

2024 Financial Assurance Estimate Form  
(with pre-plat construction)

Updated: 10/2023

PROJECT INFORMATION		
Village at Lorson Ranch Filing No. 1	11/19/2024	SF 248
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		CY	\$ 6.00	= \$ -		\$ -
5,001-20,000; \$30,000 min	8000.	CY	\$ 5.00	= \$ 40,000.00		\$ 40,000.00
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 Erosion Control Blanket		SY	\$ 9.00	= \$ -		\$ -
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching	5.	AC	\$ 2,018.00	= \$ 10,090.00		\$ 10,090.00
Permanent Pond/BMP (provide engineer's estimate)		EA		= \$ -		\$ -
Concrete Washout Basin	1.	EA	\$ 1,172.00	= \$ 1,172.00		\$ 1,172.00
Inlet Protection	8.	EA	\$ 217.00	= \$ 1,736.00		\$ 1,736.00
Rock Check Dam		EA	\$ 651.00	= \$ -		\$ -
Safety Fence	80.	LF	\$ 3.00	= \$ 240.00		\$ 240.00
Sediment Basin	3.	EA	\$ 2,294.00	= \$ 6,882.00		\$ 6,882.00
Sediment Trap	4.	EA	\$ 538.00	= \$ 2,152.00		\$ 2,152.00
Silt Fence	1150.	LF	\$ 3.00	= \$ 3,450.00		\$ 3,450.00
Slope Drain		LF	\$ 43.00	= \$ -		\$ -
Straw Bale		EA	\$ 33.00	= \$ -		\$ -
Straw Wattle/Rock Sock		LF	\$ 8.00	= \$ -		\$ -
Surface Roughening	3.	AC	\$ 269.00	= \$ 807.00		\$ 807.00
Temporary Erosion Control Blanket		SY	\$ 3.00	= \$ -		\$ -
Temporary Seeding and Mulching	4.	AC	\$ 1,793.00	= \$ 7,172.00		\$ 7,172.00
Vehicle Tracking Control	1.	EA	\$ 3,085.00	= \$ 3,085.00		\$ 3,085.00
[insert items not listed but part of construction plans]				= \$ -		\$ -
				= \$ 8,933.40		\$ 8,933.40
<b>MAINTENANCE (35% of Construction BMPs)</b>						\$ 8,933.40
<b>Section 1 Subtotal</b>				<b>= \$</b>	<b>85,719.40</b>	<b>\$ 85,719.40</b>

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

<b>SECTION 2 - PUBLIC IMPROVEMENTS *</b>						
<b>ROADWAY IMPROVEMENTS</b>						
Construction Traffic Control		LS		= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 37.00	= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)	300.	CY	\$ 66.00	= \$ 19,800.00		\$ 19,800.00
Asphalt Pavement (3" thick)		SY	\$ 18.00	= \$ -		\$ -
Asphalt Pavement (4" thick)	960.	SY	\$ 25.00	= \$ 24,000.00		\$ 24,000.00
Asphalt Pavement (6" thick)		SY	\$ 38.00	= \$ -		\$ -
Asphalt Pavement (147 lbs/cf) ___" thick		Tons	\$ 114.00	= \$ -		\$ -
Raised Median, Paved	936.	SF	\$ 11.00	= \$ 10,296.00		\$ 10,296.00
Regulatory Sign/Advisory Sign	3.	EA	\$ 392.00	= \$ 1,176.00		\$ 1,176.00
Guide/Street Name Sign	2.	EA	\$ 300.00	= \$ 600.00		\$ 600.00
Epoxy Pavement Marking	1000.	SF	\$ 17.00	= \$ 17,000.00		\$ 17,000.00
Thermoplastic Pavement Marking	125.	SF	\$ 30.00	= \$ 3,750.00		\$ 3,750.00
Barricade - Type 3	2.	EA	\$ 259.00	= \$ 518.00		\$ 518.00
Delineator - Type I		EA	\$ 31.00	= \$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	790.	LF	\$ 38.00	= \$ 30,020.00		\$ 30,020.00
Curb and Gutter, Type B (Median)	375.	LF	\$ 38.00	= \$ 14,250.00		\$ 14,250.00
Curb and Gutter, Type C (Ramp)		LF	\$ 38.00	= \$ -		\$ -
4" Sidewalk (common areas only)	450.	SY	\$ 62.00	= \$ 27,900.00		\$ 27,900.00
5" Sidewalk		SY	\$ 77.00	= \$ -		\$ -
6" Sidewalk		SY	\$ 94.00	= \$ -		\$ -
8" Sidewalk		SY	\$ 125.00	= \$ -		\$ -
Pedestrian Ramp	13.	EA	\$ 1,496.00	= \$ 19,448.00		\$ 19,448.00
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 79.00	= \$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)	200.	LF	\$ 119.00	= \$ 23,800.00		\$ 23,800.00
Curb Opening with Drainage Chase		EA	\$ 1,926.00	= \$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 65.00	= \$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 94.00	= \$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,731.00	= \$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,902.00	= \$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 102.00	= \$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 104.00	= \$ -		\$ -
Electrical Conduit, Size =		LF	\$ 22.00	= \$ -		\$ -
Traffic Signal, (provide engineer's estimate)	1.	EA	\$ 500,000	= \$ 500,000.00		\$ 500,000.00

**PROJECT INFORMATION**

Village at Lorson Ranch Filing No. 1

11/19/2024

SF 248

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		LF	\$ 82.00	=	\$ -		\$ -
24" Reinforced Concrete Pipe		LF	\$ 98.00	=	\$ -		\$ -
30" Reinforced Concrete Pipe		LF	\$ 123.00	=	\$ -		\$ -
36" Reinforced Concrete Pipe		LF	\$ 151.00	=	\$ -		\$ -
42" Reinforced Concrete Pipe		LF	\$ 201.00	=	\$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 245.00	=	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 320.00	=	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 374.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 433.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 495.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 105.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 121.00	=	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 154.00	=	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 184.00	=	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 212.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 223.00	=	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 327.00	=	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 353.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 427.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 502.00	=	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 578.00	=	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 691.00	=	\$ -		\$ -
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	\$ 7,212.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 9,377.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 10,859.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 9,925.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'		EA	\$ 10,230.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 12,805.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 12,907.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 13,835.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 15,130.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 13,755.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 15,181.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 6,037.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 7,458.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base		EA	\$ 15,130.00	=	\$ -		\$ -
Storm Sewer Manhole, Slab Base		EA	\$ 8,322.00	=	\$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 9.00	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 104.00	=	\$ -		\$ -
Rip Rap, Grouted		Tons	\$ 124.00	=	\$ -		\$ -
Drainage Channel Construction, Size ( W x H )		LF		=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 741.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 145.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,911.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<b>Section 2 Subtotal</b>				=	<b>\$ 692,558.00</b>		<b>\$ 692,558.00</b>

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

**PROJECT INFORMATION**

<b>Village at Lorson Ranch Filing No. 1</b>	<b>11/19/2024</b>	<b>SF 248</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
<b>SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**</b>						
<b>ROADWAY IMPROVEMENTS</b>						
Aggregate Base Course (135 lbs/cf)	1050.	CY	\$ 66.00	\$ 69,300.00		\$ 69,300.00
Asphalt Pavement (4" thick)	3500.	SY	\$ 25.00	\$ 87,500.00		\$ 87,500.00
Regulatory Sign/Advisory Sign	8.	EA	\$ 392.00	\$ 3,136.00		\$ 3,136.00
Guide/Street Name Sign	1.	EA	\$ 300.00	\$ 300.00		\$ 300.00
Epoxy Pavement Marking	200.	SF	\$ 17.00	\$ 3,400.00		\$ 3,400.00
Thermoplastic Pavement Marking	50.	SF	\$ 30.00	\$ 1,500.00		\$ 1,500.00
Curb and Gutter, Type A (6" Vertical)	1950.	LF	\$ 38.00	\$ 74,100.00		\$ 74,100.00
4" Sidewalk (common areas only)	550.	SY	\$ 62.00	\$ 34,100.00		\$ 34,100.00
pedestrian ramp	4	EA	\$ 1,496.00	\$ 5,984.00		\$ 5,984.00
				\$ -		\$ -
				\$ -		\$ -
<b>STORM DRAIN IMPROVEMENTS</b> (Exception: Permanent Pond/BMP shall be itemized under Section 1)						
18" Reinforced Concrete Pipe	145.	LF	\$ 82.00	\$ 11,890.00		\$ 11,890.00
24" Reinforced Concrete Pipe	345.	LF	\$ 98.00	\$ 33,810.00		\$ 33,810.00
30" Reinforced Concrete Pipe		LF	\$ 123.00	\$ -		\$ -
36" Reinforced Concrete Pipe	72.	LF	\$ 151.00	\$ 10,872.00		\$ 10,872.00
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	3.	EA	\$ 9,377.00	\$ 28,131.00		\$ 28,131.00
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'	2.	EA	\$ 10,230.00	\$ 20,460.00		\$ 20,460.00
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'	1.	EA	\$ 15,181.00	\$ 15,181.00		\$ 15,181.00
Storm Sewer Manhole, Box Base	2.	EA	\$ 15,130.00	\$ 30,260.00		\$ 30,260.00
				\$ -		\$ -
<b>WATER SYSTEM IMPROVEMENTS</b>						
Water Main Pipe (PVC), Size 8"	960.	LF	\$ 84.00	\$ 80,640.00		\$ 80,640.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 98.00	\$ -		\$ -
Gate Valves, 8"	21.	EA	\$ 2,418.00	\$ 50,778.00		\$ 50,778.00
Fire Hydrant Assembly, w/ all valves	3.	EA	\$ 8,584.00	\$ 25,752.00		\$ 25,752.00
Water Service Line Installation, inc. tap and valves	6.	EA	\$ 1,723.00	\$ 10,338.00		\$ 10,338.00
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"	910.	LF	\$ 84.00	\$ 76,440.00		\$ 76,440.00
Sanitary Sewer Manhole, Depth < 15 feet	3.	EA	\$ 5,708.00	\$ 17,124.00		\$ 17,124.00
Sanitary Service Line Installation, complete	6.	EA	\$ 1,825.00	\$ 10,950.00		\$ 10,950.00
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>\$ 545,146.00</b>		<b>\$ 545,146.00</b>

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

<b>AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)</b>		=	\$ -	\$ -
<b>POND/BMP CERTIFICATION (inc. elevations and volume calculations)</b>	LS	=	\$ -	\$ -

**Total Construction Financial Assurance \$ 1,323,423.40**

(Sum of all section subtotals plus as-builts and pond/BMP certification)

**Total Remaining Construction Financial Assurance (with Pre-Plat Construction) \$ 1,323,423.40**

(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

**Total Defect Warranty Financial Assurance \$ 148,529.60**

(20% of all items identified as (\*). To be collateralized at time of preliminary acceptance)

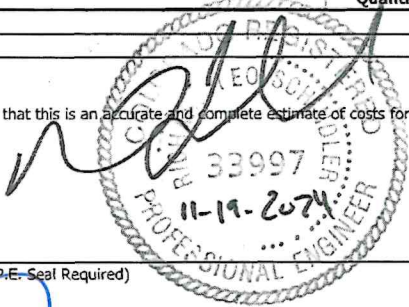
**PROJECT INFORMATION**

Village at Lorson Ranch Filing No. 1	11/19/2024	SF 248
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining

**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)

*[Signature]*

Approved by Owner / Applicant

Date

*11/19/24*

11/25/2024

Approved by El Paso County Engineer / ECM Administrator

Date