

2019 Financial Assurance Estimate Form  
(with pre-plat construction)

Updated: 7/16/2019

PROJECT INFORMATION		
North Bay at Lake Woodmoor	2/21/2020	SF-16-021
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	\$ 8.00	=	\$ -		\$ -	
1,000-5,000; \$8,000 min	4,270	CY	\$ 6.00	=	\$ 25,620.00		\$ 25,620.00	
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		CY	\$ 2.00	=	\$ -		\$ -	
* Permanent Seeding (inc. noxious weed mgmnt.)	0.87	AC	\$ 800.00	=	\$ 696.00		\$ 696.00	
* Mulching	0.87	AC	\$ 750.00	=	\$ 652.50		\$ 652.50	
* Permanent Erosion Control Blanket	3,300	SY	\$ 6.00	=	\$ 19,800.00		\$ 19,800.00	
* Permanent Pond/BMP Construction		CY	\$ 20.00	=	\$ -		\$ -	
* Permanent Pond/BMP (Spillway)		EA		=	\$ -		\$ -	
* Permanent Pond/BMP (Outlet Structure)		EA		=	\$ -		\$ -	
Safety (Construction) Fence	1,864	LF	\$ 3.00	=	\$ 5,592.00		\$ 5,592.00	
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -	
Vehicle Tracking Control	2	EA	\$ 2,370.00	=	\$ 4,740.00		\$ 4,740.00	
Silt Fence		LF	\$ 2.50	=	\$ -		\$ -	
Temporary Seeding	2.86	AC	\$ 628.00	=	\$ 1,796.08		\$ 1,796.08	
Temporary Mulch	2.86	AC	\$ 750.00	=	\$ 2,145.00		\$ 2,145.00	
Erosion Bales		EA	\$ 25.00	=	\$ -		\$ -	
Erosion Logs/Straw Waddle	2,822	LF	\$ 5.00	=	\$ 14,110.00		\$ 14,110.00	
Rock Check Dams		EA	\$ 500.00	=	\$ -		\$ -	
Inlet Protection	6	EA	\$ 167.00	=	\$ 1,002.00		\$ 1,002.00	
Sediment Basin	2	EA	\$ 1,762.00	=	\$ 3,524.00		\$ 3,524.00	
Concrete Washout Basin	2	EA	\$ 900.00	=	\$ 1,800.00		\$ 1,800.00	
				=	\$ -		\$ -	
[insert items not listed but part of construction plans]				=	\$ -		\$ -	
<b>MAINTENANCE (35% of Construction BMPs)</b>					=	\$ 10,190.98		\$ 10,190.98
<b>Section 1 Subtotal</b>					=	<b>\$ 91,668.56</b>		<b>\$ 91,668.56</b>
<b>SECTION 2 - PUBLIC IMPROVEMENTS *</b>								
<b>ROADWAY IMPROVEMENTS</b>								
Construction Traffic Control		LS		=	\$ -		\$ -	
Aggregate Base Course (135 lbs/cf)		Tons	\$ 28.00	=	\$ -		\$ -	
Aggregate Base Course (135 lbs/cf)		CY	\$ 50.00	=	\$ -		\$ -	
Asphalt Pavement (3" thick)		SY	\$ 14.00	=	\$ -		\$ -	
Asphalt Pavement (4" thick)		SY	\$ 19.00	=	\$ -		\$ -	
Asphalt Pavement (6" thick)		SY	\$ 29.00	=	\$ -		\$ -	
Asphalt Pavement (147 lbs/cf) _" thick		Tons	\$ 88.00	=	\$ -		\$ -	
Raised Median, Paved		SF	\$ 8.00	=	\$ -		\$ -	
Regulatory Sign/Advisory Sign	3	EA	\$ 300.00	=	\$ 900.00		\$ 900.00	
Guide/Street Name Sign	3	EA	\$ 100.00	=	\$ 300.00		\$ 300.00	
Epoxy Pavement Marking		SF	\$ 13.00	=	\$ -		\$ -	
Thermoplastic Pavement Marking		SF	\$ 23.00	=	\$ -		\$ -	
Barricade - Type 3		EA	\$ 200.00	=	\$ -		\$ -	
Delineator - Type I		EA	\$ 24.00	=	\$ -		\$ -	
Curb and Gutter, Type A (6" Vertical)		LF	\$ 30.00	=	\$ -		\$ -	
Curb and Gutter, Type B (Median)		LF	\$ 30.00	=	\$ -		\$ -	
Curb and Gutter, Type C (Ramp)		LF	\$ 30.00	=	\$ -		\$ -	
4" Sidewalk (common areas only)		SY	\$ 48.00	=	\$ -		\$ -	
5" Sidewalk		SY	\$ 60.00	=	\$ -		\$ -	
6" Sidewalk		SY	\$ 72.00	=	\$ -		\$ -	
8" Sidewalk		SY	\$ 96.00	=	\$ -		\$ -	
Pedestrian Ramp		EA	\$ 1,150.00	=	\$ -		\$ -	
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 61.00	=	\$ -		\$ -	
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 92.00	=	\$ -		\$ -	
Curb Chase		EA	\$ 1,480.00	=	\$ -		\$ -	
Guardrail Type 3 (W-Beam)		LF	\$ 49.00	=	\$ -		\$ -	
Guardrail Type 7 (Concrete)		LF	\$ 72.00	=	\$ -		\$ -	
Guardrail End Anchorage		EA	\$ 2,098.00	=	\$ -		\$ -	
Guardrail Impact Attenuator		EA	\$ 3,767.00	=	\$ -		\$ -	
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 78.00	=	\$ -		\$ -	
Sound Barrier Fence (panels, 6' high)		LF	\$ 80.00	=	\$ -		\$ -	
Electrical Conduit, Size =		LF	\$ 16.00	=	\$ -		\$ -	
Traffic Signal, complete intersection		EA	\$ 425,000	=	\$ -		\$ -	

**PROJECT INFORMATION**

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<b>Project Name</b>	<b>Date</b>	<b>PCD File No.</b>

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]				=	\$ -		\$ -
<b>STORM DRAIN IMPROVEMENTS</b>							
Concrete Box Culvert (M Standard), Size ( 12'W x 4'H )		LF		=	\$ -		\$ -
18" Reinforced Concrete Pipe		LF	\$ 65.00	=	\$ -		\$ -
24" Reinforced Concrete Pipe		LF	\$ 78.00	=	\$ -		\$ -
30" Reinforced Concrete Pipe		LF	\$ 97.00	=	\$ -		\$ -
36" Reinforced Concrete Pipe		LF	\$ 120.00	=	\$ -		\$ -
42" Reinforced Concrete Pipe		LF	\$ 160.00	=	\$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 195.00	=	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 245.00	=	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 288.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 332.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 380.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 84.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 96.00	=	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 122.00	=	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 147.00	=	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 168.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 178.00	=	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 260.00	=	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 280.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 340.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 400.00	=	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 460.00	=	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 550.00	=	\$ -		\$ -
Flared End Section (FES) RCP Size =		EA		=	\$ -		\$ -
<small>(unit cost = 6x pipe unit cost)</small>							
Flared End Section (FES) CSP Size =		EA		=	\$ -		\$ -
<small>(unit cost = 6x pipe unit cost)</small>							
End Treatment- Headwall		EA		=	\$ -		\$ -
End Treatment- Wingwall		EA		=	\$ -		\$ -
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 5,542.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,188.00	=	\$ -		\$ -
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 8,345.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 7,627.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	\$ 7,861.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 9,841.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 9,918.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	\$ 10,633.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 11,627.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 10,570.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 11,667.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,640.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,731.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base		EA	\$ 11,627.00	=	\$ -		\$ -
Storm Sewer Manhole, Slab Base		EA	\$ 6,395.00	=	\$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 6.00	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 80.00	=	\$ -		\$ -
Rip Rap, Grouted		Tons	\$ 95.00	=	\$ -		\$ -
Drainage Channel Construction, Size ( W x H )		LF		=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 570.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 112.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,469.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
<b>Section 2 Subtotal</b>					<b>=</b>	<b>\$ 1,200.00</b>	<b>\$ 1,200.00</b>

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

Revise to 5" sidewalk (\$60/SY). See ECM 2.5.2.B.6. snippet to the right. The PUD did not specify 4" thick

Developments within a Planned Unit Development (PUD) zoning district shall be required to design and construct sidewalks to a thickness of five inches (5") for all sidewalks along the entire length of any roadway from which temporary or permanent access will be provided unless an alternative thickness is approved by the Board of County Commissioners as an element of the associated PUD development standards. Under no circumstances shall any sidewalk be designed and constructed to a thickness of less than four inches (4"). All other sidewalks within a PUD

Project Name		Quantity	Units	Uni Cos	NFORM		Date
North Bay at Lake Woodmoor					2/21/20		
<b>SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)</b>							
<b>ROADWAY IMPROVEMENTS</b>							
4" Sidewalk (common areas only)		1,522	SY	\$ 48.00	=	\$ 73,056.00	\$ 73,056.00 *
Curb and Gutter, Type C (Ramp)		2,105	LF	\$ 30.00	=	\$ 63,150.00	\$ 63,150.00 *
Pedestrian Ramp		6	EA	\$ 6,900.00	=	\$ 6,900.00	\$ 6,900.00 *
Asphalt Pavement (147 lbs/cf) 5" thick		551.2	Tons	\$ 88.00	=	\$ 48,505.60	\$ 48,505.60 *
Aggregate Base Course (135 lbs/cf)		1,102.4	Tons	\$ 27.00	=	\$ 30,867.48	\$ 30,867.48 *
Cross Pan, local (8" thick, 6' wide to include return)		22	LF	\$ 63.00	=	\$ 1,342.00	\$ 1,342.00 *
<b>STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)</b>							
Concrete Box Culvert (M Standard), Size (12'W x 4'H)		114	LF	\$ 1,230.00	=	\$ 140,220.00	\$ 140,220.00 *
18" Reinforced Concrete Pipe		669	LF	\$ 65.00	=	\$ 43,485.00	\$ 43,485.00 *
30" Reinforced Concrete Pipe		74	LF	\$ 97.00	=	\$ 7,178.00	\$ 7,178.00 *
36" Reinforced Concrete Pipe		379	LF	\$ 120.00	=	\$ 45,480.00	\$ 45,480.00 *
Flared End Section (FES) RCP Size = 36" (unit cost = 6x pipe unit cost)		1	EA	\$ 720.00	=	\$ 720.00	\$ 720.00 *
Flared End Section (FES) CSP Size = 18" (unit cost = 6x pipe unit cost)		4	EA	\$ 390.00	=	\$ 1,560.00	\$ 1,560.00 *
24" Corrugated Metal Pipe (CMP) 45° Bend		1	EA	\$ 800.00	=	\$ 800.00	\$ 800.00 *
18" Reinforced Concrete Pipe (RCP) Prefab. Bend		2	EA	\$ 1,000.00	=	\$ 2,000.00	\$ 2,000.00 *
14"x23" Horiz. Elliptical Reinforced Concrete Pipe		11	LF	\$ 79.00	=	\$ 869.00	\$ 869.00 *
End Treatment - Cutoff Wall		5	EA	\$ 880.00	=	\$ 4,400.00	\$ 4,400.00 *
Concrete Collar (24" CMP)		1	EA	\$ 500.00	=	\$ 500.00	\$ 500.00 *
Check Structure (LFDW Creek)		3	EA	\$ 11,000.00	=	\$ 33,000.00	\$ 33,000.00 *
Water Quality Basin Outlet Structure		2	EA	\$ 5,000.00	=	\$ 10,000.00	\$ 10,000.00 *
Stormceptor		1	EA	\$ 14,000.00	=	\$ 14,000.00	\$ 14,000.00 *
Sand Filter Basin w/Underdrain System		2	EA	\$ 7,000.00	=	\$ 14,000.00	\$ 14,000.00 *
Gravel Maintenance Access Trail		445	SY	\$ 20.00	=	\$ 8,900.00	\$ 8,900.00 *
Curb Inlet (Type R) L = 10', Depth < 5'		1	EA	\$ 7,627.00	=	\$ 7,627.00	\$ 7,627.00 *
Curb Inlet (Type R) L = 10', 5' ≤ Depth < 10'		1	EA	\$ 7,861.00	=	\$ 7,861.00	\$ 7,861.00 *
Curb Inlet (Type R) L = 15', Depth < 5'		1	EA	\$ 9,918.00	=	\$ 9,918.00	\$ 9,918.00 *
Grated Inlet (Type D), Depth < 5'		3	EA	\$ 5,731.00	=	\$ 17,193.00	\$ 17,193.00 *
Storm Sewer Manhole, Slab Base		8	EA	\$ 6,395.00	=	\$ 51,160.00	\$ 51,160.00 *
Rip Rap, d50 size from 6" to 24"		1,170	CY	\$ 100.00	=	\$ 117,000.00	\$ 117,000.00 *
<b>WATER SYSTEM IMPROVEMENTS</b>							
Water Main Pipe (PVC), Size 8"			LF	\$ 64.00	=	\$ -	\$ -
Water Main Pipe (Ductile Iron), Size 8"			LF	\$ 75.00	=	\$ -	\$ -
Water Main Pipe (Ductile Iron), Size 6"		33	LF	\$ 65.00	=	\$ 2,145.00	\$ 2,145.00 *
Gate Valves, 8"			EA	\$ 1,858.00	=	\$ -	\$ -
Fire Hydrant Assembly, w/ all valves		3	EA	\$ 6,597.00	=	\$ 19,791.00	\$ 19,791.00 *
Water Service Line Installation, inc. tap and valves		28	EA	\$ 1,324.00	=	\$ 37,072.00	\$ 37,072.00 *
Fire Cistern Installation, complete			EA	\$ -	=	\$ -	\$ -
Water Main Pipe (PVC), Size 6"		1,327	LF	\$ 72.00	=	\$ 95,544.00	\$ 95,544.00 *
Gate Valves, 6"		14	EA	\$ 1,852.00	=	\$ 25,928.00	\$ 25,928.00 *
Raw Water Vault (Reuse Existing Piping)		1	EA	\$ 10,000.00	=	\$ 10,000.00	\$ 10,000.00 *
Raw Water Pipe (PVC), Size 12"		333	LF	\$ 128.00	=	\$ 42,624.00	\$ 42,624.00 *
Raw Water Manhole, Depth < 15 feet		1	EA	\$ 4,000.00	=	\$ 4,000.00	\$ 4,000.00 *
[insert items not listed but part of construction plans]							
<b>SANITARY SEWER IMPROVEMENTS</b>							
Sewer Main Pipe (PVC), Size 8"		652	LF	\$ 64.00	=	\$ 41,728.00	\$ 41,728.00 *
Sewer Main Pipe (Ductile Iron), Size 8"		48	LF	\$ 75.00	=	\$ 3,600.00	\$ 3,600.00 *
Sanitary Sewer Manhole, Depth < 15 feet		13	EA	\$ 4,386.00	=	\$ 57,018.00	\$ 57,018.00 *
Sanitary Service Line Installation, complete		28	EA	\$ 1,402.00	=	\$ 39,256.00	\$ 39,256.00 *
Sanitary Sewer Lift Station, complete			EA	\$ 1,516.00	=	\$ -	\$ -
Sewer Main Pipe (PVC), Size 12"		350	LF	\$ 122.00	=	\$ 42,700.00	\$ 42,700.00 *
[insert items not listed but part of construction plans]							
<b>LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)</b>							
			EA	\$ -	=	\$ -	\$ -
			EA	\$ -	=	\$ -	\$ -
			EA	\$ -	=	\$ -	\$ -
			EA	\$ -	=	\$ -	\$ -
			EA	\$ -	=	\$ -	\$ -
<b>Section 3 Subtotal</b>					=	<b>\$ 1,183,098.08</b>	<b>\$ 1,183,098.08</b>

Itemize the gravel trail along Deer Creek Road

Update. Per note, items related to permanent WQ facilities must be itemized under section 1. Make sure to update the formulas so these are accounted for in the defect warranty below

Remove \*. Items in Section 3 are not subject to defect warranty

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

**PROJECT INFORMATION**

<b>North Bay at Lake Woodmoor</b>	<b>2/21/2020</b>	<b>SF-16-021</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)		LS	\$ 5,000.00	\$ 5,000.00		\$ 5,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 4,000.00	\$ 4,000.00		\$ 4,000.00
<b>Total Construction Financial Assurance</b>						<b>\$ 1,284,966.64</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>\$ 1,284,966.64</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>\$ 9,593.70</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 estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.

**Make sure the BMP facilities are accounted for in the defect warranty**

Engineer (P.E. Seal Required)	Date
Approved by Owner / Applicant	Date
Approved by El Paso County Engineer / ECM Administrator	Date