EPC STORMWATER REVIEW COMMENTS IN ORANGE BOXES WITH BLACK TEXT

Earthwork Volume: use the higher value of cut and fill volumes, not net volume.

Higher value of cut and fill volumes utilized

PCD File PPR2521

PCD File Number added

Merrick comment response noted in blue text box with white background

rance Estimate Form
uction)

PROJECT INFORMATION		
Chick Fil A - Powers and Palmer	1/31/2025	
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining	
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)								
Earthwork								*
less than 1,000; $5,300 min	720.	CY	$ 10.00	=	$ 7,200.00		$ 7,200.00	*
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		CY	$ 2.50	=	$ -		$ -	*
Permanent Erosion Control Blanket	2157.	SY	$ 9.50	=	$ 20,491.50		$ 20,491.50	*
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching	.44	AC	$ 2,169.00	=	$ 954.36		$ 954.36	*
Permanent Pond/BMP (provide engineer's estimate)		EA		=	$ -		$ -	*
Concrete Washout Basin	1.	EA	$ 1,260.00	=	$ 1,260.00		$ 1,260.00	
Inlet Protection	3.	EA	$ 233.00	=	$ 699.00		$ 699.00	
Rock Check Dam		EA	$ 700.00	=	$ -		$ -	
Safety Fence	3318.	LF	$ 3.00	=	$ 9,954.00		$ 9,954.00	
Sediment Basin		EA	$ 2,466.00	=	$ -		$ -	
Sediment Trap	1.	EA	$ 578.00	=	$ 578.00		$ 578.00	
Silt Fence	3336.	LF	$ 4.00	=	$ 13,344.00		$ 13,344.00	
Slope Drain		LF	$ 46.00		$ -		$ -	
Straw Bale		EA	$ 35.00	=	$ -		$ -	
Straw Wattle/Rock Sock	7.	LF	$ 9.00	=	$ 63.00		$ 63.00	
Surface Roughening	1.5	AC	$ 289.00		$ 433.50		$ 433.50	
Temporary Erosion Control Blanket		SY	$ 4.00	=	$ -		$ -	
Temporary Seeding and Mulching		AC	$ 1,927.00	=	$ -		$ -	
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)				=	$ 9,935.63		$ 9,935.63	
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)			**Section 1 Subtotal**	**=**	**$ 68,228.99**		**$ 68,228.99**	
SECTION 2 - PUBLIC IMPROVEMENTS *								
ROADWAY IMPROVEMENTS								*
Construction Traffic Control		LS		=	$		$ -	*
Aggregate Base Course (135 lbs/cf)	1031.	Tons	$ 40.0				$ 41,240.00	*
Aggregate Base Course (135 lbs/cf)		CY	$ 71.0				$ -	*
Asphalt Pavement (3" thick)		SY	$ 19.0				$ -	*
Asphalt Pavement (4" thick)	2545.	SY	$ 27.0				$ 68,715.00	*
Asphalt Pavement (6" thick)		SY	$ 41.0				$ -	*
Asphalt Pavement (147 lbs/cf) _" thick		Tons	$ 123.0				$ -	*
Raised Median, Paved		SF	$ 12.0				$ -	*
Regulatory Sign/Advisory Sign	3.	EA	$ 421.0				$ 1,263.00	*
Guide/Street Name Sign		EA					$ -	*
Epoxy Pavement Marking	19.	SF	$ 18.0				$ 342.00	*
Thermoplastic Pavement Marking		SF	$ 32.0				$ -	*
Barricade - Type 3		EA	$ 278.0				$ -	*
Delineator - Type I		EA	$ 33.0				$ -	*
Curb and Gutter, Type A (6" Vertical)	759.	LF	$ 41.0		$ 31,119.00		$ 31,119.00	*
Curb and Gutter, Type B (Median)		LF	$ 41.00	=	$ -		$ -	*
Curb and Gutter, Type C (Ramp)		LF	$ 41.00	=	$ -		$ -	*
4" Sidewalk (common areas only)	625.	SY	$ 67.00	=	$ 41,875.00		$ 41,875.00	*
5" Sidewalk		SY	$ 83.00	=	$ -		$ -	*
6" Sidewalk		SY	$ 101.00	=	$ -		$ -	*
8" Sidewalk		SY	$ 134.00		$ -		$ -	*
Pedestrian Ramp	1.	EA	$ 1,608.00	=	$ 1,608.00		$ 1,608.00	*
Cross Pan, local (8" thick, 6' wide to include return)		LF	$ 85.00	=	$ -		$ -	*
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 =	750.	LF	$ 24.00	=	$ 18,000.00		$ 18,000.00	*
Traffic Signal, (provide engineer's estimate)		EA			$ -		$ -	*
Survey Monumentation		EA	$ 1,200.00	=	$ -		$ -	*

Provide a cost estimate for the underground WQ vault

Underground WQ vault no longer part of plan

Only provide public improvements. Refer to comments on the TIS. Private improvements soley for this site are not required to post surety.

The public improvement portion has been removed

PROJECT INFORMATION		
Chick Fil A - Powers and Palmer	1/31/2025	
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining	
				=	$ -		$ -	
[insert items not listed but part of construction plans]				=	$ -		$ -	*
STORM DRAIN IMPROVEMENTS								*
Concrete Box Culvert (M Standard), Size (W x H)		LF		=	$ -		$ -	*
18" Reinforced Concrete Pipe		LF	$ 88.00	=	$ -		$ -	*
24" Reinforced Concrete Pipe	252.	LF	$ 105.00	=	$ 26,460.00		$ 26,460.00	*
30" Reinforced Concrete Pipe	31.	LF	$ 132.00	=	$ 4,092.00		$ 4,092.00	*
36" Reinforced Concrete Pipe		LF	$ 162.00	=	$ -		$ -	*
42" Reinforced Concrete Pipe		LF	$ 216.00	=	$ -		$ -	*
48" Reinforced Concrete Pipe		LF	$ 263.00	=	$ -		$ -	*
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 = 30 (unit cost = 6x pipe unit cost)	1.	EA	$ 792.00	=	$ 792.00		$ 792.00	*
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		EA		=	$ -		$ -	*
End Treatment- Headwall		EA		=	$ -		$ -	*
End Treatment- Wingwall		EA		=	$ -		$ -	*
End Treatment - Cutoff Wall		EA		=	$ -		$ -	*
Curb Inlet (Type R) L=5', Depth < 5'	2.	EA	$ 7,753.00	=	$ 15,506.00		$ 15,506.00	*
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'		EA	$ 10,669.00	=	$ -		$ -	*
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'		EA	$ 6,490.00	=	$ -		$ -	*
Grated Inlet (Type D), Depth < 5'		EA	$ 8,017.00	=	$ -		$ -	*
Storm Sewer Manhole, Box Base	1.	EA	$ 16,265.00	=	$ 16,265.00		$ 16,265.00	*
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				=	$ -		$ -	*
				=	$ -		$ -	*
[insert items not listed but part of construction plans]				=	$ -		$ -	*
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)			**Section 2 Subtotal**	=	**$ 267,277.00**		**$ 267,277.00**	*

PROJECT INFORMATION		
Chick Fil A - Powers and Palmer	1/31/2025	
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**							
ROADWAY IMPROVEMENTS							
Site Lighting - Light Pole	10.	EA	$ 7,000.00	=	$ 70,000.00		$ 70,000.00
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
STORM DRAIN IMPROVEMENTS	(Exception: Permanent Pond/BMP shall be itemized under Section 1)						
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"		LF	$ 90.00	=	$ -		$ -
Water Main Pipe (Ductile Iron), Size 8"	315.	LF	$ 105.00	=	$ 33,075.00		$ 33,075.00
Gate Valves, 8"	4.	EA	$ 2,599.00	=	$ 10,396.00		$ 10,396.00
Fire Hydrant Assembly, w/ all valves	1.	EA	$ 9,228.00	=	$ 9,228.00		$ 9,228.00
Water Service Line Installation, inc. tap and valves	1.	EA	$ 1,852.00	=	$ 1,852.00		$ 1,852.00
Fire Cistern Installation, complete		EA		=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	535.	LF	$ 90.00	=	$ 48,150.00		$ 48,150.00
Sanitary Sewer Manhole, Depth < 15 feet	4.	EA	$ 6,136.00	=	$ 24,544.00		$ 24,544.00
Sanitary Service Line Installation, complete	1.	EA	$ 1,962.00	=	$ 1,962.00		$ 1,962.00
Sanitary Sewer Lift Station, complete		EA		=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
LANDSCAPING IMPROVEMENTS	(For subdivision specific condition of approval, or PUD)						
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
** - Section 3 is not subject to defect warranty requirements		**Section 3 Subtotal**		**=**	**$ 199,207.00**		**$ 199,207.00**

remove

Removed

PROJECT INFORMATION		
Chick Fil A - Powers and Palmer	1/31/2025	
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	% Complete (with Pre-Plat Construction)	Remaining (with Pre-Plat Construction)
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)				=	$ -		$ -
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		=	$ -		$ -

Cost for As-Built Plans & Pond Cert added

As builts for Perm BMPs

Total Construction Financial Assurance **$ 534,712.99**
(Sum of all section subtotals plus as-builts and pond/BMP certification)

Total Remaining Construction Financial Assurance (with Pre-Plat Construction) **$ 534,712.99**
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

Add cost for As-Built Plans & Pond Certification Letter. The minimum cost shall be $1,500 for each.

Total Defect Warranty Financial Assurance **$ 59,184.57**
(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