

The PUDSP area is being broken up, so the GEC collateral should be split up among the plat areas or it will be held for all plats under the PUDSP until all construction is complete (with pre-plat construction)

Use the 2022 form: <https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/2022-Financial-Assurance-Estimate.xlsx>

007

Updated: 12/22/2020

PROJECT INFORMATION		
The Ridge at Lorson Ranch Filing No. 3	1/22/2022	100.068
Project Name	Date	PCD File No. SF 22-xxx

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		CY	\$ 2.50	=	\$ -		\$ -
greater than 200,000; \$500,000 min		CY	\$ 2.00	=	\$ -		\$ -
* Permanent Seeding (inc. noxious weed mgmnt.)		AC	\$ 828.00	=	\$ -		\$ -
* Mulching		AC	\$ 777.00	=	\$ -		\$ -
* Permanent Erosion Control Blanket		SY	\$ 6.00	=	\$ -		\$ -
* Permanent Pond/BMP Construction		CY	\$ 17.67	=	\$ -		\$ -
* Permanent Pond/BMP (provide engineer's estimate)		EA	\$ 25,000.00	=	\$ -		\$ -
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -
Vehicle Tracking Control		EA	\$ 2,453.00	=	\$ -		\$ -
Silt Fence		LF	\$ 2.60	=	\$ -		\$ -
Temporary Seeding		AC	\$ 650.00	=	\$ -		\$ -
Temporary Mulch		AC	\$ 777.00	=	\$ -		\$ -
Erosion Bales		EA	\$ 26.00	=	\$ -		\$ -
Erosion Logs/Straw Waddle		LF	\$ 5.00	=	\$ -		\$ -
Rock Check Dams		EA	\$ 518.00	=	\$ -		\$ -
Inlet Protection		EA	\$ 173.00	=	\$ -		\$ -
Sediment Basin		EA	\$ 1,824.00	=	\$ -		\$ -
Concrete Washout Basin		EA	\$ 932.00	=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
MAINTENANCE (35% of Construction BMPs)							
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)							
Section 1 Subtotal				=	\$ -		\$ -

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	\$ 29.00	=	\$ 207,350.00		\$ 207,350.00
Aggregate Base Course (135 lbs/cf)		CY	\$ 52.00	=	\$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 14.50	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 20.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 30.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) 4" thick	4,402	Tons	\$ 91.00	=	\$ 400,582.00		\$ 400,582.00
Raised Median, Paved		SF	\$ 8.30	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	11	EA	\$ 311.00	=	\$ 3,421.00		\$ 3,421.00
Guide/Street Name Sign	16	EA	\$ 200.00	=	\$ 3,200.00		\$ 3,200.00
Epoxy Pavement Marking		SF	\$ 14.00	=	\$ -		\$ -
Thermoplastic Pavement Marking	24	SF	\$ 24.00	=	\$ 576.00		\$ 576.00
Barricade - Type 3		EA	\$ 207.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 25.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	11,800	LF	\$ 31.00	=	\$ 365,800.00		\$ 365,800.00
Curb and Gutter, Type B (Median)		LF	\$ 31.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	300	LF	\$ 31.00	=	\$ 9,300.00		\$ 9,300.00
4" Sidewalk (common areas only)		SY	\$ 50.00	=	\$ -		\$ -
5" Sidewalk	6,722	SY	\$ 62.00	=	\$ 416,764.00		\$ 416,764.00
6" Sidewalk		SY	\$ 75.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 99.00	=	\$ -		\$ -
Pedestrian Ramp	28	EA	\$ 1,190.00	=	\$ 33,320.00		\$ 33,320.00
Cross Pan, local (8" thick, 6' wide to include return)	270	LF	\$ 63.00	=	\$ 17,010.00		\$ 17,010.00
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	=	\$ -		\$ -

verify whether 3" would be used

Type A C&G seems high and Type C seems low

Quantity seems low

PROJECT INFORMATION		
The Ridge at Lorson Ranch Filing No. 3	1/22/2022	100.068
Project Name	Date	PCD File No. SF 22-xxx

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	\$ 66.00	=	\$ 384,780.00	100.00%	\$ -
Water Main Pipe (PVC), Size 12" & 16"	2,420	LF	\$ 78.00	=	\$ 188,760.00	100.00%	\$ -
Gate Valves	30	EA	\$ 1,923.00	=	\$ 57,690.00	100.00%	\$ -
Fire Hydrant Assembly, w/ all valves	13	EA	\$ 6,828.00	=	\$ 88,764.00	100.00%	\$ -
Water Service Line Installation, inc. tap and valves	183	EA	\$ 1,370.00	=	\$ 250,710.00	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	\$ 66.00	=	\$ 335,940.00	100.00%	\$ -
Sanitary Sewer Manhole, Depth < 15 feet	13	EA	\$ 4,540.00	=	\$ 59,020.00	100.00%	\$ -
Sanitary Service Line Installation, complete	182	EA	\$ 1,451.00	=	\$ 264,082.00	100.00%	\$ -
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					=	\$ 1,796,996.00	\$ 40,000.00

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

PROJECT INFORMATION		
The Ridge at Lorson Ranch Filing No. 3	1/22/2022	100.068
Project Name	Date	PCD File No. SF 22-xxx

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						\$	3,435,333.00
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$	1,678,337.00
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
Total Defect Warranty Financial Assurance						\$	326,467.40
(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

 Approved by El Paso County Engineer / ECM Administrator

 Date

 Date