

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

Updated: 11/4/2021

PROJECT INFORMATION		
The Ridge at Lorson Ranch Fil. No.3	3/16/2022	
Project Name	Date	PCD File No. 22-007

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	107,500	CY	\$ 2.50	=	\$ 268,750.00		\$ 268,750.00
greater than 200,000; \$500,000 min		CY	\$ 2.00	=	\$ -		\$ -
* Permanent Seeding (inc. noxious weed mgmnt.)	13	AC	\$ 886.00	=	\$ 11,518.00		\$ 11,518.00
* Mulching	13	AC	\$ 831.00	=	\$ 10,803.00		\$ 10,803.00
* Permanent Erosion Control Blanket	45	SY	\$ 7.00	=	\$ 315.00		\$ 315.00
* Permanent Pond/BMP Construction		CY	\$ 22.00	=	\$ -		\$ -
* Permanent Pond/BMP (provide engineer's estimate)	1	EA	\$ 20,000.00	=	\$ 20,000.00		\$ 20,000.00
		EA		=	\$ -		\$ -
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -
Vehicle Tracking Control	2	EA	\$ 2,625.00	=	\$ 5,250.00		\$ 5,250.00
Silt Fence	2,400	LF	\$ 3.00	=	\$ 7,200.00		\$ 7,200.00
Temporary Seeding	33	AC	\$ 695.00	=	\$ 22,935.00		\$ 22,935.00
Temporary Mulch	33	AC	\$ 831.00	=	\$ 27,423.00		\$ 27,423.00
Erosion Bales	50	EA	\$ 28.00	=	\$ 1,400.00		\$ 1,400.00
Erosion Logs/Straw Wattles	500	LF	\$ 6.00	=	\$ 3,000.00		\$ 3,000.00
Rock Check Dams		EA	\$ 554.00	=	\$ -		\$ -
Inlet Protection	5 1	EA	\$ 185.00	=	\$ 185.00		\$ 185.00
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]				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ 24,619.70		\$ 24,619.70
MAINTENANCE (35% of Construction BMPs)							
					\$ 406,347.70		\$ 406,347.70
Section 1 Subtotal					\$ 406,347.70		\$ 406,347.70
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)	7,150	Tons	\$ 31.00	=	\$ 221,650.00		\$ 221,650.00
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) 4" thick	4,402	Tons	\$ 97.00	=	\$ 426,994.00		\$ 426,994.00
Raised Median, Paved		SF	\$ 9.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	11	EA	\$ 333.00	=	\$ 3,663.00		\$ 3,663.00
Guide/Street Name Sign	16	EA	\$ 200.00	=	\$ 3,200.00		\$ 3,200.00
Epoxy Pavement Marking		SF	\$ 15.00	=	\$ -		\$ -
Thermoplastic Pavement Marking	24	SF	\$ 26.00	=	\$ 624.00		\$ 624.00
Barricade - Type 3		EA	\$ 221.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 27.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	900	LF	\$ 32.00	=	\$ 28,800.00		\$ 28,800.00
Curb and Gutter, Type B (Median)		LF	\$ 32.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	11,200	LF	\$ 32.00	=	\$ 358,400.00		\$ 358,400.00
4" Sidewalk (common areas only)		SY	\$ 53.00	=	\$ -		\$ -
5" Sidewalk	6,722	SY	\$ 66.00	=	\$ 443,652.00		\$ 443,652.00
6" Sidewalk		SY	\$ 80.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 106.00	=	\$ -		\$ -
Pedestrian Ramp	28	EA	\$ 1,273.00	=	\$ 35,644.00		\$ 35,644.00
Cross Pan, local (8" thick, 6' wide to include return)	270	LF	\$ 67.00	=	\$ 18,090.00		\$ 18,090.00
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 Ridge at Lorson Ranch Fil. No.3 **3/16/2022**
Project Name **Date** **PCD File No. 22-007**

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	274	LF	\$ 70.00	=	\$	19,180.00		\$ 19,180.00
24" Reinforced Concrete Pipe	175	LF	\$ 83.00	=	\$	14,525.00		\$ 14,525.00
30" Reinforced Concrete Pipe	605	LF	\$ 104.00	=	\$	62,920.00		\$ 62,920.00
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'	3	EA	\$ 11,775.00	=	\$	35,325.00		\$ 35,325.00
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	1	EA	\$ 12,876.00	=	\$	12,876.00		\$ 12,876.00
Storm Sewer Manhole, Slab Base	3	EA	\$ 7,082.00	=	\$	21,246.00		\$ 21,246.00
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				=	\$	-		\$ -
Curb Inlet (Type R) L =30', 5' ≤ Depth < 10'	1	EA	\$ 15,000.00	=	\$	15,000.00		\$ 15,000.00
<i>[insert items not listed but part of construction plans]</i>				=	\$	-		\$ -
Section 2 Subtotal						\$ 1,726,789.00		\$ 1,726,789.00

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

PROJECT INFORMATION

The Ridge at Lorson Ranch Fil. No.3	3/16/2022	
Project Name	Date	PCD File No. 22-007

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"	5,830	LF	\$ 71.00	=	\$ 413,930.00	100.00%	\$ -
Water Main Pipe (Ductile Iron), Size 8"	2,420	LF	\$ 83.00	=	\$ 200,860.00	100.00%	\$ -
Gate Valves, 8"	30	EA	\$ 2,058.00	=	\$ 61,740.00	100.00%	\$ -
Fire Hydrant Assembly, w/ all valves	13	EA	\$ 7,306.00	=	\$ 94,978.00	100.00%	\$ -
Water Service Line Installation, inc. tap and valves	183	EA	\$ 1,466.00	=	\$ 268,278.00	100.00%	\$ -
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"	5,090	LF	\$ 71.00	=	\$ 361,390.00	100.00%	\$ -
Sanitary Sewer Manhole, Depth < 15 feet	13	EA	\$ 4,858.00	=	\$ 63,154.00	100.00%	\$ -
Sanitary Service Line Installation, complete	182	EA	\$ 1,553.00	=	\$ 282,646.00	100.00%	\$ -
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -
4" underdrain	5,090	LF	\$ 25.00	=	\$ 127,250.00	100.00%	\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)							
LANDSCAPING IMPROVEMENTS	1	LS	\$ 40,000.00	=	\$ 40,000.00		\$ 40,000.00
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
				=	\$ -		\$ -
Section 3 Subtotal					=	\$ 1,914,226.00	\$ 40,000.00

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

PROJECT INFORMATION

The Ridge at Lorson Ranch Fil. No.3	3/16/2022	
Project Name	Date	PCD File No. 22-007

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 4,000.00	=	\$ 4,000.00	\$	4,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 2,000.00	=	\$ 2,000.00	\$	2,000.00
Total Construction Financial Assurance						\$	4,053,362.70
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$	2,179,136.70
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
Total Defect Warranty Financial Assurance						\$	407,635.00
(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