

2022 Financial  
(with pre-plat construction)

Additional comments may be generated depending on how review #1 comments to the site plans and traffic studies are addressed/resolved.

PPR2248

Updated: 11/4/2021

PROJECT INFORMATION		
Struthers Ranch Polaris - GEC	8/9/2022	
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	3,515	CY	\$ 6.00	=	\$ 21,090.00		\$ 21,090.00	
5,001-20,000; \$30,000 min				=	\$ -		\$ -	
20,001-50,000; \$100,000 min				=	\$ -		\$ -	
50,001-200,000; \$175,000 min				=	\$ -		\$ -	
greater than 200,000; \$500,000 min				=	\$ -		\$ -	
* Permanent Seeding (inc. noxious weed mgmnt.)	1			=	\$ 886.00		\$ 886.00	
* Mulching	1			=	\$ 831.00		\$ 831.00	
* Permanent Erosion Control Blanket		SY	\$ 7.00	=	\$ -		\$ -	
* Permanent Pond/BMP Construction	630	CY	\$ 22.00	=	\$ 13,860.00		\$ 13,860.00	
* Permanent Pond/BMP (Outlet Structure / Spillway)	1	LS	\$ 10,000.00	=	\$ 10,000.00		\$ 10,000.00	
* Permanent Pond/BMP (Forebay / Trickle Channel)	1	LS	\$ 3,000.00	=	\$ 3,000.00		\$ 3,000.00	
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -	
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -	
Vehicle Tracking Control	1	EA	\$ 2,625.00	=	\$ 2,625.00		\$ 2,625.00	
Silt Fence	660	LF	\$ 3.00	=	\$ 1,980.00		\$ 1,980.00	
Temporary Seeding	0.5	AC	\$ 695.00	=	\$ 347.50		\$ 347.50	
Temporary Mulch	0.5	AC	\$ 890.00	=	\$ 445.00		\$ 445.00	
Erosion Bales		EA	\$ -	=	\$ -		\$ -	
Erosion Logs/Straw Wattles		LF	\$ -	=	\$ -		\$ -	
Rock Check Dams		EA	\$ -	=	\$ -		\$ -	
Inlet Protection	2	EA	\$ 180.00	=	\$ 360.00		\$ 370.00	
Sediment Basin	1	EA	\$ 1,952.00	=	\$ 1,952.00		\$ 1,952.00	
Concrete Washout Basin	1	EA	\$ 997.00	=	\$ 997.00		\$ 997.00	
[insert items not listed but part of construction plans]				=	\$ -		\$ -	
<b>MAINTENANCE (35% of Construction BMPs)</b>					=	\$ 3,040.45		\$ 3,040.45
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)								
<b>Section 1 Subtotal</b>					=	<b>\$ 61,394.45</b>		<b>\$ 61,394.45</b>

Include a line item for the Pond retaining wall

Confirm cost of BMP in drainage report once estimate is provided.

**SECTION 2 - PUBLIC IMPROVEMENTS \***

<b>ROADWAY IMPROVEMENTS</b>							
Construction Traffic Control		LS		=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 31.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)		CY	\$ 56.00	=	\$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 16.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 21.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 32.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) _" thick		Tons	\$ 97.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 9.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign		EA	\$ 333.00	=	\$ -		\$ -
Guide/Street Name Sign		EA		=	\$ -		\$ -
Epoxy Pavement Marking		SF	\$ 15.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 26.00	=	\$ -		\$ -
Barricade - Type 3		EA	\$ 221.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 27.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 32.00	=	\$ -		\$ -
Curb and Gutter, Type B (Median)		LF	\$ 32.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 32.00	=	\$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 53.00	=	\$ -		\$ -
5" Sidewalk		SY	\$ 66.00	=	\$ -		\$ -
6" Sidewalk		SY	\$ 80.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 106.00	=	\$ -		\$ -
Pedestrian Ramp		EA	\$ 1,000.00	=	\$ -		\$ -
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ -	=	\$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ -	=	\$ -		\$ -
Curb Chase		EA	\$ 1,000.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ -	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ -	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,000.00	=	\$ -		\$ -
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	=	\$ -		\$ -

provide quantities for the proposed sidewalk along Struthers Ranch Rd

Provide quantity for the two proposed ramps at the driveway access.

**PROJECT INFORMATION**

**Struthers Ranch Polaris - GEC**

**8/9/2022**

**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	\$ 70.00	=	\$ -		\$ -
24" Reinforced Concrete Pipe		LF	\$ 83.00	=	\$ -		\$ -
30" Reinforced Concrete Pipe		LF	\$ 104.00	=	\$ -		\$ -
36" Reinforced Concrete Pipe		LF	\$ 128.00	=	\$ -		\$ -
42" Reinforced Concrete Pipe		LF	\$ 171.00	=	\$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 209.00	=	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 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 = <i>(unit cost = 6x pipe unit cost)</i>		EA		=	\$ -		\$ -
Flared End Section (FES) CSP Size = <i>(unit cost = 6x pipe unit cost)</i>		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'		EA	\$ 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'		EA	\$ 10,984.00	=	\$ -		\$ -
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'		EA	\$ 11,706.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 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		EA	\$ 7,082.00	=	\$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 7.00	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 89.00	=	\$ -		\$ -
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				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<b>Section 2 Subtotal</b>				=	\$ -		\$ -

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

**PROJECT INFORMATION**

Struthers Ranch Polaris - GEC 8/9/2022  
 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>						
				=	\$	-
				=	\$	-
				=	\$	-
				=	\$	-
				=	\$	-
				=	\$	-
				=	\$	-
<b>STORM DRAIN IMPROVEMENTS</b> <span style="color:red">(Exception: Permanent Pond/BMP shall be itemized under Section 1)</span>						
				=	\$	-
				=	\$	-
				=	\$	-
				=	\$	-
				=	\$	-
				=	\$	-
<b>WATER SYSTEM IMPROVEMENTS</b>						
Water Main Pipe (PVC), Size 8"		LF	\$ 71.00	=	\$	-
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 83.00	=	\$	-
Gate Valves, 8"		EA	\$ 2,058.00	=	\$	-
Fire Hydrant Assembly, w/ all valves		EA	\$ 7,306.00	=	\$	-
Water Service Line Installation, inc. tap and valves		EA	\$ 1,466.00	=	\$	-
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"		LF	\$ 71.00	=	\$	-
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 4,858.00	=	\$	-
Sanitary Service Line Installation, complete		EA	\$ 1,553.00	=	\$	-
Sanitary Sewer Lift Station, complete		EA		=	\$	-
				=	\$	-
<i>[insert items not listed but part of construction plans]</i>				=	\$	-
<b>LANDSCAPING IMPROVEMENTS</b> <span style="color:red">(For subdivision specific condition of approval, or PUD)</span>						
		EA		=	\$	-
		EA		=	\$	-
		EA		=	\$	-
		EA		=	\$	-
		EA		=	\$	-
<b>Section 3 Subtotal</b>				=	\$	-

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

**PROJECT INFORMATION**

<b>Struthers Ranch Polaris - GEC</b>	<b>8/9/2022</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	\$ 1,500.00	=	\$ 1,500.00		\$ 1,500.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 1,500.00	=	\$ 1,500.00		\$ 1,500.00
<b>Total Construction Financial Assurance</b>						<b>\$</b>	<b>64,394.45</b>
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
<b>Total Remaining Construction Financial Assurance (with Pre-Plat Construction)</b>						<b>\$</b>	<b>64,394.45</b>
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
<b>Total Defect Warranty Financial Assurance</b>						<b>\$</b>	<b>9,933.40</b>
(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)

\_\_\_\_\_  
 Approved by Owner / Applicant

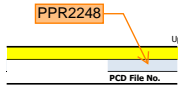
\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Approved by El Paso County Engineer / ECM Administrator

\_\_\_\_\_  
 Date

# Financial Assurance Forms\_V1.pdf Markup Summary

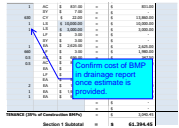
9/12/2022 12:22:24 PM (1)



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**Author:** Glenn Reese - EPC Stormwater  
**Date:** 9/12/2022 12:22:24 PM  
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PPR2248

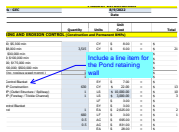
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Confirm cost of BMP in drainage report once estimate is provided.

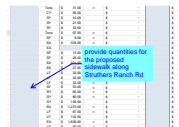
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Include a line item for the Pond retaining wall

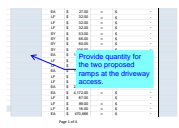
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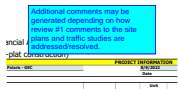
provide quantities for the proposed sidewalk along Struthers Ranch Rd

9/15/2022 12:47:41 PM (1)



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Provide quantity for the two proposed ramps at the driveway access.



**Subject:** Text Box  
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Additional comments may be generated depending on how review #1 comments to the site plans and traffic studies are addressed/resolved.