

Update to 2025

2024 Financial Assurance Estimate For  
(with pre-plat construction)

Form found at this link  
<https://publicworks.elpasoco.com/departement-public-works/county-engineer/>

Updated: 10/2023

PROJECT INFORMATION			
URBAN LANDING FILING NO. 1 - FINAL PLAT	12/19/2024	SF-XXXX	SF252
Project Name	Date	PCD File No.	

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	15000.	CY	\$ 5.00	=	\$ 75,000.00		\$ 75,000.00	
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 Erosion Control Blanket		SY	\$ 9.00	=	\$ -		\$ -	
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching	2.6	AC	\$ 2,018.00	=	\$ 5,246.80		\$ 5,246.80	
Permanent Turf Reinforcement Mat (TRM)		SY	\$ 15.00	=	\$ -		\$ -	
Concrete Washout Basin	1.	EA	\$ 1,172.00	=	\$ 1,172.00		\$ 1,172.00	
Inlet Protection				=	\$ 1,953.00		\$ 1,953.00	
Rock Check Dam				=	\$ -		\$ -	
Safety Fence				=	\$ -		\$ -	
Sediment Basin	← QTY = 1			=	\$ -		\$ -	
Sediment Trap				=	\$ -		\$ -	
Silt Fence				=	\$ 2,025.00		\$ 2,025.00	
Slope Drain				=	\$ -		\$ -	
Straw Bale				=	\$ 660.00		\$ 660.00	
Straw Wattle/Rock Sock				=	\$ -		\$ -	
Surface Roughening			\$ 269.00	=	\$ -		\$ -	
Temporary Erosion Control Blanket			\$ 3.00	=	\$ -		\$ -	
Temporary Seeding and Mulching			\$ 1,793.00	=	\$ -		\$ -	
Vehicle Tracking Control		EA	\$ 3,085.00	=	\$ 3,085.00		\$ 3,085.00	
On-site FSD Pond 1 (See Eng. Est. in FDR)	1.	LS	\$ 85,962.50	=	\$ 85,962.50		\$ 85,962.50	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
<b>MAINTENANCE (35% of Construction BMPs)</b>					=	\$ 2,703.05		\$ 2,703.05
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)								
<b>Section 1 Subtotal</b>					=	<b>\$ 177,807.35</b>		<b>\$ 177,807.35</b>

revise the location of this item so that defect warranty is calculated on this item

Add quantities for these as needed per my comment on the GEC Plan

**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	\$ 37.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)	560.	CY	\$ 66.00	=	\$ 36,960.00		\$ 36,960.00
Asphalt Pavement (3" thick)		SY	\$ 18.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 25.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)	1680.	SY	\$ 38.00	=	\$ 63,840.00		\$ 63,840.00
Asphalt Pavement (147 lbs/cf) ___" thick		Tons	\$ 114.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 11.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	2.	EA	\$ 392.00	=	\$ 784.00		\$ 784.00
Guide/Street Name Sign	4.	EA	\$ 500.00	=	\$ 2,000.00		\$ 2,000.00
Epoxy Pavement Marking	260.	SF	\$ 17.00	=	\$ 4,420.00		\$ 4,420.00
Thermoplastic Pavement Marking (Cross walk lines)	125.	SF	\$ 30.00	=	\$ 3,750.00		\$ 3,750.00
Barricade - Type 3		EA	\$ 259.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 31.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	2050.	LF	\$ 38.00	=	\$ 77,900.00		\$ 77,900.00
Curb and Gutter, Type B (Median)		LF	\$ 38.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 38.00	=	\$ -		\$ -
4" Sidewalk (incl. in landscaping in Sec. 3)		SY	\$ 62.00	=	\$ -		\$ -
5" Sidewalk (Along Spanish Bit Dr. and Struthers Rd.)	1350.	SY	\$ 77.00	=	\$ 103,950.00		\$ 103,950.00
6" Sidewalk		SY	\$ 94.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 125.00	=	\$ -		\$ -
Pedestrian Ramp	12.	EA	\$ 1,495.00	=	\$ 17,952.00		\$ 17,952.00
Cross Pan, local (8" thick, 6' wide to include return)	50.	LF	\$ 75.00	=	\$ 3,950.00		\$ 3,950.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ -	=	\$ -		\$ -
Curb Opening with Drainage Chase		EA	\$ -	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ -	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ -	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ -	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,902.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 102.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 104.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 22.00	=	\$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA	\$ -	=	\$ -		\$ -

Update PED ramps per CD comments

**PROJECT INFORMATION**

<b>URBAN LANDING FILING NO. 1 - FINAL PLAT</b>	<b>12/19/2024</b>	<b>SF-XXXX</b>
<b>Project Name</b>	<b>Date</b>	<b>PCD File No.</b>

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		LF	\$ 82.00	=	\$ -		\$ -
24" Reinforced Concrete Pipe		LF	\$ 98.00	=	\$ -		\$ -
30" Reinforced Concrete Pipe		LF	\$ 123.00	=	\$ -		\$ -
36" Reinforced Concrete Pipe		LF	\$ 151.00	=	\$ -		\$ -
42" Reinforced Concrete Pipe		LF	\$ 201.00	=	\$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 245.00	=	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 320.00	=	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 374.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 433.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 495.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 105.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 121.00	=	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 154.00	=	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 184.00	=	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 212.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 223.00	=	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 327.00	=	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 353.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 427.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 502.00	=	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 578.00	=	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 691.00	=	\$ -		\$ -
Flared End Section (FES) RCP Size = 18" <i>(unit cost = 6x pipe unit cost)</i>		EA	\$ 492.00	=	\$ -		\$ -
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	\$ 7,212.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 9,377.00	=	\$ -		\$ -
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 10,859.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 9,925.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'	1.	EA	\$ 10,230.00	=	\$ 10,230.00		\$ 10,230.00
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 12,805.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 12,907.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	\$ 13,835.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 15,130.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 13,755.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 15,181.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 6,037.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 7,458.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base		EA	\$ 15,130.00	=	\$ -		\$ -
Storm Sewer Manhole, Slab Base		EA	\$ 8,322.00	=	\$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 9.00	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 104.00	=	\$ -		\$ -
Rip Rap, Grouted		Tons	\$ 124.00	=	\$ -		\$ -
Drainage Channel Construction, Size ( 6'W x 4' H )	10.	LF	\$ 1,000.00	=	\$ 10,000.00		\$ 10,000.00
Drainage Channel Lining, Concrete		CY	\$ 741.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 145.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,911.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<b>Section 2 Subtotal</b>					<b>=</b>	<b>\$ 340,736.00</b>	<b>\$ 340,736.00</b>

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

**PROJECT INFORMATION**

<b>URBAN LANDING FILING NO. 1 - FINAL PLAT</b>	<b>12/19/2024</b>	<b>SF-XXXX</b>
<b>Project Name</b>	<b>Date</b>	<b>PCD File No.</b>

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 (Private roads in 30' tracts)</b>							
Curb and Gutter, Type A (6" Vertical)	440.	LF	\$ 38.00	=	\$ 16,720.00		\$ 16,720.00
Curb and Gutter, Type C (Ramp)	1540.	LF	\$ 38.00	=	\$ 58,520.00		\$ 58,520.00
Curb and Gutter, 1' Pan adj. to parking stalls (6" Vertical)	370.	LF	\$ 25.00	=	\$ 9,250.00		\$ 9,250.00
Cross Pan, local (8" thick, 6' wide to include return)	45.	LF	\$ 79.00	=	\$ 3,555.00		\$ 3,555.00
					\$ -		\$ -
Pedestrian Ramp	1.	EA	\$ 1,496.00	=	\$ 1,496.00		\$ 1,496.00
Aggregate Base Course (135 lbs/cf)	600.	CY	\$ 66.00		\$ 39,600.00		\$ 39,600.00
Asphalt Pavement (6" thick)	1800.	SY	\$ 25.00		\$ 45,000.00		\$ 45,000.00
Epoxy Pavement Marking (Parking stall striping)	130.	SF	\$ 17.00	=	\$ 2,210.00		\$ 2,210.00
Regulatory Sign/Advisory Sign (No Parking signs)	16.	EA	\$ 392.00	=	\$ 6,272.00		\$ 6,272.00
Guide/Street Name Sign	8.	EA	\$ 500.00	=	\$ 4,000.00		\$ 4,000.00
<b>STORM DRAIN IMPROVEMENTS (Private) (Exception: Permanent Pond/BMP shall be itemized under Section 1)</b>							
18" Reinforced Concrete Pipe	300.	LF	\$ 82.00	=	\$ 24,600.00		\$ 24,600.00
30" Reinforced Concrete Pipe	880.	LF	\$ 123.00	=	\$ 108,240.00		\$ 108,240.00
Storm Sewer Manhole, Slab Base	9.	EA	\$ 6,000.00	=	\$ 54,000.00		\$ 54,000.00
Area Drain, Depth < 5'	3.	EA	\$ 1,500.00	=	\$ 4,500.00		\$ 4,500.00
Curb Inlet (Type R) L=5', Depth < 5'	6.	EA	\$ 7,212.00	=	\$ 43,272.00		\$ 43,272.00
Rip Rap, d50 size from 6" to 24"		Tons	\$ 104.00	=	\$ -		\$ -
					\$ -		\$ -
<b>WATER SYSTEM IMPROVEMENTS</b>							
Water Main Pipe (PVC), Size 8"	1760.	LF	\$ 84.00	=	\$ 147,840.00		\$ 147,840.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 98.00	=	\$ -		\$ -
Gate Valves, 8"		EA	\$ 2,418.00	=	\$ -		\$ -
Fire Hydrant Assembly, w/ all valves	4.	EA	\$ 8,584.00	=	\$ 34,336.00		\$ 34,336.00
Water Service Line Installation, inc. tap and valves	49.	EA	\$ 1,723.00	=	\$ 84,427.00		\$ 84,427.00
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"	1250.	LF	\$ 84.00	=	\$ 105,000.00		\$ 105,000.00
Sewer Main Pipe (PVC), Size 12"		LF	\$ 110.00	=	\$ -		\$ -
Sanitary Sewer Manhole, Depth < 15 feet	8.	EA	\$ 5,708.00	=	\$ 45,664.00		\$ 45,664.00
Sanitary Service Line Installation, complete	49.	EA	\$ 1,825.00	=	\$ 89,425.00		\$ 89,425.00
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -
					\$ -		\$ -
					\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>							
<b>LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)</b>							
Slot Wall along south property line	880.	LF	\$ 90.00	=	\$ 79,200.00		\$ 79,200.00
3-Rail Fencing	760.	LF	\$ 35.00	=	\$ 26,600.00		\$ 26,600.00
Landscape in Open Space Tracts	108900.	SF	\$ 3.50	=	\$ 381,150.00		\$ 381,150.00
4" Sidewalk (Private sidewalk in tracts)	1360.	SY	\$ 62.00	=	\$ 84,320.00		\$ 84,320.00
		EA			\$ -		\$ -
					\$ -		\$ -
<b>Section 3 Subtotal</b>					<b>= \$ 1,499,197.00</b>		<b>\$ 1,499,197.00</b>

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

**PROJECT INFORMATION**

<b>URBAN LANDING FILING NO. 1 - FINAL PLAT</b>	<b>12/19/2024</b>	<b>SF-XXXX</b>
<b>Project Name</b>	<b>Date</b>	<b>PCD File No.</b>

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)		
					% Complete	Remaining	
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)				\$	-	\$	-
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		\$	-	\$	-
<b>Total Construction Financial Assurance</b>					<b>\$</b>	<b>2,017,740.35</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>2,017,740.35</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>84,196.56</b>	
(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)							

Add costs

**Approvals**

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading Drawings associated with the Project.

Engineer  
stamp/sign  
Owner sign

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

\_\_\_\_\_  
Approved by Owner / Applicant

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date