

# 2024 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 10/2023

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 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	9.	EA	\$ 217.00	=	\$ 1,953.00		\$ 1,953.00
Rock Check Dam		EA	\$ 651.00	=	\$ -		\$ -
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Sediment Basin		EA	\$ 2,294.00	=	\$ -		\$ -
Sediment Trap		EA	\$ 538.00	=	\$ -		\$ -
Silt Fence	675.	LF	\$ 3.00	=	\$ 2,025.00		\$ 2,025.00
Slope Drain		LF	\$ 43.00	=	\$ -		\$ -
Straw Bale	20.	EA	\$ 33.00	=	\$ 660.00		\$ 660.00
Straw Wattle/Rock Sock		LF	\$ 8.00	=	\$ -		\$ -
Surface Roughening		AC	\$ 269.00	=	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -
Temporary Seeding and Mulching		AC	\$ 1,793.00	=	\$ -		\$ -
Vehicle Tracking Control	1.	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
<b>Section 1 Subtotal</b>					=	<b>\$ 177,807.35</b>	<b>\$ 177,807.35</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.	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	\$ 1,496.00	=	\$ 17,952.00		\$ 17,952.00
Cross Pan, local (8" thick, 6' wide to include return)	50.	LF	\$ 79.00	=	\$ 3,950.00		\$ 3,950.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 119.00	=	\$ -		\$ -
Curb Opening with Drainage Chase		EA	\$ 1,926.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 65.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 94.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,731.00	=	\$ -		\$ -
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		=	\$ -		\$ -

**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>=</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>\$ 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>\$ 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>\$ 84,196.56</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

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

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date