

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

Updated: 11/2024

PROJECT INFORMATION		
Falcon Highlands South Filing 1	2/7/2025	
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	13185.	CY	\$ 6.50	=	\$ 85,702.50		\$ 85,702.50
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		CY	\$ 2.50	=	\$ -		\$ -
Permanent Erosion Control Blanket		SY	\$ 9.50	=	\$ -		\$ -
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching		AC	\$ 2,169.00	=	\$ -		\$ -
Permanent Pond/BMP (provide engineer's estimate)	2.	EA	\$ 75,000.00	=	\$ 150,000.00		\$ 150,000.00
Concrete Washout Basin	1.	EA	\$ 1,260.00	=	\$ 1,260.00		\$ 1,260.00
Inlet Protection	4.	EA	\$ 233.00	=	\$ 932.00		\$ 932.00
Rock Check Dam	24.	EA	\$ 700.00	=	\$ 16,800.00		\$ 16,800.00
Safety Fence	4150.	LF	\$ 3.00	=	\$ 12,450.00		\$ 12,450.00
Sediment Basin		EA	\$ 2,466.00	=	\$ -		\$ -
Sediment Trap		EA	\$ 578.00	=	\$ -		\$ -
Silt Fence	2500.	LF	\$ 4.00	=	\$ 10,000.00		\$ 10,000.00
Slope Drain		LF	\$ 46.00	=	\$ -		\$ -
Straw Bale		EA	\$ 35.00	=	\$ -		\$ -
Straw Wattle/Rock Sock		LF	\$ 9.00	=	\$ -		\$ -
Surface Roughening		AC	\$ 289.00	=	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 4.00	=	\$ -		\$ -
Temporary Seeding and Mulching	17.	AC	\$ 1,927.00	=	\$ 32,759.00		\$ 32,759.00
Vehicle Tracking Control	1.	EA	\$ 3,316.00	=	\$ 3,316.00		\$ 3,316.00
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<b>MAINTENANCE (35% of Construction BMPs)</b>					\$ 26,689.95		\$ 26,689.95
* - 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>\$ 339,909.45</b>	<b>\$ 339,909.45</b>

<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)	3129.	CY	\$ 71.00	=	\$ 222,159.00		\$ 222,159.00
Asphalt Pavement (3" thick)		SY	\$ 19.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 27.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)	6259.	SY	\$ 41.00	=	\$ 256,619.00		\$ 256,619.00
Asphalt Pavement (147 lbs/cf) ___" thick		Tons	\$ 123.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 12.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	2.	EA	\$ 421.00	=	\$ 842.00		\$ 842.00
Guide/Street Name Sign	4.	EA		=	\$ -		\$ -
Epoxy Pavement Marking	80.	SF	\$ 18.00	=	\$ 1,440.00		\$ 1,440.00
Thermoplastic Pavement Marking		SF	\$ 32.00	=	\$ -		\$ -
Barricade - Type 3	1.	EA	\$ 278.00	=	\$ 278.00		\$ 278.00
Delineator - Type I		EA	\$ 33.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	3364.	LF	\$ 41.00	=	\$ 137,924.00		\$ 137,924.00
Curb and Gutter, Type B (Median)		LF	\$ 41.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 41.00	=	\$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 67.00	=	\$ -		\$ -
5" Sidewalk	564.	SY	\$ 83.00	=	\$ 46,812.00		\$ 46,812.00
6" Sidewalk		SY	\$ 101.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 134.00	=	\$ -		\$ -
Pedestrian Ramp	16.	EA	\$ 1,608.00	=	\$ 25,728.00		\$ 25,728.00
Cross Pan, local (8" thick, 6' wide to include return)	34.	LF	\$ 85.00	=	\$ 2,890.00		\$ 2,890.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 128.00	=	\$ -		\$ -
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 = 4	3364.	LF	\$ 24.00	=	\$ 80,736.00		\$ 80,736.00
Traffic Signal, (provide engineer's estimate)		EA		=	\$ -		\$ -
Survey Monumentation		EA	\$ 1,200.00	=	\$ -		\$ -

**PROJECT INFORMATION**

Falcon Highlands South Filing 1

2/7/2025

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>				=	\$ -		\$ -
<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	\$ 88.00	=	\$ -		\$ -
24" Reinforced Concrete Pipe	72.	LF	\$ 105.00	=	\$ 7,560.00		\$ 7,560.00
30" Reinforced Concrete Pipe	140.	LF	\$ 132.00	=	\$ 18,480.00		\$ 18,480.00
36" Reinforced Concrete Pipe	504.	LF	\$ 162.00	=	\$ 81,648.00		\$ 81,648.00
42" Reinforced Concrete Pipe		LF	\$ 216.00	=	\$ -		\$ -
48" Reinforced Concrete Pipe	421.	LF	\$ 263.00	=	\$ 110,723.00		\$ 110,723.00
54" Reinforced Concrete Pipe	170.	LF	\$ 344.00	=	\$ 58,480.00		\$ 58,480.00
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'	1.	EA	\$ 7,753.00	=	\$ 7,753.00		\$ 7,753.00
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 10,800.00	=	\$ -		\$ -
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 11,673.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', Depth < 5'	3.	EA	\$ 10,669.00	=	\$ 32,007.00		\$ 32,007.00
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	\$ 10,997.00	=	\$ -		\$ -
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'	1.	EA	\$ 6,490.00	=	\$ 6,490.00		\$ 6,490.00
Grated Inlet (Type D), Depth < 5'		EA	\$ 8,017.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base	8.	EA	\$ 16,265.00	=	\$ 130,120.00		\$ 130,120.00
Storm Sewer Manhole, Slab Base		EA	\$ 8,946.00	=	\$ -		\$ -
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>				=	\$ -		\$ -
<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 2 Subtotal</b>					<b>=</b>	<b>\$ 1,233,689.00</b>	<b>\$ 1,233,689.00</b>

**PROJECT INFORMATION**

Falcon Highlands South Filing 1

2/7/2025

Project Name

Date

PCD File No.

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)							
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
<b>WATER SYSTEM IMPROVEMENTS</b>							
Water Main Pipe (PVC), Size 8"	1700.	LF	\$ 90.00	=	\$ 153,000.00		\$ 153,000.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 105.00	=	\$ -		\$ -
Gate Valves, 8"	8.	EA	\$ 2,599.00	=	\$ 20,792.00		\$ 20,792.00
Fire Hydrant Assembly, w/ all valves	4.	EA	\$ 9,228.00	=	\$ 36,912.00		\$ 36,912.00
Water Service Line Installation, inc. tap and valves	25.	EA	\$ 1,852.00	=	\$ 46,300.00		\$ 46,300.00
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"	1530.	LF	\$ 90.00	=	\$ 137,700.00		\$ 137,700.00
Sanitary Sewer Manhole, Depth < 15 feet	11.	EA	\$ 6,136.00	=	\$ 67,496.00		\$ 67,496.00
Sanitary Service Line Installation, complete	25.	EA	\$ 1,962.00	=	\$ 49,050.00		\$ 49,050.00
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>							
				=	\$ -		\$ -
<b>LANDSCAPING IMPROVEMENTS</b> (For subdivision specific condition of approval, or PUD)							
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
<b>Section 3 Subtotal</b>					<b>=</b>	<b>\$ 511,250.00</b>	<b>\$ 511,250.00</b>

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

**PROJECT INFORMATION**

<b>Falcon Highlands South Filing 1</b>	<b>2/7/2025</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)			\$ 5,000.00	= \$ 5,000.00	\$	5,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 5,000.00	= \$ 5,000.00	\$	5,000.00
<b>Total Construction Financial Assurance</b>					<b>\$</b>	<b>2,094,848.45</b>
<small>(Sum of all section subtotals plus as-builts and pond/BMP certification)</small>						
<b>Total Remaining Construction Financial Assurance (with Pre-Plat Construction)</b>					<b>\$</b>	<b>2,094,848.45</b>
<small>(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)</small>						
<b>Total Defect Warranty Financial Assurance</b>					<b>\$</b>	<b>293,878.30</b>
<small>(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)</small>						

**Approvals**

I hereby certify that this is an accurate and complete estimat

as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.



**Kevin Blumhardt, P.E.** *Kevin Blumhardt*

02/10/2025

Engineer (P.E. Seal Required)

*[Signature]*  
Approved by Owner / Applicant

*2/10/25*  
Date

Approved by El Paso County Engineer / ECM Administrator

Date



# 2025 Financial Assurance Estimate Form (Sidewalk Addendum)

Updated: 11/2024

PROJECT INFORMATION		
Falcon Highlands South Filing 1	02/04/2025	
<b>Project Name</b>	<b>Date</b>	<b>PCD File No.</b>

Description	Quantity	Units	Unit Cost			Total
<b>SECTION 2A - PUBLIC IMPROVEMENTS *</b>						
<b>Deferred Sidewalk Improvements</b>						
5" Thick Deferred Sidewalk	1414	SY	\$ 83.00	=	\$117,362	\$ \$117,362 - *
6" Thick Deferred Sidewalk		SY	\$ 101.00	=		\$ \$ - *
8" Thick Deferred Sidewalk		SY	\$ 134.00	=		\$ \$ - *
Pedestrian Ramp		EA	\$ 1,608.00	=		\$ \$ - *
<i>[insert items not listed but part of construction plans]</i>						
				=		\$ \$ - *

\* - Subject to defect warranty financial assurance.

The County retains the authority to adjust the amount of financial assurance at its discretion, aligning with current estimates of public improvements. This includes the option to both increase or decrease the assurance amount as deemed necessary. Such adjustments ensure the ongoing adequacy and appropriateness of the retained assurance in relation to the dynamic nature of construction projects and costs.


**Total Construction & Defect Warranty Financial Assurance \$ \$117,362 -**

**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.

**Kevin Blumhardt, P.E.** *Kevin Blumhardt*

Engineer (P.E. Seal Required)



02/10/2025

*[Signature]*

Approved by Owner / Applicant

2/10/25

Date

Approved by El Paso County Engineer / ECM Administrator

Date