

## Planning and Community Development

**Meggan Herington, AICP, Executive Director**

Planning and Community Development  
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**Board of County Commissioners**

Holly Williams, District 1  
Carrie Geitner, District 2  
Bill Wysong, District 3  
Cory Applegate, District 4  
Cami Bremer, District 5

Date: January 30, 2025

To: Deputy Clerk to the Board of County Commissioners  
From: Justin Kilgore, Division Manager-Planning  
Re: Administrative Preliminary Release – The Sanctuary filing 1 at Meridian Ranch  
File: SF-22-020

The Administrative Preliminary Release of collateral approved by Justin Kilgore- Division Manager - Planning Subdivision Bond #4445949 issued by Markel Insurance Company in the amount of Five Million Three Hundred One Thousand One and 10/100 (\$5,301,001.10 ) on behalf of GTL, Inc. dba GTL surety for Development Improvements. The surety for Grading, Public Improvements: Grading, Roadway Improvements, and Storm Drains has been reduced to a Two-Year Defect Warranty in the amount to \$652,479.60.

Enclosed is the Financial Assurance Estimate.

If you have any questions, please contact Beverly Gonzales at 520-7944 or [beverlygonzales@elpasoco.com](mailto:beverlygonzales@elpasoco.com)

Received  
by:

Date:

Office of Clerk to the Board of County Commissioners

2/7/25

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# 2022 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 11/4/2021

PROJECT INFORMATION			
The Sanctuary Filing No. 1 at Meridian Ranch	1/24/2023	SF-22-020	
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		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		CY	\$ 2.00	= \$	*	\$ -
* Permanent Seeding (inc. noxious weed mgmt.)		AC	\$ 886.00	= \$	*	\$ -
		AC	\$ 831.00	= \$	*	\$ -
* Mulching		SY	\$ 7.00	= \$	*	\$ -
* Permanent Erosion Control Blanket		SY	\$ 7.00	= \$	*	\$ -
* Permanent Pond/BMP Construction		CY	\$ 22.00	= \$	*	\$ -
* Permanent Pond/BMP (provide engineer's estimate)		EA		= \$	*	\$ -
		EA		= \$	*	\$ -
		LF	\$ 3.00	= \$	*	\$ -
Safety Fence		SY	\$ 3.00	= \$	*	\$ -
Temporary Erosion Control Blanket		EA	\$ 2,625.00	= \$	2,625.00	\$ 2,625.00
Vehicle Tracking Control	1	LF	\$ 3.00	= \$	*	\$ -
Sill Fence		AC	\$ 695.00	= \$	*	\$ -
Temporary Seeding		AC	\$ 831.00	= \$	*	\$ -
Temporary Mulch		EA	\$ 28.00	= \$	*	\$ -
Erosion Bales		LF	\$ 6.00	= \$	*	\$ -
Erosion Logs/Straw Wattles		EA	\$ 554.00	= \$	*	\$ -
Rock Check Dams		EA	\$ 185.00	= \$	2,220.00	\$ 2,220.00
Inlet Protection	12	EA	\$ 1,952.00	= \$	*	\$ -
Sediment Basin		EA	\$ 997.00	= \$	997.00	\$ 997.00
Concrete Washout Basin	1	EA	\$ 997.00	= \$	*	\$ -
				= \$	*	\$ -
(insert items not listed but part of construction plans)						\$ -
MAINTENANCE (35% of Construction BMPs)				= \$	2,044.70	\$ 2,044.70
Section 1 Subtotal				= \$	7,886.70	\$ 7,886.70


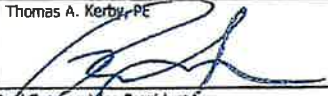
<b>SECTION 2 - PUBLIC IMPROVEMENTS *</b>						
<b>ROADWAY IMPROVEMENTS</b>						
Construction Traffic Control		LS		= \$		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 31.00	= \$		\$ -
Concrete Treated Subgrade (8")	38,884	SY	\$ 6.00	= \$	233,304.00	\$ 233,304.00
Asphalt Pavement (3" thick)		SY	\$ 18.00	= \$		\$ -
Asphalt Pavement (4" thick)	25,752	SY	\$ 21.00	= \$	540,792.00	\$ 540,792.00
Asphalt Pavement (5" thick)	13,132	SY	\$ 32.00	= \$	420,224.00	\$ 420,224.00
Asphalt Pavement (147 lbs/cf) 6" thick		Tons	\$ 97.00	= \$		\$ -
Raised Median, Paved		SF	\$ 9.00	= \$		\$ -
Regulatory Sign/Advisory Sign	18	EA	\$ 333.00	= \$	5,994.00	\$ 5,994.00
Guide/Street Name Sign	13	EA		= \$		\$ -
Epoxy Pavement Marking		SF	\$ 15.00	= \$		\$ -
Thermoplastic Pavement Marking		SF	\$ 26.00	= \$		\$ -
Barricade - Type 3 - GTL Development Owned	3	EA	\$ -	= \$		\$ -
Delineator - Type I		EA	\$ 27.00	= \$		\$ -
Curb and Gutter, Type A (6" Vertical)	6,060	LF	\$ 32.00	= \$	193,920.00	\$ 193,920.00
Curb and Gutter, Type B (Median)	2,551	LF	\$ 32.00	= \$	81,632.00	\$ 81,632.00
Curb and Gutter, Type C (Ramp)	12,352	LF	\$ 32.00	= \$	395,264.00	\$ 395,264.00
4" Sidewalk (common areas only)		SY	\$ 53.00	= \$		\$ -
5" Sidewalk	8,117	SY	\$ 66.00	= \$	535,722.00	\$ 535,722.00
6" Sidewalk		SY	\$ 80.00	= \$		\$ -
8" Sidewalk		SY	\$ 106.00	= \$		\$ -
Pedestrian Ramp	42	EA	\$ 1,273.00	= \$	53,466.00	\$ 53,466.00
Cross Pan, local (8" thick, 6' wide to include return)	666	LF	\$ 67.00	= \$	44,622.00	\$ 44,622.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 102.00	= \$		\$ -
Curb Chase		EA	\$ 1,639.00	= \$		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 55.00	= \$		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 80.00	= \$		\$ -
Guardrail End Anchorage		EA	\$ 2,324.00	= \$		\$ -
Guardrail Impact Attenuator		EA	\$ 4,172.00	= \$		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 87.00	= \$		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 89.00	= \$		\$ -
Electrical Conduit, Size =		LF	\$ 18.00	= \$		\$ -
Traffic Signal, complete intersection		EA	\$ 470,666	= \$		\$ -

PROJECT INFORMATION									
The Sanctuary Filing No. 1 at Meridian Ranch				1/24/2023		SF-22-020			
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	306	LF	\$ 70.00		21,420.00				21,420.00
24" Reinforced Concrete Pipe	372	LF	\$ 83.00		30,876.00				30,876.00
30" Reinforced Concrete Pipe		LF	\$ 104.00						
36" Reinforced Concrete Pipe	32	LF	\$ 128.00		4,096.00				4,096.00
42" Reinforced Concrete Pipe	298	LF	\$ 171.00		50,958.00				50,958.00
48" Reinforced Concrete Pipe	419	LF	\$ 209.00		87,571.00				87,571.00
54" Reinforced Concrete Pipe	1,251	LF	\$ 272.00		340,272.00				340,272.00
60" Reinforced Concrete Pipe		LF	\$ 319.00						
66" Reinforced Concrete Pipe		LF	\$ 368.00						
72" Reinforced Concrete Pipe		LF	\$ 421.00						
18" Corrugated Steel Pipe		LF	\$ 90.00						
24" Corrugated Steel Pipe		LF	\$ 103.00						
30" Corrugated Steel Pipe		LF	\$ 131.00						
36" Corrugated Steel Pipe		LF	\$ 157.00						
42" Corrugated Steel Pipe		LF	\$ 180.00						
48" Corrugated Steel Pipe		LF	\$ 190.00						
54" Corrugated Steel Pipe		LF	\$ 278.00						
60" Corrugated Steel Pipe		LF	\$ 300.00						
66" Corrugated Steel Pipe		LF	\$ 364.00						
72" Corrugated Steel Pipe		LF	\$ 428.00						
78" Corrugated Steel Pipe		LF	\$ 492.00						
84" Corrugated Steel Pipe		LF	\$ 588.00						
Flared End Section (FES) RCP Size = 24	1	EA	\$ 468.00		468.00				468.00
[insert item = 6x pipe and host]		EA							
Flared End Section (FES) CSP Size =		EA							
[insert item = 6x pipe and host]		EA							
End Treatment- Headwall		EA							
End Treatment- Wingwall		EA							
End Treatment - Cutoff Wall		EA							
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 6,138.00						
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,981.00						
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 9,242.00						
Curb Inlet (Type R) L=10', Depth < 5'	1	EA	\$ 8,447.00		8,447.00				8,447.00
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'		EA	\$ 8,706.00						
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 10,898.00						
Curb Inlet (Type R) L=15', Depth < 5'	5	EA	\$ 10,984.00		54,920.00				54,920.00
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 11,775.00						
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 12,876.00						
Curb Inlet (Type R) L=20', Depth < 5'	5	EA	\$ 11,706.00		58,530.00				58,530.00
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'	1	EA	\$ 12,920.00		12,920.00				12,920.00
Grated Inlet (Type C), Depth < 5'		EA	\$ 5,138.00						
Grated Inlet (Type D), Depth < 5'		EA	\$ 6,347.00						
Storm Sewer Manhole, Box Base		EA	\$ 12,876.00						
Storm Sewer Manhole, Slab Base	11	EA	\$ 7,082.00		77,902.00				77,902.00
Geotextile (Erosion Control)		SY	\$ 7.00						
Rip Rap, d50 size from 6" to 24"	102	Tons	\$ 89.00		9,078.00				9,078.00
Rip Rap, Grouted		Tons	\$ 105.00						
Drainage Channel Construction, Size ( W x H )		LF	\$						
Drainage Channel Lining, Concrete		CY	\$ 631.00						
Drainage Channel Lining, Rip Rap		CY	\$ 124.00						
Drainage Channel Lining, Grass		AC	\$ 1,626.00						
Drainage Channel Lining, Other Stabilization									
[insert items not listed but part of construction plans]									
Section 2 Subtotal					\$	3,262,398.00		\$	3,262,398.00



PROJECT INFORMATION			
The Sanctuary Filing No. 1 at Meridian Ranch	1/24/2023	SF-22-020	
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>						
6" Sidewalk	2,869	SY	\$ 80.00	= \$ 229,520		\$ 229,520
<b>STORM DRAIN IMPROVEMENTS</b> <small>(Exception: Permanent Pond/BMP shall be itemized under Section 1)</small>						
				= \$ -		\$ -
<b>WATER SYSTEM IMPROVEMENTS</b>						
Water Main Pipe (PVC), Size 6"		LF	\$ 61.00	= \$ -		\$ -
Water Main Pipe (PVC), Size 8"	7,919	LF	\$ 71.00	= \$ 562,249.00		\$ 562,249.00
Water Main Pipe (PVC), Size 10"	418	LF	\$ 78.00	= \$ 32,604.00		\$ 32,604.00
Gate Valves, 6"		EA	\$ 1,661.00	= \$ -		\$ -
Gate Valves, 8"	32	EA	\$ 2,058.00	= \$ 65,856.00		\$ 65,856.00
Gate Valves, 10"	1	EA	\$ 2,193.00	= \$ 2,193.00		\$ 2,193.00
Fire Hydrant Assembly, w/ all valves	17	EA	\$ 7,306.00	= \$ 124,202.00		\$ 124,202.00
Water Service Line Installation, inc. tap and valves	344	EA	\$ 1,466.00	= \$ 504,304.00		\$ 504,304.00
Fire Cistern Installation, complete		EA		= \$ -		\$ -
<small>(Insert items not listed but part of construction plans)</small>						
<b>SANITARY SEWER IMPROVEMENTS</b>						
Sewer Main Pipe (PVC), Size 8"	8,702	LF	\$ 71.00	= \$ 617,842.00	25.00%	\$ 463,381.50
Sanitary Sewer Manhole, Depth < 15 feet	25	EA	\$ 4,858.00	= \$ 121,450.00	25.00%	\$ 91,087.50
Sanitary Service Line Installation, complete	343	EA	\$ 1,553.00	= \$ 532,679.00	25.00%	\$ 399,509.25
Sanitary Sewer Lift Station, complete		EA		= \$ -		\$ -
<small>(Insert items not listed but part of construction plans)</small>						
<b>LANDSCAPING IMPROVEMENTS</b>						
		EA		= \$ -		\$ -
				<b>Section 3 Subtotal</b>		<b>\$ 2,474,906.25</b>
<b>AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs)</b>						
		LS	\$ 1,000.00	= \$ 1,000.00		\$ 1,000.00
<b>POND/BMP CERTIFICATION (inc. elevations and volume calculations)</b>						
		LS		= \$ -		\$ -
<b>Total Construction Financial Assurance</b>					<b>\$ 6,064,183.70</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>\$ 5,746,190.95</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>\$ 652,479.60</b>	
<small>(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)</small>						

<b>Approvals</b>	
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.	
	
Thomas A. Kerby, PE 	31429
Raul Gutman, Vice President Approved by Owner / Applicant	GTL Development
January 24, 2023 Date	
Approved By: Elizabeth Nijkamp, PE Date: 01/26/2023 <small>El Paso County Engineer of Public Works</small>	
Approved by El Paso County Engineer / ECM Administrator	