

# 2023 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 12/8/2022

PROJECT INFORMATION		
Hillside at Lorson Ranch Filing No. 1	3/22/2023	100.065
Project Name	Date	PCD File No. SF 231

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		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	235,000	CY	\$ 2.00	=	\$ 500,000.00		\$ 500,000.00
Permanent Erosion Control Blanket	10,000.0	SY	\$ 8.00	=	\$ 80,000.00		\$ 80,000.00
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching	10.0	AC	\$ 1,875.00	=	\$ 18,750.00		\$ 18,750.00
Permanent Pond/BMP (provide engineer's estimate)	3	EA	\$ 86,666.66	=	\$ 259,999.98		\$ 259,999.98
Concrete Washout Basin	2	EA	\$ 1,089.00	=	\$ 2,178.00		\$ 2,178.00
Inlet Protection	15	EA	\$ 202.00	=	\$ 3,030.00		\$ 3,030.00
Rock Check Dam		EA	\$ 605.00	=	\$ -		\$ -
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Sediment Basin	3	EA	\$ 2,132.00	=	\$ 6,396.00		\$ 6,396.00
Sediment Trap		EA	\$ 500.00	=	\$ -		\$ -
Silt Fence	4,750	LF	\$ 3.00	=	\$ 14,250.00		\$ 14,250.00
Slope Drain		LF	\$ 40.00	=	\$ -		\$ -
Straw Bale	150	EA	\$ 31.00	=	\$ 4,650.00		\$ 4,650.00
Straw Wattle/Rock Sock		LF	\$ 7.00	=	\$ -		\$ -
Surface Roughening		AC	\$ 250.00	=	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -
Temporary Seeding and Mulching	50.0	AC	\$ 1,666.00	=	\$ 83,300.00		\$ 83,300.00
Vehicle Tracking Control	5	EA	\$ 2,867.00	=	\$ 14,335.00		\$ 14,335.00
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<b>MAINTENANCE (35% of Construction BMPs)</b>						\$ 44,086.35	\$ 44,086.35
<i>* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED).</i>							
<b>Section 1 Subtotal</b>					<b>=</b>	<b>\$ 1,030,975.33</b>	<b>\$ 1,030,975.33</b>

<b>SECTION 2 - PUBLIC IMPROVEMENTS *</b>							
<b>ROADWAY IMPROVEMENTS</b>							
Construction Traffic Control	1.0	LS	\$ 5,000.00	=	\$ 5,000.00		\$ 5,000.00
Aggregate Base Course (135 lbs/cf)	22,600.0	Tons	\$ 34.00	=	\$ 768,400.00		\$ 768,400.00
Aggregate Base Course (135 lbs/cf)		CY	\$ 61.00	=	\$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 17.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 23.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 35.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) ___" thick	13,920.0	Tons	\$ 106.00	=	\$ 1,475,520.00		\$ 1,475,520.00
Raised Median, Paved		SF	\$ 10.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	30.0	EA	\$ 364.00	=	\$ 10,920.00		\$ 10,920.00
Guide/Street Name Sign	56.0	EA	\$ 300.00	=	\$ 16,800.00		\$ 16,800.00
Epoxy Pavement Marking	690.0	SF	\$ 16.00	=	\$ 11,040.00		\$ 11,040.00
Thermoplastic Pavement Marking	100.0	SF	\$ 28.00	=	\$ 2,800.00		\$ 2,800.00
Barricade - Type 3		EA	\$ 241.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 29.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	6,600.0	LF	\$ 35.00	=	\$ 231,000.00		\$ 231,000.00
Curb and Gutter, Type B (Median)		LF	\$ 35.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	32,000.0	LF	\$ 35.00	=	\$ 1,120,000.00		\$ 1,120,000.00
4" Sidewalk (common areas only)	600.0	SY	\$ 58.00	=	\$ 34,800.00		\$ 34,800.00
5" Sidewalk	19,500.0	SY	\$ 72.00	=	\$ 1,404,000.00		\$ 1,404,000.00
6" Sidewalk		SY	\$ 87.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 116.00	=	\$ -		\$ -
Pedestrian Ramp	78.0	EA	\$ 1,390.00	=	\$ 108,420.00		\$ 108,420.00
Cross Pan, local (8" thick, 6' wide to include return)	1,088.0	LF	\$ 73.00	=	\$ 79,424.00		\$ 79,424.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 111.00	=	\$ -		\$ -
Curb Opening with Drainage Chase		EA	\$ 1,790.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 60.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 87.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,538.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,556.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 95.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 97.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 20.00	=	\$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		=	\$ -		\$ -

**PROJECT INFORMATION**

Hillside at Lorson Ranch Filing No. 1

3/22/2023

100.065

Project Name

Date

PCD File No. SF 231

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)		
						% Complete	Remaining	
				=	\$ -		\$ -	
<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	1,108	LF	\$ 76.00	=	\$ 84,208.00		\$ 84,208.00	
24" Reinforced Concrete Pipe	2,275	LF	\$ 91.00	=	\$ 207,025.00		\$ 207,025.00	
30" Reinforced Concrete Pipe	345	LF	\$ 114.00	=	\$ 39,330.00		\$ 39,330.00	
36" Reinforced Concrete Pipe	185	LF	\$ 140.00	=	\$ 25,900.00		\$ 25,900.00	
42" Reinforced Concrete Pipe	462	LF	\$ 187.00	=	\$ 86,394.00		\$ 86,394.00	
48" Reinforced Concrete Pipe	117	LF	\$ 228.00	=	\$ 26,676.00		\$ 26,676.00	
54" Reinforced Concrete Pipe	171	LF	\$ 297.00	=	\$ 50,787.00		\$ 50,787.00	
60" Reinforced Concrete Pipe		LF	\$ 348.00	=	\$ -		\$ -	
66" Reinforced Concrete Pipe		LF	\$ 402.00	=	\$ -		\$ -	
72" Reinforced Concrete Pipe		LF	\$ 460.00	=	\$ -		\$ -	
18" Corrugated Steel Pipe		LF	\$ 98.00	=	\$ -		\$ -	
24" Corrugated Steel Pipe		LF	\$ 112.00	=	\$ -		\$ -	
30" Corrugated Steel Pipe		LF	\$ 143.00	=	\$ -		\$ -	
36" Corrugated Steel Pipe		LF	\$ 171.00	=	\$ -		\$ -	
42" Corrugated Steel Pipe		LF	\$ 197.00	=	\$ -		\$ -	
48" Corrugated Steel Pipe		LF	\$ 207.00	=	\$ -		\$ -	
54" Corrugated Steel Pipe		LF	\$ 304.00	=	\$ -		\$ -	
60" Corrugated Steel Pipe		LF	\$ 328.00	=	\$ -		\$ -	
66" Corrugated Steel Pipe		LF	\$ 397.00	=	\$ -		\$ -	
72" Corrugated Steel Pipe		LF	\$ 467.00	=	\$ -		\$ -	
78" Corrugated Steel Pipe		LF	\$ 537.00	=	\$ -		\$ -	
84" Corrugated Steel Pipe		LF	\$ 642.00	=	\$ -		\$ -	
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		=	\$ -		\$ -	
End Treatment- Headwall		EA		=	\$ -		\$ -	
End Treatment- Wingwall		EA		=	\$ -		\$ -	
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -	
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 6,703.00	=	\$ -		\$ -	
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	3	EA	\$ 8,715.00	=	\$ 26,145.00		\$ 26,145.00	
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 10,092.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 9,224.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'	9	EA	\$ 9,507.00	=	\$ 85,563.00		\$ 85,563.00	
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 11,901.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 11,995.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'	7	EA	\$ 12,858.00	=	\$ 90,006.00		\$ 90,006.00	
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 14,061.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 12,783.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'	5	EA	\$ 14,109.00	=	\$ 70,545.00		\$ 70,545.00	
Grated Inlet (Type C), Depth < 5'		EA	\$ 5,611.00	=	\$ -		\$ -	
Grated Inlet (Type D), Depth < 5'		EA	\$ 6,931.00	=	\$ -		\$ -	
Storm Sewer Manhole, Box Base	5	EA	\$ 14,061.00	=	\$ 70,305.00		\$ 70,305.00	
Storm Sewer Manhole, Slab Base	12	EA	\$ 7,734.00	=	\$ 92,808.00		\$ 92,808.00	
Geotextile (Erosion Control)		SY	\$ 8.00	=	\$ -		\$ -	
Rip Rap, d50 size from 6" to 24"	200.0	Tons	\$ 97.00	=	\$ 19,400.00		\$ 19,400.00	
Rip Rap, Grouted		Tons	\$ 115.00	=	\$ -		\$ -	
Drainage Channel Construction, Size ( W x H )		LF	\$ -	=	\$ -		\$ -	
Drainage Channel Lining, Concrete		CY	\$ 689.00	=	\$ -		\$ -	
Drainage Channel Lining, Rip Rap		CY	\$ 135.00	=	\$ -		\$ -	
Drainage Channel Lining, Grass		AC	\$ 1,776.00	=	\$ -		\$ -	
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
<b>Section 2 Subtotal</b>					<b>=</b>	<b>\$ 6,243,216.00</b>		<b>\$ 6,243,216.00</b>

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

PROJECT INFORMATION		
Hillside at Lorson Ranch Filing No. 1	3/22/2023	100.065
Project Name	Date	PCD File No. SF 231

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
<b>SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**</b>							
<b>ROADWAY IMPROVEMENTS</b>							
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
<b>STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)</b>							
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
<b>WATER SYSTEM IMPROVEMENTS</b>							
Water Main Pipe (PVC), Size 8"	19,800	LF	\$ 78.00	=	\$ 1,544,400.00	100.00%	\$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 91.00	=	\$ -		\$ -
Gate Valves, 8"	149	EA	\$ 2,247.00	=	\$ 334,803.00	100.00%	\$ -
Fire Hydrant Assembly, w/ all valves	44	EA	\$ 7,978.00	=	\$ 351,032.00	100.00%	\$ -
Water Service Line Installation, inc. tap and valves	489	EA	\$ 1,601.00	=	\$ 782,889.00	100.00%	\$ -
Fire Cistern Installation, complete		EA		=	\$ -		\$ -
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<b>SANITARY SEWER IMPROVEMENTS</b>							
Sewer Main Pipe (PVC), Size 8"	18,500	LF	\$ 78.00	=	\$ 1,443,000.00	100.00%	\$ -
Sanitary Sewer Manhole, Depth < 15 feet	62	EA	\$ 5,305.00	=	\$ 328,910.00	100.00%	\$ -
Sanitary Service Line Installation, complete	489	EA	\$ 1,696.00	=	\$ 829,344.00	100.00%	\$ -
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -
4" underdrain	18,500	LF	\$ 25.00	=	\$ 462,500.00	100.00%	\$ -
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<b>LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)</b>							
9-HOLE DISC GOLF COURSE	1	EA	\$ 13,000.00	=	\$ 13,000.00		\$ 13,000.00
PLAY EQUIPMENT	2	EA	\$ 25,000.00	=	\$ 50,000.00		\$ 50,000.00
SITE FURNITURE	1	EA	\$ 5,600.00	=	\$ 5,600.00		\$ 5,600.00
TREES	183	EA	\$ 500.00	=	\$ 91,500.00		\$ 91,500.00
PLAYGROUND MULCH	2,390	SF	\$ 4.00	=	\$ 9,560.00		\$ 9,560.00
SOD	3,060	SF	\$ 1.00	=	\$ 3,060.00		\$ 3,060.00
SEED	1,168,250	SF	\$ 0.20	=	\$ 233,650.00		\$ 233,650.00
ROCK	24,400	SF	\$ 0.73	=	\$ 17,812.00		\$ 17,812.00
BREEZE	200	SF	\$ 0.87	=	\$ 174.00		\$ 174.00
STEEL EDGER	1,960	LF	\$ 3.00	=	\$ 5,880.00		\$ 5,880.00
SOFT SURFACE TRAIL	3,555	LF	\$ 4.50	=	\$ 15,997.50		\$ 15,997.50
				=	\$ -		\$ -
				=	\$ -		\$ -
<b>Section 3 Subtotal</b>					<b>=</b>	<b>\$ 6,523,111.50</b>	<b>\$ 446,233.50</b>

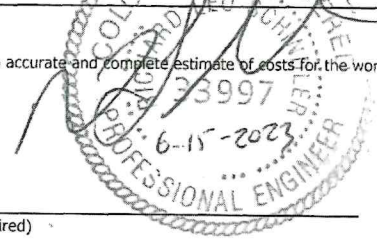
\*\* - Section 3 is not subject to defect warranty requirements

PROJECT INFORMATION		
Hillside at Lorson Ranch Filing No. 1	3/22/2023	100.065
Project Name	Date	PCD File No. SF 231

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 4,000.00	= \$ 4,000.00	\$	4,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 2,000.00	= \$ 2,000.00	\$	2,000.00
<b>Total Construction Financial Assurance</b>					<b>\$</b>	<b>13,803,302.83</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>\$</b>	<b>7,726,424.83</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>\$</b>	<b>1,420,393.20</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 6/29/23

Approved By: **Gilbert LaForce, P.E.** \_\_\_\_\_ Date \_\_\_\_\_  
 Engineering Manager  
 Date: **08/29/2023 9:55:13 AM**  
 El Paso County Department of Public Works

Condition of Approval: Provide Letter from utility companies confirming 100% completion of utility infrastructure.