

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

SF-23-001

Updated: 12/8/2022

PROJECT INFORMATION		
Hillside at Lorson Ranch Filing No. 1	12/21/2022	100.07
Project Name	Date	PCD File No. SF 22-x

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
[insert items not listed but part of construction plans]				=	\$ -		\$ -
<b>MAINTENANCE (35% of Construction BMPs)</b>					\$ 44,086.35		\$ 44,086.35
<b>Section 1 Subtotal</b>					<b>\$ 1,030,975.33</b>		<b>\$ 1,030,975.33</b>

\* - 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	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	19.0	EA	\$ 1,390.00	=	\$ 26,410.00		\$ 26,410.00
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		=	\$ -		\$ -

Quantity seems low

**PROJECT INFORMATION**

**Hillside at Lorson Ranch Filing No. 1**  
Project Name

**12/21/2022**  
Date

**100.07**  
PCD File No. SF 22-x

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)		
						% Complete	Remaining	
[insert items not listed but part of construction plans]				=	\$ -		\$ -	
[insert items not listed but part of construction plans]				=	\$ -		\$ -	
<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 = <small>(unit cost = 6x pipe unit cost)</small>		EA		=	\$ -		\$ -	
Flared End Section (FES) CSP Size = <small>(unit cost = 6x 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	\$ 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				=	\$ -		\$ -	
[insert items not listed but part of construction plans]				=	\$ -		\$ -	
[insert items not listed but part of construction plans]				=	\$ -		\$ -	
<b>Section 2 Subtotal</b>					<b>=</b>	<b>\$ 6,161,206.00</b>		<b>\$ 6,161,206.00</b>

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**PROJECT INFORMATION**

<b>Hillside at Lorson Ranch Filing No. 1</b>	<b>12/21/2022</b>	<b>100.07</b>
<b>Project Name</b>	<b>Date</b>	<b>PCD File No. SF 22-x</b>

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>\$ 13,456,789.33</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>\$ 7,379,911.33</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>\$ 1,403,991.20</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

\_\_\_\_\_  
 Approved by El Paso County Engineer / ECM Administrator

\_\_\_\_\_  
 Date