00			\$ -
36" Corrugated Steel Pipe		LF	\$ 152.00			\$ -
42" Corrugated Steel Pipe		LF	\$ 174.00			\$ -
48" Corrugated Steel Pipe		LF	\$ 184.00			\$ -
54" Corrugated Steel Pipe		LF	\$ 269.00			\$ -
60" Corrugated Steel Pipe		LF	\$ 290.00			\$ -
66" Corrugated Steel Pipe		LF	\$ 352.00			\$ -
72" Corrugated Steel Pipe		LF	\$ 414.00			\$ -
78" Corrugated Steel Pipe		LF	\$ 478.00			\$ -
84" Corrugated Steel Pipe		LF	\$ 569.00			\$ -
Flared End Section (FES) RCP Size = 24 <small>(unit cost = \$4 pipe unit cost)</small>	1	EA	\$ 450.00	450.00		\$ 450.00
Flared End Section (FES) CSP Size = 30 <small>(unit cost = \$4 pipe unit cost)</small>	1	EA	\$ 510.00	510.00		\$ 510.00
Flared End Section (FES) RCP Size = 36 <small>(unit cost = \$4 pipe unit cost)</small>	3	EA	\$ 600.00	1,800.00		\$ 1,800.00
Flared End Section (FES) RCP Size = 42 <small>(unit cost = \$4 pipe unit cost)</small>	2	EA	\$ 960.00	1,920.00		\$ 1,920.00
Temp. (FES) RCP Size = 54 <small>(unit cost = \$4 pipe unit cost)</small>	2	EA	\$ 1,300.00	2,600.00		\$ 2,600.00
Temp. (FES) RCP Size = <small>(unit cost = \$4 pipe unit cost)</small>		EA				\$ -
End Treatment- Headwall	2	EA	\$ 10,000.00	20,000.00		\$ 20,000.00
End Treatment- Wingwall	2	EA	\$ 18,000.00	36,000.00		\$ 36,000.00
End Treatment - Cutoff Wall	3	EA	\$ 1,000.00	3,000.00		\$ 3,000.00
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 5,736.00			\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,440.00			\$ -
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 8,637.00			\$ -
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 7,894.00			\$ -
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'	10	EA	\$ 8,136.00	81,360.00	60.00%	\$ 32,544.00
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 10,185.00			\$ -
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 10,265.00			\$ -
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'	6	EA	\$ 11,005.00	66,030.00	60.00%	\$ 26,412.00
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 12,034.00			\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 10,940.00			\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 12,075.00			\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,802.00			\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,932.00			\$ -
Storm Sewer Manhole, Box Base	22	EA	\$ 12,034.00	264,748.00	80.00%	\$ 52,949.60
Storm Sewer Manhole, Slab Base	4	EA	\$ 6,618.00	26,476.00	80.00%	\$ 5,295.20
Geotextile (Erosion Control)		SY	\$ 6.20			\$ -
Rip Rap, #50 size from 6" to 24"	1,965	Tons	\$ 83.00	163,095.00		\$ 163,095.00
Rip Rap, Grouted	197	Tons	\$ 98.00	19,306.00		\$ 19,306.00
Drainage Channel Construction, Size (W x H)		LF				\$ -
Drainage Channel Lining, Concrete		CY	\$ 590.00			\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 116.00			\$ -
Drainage Channel Lining, Grass		AC	\$ 1,520.00			\$ -
Drainage Channel Lining, Other Stabilization						\$ -
<i>[insert items not listed but part of construction plans]</i>						
* Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED).						
Section 2 Subtotal				= \$ 3,641,304.00		\$ 2,564,074.80

PROJECT INFORMATION		
Starling Ranch F2 with offsite storm	12/22/2021	SF-2015
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost			(with Pre-Plan Construction)	
				Total	%	% Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**							
ROADWAY IMPROVEMENTS							
Retaining Wall Tract F	300	SF	\$ 40.00	=	\$ 12,000.00		\$ 12,000.00
Noise Wall along Volmer	1,700	LF	\$ 65.00	=	\$ 110,500.00	30.00%	\$ 77,350.00
				-	\$ -		\$ -
				-	\$ -		\$ -
				-	\$ -		\$ -
				-	\$ -		\$ -
				-	\$ -		\$ -
				-	\$ -		\$ -
STORM DRAIN IMPROVEMENTS							
					-		\$ -
					-		\$ -
					-		\$ -
					-		\$ -
					-		\$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC) Size 8"	3,207	LF	\$ 66.00	=	\$ 211,662.00	100.00%	\$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 78.00	=	-		\$ -
Gate Valves, 8"	28	EA	\$ 1,923.00	=	\$ 53,844.00	100.00%	\$ -
Fire Hydrant Assembly w/ all valves	7	EA	\$ 6,828.00	=	\$ 47,796.00	100.00%	\$ -
Water Service Line Installation, inc. tap and valves	49	EA	\$ 1,370.00	=	\$ 67,130.00	100.00%	\$ -
Fire Cistern Installation, complete		EA		=	-		\$ -
				-	\$ -		\$ -
<i>(insert items not listed but part of construction plans)</i>				-	\$ -		\$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC) Size 8"	2,918	LF	\$ 66.00	=	\$ 192,588.00	100.00%	\$ -
Sanitary Sewer Manhole, Depth < 15 feet	9	EA	\$ 4,540.00	=	\$ 40,860.00	100.00%	\$ -
Sanitary Service Line Installation, complete	49	EA	\$ 1,451.00	=	\$ 71,099.00	100.00%	\$ -
Sanitary Sewer Lift Station, complete		EA		=	-		\$ -
Sewer Main Underdrains	2,918	LF	\$ 25.00	=	\$ 72,950.00	100.00%	\$ -
				-	\$ -		\$ -
<i>(insert items not listed but part of construction plans)</i>				-	\$ -		\$ -
LANDSCAPING IMPROVEMENTS							
					-		\$ -
LS Tracts & Buffers	27,000	SF	\$ 3.75	=	\$ 101,250.00		\$ 101,250.00
		EA		=	-		\$ -
		EA		=	-		\$ -
		EA		=	-		\$ -
		EA		=	-		\$ -
Section 3 Subtotal				=	\$ 981,679.00		\$ 190,600.00

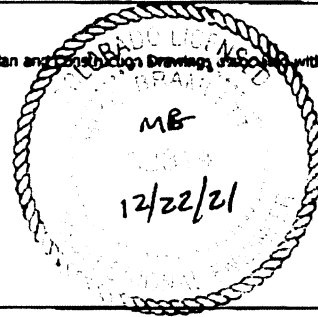
PROJECT INFORMATION

Starling Ranch F2 with offsite storm	12/22/2021	SF-2015
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs)		LS	\$ 10,000.00	\$ 10,000.00	\$	10,000.00
POND/BMP CERTIFICATION (Inc. elevations and volume calculations)		LS	\$ 15,000.00	\$ 15,000.00	\$	15,000.00
Total Construction Financial Assurance					\$	5,188,724.21
<small>(Sum of all section subtotals plus as-builts and pond/BMP certification)</small>						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)					\$	3,114,280.21
<small>(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)</small>						
Total Defect Warranty Financial Assurance					\$	812,793.90
<small>(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)</small>						

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.



Michael B. Bennett

Engineer (P.E. Seal Required)

James W. [Signature]

Approved by Owner / Applicant

Date

Approved by El Paso County Engineer / ECM Administrator

Date

2021 Financial Assurance Estimate Form
(with pre-plate construction)

PROJECT INFORMATION		
Starting Ranch Rd - Markshoffal to Dines	12/22/2021	CDR-20-005
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plate Construction)	
					% 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		CY	\$ 6.00	-	\$ -	\$ -
5,001-20,000; \$30,000 min	18,000	CY	\$ 5.00	90,000.00	80.00%	\$ 18,000.00
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 mgmt)	1	AC	\$ 828.00	828.00		\$ 828.00
* Mulching	1	AC	\$ 777.00	777.00		\$ 777.00
* Permanent Erosion Control Blanket		SY	\$ 6.00	-	\$ -	\$ -
* Permanent Pond/BMP Construction		CY	\$ 21.00	-	\$ -	\$ -
* Permanent Pond/BMP (provide engineer's estimate)		EA	-	-	\$ -	\$ -
Safety Fence		LF	\$ 3.00	-	\$ -	\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	-	\$ -	\$ -
Vehicle Tracking Control	1	EA	\$ 2,453.00	2,453.00	100.00%	\$ -
Silt Fence	4,320	LF	\$ 2.60	11,232.00	100.00%	\$ -
Temporary Seeding	4	AC	\$ 650.00	2,600.00		\$ 2,600.00
Temporary Mulch	4	AC	\$ 777.00	3,108.00		\$ 3,108.00
Erosion Bales	90	EA	\$ 26.00	2,340.00		\$ 2,340.00
Erosion Logs/Straw Waddle		LF	\$ 5.00	-	\$ -	\$ -
Rock Check Dams		EA	\$ 518.00	-	\$ -	\$ -
Inlet Protection	2	EA	\$ 173.00	346.00		\$ 346.00
Sediment Basin		EA	\$ 1,824.00	-	\$ -	\$ -
Concrete Washout Basin	1	EA	\$ 932.00	932.00	80.00%	\$ 186.40
Temp Sediment Basin	1	EA	\$ 8,000.00	8,000.00		\$ 8,000.00
<i>[insert items not listed but part of construction plans]</i>						
MAINTENANCE (35% of Construction BMPs)				-	\$ 10,853.85	\$ 10,853.85
Section 1 Subtotal				=	\$ 133,469.85	\$ 47,039.25

SECTION 2 - PUBLIC IMPROVEMENTS *						
ROADWAY IMPROVEMENTS						
Construction Traffic Control	1	LS	\$ 8,000.00	8,000.00		\$ 8,000.00
Aggregate Base Course (135 lbs/cf)	2,490	Tons	\$ 29.00	72,210.00		\$ 72,210.00
Aggregate Base Course (135 lbs/cf)		CY	\$ 52.00	-	\$ -	\$ -
Asphalt Pavement (3" thick)		SY	\$ 14.50	-	\$ -	\$ -
Asphalt Pavement (4" thick)		SY	\$ 20.00	-	\$ -	\$ -
Asphalt Pavement (6" thick)	12,322	SY	\$ 30.00	369,660.00		\$ 369,660.00
Asphalt Pavement (147 lbs/cf) --" thick		Tons	\$ 91.00	-	\$ -	\$ -
Raised Median, Paved	2,200	SF	\$ 8.30	18,260.00		\$ 18,260.00
Regulatory Sign/Advisory Sign	8	EA	\$ 311.00	2,488.00		\$ 2,488.00
Guide/Street Name Sign	2	EA	\$ 200.00	400.00		\$ 400.00
Epoxy Pavement Marking		SF	\$ 14.00	-	\$ -	\$ -
Thermoplastic Pavement Marking		SF	\$ 24.00	-	\$ -	\$ -
Barricade - Type 3	3	EA	\$ 207.00	621.00		\$ 621.00
Delinicator - Type 1		EA	\$ 25.00	-	\$ -	\$ -
Curb and Gutter, Type A (6" Vertical)	4,703	LF	\$ 31.00	145,793.00	80.00%	\$ 29,158.60
Curb and Gutter, Type B (Median)	1,154	LF	\$ 31.00	35,774.00	80.00%	\$ 7,154.80
Curb and Gutter, Type C (Ramp)		LF	\$ 31.00	-	\$ -	\$ -
4" Sidewalk (common areas only)		SY	\$ 50.00	-	\$ -	\$ -
5" Sidewalk		SY	\$ 62.00	-	\$ -	\$ -
6" Sidewalk	3,210	SY	\$ 75.00	240,750.00		\$ 240,750.00
8" Sidewalk		SY	\$ 99.00	-	\$ -	\$ -
Pedestrian Ramp	8	EA	\$ 1,190.00	9,520.00		\$ 9,520.00
Cross Pan, local (6" thick, 6' wide to include return)	360	LF	\$ 63.00	22,680.00		\$ 22,680.00
Cross Pan, collector (9" thick, 6' wide to include return)	124	LF	\$ 95.00	11,780.00		\$ 11,780.00
Curb Chase		EA	\$ 1,832.00	-	\$ -	\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 51.00	-	\$ -	\$ -
Guardrail Type 7 (Concrete)		LF	\$ 75.00	-	\$ -	\$ -
Guardrail End Anchorage		EA	\$ 2,172.00	-	\$ -	\$ -
Guardrail Impact Attenuator		EA	\$ 3,899.00	-	\$ -	\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 81.00	-	\$ -	\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 83.00	-	\$ -	\$ -
Electrical Conduit, Size =		LF	\$ 17.00	-	\$ -	\$ -
Traffic Signal, complete intersection		EA	\$ 439,875	-	\$ -	\$ -

PROJECT INFORMATION

Starting Ranch Rd -Mariksheffel to Dines

12/22/2021

CDR-20-005

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plan 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	\$ 67.00			
24" Reinforced Concrete Pipe		LF	\$ 81.00			
30" Reinforced Concrete Pipe		LF	\$ 100.00			
36" Reinforced Concrete Pipe		LF	\$ 124.00			
42" Reinforced Concrete Pipe		LF	\$ 166.00			
48" Reinforced Concrete Pipe		LF	\$ 202.00			
54" Reinforced Concrete Pipe		LF	\$ 254.00			
60" Reinforced Concrete Pipe		LF	\$ 298.00			
66" Reinforced Concrete Pipe		LF	\$ 344.00			
72" Reinforced Concrete Pipe		LF	\$ 393.00			
18" Corrugated Steel Pipe		LF	\$ 87.00			
24" Corrugated Steel Pipe		LF	\$ 99.00			
30" Corrugated Steel Pipe		LF	\$ 126.00			
36" Corrugated Steel Pipe		LF	\$ 152.00			
42" Corrugated Steel Pipe		LF	\$ 174.00			
48" Corrugated Steel Pipe		LF	\$ 184.00			
54" Corrugated Steel Pipe		LF	\$ 269.00			
60" Corrugated Steel Pipe		LF	\$ 290.00			
66" Corrugated Steel Pipe		LF	\$ 352.00			
72" Corrugated Steel Pipe		LF	\$ 414.00			
78" Corrugated Steel Pipe		LF	\$ 476.00			
84" Corrugated Steel Pipe		LF	\$ 569.00			
Flared End Section (FES) RCP Size =						
<small>(unit cost = \$1 pipe unit cost)</small>		EA				
Flared End Section (FES) CSP Size =						
<small>(unit cost = \$1 pipe unit cost)</small>		EA				
End Treatment- Headwall		EA				
End Treatment- Wingwall		EA				
End Treatment - Cutoff Wall		EA				
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 5,736.00			
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,440.00			
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 8,637.00			
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 7,894.00			
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'		EA	\$ 8,136.00			
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 10,185.00			
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 10,285.00			
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 11,005.00			
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 12,034.00			
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 10,940.00			
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 12,075.00			
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,802.00			
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,932.00			
Storm Sewer Manhole Box Base		EA	\$ 12,034.00			
Storm Sewer Manhole Slab Base		EA	\$ 6,619.00			
Geotextile (Erosion Control)		SY	\$ 6.20			
Rip Rap d50 size from 6" to 24"		Tons	\$ 83.00			
Rip Rap, Grouted		Tons	\$ 98.00			
Drainage Channel Construction, Size (W x H)		LF				
Drainage Channel Lining, Concrete		CY	\$ 590.00			
Drainage Channel Lining, Rip Rap		CY	\$ 116.00			
Drainage Channel Lining Grass		AC	\$ 1,520.00			
Drainage Channel Lining Other Stabilization						
<i>[insert items not listed but part of construction plans]</i>						
<small>Subject to defect warranty financial assurance. A maximum of 20% shall be retained until final acceptance (MAXIMUM OF 60% COMPLETE ALLOWED)</small>						
Section 2 Subtotal				= \$ 937,936.00		\$ 792,682.40

PROJECT INFORMATION

Starling Ranch Rd - Markishauffel to Dines

12/22/2021

CDR-20-005

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plot Construction)	
					% Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**						
<u>ROADWAY IMPROVEMENTS</u>						
				\$		\$
				\$		\$
				\$		\$
				\$		\$
				\$		\$
				\$		\$
				\$		\$
				\$		\$
<u>STORM DRAIN IMPROVEMENTS</u>						
				\$		\$
				\$		\$
				\$		\$
				\$		\$
				\$		\$
				\$		\$
				\$		\$
				\$		\$
<u>WATER SYSTEM IMPROVEMENTS</u>						
Water Main Pipe (PVC), Size 8"		LF	\$ 66.00	\$		\$
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 78.00	\$		\$
Gate Valves, 8"		EA	\$ 1,923.00	\$		\$
Fire Hydrant Assembly, w/ all valves		EA	\$ 6,828.00	\$		\$
Water Service Line Installation, Inc. tap and valves		EA	\$ 1,370.00	\$		\$
Fire Cistern Installation, complete		EA		\$		\$
				\$		\$
				\$		\$
<i>(insert items not listed but part of construction plans)</i>						
<u>SANITARY SEWER IMPROVEMENTS</u>						
Sewer Main Pipe (PVC), Size 8"		LF	\$ 66.00	\$		\$
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 4,540.00	\$		\$
Sanitary Service Line Installation, complete		EA	\$ 1,451.00	\$		\$
Sanitary Sewer LR Station, complete		EA		\$		\$
				\$		\$
<i>(insert items not listed but part of construction plans)</i>						
<u>LANDSCAPING IMPROVEMENTS</u>						
LS Tracts and Buffers	27,000	EA	\$ 3.75	\$ 101,250.00		\$ 101,250.00
				\$		\$
				\$		\$
				\$		\$
				\$		\$
				\$		\$
Section 3 Subtotal						
				\$ 101,250.00		\$ 101,250.00

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

(if subdivision specific condition of approval or PUD)

** Section 3 items subject to 2021 warranty requirements

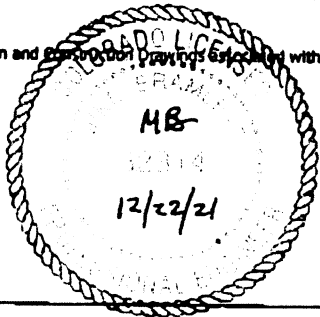
PROJECT INFORMATION

Starling Ranch Rd -Marksheffel to Dines	12/22/2021	CDR-20-005
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	(with Pre-Plat Construction)	
				Total	% Complete Remaining
AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs)		LS	\$ 10,000.00	= \$ 10,000.00	\$ 10,000.00
POND/BMP CERTIFICATION (Inc. elevations and volume calculations)		LS		= \$	\$
				Total Construction Financial Assurance	\$ 1,182,655.85
(Sum of all section subtotals plus as-builts and pond/BMP certification)					
				Total Remaining Construction Financial Assurance (with Pre-Plat Construction)	\$ 950,971.65
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)					
				Total Defect Warranty Financial Assurance	\$ 205,908.20
(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 Erosion Control Drawings enclosed with the Project.



Mick Bentott

 Engineer (P.E. Seal Required)

James M. Vey

 Approved by Owner / Applicant

_____ Date

Approved by El Paso County Engineer / ECM Administrator

_____ Date

2021 Financial Assurance Estimate Form (with pre-plat construction)

County Portion For Grading and Temporary BMPs

PROJECT INFORMATION		
Maricopa Rd - Vollmer to Starling Ranch Rd	12/22/2021	CDR-20-005
Project Name	Date	PCD File No.

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	\$ 8.00	-	\$	
1,000-5,000; \$8,000 min		CY	\$ 6.00	-	\$	
5,001-20,000; \$30,000 min	12,000	CY	\$ 5.00	60,000.00	80.00%	\$ 12,000.00
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 mgmt.)	1	AC	\$ 828.00	828.00		\$ 828.00
* Mulching	1	AC	\$ 777.00	777.00		\$ 777.00
* Permanent Erosion Control Blanket		SY	\$ 6.00	-	\$	
* Permanent Pond/BMP Construction		CY	\$ 21.00	-	\$	
* Permanent Pond/BMP (provide engineer's estimate)		EA	-	-	\$	
		EA	-	-	\$	
Safety Fence		LF	\$ 3.00	-	\$	
Temporary Erosion Control Blanket		SY	\$ 3.00	-	\$	
Vehicle Tracking Control	1	EA	\$ 2,453.00	2,453.00	100.00%	\$
Silt Fence	4,320	LF	\$ 2.60	11,232.00	100.00%	\$
Temporary Seeding	3	AC	\$ 650.00	1,950.00		\$ 1,950.00
Temporary Mulch	3	AC	\$ 777.00	2,331.00		\$ 2,331.00
Erosion Bales	55	EA	\$ 26.00	1,430.00		\$ 1,430.00
Erosion Logs/Straw Waddles		LF	\$ 5.00	-	\$	
Rock Check Dams		EA	\$ 518.00	-	\$	
Inlet Protection	2	EA	\$ 173.00	346.00		\$ 346.00
Sediment Basin		EA	\$ 1,824.00	-	\$	
Concrete Washout Basin	1	EA	\$ 932.00	932.00	80.00%	\$ 186.40
Temp Sediment Basin	1	EA	\$ 8,000.00	8,000.00		\$ 8,000.00
<i>(Insert items not listed but part of construction plans)</i>						
MAINTENANCE (35% of Construction BMPs)				\$	10,035.90	\$ 10,035.90
Section 1 Subtotal				\$	100,314.90	\$ 37,884.30

SECTION 2 - PUBLIC IMPROVEMENTS *

ROADWAY IMPROVEMENTS						
Construction Traffic Control		LS	\$ 8,000.00	-	\$	
Aggregate Base Course (135 lbs/cf)		Tons	\$ 29.00	-	\$	
Aggregate Base Course (135 lbs/cf)		CY	\$ 52.00	-	\$	
Asphalt Pavement (3" thick)		SY	\$ 14.50	-	\$	
Asphalt Pavement (4" thick)		SY	\$ 20.00	-	\$	
Asphalt Pavement (6" thick)		SY	\$ 30.00	-	\$	
Asphalt Pavement (147 lbs/cf) ___" thick		Tons	\$ 91.00	-	\$	
Raised Median, Paved		SF	\$ 8.30	-	\$	
Regulatory Sign/Advisory Sign		EA	\$ 311.00	-	\$	
Guide/Street Name Sign		EA	\$ 200.00	-	\$	
Epoxy Pavement Marking		SF	\$ 14.00	-	\$	
Thermoplastic Pavement Marking		SF	\$ 24.00	-	\$	
Barricade - Type 3		EA	\$ 207.00	-	\$	
Delineator - Type I		EA	\$ 25.00	-	\$	
Curb and Gutter, Type A (6" Vertical)		LF	\$ 31.00	-	\$	
Curb and Gutter, Type B (Median)		LF	\$ 31.00	-	\$	
Curb and Gutter, Type C (Ramp)		LF	\$ 31.00	-	\$	
4" Sidewalk (common areas only)		SY	\$ 50.00	-	\$	
5" Sidewalk		SY	\$ 62.00	-	\$	
6" Sidewalk		SY	\$ 75.00	-	\$	
8" Sidewalk (10ft sidewalk)		SY	\$ 99.00	-	\$	
Pedestrian Ramp		EA	\$ 1,190.00	-	\$	
Cross Pan, local (6" thick, 6' wide to include return)		LF	\$ 83.00	-	\$	
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 95.00	-	\$	
Curb Chase		EA	\$ 1,532.00	-	\$	
Guardrail Type 3 (W-Beam)		LF	\$ 51.00	-	\$	
Guardrail Type 7 (Concrete)		LF	\$ 75.00	-	\$	
Guardrail End Anchorage		EA	\$ 2,172.00	-	\$	
Guardrail Impact Attenuator		EA	\$ 3,899.00	-	\$	
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 81.00	-	\$	
Sound Barrier Fence (panels, 6' high)		LF	\$ 83.00	-	\$	
Electrical Conduit Size =		LF	\$ 17.00	-	\$	
Traffic Signal complete intersection		EA	\$ 439,875	-	\$	

PROJECT INFORMATION

Marksbafel Rd -Volmer to Starling Ranch Rd

12/22/2021

CDR-20-005

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plan 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	\$ 67.00			
24" Reinforced Concrete Pipe		LF	\$ 81.00			
30" Reinforced Concrete Pipe		LF	\$ 100.00			
36" Reinforced Concrete Pipe		LF	\$ 124.00			
42" Reinforced Concrete Pipe		LF	\$ 166.00			
48" Reinforced Concrete Pipe		LF	\$ 202.00			
54" Reinforced Concrete Pipe		LF	\$ 254.00			
60" Reinforced Concrete Pipe		LF	\$ 298.00			
66" Reinforced Concrete Pipe		LF	\$ 344.00			
72" Reinforced Concrete Pipe		LF	\$ 393.00			
18" Corrugated Steel Pipe		LF	\$ 87.00			
24" Corrugated Steel Pipe		LF	\$ 99.00			
30" Corrugated Steel Pipe		LF	\$ 126.00			
36" Corrugated Steel Pipe		LF	\$ 152.00			
42" Corrugated Steel Pipe		LF	\$ 174.00			
48" Corrugated Steel Pipe		LF	\$ 184.00			
54" Corrugated Steel Pipe		LF	\$ 269.00			
60" Corrugated Steel Pipe		LF	\$ 290.00			
66" Corrugated Steel Pipe		LF	\$ 352.00			
72" Corrugated Steel Pipe		LF	\$ 414.00			
78" Corrugated Steel Pipe		LF	\$ 476.00			
84" Corrugated Steel Pipe		LF	\$ 569.00			
Flared End Section (FES) RCP Size =		EA				
<small>(unit cost = \$1,000.00)</small>						
Flared End Section (FES) CSP Size =		EA				
<small>(unit cost = \$1,000.00)</small>						
End Treatment- Headwall		EA				
End Treatment- Wingwall		EA				
End Treatment - Cutoff Wall		EA				
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 5,736.00			
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,440.00			
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 8,637.00			
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 7,894.00			
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'		EA	\$ 8,136.00			
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 10,185.00			
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 10,265.00			
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 11,005.00			
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 12,034.00			
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 10,940.00			
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 12,075.00			
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,802.00			
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,932.00			
Storm Sewer Manhole, Box Base		EA	\$ 12,034.00			
Storm Sewer Manhole, Slab Base		EA	\$ 6,619.00			
Geotextile (Erosion Control)		SY	\$ 6.20			
Rip Rap, #50 size from 6" to 24"		Tons	\$ 83.00			
Rip Rap, Grouted		Tons	\$ 98.00			
Drainage Channel Construction, Size (W x H)		LF				
Drainage Channel Lining, Concrete		CY	\$ 590.00			
Drainage Channel Lining, Rip Rap		CY	\$ 116.00			
Drainage Channel Lining, Grass		AC	\$ 1,520.00			
Drainage Channel Lining, Other Stabilization						
<i>[insert items not listed but part of construction plans]</i>						
<small>Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance. PARTIAL OF WORK COMPLETE</small>						
<small>ALL GWEC</small>						
Section 2 Subtotal				\$		\$

PROJECT INFORMATION

Markeshel Rd - Volmer to Sterling Ranch Rd Date: **12/22/2021** PCD File No. **CDR-20-005**

Project Name: **Markeshel Rd - Volmer to Sterling Ranch Rd** Date: **12/22/2021** PCD File No. **CDR-20-005**

Description	Quantity	Units	Unit Cost	Total	(with Pre-Flat 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.)						
				- \$		\$
				- \$		\$
				- \$		\$
				- \$		\$
				- \$		\$
WATER SYSTEM IMPROVEMENTS						
Water Main Pipe (PVC), Size 8"		LF	\$ 66.00	- \$		\$
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 78.00	- \$		\$
Gate Valves, 8"		EA	\$ 1,923.00	- \$		\$
Fire Hydrant Assembly, w/ all valves		EA	\$ 6,828.00	- \$		\$
Water Service Line Installation, inc. tap and valves		EA	\$ 1,370.00	- \$		\$
Fire Cistern Installation, complete		EA		- \$		\$
				- \$		\$
				- \$		\$
<i>(Insert items not listed but part of construction plans)</i>						
SANITARY SEWER IMPROVEMENTS						
Sewer Main Pipe (PVC), Size 8"		LF	\$ 66.00	- \$		\$
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 4,540.00	- \$		\$
Sanitary Service Line Installation, complete		EA	\$ 1,451.00	- \$		\$
Sanitary Sewer LIR Station, complete		EA		- \$		\$
				- \$		\$
				- \$		\$
<i>(Insert items not listed but part of construction plans)</i>						
LANDSCAPING IMPROVEMENTS <i>(For subdivision specific condition of approval or PUD)</i>						
LS Tracts and Buffers	15,750	EA	\$ 3.75	- \$	59,062.50	\$ 59,062.50
		EA		- \$	-	\$ -
		EA		- \$	-	\$ -
		EA		- \$	-	\$ -
		EA		- \$	-	\$ -
<i>Shaded (3) items subject to deferred warranty requirements.</i>						
Section 3 Subtotal				= \$	59,062.50	\$ 59,062.50

PROJECT INFORMATION		
Markshaffel Rd -Vollmer to Sterling Ranch Rd	12/22/2021	CDR-20-005
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs)		LS	= \$			\$
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	= \$			\$
Total Construction Financial Assurance					\$	159,377.40
<small>(Sum of all section subtotals plus as-builts and pond/BMP certification)</small>						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)					\$	96,946.80
<small>(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)</small>						
Total Defect Warranty Financial Assurance					\$	12,321.00
<small>(20% of all items identified as (*) To be collateralized at time of preliminary acceptance)</small>						

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 Erosion Control Details associated with the Project

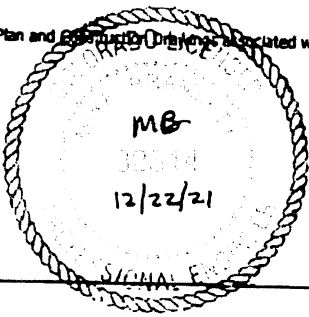
Mike Buehler

Engineer (P.E. Seal Required)

James May

Approved by Owner / Applicant

Approved by El Paso County Engineer / ECM Administrator



Date

Date

2021 Financial Assurance Estimate Form
(with pre-plat construction)

Volunteer Road	PROJECT INFORMATION	
Project Name	12/22/2021	CDR-20-005
	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)					% Complete	Remaining
* 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		CY	\$ 5 00	-		-
20,001-50,000; \$100,000 min	25,220	CY	\$ 3 50	100,000.00	25.00%	75,000.00
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 mgmt.)						
* Mulching	2	AC	\$ 828 00	1,656.00		1,656.00
* Permanent Erosion Control Blanket	2	AC	\$ 777 00	1,554.00		1,554.00
* Permanent Pond/BMP Construction		SY	\$ 6 00	-		-
* Permanent Pond/BMP (provide engineer's estimate)		CY	\$ 21.00	-		-
		EA		-		-
Safety Fence		EA		-		-
Temporary Erosion Control Blanket		LF	\$ 3 00	-		-
Vehicle Tracking Control		SY	\$ 3 00	-		-
Silt Fence	2	EA	\$ 2,453.00	4,906.00		4,906.00
Temporary Seeding	2,633	LF	\$ 2 60	6,845.80		6,845.80
Temporary Mulch	1	AC	\$ 650 00	650.00		650.00
Erosion Bales	12	EA	\$ 777 00	777.00		777.00
Erosion Logs/Straw Waddle		EA	\$ 26 00	312.00		312.00
Rock Check Dams		LF	\$ 5 00	-		-
Inlet Protection	4	EA	\$ 518 00	692.00		692.00
Sediment Basin		EA	\$ 1,824 00	-		-
Concrete Washout Basin	1	EA	\$ 932 00	932.00		932.00
Temp. Sediment Basin	1	EA	\$ 8,000.00	8,000.00		8,000.00
<i>(Insert items not listed but part of construction plans)</i>						
				-		-
				-		-
MAINTENANCE (35% of Construction BMPs)				8,090.18		8,090.18
Section 1 Subtotal				\$ 134,414.98		\$ 109,414.98

SECTION 2 - PUBLIC IMPROVEMENTS *						
ROADWAY IMPROVEMENTS						
Construction Traffic Control	1	LS	\$ 20,000.00	20,000.00		20,000.00
Aggregate Base Course (135 lbs/cf)		Tons	\$ 29 00	-		-
Aggregate Base Course (135 lbs/cf)	3,580	CY	\$ 52 00	186,160.00		186,160.00
Asphalt Pavement (3" thick)		SY	\$ 14 50	-		-
Asphalt Pavement (4" thick)		SY	\$ 20 00	-		-
Asphalt Pavement (6" thick)	16,340	SY	\$ 30 00	490,200.00		490,200.00
Asphalt Pavement (147 lbs/cf) ___" thick		Tons	\$ 91 00	-		-
Raised Median, Paved	6,210	SF	\$ 8 30	51,543.00		51,543.00
Regulatory Sign/Advisory Sign	9	EA	\$ 311 00	2,799.00		2,799.00
Guide/Street Name Sign	4	EA	\$ 300.00	1,200.00		1,200.00
Epoxy Pavement Marking		SF	\$ 14 00	-		-
Thermoplastic Pavement Marking		SF	\$ 24 00	-		-
Barricade - Type 3	1	EA	\$ 207 00	207.00		207.00
Delineator - Type I		EA	\$ 25 00	-		-
Curb and Gutter, Type A (6" Vertical)	3,568	LF	\$ 31 00	110,608.00		110,608.00
Curb and Gutter, Type B (Median)	1,100	LF	\$ 31 00	34,100.00		34,100.00
Curb and Gutter, Type C (Ramp)		LF	\$ 31 00	-		-
4" Sidewalk (common areas only)		SY	\$ 50 00	-		-
5" Sidewalk		SY	\$ 62 00	-		-
6" Sidewalk	830	SY	\$ 75 00	62,250.00		62,250.00
8" Sidewalk		SY	\$ 89 00	-		-
Pedestrian Ramp		EA	\$ 1 190 00	-		-
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 83 00	-		-
Cross Pan, collector (8" thick, 8' wide to include return)		LF	\$ 95 00	-		-
Curb Chase		EA	\$ 1 532 00	-		-
Guardrail Type 3 (W-Beam)		LF	\$ 51 00	-		-
Guardrail Type 7 (Concrete)		LF	\$ 75 00	-		-
Guardrail End Anchorage		EA	\$ 2 172 00	-		-
Guardrail Impact Attenuator		EA	\$ 3 899 00	-		-
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 81 00	-		-
Sound Barrier Fence (panels, 6' high)		LF	\$ 83 00	-		-
Electrical Conduit, Size =		LF	\$ 17 00	-		-
Traffic Signal, complete intersection		EA	\$ 439 875	-		-

PROJECT INFORMATION

Vollmer Road

12/22/2021

CDR-20-005

Project Name

Data

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	\$ 67 00			
24" Reinforced Concrete Pipe		LF	\$ 81 00			
30" Reinforced Concrete Pipe		LF	\$ 100 00			
36" Reinforced Concrete Pipe		LF	\$ 124 00			
42" Reinforced Concrete Pipe		LF	\$ 166 00			
48" Reinforced Concrete Pipe		LF	\$ 202 00			
54" Reinforced Concrete Pipe		LF	\$ 254 00			
60" Reinforced Concrete Pipe		LF	\$ 298 00			
66" Reinforced Concrete Pipe		LF	\$ 344 00			
72" Reinforced Concrete Pipe		LF	\$ 393 00			
18" Corrugated Steel Pipe		LF	\$ 87 00			
24" Corrugated Steel Pipe		LF	\$ 99 00			
30" Corrugated Steel Pipe		LF	\$ 126 00			
36" Corrugated Steel Pipe		LF	\$ 152 00			
42" Corrugated Steel Pipe		LF	\$ 174 00			
48" Corrugated Steel Pipe		LF	\$ 184 00			
54" Corrugated Steel Pipe		LF	\$ 269 00			
60" Corrugated Steel Pipe		LF	\$ 290 00			
66" Corrugated Steel Pipe		LF	\$ 352 00			
72" Corrugated Steel Pipe		LF	\$ 414 00			
78" Corrugated Steel Pipe		LF	\$ 478 00			
84" Corrugated Steel Pipe		LF	\$ 569 00			
Flared End Section (FES) RCP Size = <small>and cost = \$1 pipe unit cost</small>		EA				
Flared End Section (FES) CSP Size = <small>and cost = \$1 pipe unit cost</small>		EA				
End Treatment - Headwall		EA				
End Treatment - Wingwall		EA				
End Treatment - Cutoff Wall		EA				
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 5,736 00			
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,440 00			
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 8,637 00			
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 7,894 00			
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'		EA	\$ 8,136 00			
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 10,185 00			
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 10,265 00			
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 11,005 00			
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 12,034 00			
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 10,840 00			
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 12,075 00			
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,802 00			
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,932 00			
Storm Sewer Manhole, Box Base		EA	\$ 12,034 00			
Storm Sewer Manhole, Slab Base		EA	\$ 8,619 00			
Geotextile (Erosion Control)		SY	\$ 6 20			
Rip Rap d50 size from 6" to 24"		Tons	\$ 83 00			
Rip Rap Grouted		Tons	\$ 98 00			
Drainage Channel Construction, Size (W x H)		LF				
Drainage Channel Lining, Concrete		CY	\$ 590 00			
Drainage Channel Lining, Rip Rap		CY	\$ 116 00			
Drainage Channel Lining, Grass		AC	\$ 1 520 00			
Drainage Channel Lining, Other Stabilization						
<i>[insert items not listed but part of construction plans]</i>						
<small>Subject to select warranty, financial assurance. A minimum of 20% shall be retained until final acceptance. (MAXIMUM OF 80% COMPLETE ALLOWED)</small>						
Section 2 Subtotal				\$ 959,067.00		\$ 959,067.00

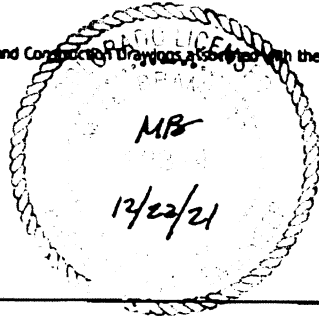
PROJECT INFORMATION

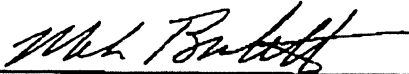
Volleyer Road	12/22/2021	CDR-20-005
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plan Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs)		LS	\$ 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
Total Construction Financial Assurance					\$	1,220,981.98
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
Total Remaining Construction Financial Assurance (with Pre-Plan Construction)					\$	1,195,981.98
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
Total Defect Warranty Financial Assurance					\$	212,455.40
(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)						

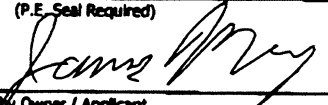
Approvals

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

 Approved by El Paso County Engineer / ECM Administrator

 Date

 Date