

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

Updated: 6/7/2019

PROJECT INFORMATION		
Homestead at Sterling Ranch Filing No. 2	1/15/2020	SF-19-004
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plot 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 mgmnt.)		AC	\$ 800.00	=	\$ -		\$ -
* Mulching		AC	\$ 750.00	=	\$ -		\$ -
* Permanent Erosion Control Blanket-SC250	368	SY	\$ 6.00	=	\$ 2,208.00		\$ 2,208.00
* Permanent Pond/BMP Construction	1,500	CY	\$ 20.00	=	\$ 30,000.00		\$ 30,000.00
* Permanent Pond/BMP (Spillway)	1	EA	\$ 2,500.00	=	\$ 2,500.00		\$ 2,500.00
* Permanent Pond/BMP (Outlet Structure)	1	EA	\$ 6,500.00	=	\$ 6,500.00		\$ 6,500.00
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Temporary Erosion Control Blanket-SC150	7,067	SY	\$ 3.00	=	\$ 21,201.00		\$ 21,201.00
Vehicle Tracking Control	1	EA	\$ 2,370.00	=	\$ 2,370.00		\$ 2,370.00
Silt Fence	2,440	LF	\$ 2.50	=	\$ 6,100.00		\$ 6,100.00
Temporary Seeding		AC	\$ 628.00	=	\$ -		\$ -
Temporary Mulch		AC	\$ 750.00	=	\$ -		\$ -
Erosion Bales	30	EA	\$ 25.00	=	\$ 750.00		\$ 750.00
Erosion Logs/Straw Waddle		LF	\$ 5.00	=	\$ -		\$ -
Rock Check Dams		EA	\$ 500.00	=	\$ -		\$ -
Inlet Protection	7	EA	\$ 167.00	=	\$ 1,169.00		\$ 1,169.00
Sediment Basin		EA	\$ 1,762.00	=	\$ -		\$ -
Concrete Washout Basin		EA	\$ 900.00	=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
MAINTENANCE (35% of Construction BMPs)						\$ 11,056.50	\$ 11,056.50
Section 1 Subtotal						\$ 83,854.50	\$ 83,854.50
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)							
SECTION 2 - PUBLIC IMPROVEMENTS *							
ROADWAY IMPROVEMENTS							
Construction Traffic Control	0	LS	\$ 3,000.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)	7,196	Tons	\$ 28.00	=	\$ 201,488.00		\$ 201,488.00
Aggregate Base Course (135 lbs/cf)		CY	\$ 50.00	=	\$ -		\$ -
Asphalt Pavement (3" thick)	11,814	SY	\$ 14.00	=	\$ 165,396.00		\$ 165,396.00
Asphalt Pavement (4" thick)		SY	\$ 19.00	=	\$ -		\$ -
Asphalt Pavement (6" thick) - Briargate Blvd	8,978	SY	\$ 29.00	=	\$ 260,355.56		\$ 260,355.56
Asphalt Pavement (147 lbs/cf) ___" thick		Tons	\$ 88.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 8.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign		EA	\$ 300.00	=	\$ -		\$ -
Guide/Street Name Sign	9	EA	\$ 250.00	=	\$ 2,250.00		\$ 2,250.00
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 (8" Vertical)	3,638	LF	\$ 30.00	=	\$ 109,140.00		\$ 109,140.00
Curb and Gutter, Type B (Median)	1,204	LF	\$ 30.00	=	\$ 36,120.00		\$ 36,120.00
Curb and Gutter, Type C (Ramp)	7,274	LF	\$ 30.00	=	\$ 218,220.00		\$ 218,220.00
4" Sidewalk (common areas only)		SY	\$ 48.00	=	\$ -		\$ -
5" Sidewalk	5,860	SY	\$ 60.00	=	\$ 351,600.00		\$ 351,600.00
6" Sidewalk		SY	\$ 72.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 96.00	=	\$ -		\$ -
Pedestrian Ramp	34	EA	\$ 1,150.00	=	\$ 39,100.00		\$ 39,100.00
Cross Pan, local (8" thick, 6' wide to include return)	210	LF	\$ 61.00	=	\$ 12,810.00		\$ 12,810.00
Cross Pan, collector (9" thick, 8' wide to include return)	72	LF	\$ 92.00	=	\$ 6,624.00		\$ 6,624.00
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	\$ 425,000.00	=	\$ -		\$ -

PROJECT INFORMATION

Homestead at Sterling Ranch Filing No. 2

1/15/2020

SF-19-004

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	168	LF	\$ 65.00	=	\$ 10,920.00		\$ 10,920.00
24" Reinforced Concrete Pipe	54	LF	\$ 78.00	=	\$ 4,212.00		\$ 4,212.00
30" Reinforced Concrete Pipe	998	LF	\$ 97.00	=	\$ 96,806.00		\$ 96,806.00
36" Reinforced Concrete Pipe	8	LF	\$ 120.00	=	\$ 960.00		\$ 960.00
42" Reinforced Concrete Pipe	700	LF	\$ 160.00	=	\$ 112,000.00		\$ 112,000.00
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 = 18 (unit cost = 6x pipe unit cost)	1	EA	\$ 390.00	=	\$ 390.00		\$ 390.00
Flared End Section (FES) CSP Size = 42 (unit cost = 6x pipe unit cost)	1	EA	\$ 960.00	=	\$ 960.00		\$ 960.00
End Treatment- Headwall	1	EA	\$ 12,000.00	=	\$ 12,000.00		\$ 12,000.00
End Treatment- Wingwall	1	EA	\$ 6,000.00	=	\$ 6,000.00		\$ 6,000.00
End Treatment - Cutoff Wall	1	EA	\$ 1,000.00	=	\$ 1,000.00		\$ 1,000.00
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	3	EA	\$ 11,627.00	=	\$ 34,881.00		\$ 34,881.00
Storm Sewer Manhole, Slab Base	4	EA	\$ 6,395.00	=	\$ 25,580.00		\$ 25,580.00
Geotextile (Erosion Control)		SY	\$ 6.00	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"	20	Tons	\$ 80.00	=	\$ 1,600.00		\$ 1,600.00
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]							
				Section 2 Subtotal	= \$ 1,710,412.56		\$ 1,710,412.56

Include proposed channel improvements.

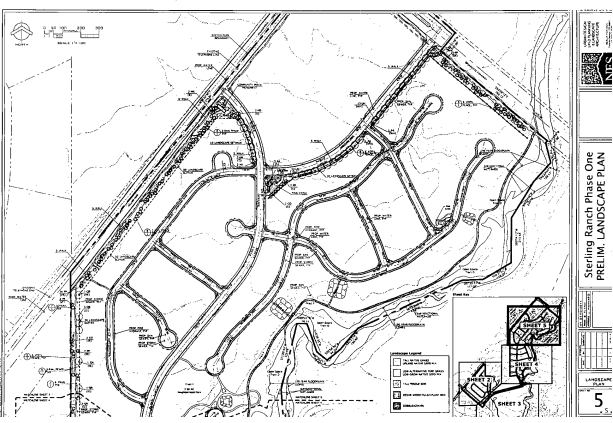
PROJECT INFORMATION		
Homestead at Sterling Ranch Filing No. 2	1/15/2020	SF-19-004
Project Name	Date	PCD File No.

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							
Trail along Briargate Parkway - 16" Wide Gravel	1,255	SY	\$ 30.00	=	\$ 37,653.33		\$ 37,653.33
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
Rip Rap - Sand Crk Channel Bank Stabilization	390	Ton	\$ 80.00	=	\$ 31,200.00		\$ 31,200.00
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	4,943	LF	\$ 64.00	=	\$ 316,352.00		\$ 316,352.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 75.00	=	\$ -		\$ -
Gate Valves, 8"	29	EA	\$ 1,858.00	=	\$ 53,882.00		\$ 53,882.00
Fire Hydrant Assembly, w/ all valves	11	EA	\$ 6,597.00	=	\$ 72,567.00		\$ 72,567.00
Water Service Line Installation, inc. tap and valves	104	EA	\$ 1,324.00	=	\$ 137,696.00		\$ 137,696.00
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"	4,859	LF	\$ 64.00	=	\$ 310,976.00		\$ 310,976.00
Sanitary Sewer Manhole, Depth < 15 feet	25	EA	\$ 4,386.00	=	\$ 109,650.00		\$ 109,650.00
Sanitary Service Line Installation, complete	104	EA	\$ 1,402.00	=	\$ 145,808.00		\$ 145,808.00
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>							
				=	\$ -		\$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)							
Landscaping along Briargate Parkway - Tract B	42,549	SF	\$ 3.00	=	\$ 127,647.00		\$ 127,647.00
Landscaping along Wheatland Dr-Tract A & H	18,890	SF	\$ 3.00	=	\$ 56,670.00		\$ 56,670.00
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
				=	\$ -		\$ -
** - Section 3 is not subject to defect warranty requirements							
Section 3 Subtotal					=	\$ 1,400,101.33	\$ 1,400,101.33

This should be for the entire frontage along Wheatland and Briargate where Homestead Fil 2 abuts. Please verify numbers

Tract H filing 1

Thanks for adding. see plat note to be added.



PROJECT INFORMATION

Homestead at Sterling Ranch Filing No. 2	1/15/2020	SF-19-004
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	=	Total	(with Pre-Plat Construction)	
						% Complete	Remaining
AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs)		LS	\$ 2,500.00	=	\$ 2,500.00		\$ 2,500.00
POND/BMP CERTIFICATION (Inc. elevations and volume calculations)		LS	\$ 1,500.00	=	\$ 1,500.00		\$ 1,500.00
Total Construction Financial Assurance						\$	3,198,368.39
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$	3,198,368.39
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
Total Defect Warranty Financial Assurance						\$	350,324.11
(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

1/15/2020

Date

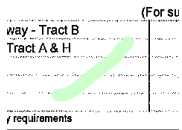
Approved by El Paso County Engineer / ECM Administrator

Date

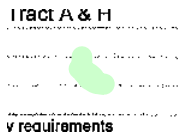


FAE V_3 planning only.pdf Markup Summary

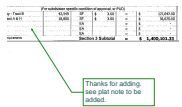
dsdparsons (6)



Subject: Owner Certification
Page Label: 3
Author: dsdparsons
Date: 2/11/2020 9:09:30 AM
Status:
Color: ■
Layer:
Space:



Subject: Owner Certification
Page Label: 3
Author: dsdparsons
Date: 2/11/2020 9:09:33 AM
Status:
Color: ■
Layer:
Space:

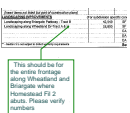


Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 2/11/2020 9:42:49 AM
Status:
Color: ■
Layer:
Space:

Thanks for adding. see plat note to be added.



Subject: Image
Page Label: 3
Author: dsdparsons
Date: 2/11/2020 9:43:51 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 2/11/2020 9:44:37 AM
Status:
Color: ■
Layer:
Space:

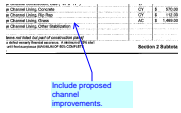
This should be for the entire frontage along Wheatland and Briargate where Homestead Fil 2 abuts. Please verify numbers



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 2/11/2020 9:44:51 AM
Status:
Color: ■
Layer:
Space:

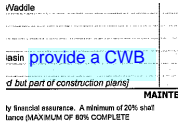
Tract H filing 1

Steve Kuhster (5)



Subject: arrow & box
Page Label: 2
Author: Steve Kuhster
Date: 2/4/2020 1:41:06 PM
Status:
Color: ■
Layer:
Space:

Include proposed channel improvements.



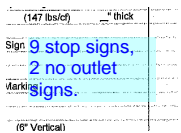
Subject: text box
Page Label: 1
Author: Steve Kuhster
Date: 2/4/2020 1:42:48 PM
Status:
Color: ■
Layer:
Space:

provide a CWB



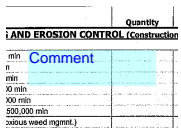
Subject: text box
Page Label: 1
Author: Steve Kuhster
Date: 2/4/2020 1:44:01 PM
Status:
Color: ■
Layer:
Space:

provide a temp seeding and mulch.



Subject: text box
Page Label: 1
Author: Steve Kuhster
Date: 2/4/2020 1:45:13 PM
Status:
Color: ■
Layer:
Space:

9 stop signs, 2 no outlet signs.



Subject: text box
Page Label: 1
Author: Steve Kuhster
Date: 2/4/2020 1:46:31 PM
Status:
Color: ■
Layer:
Space:

Comment