

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	
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	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>				=	\$ -		\$ -	
MAINTENANCE (35% of Construction BMPs)					=	\$ 18,371.50		\$ 18,371.50
Section 1 Subtotal					=	\$ 432,671.50		\$ 432,671.50
SECTION 2 - PUBLIC IMPROVEMENTS *								
ROADWAY IMPROVEMENTS								
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>				=	\$ -		\$ -	
STORM DRAIN IMPROVEMENTS								
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>				=	\$ -		\$ -	
Section 2 Subtotal					=	\$ 2,087,191.00		\$ 2,087,191.00

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

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
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 Subtotal				=	\$ 1,898,981.00	\$ 1,898,981.00

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

PROJECT INFORMATION

RETREAT AT TIMBERIDGE 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
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
Total Construction Financial Assurance						\$ 4,425,843.50
<small>(Sum of all section subtotals plus as-builts and pond/BMP certification)</small>						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$ 4,425,843.50
<small>(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)</small>						
Total Defect Warranty Financial Assurance						\$ 489,800.20
<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 representation of 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) _____

Approved by Owner / Applicant _____

3/23/2022

Date

Approved by El Paso County Engineer / ECH Administrator _____

Date