

2021 Financial Assurance Estimate Form  
(with pre-plat construction)

Updated: 12/22/2020

PROJECT INFORMATION		
RETREAT AT TIMBERRIDGE FILING NO. 2	3/21/2022	SF-21-021
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		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	75,000	CY	\$ 2.50	=	\$ 187,500.00		\$ 187,500.00	
greater than 200,000; \$500,000 min		CY	\$ 2.00	=	\$ -		\$ -	
* Permanent Seeding (inc. noxious weed mgmnt.)	2.00	AC	\$ 828.00	=	\$ 1,656.00		\$ 1,656.00	
* Mulching	2.00	AC	\$ 777.00	=	\$ 1,554.00		\$ 1,554.00	
* Permanent Erosion Control Blanket	5,100	SY	\$ 6.00	=	\$ 30,600.00		\$ 30,600.00	
* Permanent Pond/BMP Construction - Pond 3	5,500	CY	\$ 21.00	=	\$ 115,500.00		\$ 115,500.00	
* Permanent Pond/BMP (Spillway) - Pond 3	1	EA	\$ 10,000.00	=	\$ 10,000.00		\$ 10,000.00	
* Permanent Pond/BMP (Outlet Structure) - Pond 3	1	EA	\$ 15,000.00	=	\$ 15,000.00		\$ 15,000.00	
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -	
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -	
Vehicle Tracking Control	4	EA	\$ 2,453.00	=	\$ 9,812.00		\$ 9,812.00	
Silt Fence	5,250	LF	\$ 2.60	=	\$ 13,650.00		\$ 13,650.00	
Temporary Seeding	6	AC	\$ 650.00	=	\$ 3,900.00		\$ 3,900.00	
Temporary Mulch	6	AC	\$ 777.00	=	\$ 4,662.00		\$ 4,662.00	
Erosion Bales		EA	\$ 26.00	=	\$ -		\$ -	
Erosion Logs/Straw Waddle	64	LF	\$ 5.00	=	\$ 320.00		\$ 320.00	
Rock Check Dams	19	EA	\$ 518.00	=	\$ 9,842.00		\$ 9,842.00	
Inlet Protection	12	EA	\$ 173.00	=	\$ 2,076.00		\$ 2,076.00	
Sediment Basin	4	EA	\$ 1,824.00	=	\$ 7,296.00		\$ 7,296.00	
Concrete Washout Basin	1	EA	\$ 932.00	=	\$ 932.00		\$ 932.00	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
<b>MAINTENANCE (35% of Construction BMPs)</b>					=	\$ 18,371.50		\$ 18,371.50
<b>Section 1 Subtotal</b>					=	<b>\$ 432,671.50</b>		<b>\$ 432,671.50</b>
<b>SECTION 2 - PUBLIC IMPROVEMENTS *</b>								
<b>ROADWAY IMPROVEMENTS</b>								
Construction Traffic Control	1	LS	\$ 5,000.00	=	\$ 5,000.00		\$ 5,000.00	
Aggregate Base Course (135 lbs/cf)	7,800	Tons	\$ 29.00	=	\$ 226,200.00		\$ 226,200.00	
Aggregate Base Course (135 lbs/cf)		CY	\$ 52.00	=	\$ -		\$ -	
Asphalt Pavement (3" thick)		SY	\$ 14.50	=	\$ -		\$ -	
Asphalt Pavement (4" thick)	22,500	SY	\$ 20.00	=	\$ 450,000.00		\$ 450,000.00	
Asphalt Pavement (6" thick)		SY	\$ 30.00	=	\$ -		\$ -	
Asphalt Pavement (147 lbs/cf) _" thick		Tons	\$ 91.00	=	\$ -		\$ -	
Raised Median, Paved		SF	\$ 8.30	=	\$ -		\$ -	
Regulatory Sign/Advisory Sign	7	EA	\$ 311.00	=	\$ 2,177.00		\$ 2,177.00	
Guide/Street Name Sign	12	EA	\$ 250.00	=	\$ 3,000.00		\$ 3,000.00	
Epoxy Pavement Marking		SF	\$ 14.00	=	\$ -		\$ -	
Thermoplastic Pavement Marking		SF	\$ 24.00	=	\$ -		\$ -	
Barricade - Type 3	3	EA	\$ 207.00	=	\$ 621.00		\$ 621.00	
Delineator - Type I		EA	\$ 25.00	=	\$ -		\$ -	
Curb and Gutter, Type A (6" Vertical)	1,250	LF	\$ 31.00	=	\$ 38,750.00		\$ 38,750.00	
Curb and Gutter, Type B (Median)		LF	\$ 31.00	=	\$ -		\$ -	
Curb and Gutter, Type C (Ramp)	5,500	LF	\$ 31.00	=	\$ 170,500.00		\$ 170,500.00	
4" Sidewalk (common areas only)		SY	\$ 50.00	=	\$ -		\$ -	
5" Sidewalk	4,300	SY	\$ 62.00	=	\$ 266,600.00		\$ 266,600.00	
6" Sidewalk		SY	\$ 75.00	=	\$ -		\$ -	
8" Sidewalk		SY	\$ 99.00	=	\$ -		\$ -	
Pedestrian Ramp	14	EA	\$ 1,190.00	=	\$ 16,660.00		\$ 16,660.00	
Cross Pan, local (8" thick, 6' wide to include return)	160	LF	\$ 63.00	=	\$ 10,080.00		\$ 10,080.00	
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 95.00	=	\$ -		\$ -	
Curb Chase		EA	\$ 1,532.00	=	\$ -		\$ -	
Guardrail Type 3 (W-Beam)		LF	\$ 51.00	=	\$ -		\$ -	
Guardrail Type 7 (Concrete)		LF	\$ 75.00	=	\$ -		\$ -	
Guardrail End Anchorage		EA	\$ 2,172.00	=	\$ -		\$ -	
Guardrail Impact Attenuator		EA	\$ 3,899.00	=	\$ -		\$ -	
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 81.00	=	\$ -		\$ -	
Sound Barrier Fence (panels, 6' high)		LF	\$ 83.00	=	\$ -		\$ -	
Electrical Conduit, Size =		LF	\$ 17.00	=	\$ -		\$ -	
Traffic Signal, complete intersection		EA	\$ 439,875	=	\$ -		\$ -	

**PROJECT INFORMATION**

**RETREAT AT TIMBERRIDGE FILING NO. 2**

**3/21/2022**

**SF-21-021**

**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	12	LF	\$ 67.00	=	\$ 804.00		\$ 804.00
24" Reinforced Concrete Pipe	176	LF	\$ 81.00	=	\$ 14,256.00		\$ 14,256.00
30" Reinforced Concrete Pipe	200	LF	\$ 100.00	=	\$ 20,000.00		\$ 20,000.00
36" Reinforced Concrete Pipe	1,860	LF	\$ 124.00	=	\$ 230,640.00		\$ 230,640.00
42" Reinforced Concrete Pipe	810	LF	\$ 166.00	=	\$ 134,460.00		\$ 134,460.00
48" Reinforced Concrete Pipe		LF	\$ 202.00	=	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 254.00	=	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 298.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 344.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 393.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 87.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 99.00	=	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 126.00	=	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 152.00	=	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 174.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 184.00	=	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 269.00	=	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 290.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 352.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 414.00	=	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 476.00	=	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 569.00	=	\$ -		\$ -
Flared End Section (FES) RCP Size = 24" <i>(unit cost = 6x pipe unit cost)</i>	3	EA	\$ 486.00	=	\$ 1,458.00		\$ 1,458.00
Flared End Section (FES) CSP Size = <i>(unit cost = 6x pipe unit cost)</i>		EA		=	\$ -		\$ -
End Treatment- Headwall	3	EA	\$ 1,500.00	=	\$ 4,500.00		\$ 4,500.00
End Treatment- Wingwall		EA		=	\$ -		\$ -
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'	1	EA	\$ 5,736.00	=	\$ 5,736.00		\$ 5,736.00
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	1	EA	\$ 7,440.00	=	\$ 7,440.00		\$ 7,440.00
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 8,637.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', Depth < 5'	1	EA	\$ 7,894.00	=	\$ 7,894.00		\$ 7,894.00
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'	2	EA	\$ 8,136.00	=	\$ 16,272.00		\$ 16,272.00
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 10,185.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 10,265.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'	2	EA	\$ 11,005.00	=	\$ 22,010.00		\$ 22,010.00
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 12,034.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 10,940.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 12,075.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,802.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,932.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base	12	EA	\$ 12,034.00	=	\$ 144,408.00		\$ 144,408.00
Storm Sewer Manhole, Slab Base		EA	\$ 6,619.00	=	\$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 6.20	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"	375	Tons	\$ 83.00	=	\$ 31,125.00		\$ 31,125.00
Rip Rap, Grouted		Tons	\$ 98.00	=	\$ -		\$ -
Side Road Ditch Construction Rural roads, Size (16' x 2')	1,350	LF	\$ 10.00	=	\$ 13,500.00		\$ 13,500.00
Drainage Channel Construction, Lot 7 TRM	590	SY	\$ 20.00	=	\$ 11,800.00		\$ 11,800.00
Drainage Swale Construction rear of Lots 43 - 60	1,630	LF	\$ 10.00	=	\$ 16,300.00		\$ 16,300.00
Drainage Channel Lining, Concrete		CY	\$ 590.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap	800	LF	\$ 100.00	=	\$ 80,000.00		\$ 80,000.00
Drainage Channel Lining, Grass		AC	\$ 1,520.00	=	\$ -		\$ -
Drainage Channel Lining, Sheet Pile Check Structures	3	EA	\$ 45,000.00	=	\$ 135,000.00		\$ 135,000.00
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<b>Section 2 Subtotal</b>					<b>=</b>	<b>\$ 2,087,191.00</b>	<b>\$ 2,087,191.00</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>RETREAT AT TIMBERRIDGE FILING NO. 2</b>	<b>3/21/2022</b>	<b>SF-21-021</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

**SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)\*\***

**ROADWAY IMPROVEMENTS**

				\$	-		\$	-
				=	\$		\$	-
				=	\$		\$	-
				=	\$		\$	-
				=	\$		\$	-
				=	\$		\$	-

**STORM DRAIN IMPROVEMENTS** (Exception: Permanent Pond/BMP shall be itemized under Section 1)

				=	\$		\$	-
				=	\$		\$	-
				=	\$		\$	-
				=	\$		\$	-
				=	\$		\$	-
				=	\$		\$	-

**WATER SYSTEM IMPROVEMENTS**

Water Main Pipe (PVC), Size 8"	3,975	LF	\$ 66.00	=	\$ 262,350.00		\$ 262,350.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 78.00	=	\$ -		\$ -
Gate Valves, 8"	22	EA	\$ 1,923.00	=	\$ 42,306.00		\$ 42,306.00
Fire Hydrant Assembly, w/ all valves	10	EA	\$ 6,828.00	=	\$ 68,280.00		\$ 68,280.00
Water Service Line Installation, inc. tap and valves	80	EA	\$ 1,370.00	=	\$ 109,600.00		\$ 109,600.00
Off-site Booster Station	1	EA	\$ 900,000.00	=	\$ 900,000.00		\$ 900,000.00
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -

**SANITARY SEWER IMPROVEMENTS**

Sewer Main Pipe (PVC), Size 8"	3,660	LF	\$ 66.00	=	\$ 241,560.00		\$ 241,560.00
Sanitary Sewer Manhole, Depth < 15 feet	12	EA	\$ 4,540.00	=	\$ 54,480.00		\$ 54,480.00
Sanitary Service Line Installation, complete	80	EA	\$ 1,451.00	=	\$ 116,080.00		\$ 116,080.00
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)

3-Rail Fencing (Adjacent to Vollmer Rd.)	665	LF	\$ 10.00	=	\$ 6,650.00		\$ 6,650.00
10' Breeze gravel trail (adjacent to Lots 6,8,9,12 & Tract B)	18,270	SF	\$ 2.50	=	\$ 45,675.00		\$ 45,675.00
3-Rail Fencing (Along south /east property line)	3,100	LF	\$ 10.00	=	\$ 31,000.00		\$ 31,000.00
Lanscaping (trees) adjacent to Vollmer	70	EA	\$ 300.00	=	\$ 21,000.00		\$ 21,000.00
		EA		=	\$ -		\$ -

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

**Section 3 Subtotal = \$ 1,898,981.00**

**\$ 1,898,981.00**

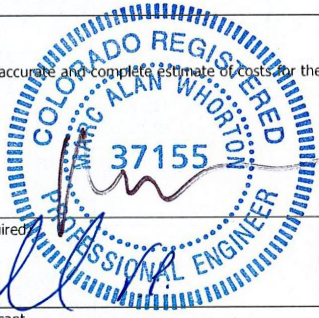
**PROJECT INFORMATION**

<b>RETREAT AT TIMBERRIDGE FILING NO. 2</b>	<b>3/21/2022</b>	<b>SF-21-021</b>
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					% 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	\$ 2,000.00	= \$ 2,000.00	\$	2,000.00
<b>Total Construction Financial Assurance</b>						<b>\$ 4,425,843.50</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>\$ 4,425,843.50</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>\$ 489,800.20</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.



3/23/2022

Engineer (P.E. Seal Required)

*[Signature]*

3/23/2022

Date

Approved by Owner / Applicant

**APPROVED**  
**Engineering Department**

Approved by El Paso County Engineer / ECM Administrator

06/24/2022 3:26:52 PM  
*dsdnijkamp*  
EPC Planning & Community  
Development Department