

This line is for temporary sediment basins.  
See comments in CDs/GEC plan.

## 2025 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 11/2024

PROJECT INFORMATION			
RETREAT AT PRAIRIERIDGE FILING NO. 2	6/20/2025	SF259	
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	\$ 10.00	=	\$ -		\$ -
1,000-5,000; \$8,000 min		CY	\$ 7.50	=	\$ -		\$ -
5,001-20,000; \$30,000 min		CY	\$ 6.50	=	\$ -		\$ -
20,001-50,000; \$100,000 min		CY	\$ 4.50	=	\$ -		\$ -
50,001-200,000; \$175,000 min		CY	\$ 3.00	=	\$ -		\$ -
greater than 200,000; \$500,000 min	250000.	CY	\$ 2.50	=	\$ 625,000.00		\$ 625,000.00
Permanent Erosion Control Blanket	10800.	SY	\$ 9.50	=	\$ 102,600.00		\$ 102,600.00
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching	3.7	AC	\$ 2,169.00	=	\$ 8,025.30		\$ 8,025.30
Permanent Pond (Per Eng. Est.)		EA	\$ -	=	\$ -		\$ -
Concrete Washout Basin	1.	EA	\$ 1,260.00	=	\$ 1,260.00		\$ 1,260.00
Inlet Protection	26.	EA	\$ 233.00	=	\$ 6,058.00		\$ 6,058.00
Rock Check Dam	8.	EA	\$ 700.00	=	\$ 5,600.00		\$ 5,600.00
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Sediment Basin	3.	EA	\$ 2,466.00	=	\$ 7,398.00		\$ 7,398.00
Sediment Trap		EA	\$ 578.00	=	\$ -		\$ -
Silt Fence	3080.	LF	\$ 4.00	=	\$ 12,320.00		\$ 12,320.00
Slope Drain		LF	\$ 46.00	=	\$ -		\$ -
Straw Bale		EA	\$ 35.00	=	\$ -		\$ -
Straw Wattle/Rock Sock	564.	LF	\$ 9.00	=	\$ 5,076.00		\$ 5,076.00
Surface Roughening	20.	AC	\$ 289.00	=	\$ 5,780.00		\$ 5,780.00
Temporary Erosion Control Blanket (Within Tract L)	5600.	SY	\$ 4.00	=	\$ 22,400.00		\$ 22,400.00
Temporary Seeding and Mulching	20.	AC	\$ 1,927.00	=	\$ 38,540.00		\$ 38,540.00
Vehicle Tracking Control	1.	EA	\$ 3,316.00	=	\$ 3,316.00		\$ 3,316.00
				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
MAINTENANCE (35% of Construction BMPs)					\$ 37,270.80		\$ 37,270.80
Section 1 Subtotal					\$ 880,644.10		\$ 880,644.10
<b>SECTION 2 - PUBLIC IMPROVEMENTS *</b>							
<b>ROADWAY IMPROVEMENTS</b>							
Construction Traffic Control	1.	LS	\$ 5,000.00	=	\$ 5,000.00		\$ 5,000.00
Aggregate Base Course (135 lbs/cf)		Tons	\$ 40.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)	6765.	CY	\$ 71.00	=	\$ 480,315.00		\$ 480,315.00
Asphalt Pavement (3" thick)		SY	\$ 19.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 27.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)	35300.	SY	\$ 41.00	=	\$ 1,447,300.00		\$ 1,447,300.00
Asphalt Pavement (147 lbs/cf) _" thick		Tons	\$ 123.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 12.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	16.	EA	\$ 421.00	=	\$ 6,736.00		\$ 6,736.00
Guide/Street Name Sign	30.	EA	\$ 200.00	=	\$ 6,000.00		\$ 6,000.00
Epoxy Pavement Marking		SF	\$ 18.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 32.00	=	\$ -		\$ -
Barricade - Type 3	2.	EA	\$ 278.00	=	\$ 556.00		\$ 556.00
Delineator - Type I		EA	\$ 33.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	7210.	LF	\$ 41.00	=	\$ 295,610.00		\$ 295,610.00
Curb and Gutter, Type B (Median)		LF	\$ 41.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	11900.	LF	\$ 41.00	=	\$ 487,900.00		\$ 487,900.00
4" Sidewalk (common areas only)		SY	\$ 67.00	=	\$ -		\$ -
5" Sidewalk	10800.	SY	\$ 83.00	=	\$ 896,400.00		\$ 896,400.00
6" Sidewalk		SY	\$ 101.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 134.00	=	\$ -		\$ -
Pedestrian Ramp	65.	EA	\$ 1,608.00	=	\$ 104,520.00		\$ 104,520.00
Cross Pan, local (8" thick, 6' wide to include return)	180.	LF	\$ 85.00	=	\$ 15,300.00		\$ 15,300.00
Cross Pan, collector (9" thick, 8' wide to include return)	220.	LF	\$ 128.00	=	\$ 28,160.00		\$ 28,160.00
Curb Opening with Drainage Chase		EA	\$ 2,070.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 70.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 101.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,936.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 5,270.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 110.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 112.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 24.00	=	\$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		=	\$ -		\$ -
Survey Monumentation		EA	\$ 1,200.00	=	\$ -		\$ -

Quantities will  
be verified with  
next review

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Project Name			Date			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>				=	\$ -		\$ -
<b>STORM DRAIN IMPROVEMENTS</b>							
Concrete Box Culvert (M Standard), Size ( W x H )		LF		=	\$ -		\$ -
18" Reinforced Concrete Pipe	608.	LF	\$ 88.00	=	\$ 53,504.00		\$ 53,504.00
24" Reinforced Concrete Pipe	502.	LF	\$ 105.00	=	\$ 52,710.00		\$ 52,710.00
30" Reinforced Concrete Pipe	600.	LF	\$ 132.00	=	\$ 79,200.00		\$ 79,200.00
36" Reinforced Concrete Pipe	253.	LF	\$ 162.00	=	\$ 40,986.00		\$ 40,986.00
42" Reinforced Concrete Pipe	1023.	LF	\$ 216.00	=	\$ 220,968.00		\$ 220,968.00
48" Reinforced Concrete Pipe	1695.	LF	\$ 263.00	=	\$ 445,785.00		\$ 445,785.00
54" Reinforced Concrete Pipe		LF	\$ 344.00	=	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 402.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 465.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 532.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 113.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 130.00	=	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 166.00	=	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 198.00	=	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 228.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 240.00	=	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 352.00	=	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 379.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 459.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 540.00	=	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 621.00	=	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 743.00	=	\$ -		\$ -
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	\$ 7,753.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	8.	EA	\$ 10,800.00	=	\$ 86,400.00		\$ 86,400.00
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 11,673.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 10,669.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'	9.	EA	\$ 10,997.00	=	\$ 98,973.00		\$ 98,973.00
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 13,765.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 13,875.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	\$ 14,873.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 16,265.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 14,787.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 16,320.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 6,490.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 8,017.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base	11.	EA	\$ 16,265.00	=	\$ 178,915.00		\$ 178,915.00
Storm Sewer Manhole, Slab Base	7.	EA	\$ 8,946.00	=	\$ 62,622.00		\$ 62,622.00
Geotextile (Erosion Control)		SY	\$ 11.50	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 112.00	=	\$ -		\$ -
Rip Rap, Grouted		Tons	\$ 133.00	=	\$ -		\$ -
Drainage Channel Construction, Size ( W x H )		LF		=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 797.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 156.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 2,054.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
Section 2 Subtotal				=	\$ 5,093,860.00		\$ 5,093,860.00

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

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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</b> (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
18" Reinforced Concrete Pipe (Within rear yard swale)	500.	LF	\$ 88.00	=	\$ 44,000.00		\$ 44,000.00
Grated Inlet (Type C), Depth < 5'	2.	EA	\$ 6,490.00	=	\$ 12,980.00		\$ 12,980.00
Grated Inlet (Type D), Depth < 5'	3.	EA	\$ 8,017.00	=	\$ 24,051.00		\$ 24,051.00
				=	\$ -		\$ -
<b>WATER SYSTEM IMPROVEMENTS</b>							
Water Main Pipe (PVC), Size 8"	8160.	LF	\$ 90.00	=	\$ 734,400.00		\$ 734,400.00
Water Main Pipe (PVC), Size 12"	1945.	LF	\$ 110.00	=	\$ 213,950.00		\$ 213,950.00
Water Main Pipe (PVC), Size 16"		LF		=	\$ -		\$ -
Gate Valves, 8"		EA	\$ 2,599.00	=	\$ -		\$ -
Fire Hydrant Assembly, w/ all valves	20.	EA	\$ 9,228.00	=	\$ 184,560.00		\$ 184,560.00
Water Service Line Installation, inc. tap and valves	141.	EA	\$ 1,852.00	=	\$ 261,132.00		\$ 261,132.00
Fire Cistern Installation, complete		EA		=	\$ -		\$ -
				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
<b>SANITARY SEWER IMPROVEMENTS</b>							
Sewer Main Pipe (PVC), Size 8"	9300.	LF	\$ 90.00	=	\$ 837,000.00		\$ 837,000.00
Sewer Main Pipe (PVC), Size 12"		LF		=	\$ -		\$ -
Sanitary Sewer Manhole, Depth < 15 feet	34.	EA	\$ 6,136.00	=	\$ 208,624.00		\$ 208,624.00
Sanitary Service Line Installation, complete	141.	EA	\$ 1,962.00	=	\$ 276,642.00		\$ 276,642.00
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -
				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
<b>LANDSCAPING IMPROVEMENTS</b> (For subdivision specific condition of approval, or PUD)							
Slot Wall along Briargate Pkwy. & Vollmer	1665.	LF	\$ 90.00	=	\$ 149,850.00		\$ 149,850.00
3-Rail Fencing	4450.	LF	\$ 35.00	=	\$ 155,750.00		\$ 155,750.00
Landscape in Tracts A, B, C, E	74897.	SF	\$ 3.00	=	\$ 224,691.00		\$ 224,691.00
Park - Tracts K, F, G	263689.	SF	\$ 3.50	=	\$ 922,911.50		\$ 922,911.50
				=	\$ -		\$ -
<b>Section 3 Subtotal</b>				=	<b>\$ 4,250,541.50</b>		<b>\$ 4,250,541.50</b>

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

PROJECT INFORMATION		
RETREAT AT PRAIRIERIDGE FILING NO. 2	6/20/2025	SF259
Project Name	Date	PCD File No.

<p><b>Approvals</b></p> <p>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.</p>	
<p>provide signatures and date</p>	
<p>Engineer (P.E. Seal Required)</p>	
<p>Approved by Owner / Applicant</p>	<p>Date</p>
<p>Approved by El Paso County Engineer / ECM Administrator</p>	<p>Date</p>