

2021 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 12/22/2020

PROJECT INFORMATION		
The Hills at Lorson Ranch Filing No. 2	11/5/2021	100.062b
Project Name	Date	PCD File No. SF 21-

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		CY	\$ 8.00	=	\$ -		\$ -	
1,000-5,000; \$8,000 min		CY	\$ 6.00	=	\$ -		\$ -	
5,001-20,000; \$30,000 min		CY	\$ 5.00	=	\$ -		\$ -	
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	270,000	CY	\$ 2.00	=	\$ 540,000.00	80.00%	\$ 108,000.00	
* Permanent Seeding (inc. noxious weed mgmnt.)	60	AC	\$ 828.00	=	\$ 49,680.00		\$ 49,680.00	
* Mulching	60	AC	\$ 777.00	=	\$ 46,620.00		\$ 46,620.00	
* Permanent Erosion Control Blanket	25,000	SY	\$ 6.00	=	\$ 150,000.00	50.00%	\$ 75,000.00	
* Permanent Pond/BMP Construction	30,000	CY	\$ 17.67	=	\$ 530,000.00	80.00%	\$ 106,000.00	
* Permanent Pond/BMP (provide engineer's estimate)	4	EA	\$ 25,000.00	=	\$ 100,000.00	80.00%	\$ 20,000.00	
		EA		=	\$ -		\$ -	
Safety Fence	1,060	LF	\$ 3.00	=	\$ 3,180.00	80.00%	\$ 636.00	
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -	
Vehicle Tracking Control	3	EA	\$ 2,453.00	=	\$ 7,359.00	50.00%	\$ 3,679.50	
Silt Fence	6,000	LF	\$ 2.60	=	\$ 15,600.00	80.00%	\$ 3,120.00	
Temporary Seeding	80	AC	\$ 650.00	=	\$ 52,000.00		\$ 52,000.00	
Temporary Mulch	80	AC	\$ 777.00	=	\$ 62,160.00		\$ 62,160.00	
Erosion Bales	300	EA	\$ 26.00	=	\$ 7,800.00		\$ 7,800.00	
Erosion Logs/Straw Waddle	1,000	LF	\$ 5.00	=	\$ 5,000.00		\$ 5,000.00	
Rock Check Dams	15	EA	\$ 518.00	=	\$ 7,770.00		\$ 7,770.00	
Inlet Protection	8	EA	\$ 173.00	=	\$ 1,384.00		\$ 1,384.00	
Sediment Basin	12	EA	\$ 1,824.00	=	\$ 21,888.00	50.00%	\$ 10,944.00	
Concrete Washout Basin	1	EA	\$ 932.00	=	\$ 932.00		\$ 932.00	
				=	\$ -		\$ -	
[insert items not listed but part of construction plans]				=	\$ -		\$ -	
				=	\$ -		\$ -	
MAINTENANCE (35% of Construction BMPs)					=	\$ 63,662.55		\$ 63,662.55
Section 1 Subtotal					=	\$ 1,665,035.55		\$ 624,388.05
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)	22,183	Tons	\$ 29.00	=	\$ 643,307.00		\$ 643,307.00	
Aggregate Base Course (135 lbs/cf)		CY	\$ 52.00	=	\$ -		\$ -	
Asphalt Pavement (3" thick)		SY	\$ 14.50	=	\$ -		\$ -	
Asphalt Pavement (4" thick)		SY	\$ 20.00	=	\$ -		\$ -	
Asphalt Pavement (6" thick)		SY	\$ 30.00	=	\$ -		\$ -	
Asphalt Pavement (147 lbs/cf) <u>4" thick</u>	16,614	Tons	\$ 91.00	=	\$ 1,511,874.00		\$ 1,511,874.00	
Raised Median, Paved		SF	\$ 8.30	=	\$ -		\$ -	
Regulatory Sign/Advisory Sign	36	EA	\$ 311.00	=	\$ 11,196.00		\$ 11,196.00	
Guide/Street Name Sign	64	EA	\$ 200.00	=	\$ 12,800.00		\$ 12,800.00	
Epoxy Pavement Marking	9,000	SF	\$ 14.00	=	\$ 126,000.00		\$ 126,000.00	
Thermoplastic Pavement Marking	1,250	SF	\$ 24.00	=	\$ 30,000.00		\$ 30,000.00	
Barricade - Type 3	8	EA	\$ 207.00	=	\$ 1,656.00		\$ 1,656.00	
Delineator - Type I		EA	\$ 25.00	=	\$ -		\$ -	
Curb and Gutter, Type A (6" Vertical)	9,100	LF	\$ 31.00	=	\$ 282,100.00		\$ 282,100.00	
Curb and Gutter, Type B (Median)		LF	\$ 31.00	=	\$ -		\$ -	
Curb and Gutter, Type C (Ramp)	24,200	LF	\$ 31.00	=	\$ 750,200.00		\$ 750,200.00	
4" Sidewalk (common areas only)	4,560	SY	\$ 50.00	=	\$ 228,000.00		\$ 228,000.00	
5" Sidewalk	14,888	SY	\$ 62.00	=	\$ 923,052.90		\$ 923,052.90	
6" Sidewalk		SY	\$ 75.00	=	\$ -		\$ -	
8" Sidewalk		SY	\$ 99.00	=	\$ -		\$ -	
Pedestrian Ramp	108	EA	\$ 1,190.00	=	\$ 128,520.00		\$ 128,520.00	
Cross Pan, local (8" thick, 6' wide to include return)	435	LF	\$ 63.00	=	\$ 27,405.00		\$ 27,405.00	
Cross Pan, collector (9" thick, 8' wide to include return)	160	LF	\$ 95.00	=	\$ 15,200.00		\$ 15,200.00	
Curb Chase		EA	\$ 1,532.00	=	\$ -		\$ -	
Guardrail Type 3 (W-Beam)		LF	\$ 51.00	=	\$ -		\$ -	
Guardrail Type 7 (Concrete)		LF	\$ 75.00	=	\$ -		\$ -	
Guardrail End Anchorage		EA	\$ 2,172.00	=	\$ -		\$ -	
Guardrail Impact Attenuator		EA	\$ 3,899.00	=	\$ -		\$ -	
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 81.00	=	\$ -		\$ -	
Sound Barrier Fence (panels, 6' high)		LF	\$ 83.00	=	\$ -		\$ -	
Electrical Conduit, Size =		LF	\$ 17.00	=	\$ -		\$ -	
Traffic Signal, complete intersection		EA	\$ 439,875	=	\$ -		\$ -	

PROJECT INFORMATION

The Hills at Lorson Ranch Filing No. 2 11/5/2021 100.062b
 Project Name Date PCD File No. SF 21-

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
[insert items not listed but part of construction plans]				=	\$ -		\$ -
[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	815	LF	\$ 67.00	=	\$ 54,605.00		\$ 54,605.00
24" Reinforced Concrete Pipe	1,676	LF	\$ 81.00	=	\$ 135,756.00		\$ 135,756.00
30" Reinforced Concrete Pipe	838	LF	\$ 100.00	=	\$ 83,800.00		\$ 83,800.00
36" Reinforced Concrete Pipe	490	LF	\$ 124.00	=	\$ 60,760.00		\$ 60,760.00
42" Reinforced Concrete Pipe	4,215	LF	\$ 166.00	=	\$ 699,690.00		\$ 699,690.00
48" Reinforced Concrete Pipe	440	LF	\$ 202.00	=	\$ 88,880.00		\$ 88,880.00
54" Reinforced Concrete Pipe	80	LF	\$ 254.00	=	\$ 20,320.00		\$ 20,320.00
60" Reinforced Concrete Pipe		LF	\$ 298.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 344.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 393.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 87.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 99.00	=	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 126.00	=	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 152.00	=	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 174.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 184.00	=	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 269.00	=	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 290.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 352.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 414.00	=	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 476.00	=	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 569.00	=	\$ -		\$ -
Flared End Section (FES) RCP Size = <small>(unit cost = 6x pipe unit cost)</small>		EA		=	\$ -		\$ -
Flared End Section (FES) CSP Size = <small>(unit cost = 6x pipe unit cost)</small>		EA		=	\$ -		\$ -
End Treatment- Headwall		EA		=	\$ -		\$ -
End Treatment- Wingwall		EA		=	\$ -		\$ -
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 5,736.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	7	EA	\$ 7,440.00	=	\$ 52,080.00		\$ 52,080.00
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 8,637.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 7,894.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'	7	EA	\$ 8,136.00	=	\$ 56,952.00		\$ 56,952.00
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 10,185.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 10,265.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'	7	EA	\$ 11,005.00	=	\$ 77,035.00		\$ 77,035.00
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 12,034.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 10,940.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'	7	EA	\$ 12,075.00	=	\$ 84,525.00		\$ 84,525.00
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,802.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,932.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base	2	EA	\$ 12,034.00	=	\$ 24,068.00		\$ 24,068.00
Storm Sewer Manhole, Slab Base	33	EA	\$ 6,619.00	=	\$ 218,427.00		\$ 218,427.00
Geotextile (Erosion Control)		SY	\$ 6.20	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"	100	Tons	\$ 83.00	=	\$ 8,300.00		\$ 8,300.00
Rip Rap, Grouted		Tons	\$ 98.00	=	\$ -		\$ -
Drainage Channel Construction, Size (W x H)		LF		=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 590.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 116.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,520.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
Section 2 Subtotal					=	\$ 6,361,508.90	\$ 6,361,508.90

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

PROJECT INFORMATION		
The Hills at Lorson Ranch Filing No. 2	11/5/2021	100.062b
Project Name	Date	PCD File No. SF 21-

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								
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)								
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
WATER SYSTEM IMPROVEMENTS								
Water Main Pipe (PVC), Size 8"	17,142	LF	\$ 66.00	=	\$ 1,131,372.00	100.00%	\$ -	
Water Main Pipe (PVC), Size 12" & 16"	5,400	LF	\$ 78.00	=	\$ 421,200.00	100.00%	\$ -	
Gate Valves	135	EA	\$ 1,923.00	=	\$ 259,605.00	100.00%	\$ -	
Fire Hydrant Assembly, w/ all valves	29	EA	\$ 6,828.00	=	\$ 198,012.00	100.00%	\$ -	
Water Service Line Installation, inc. tap and valves	398	EA	\$ 1,370.00	=	\$ 545,260.00	100.00%	\$ -	
Fire Cistern Installation, complete		EA		=	\$ -		\$ -	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>								
				=	\$ -		\$ -	
SANITARY SEWER IMPROVEMENTS								
Sewer Main Pipe (PVC), Size 8"	17,577	LF	\$ 66.00	=	\$ 1,160,082.00	100.00%	\$ -	
Sanitary Sewer Manhole, Depth < 15 feet	50	EA	\$ 4,540.00	=	\$ 227,000.00	100.00%	\$ -	
Sanitary Service Line Installation, complete	398	EA	\$ 1,451.00	=	\$ 577,498.00	100.00%	\$ -	
4" Underdrain	17,577	LF	\$ 25.00	=	\$ 439,425.00	100.00%	\$ -	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>								
				=	\$ -		\$ -	
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)								
LANDSCAPING IMPROVEMENTS	1	LS	\$350,000.00	=	\$ 350,000.00		\$ 350,000.00	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
Section 3 Subtotal					=	\$ 5,309,454.00		\$ 350,000.00

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

PROJECT INFORMATION

The Hills at Lorson Ranch Filing No. 2	11/5/2021	100.062b
Project Name	Date	PCD File No. SF 21-

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 4,000.00	= \$ 4,000.00		\$ 4,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 2,000.00	= \$ 2,000.00		\$ 2,000.00
Total Construction Financial Assurance						\$ 13,341,998.45
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$ 7,341,896.95
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
Total Defect Warranty Financial Assurance						\$ 1,555,561.78
(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)

[Handwritten Signature]

Approved by Owner / Applicant

11-5-2021

Date

Approved by El Paso County Engineer / ECM Administrator

Date