

2023 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 12/8/2022

PROJECT INFORMATION		
Creekside South at Lorson Ranch Filing No. 2	3/16/2023	100.069
Project Name	Date	PCD File No. SF 23-003

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 Erosion Control Blanket		SY	\$ 8.00	=	\$ -		\$ -	
Permanent Seeding (inc. noxious weed mgmt.) & Mulching		AC	\$ 1,875.00	=	\$ -		\$ -	
Permanent Pond/BMP (provide engineer's estimate)		EA	\$ 86,666.66	=	\$ -		\$ -	
Concrete Washout Basin		EA	\$ 1,089.00	=	\$ -		\$ -	
Inlet Protection	7	EA	\$ 202.00	=	\$ 1,414.00		\$ 1,414.00	
Rock Check Dam		EA	\$ 605.00	=	\$ -		\$ -	
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -	
Sediment Basin		EA	\$ 2,132.00	=	\$ -		\$ -	
Sediment Trap		EA	\$ 500.00	=	\$ -		\$ -	
Silt Fence		LF	\$ 3.00	=	\$ -		\$ -	
Slope Drain		LF	\$ 40.00	=	\$ -		\$ -	
Straw Bale		EA	\$ 31.00	=	\$ -		\$ -	
Straw Wattle/Rock Sock		LF	\$ 7.00	=	\$ -		\$ -	
Surface Roughening		AC	\$ 250.00	=	\$ -		\$ -	
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -	
Temporary Seeding and Mulching		AC	\$ 1,666.00	=	\$ -		\$ -	
Vehicle Tracking Control	2	EA	\$ 2,867.00	=	\$ 5,734.00		\$ 5,734.00	
[insert items not listed but part of construction plans]				=	\$ -		\$ -	
MAINTENANCE (35% of Construction BMPs)					=	\$ 2,501.80		\$ 2,501.80
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)								
Section 1 Subtotal					=	\$ 9,649.80		\$ 9,649.80

SECTION 2 - PUBLIC IMPROVEMENTS *							
ROADWAY IMPROVEMENTS							
Construction Traffic Control	1.0	LS	\$ 5,000.00	=	\$ 5,000.00		\$ 5,000.00
Aggregate Base Course (135 lbs/cf)	1,320.0	Tons	\$ 34.00	=	\$ 44,880.00		\$ 44,880.00
Aggregate Base Course (135 lbs/cf)		CY	\$ 61.00	=	\$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 17.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 23.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 35.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) 4" thick	820.0	Tons	\$ 106.00	=	\$ 86,920.00		\$ 86,920.00
Raised Median, Paved		SF	\$ 10.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	4.0	EA	\$ 364.00	=	\$ 1,456.00		\$ 1,456.00
Guide/Street Name Sign	2.0	EA	\$ 300.00	=	\$ 600.00		\$ 600.00
Epoxy Pavement Marking		SF	\$ 16.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 28.00	=	\$ -		\$ -
Barricade - Type 3		EA	\$ 241.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 29.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	200.0	LF	\$ 35.00	=	\$ 7,000.00		\$ 7,000.00
Curb and Gutter, Type B (Median)		LF	\$ 35.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	1,920.0	LF	\$ 35.00	=	\$ 67,200.00		\$ 67,200.00
4" Sidewalk (common areas only)		SY	\$ 58.00	=	\$ -		\$ -
5" Sidewalk	1,180.0	SY	\$ 72.00	=	\$ 84,960.00		\$ 84,960.00
6" Sidewalk		SY	\$ 87.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 116.00	=	\$ -		\$ -
Pedestrian Ramp	4.0	EA	\$ 1,390.00	=	\$ 5,560.00		\$ 5,560.00
Cross Pan, local (8" thick, 6' wide to include return)	66.0	LF	\$ 73.00	=	\$ 4,818.00		\$ 4,818.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 111.00	=	\$ -		\$ -
Curb Opening with Drainage Chase		EA	\$ 1,790.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 60.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 87.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,538.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,556.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 95.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 97.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 20.00	=	\$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		=	\$ -		\$ -

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						% 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"	1,080	LF	\$ 78.00	=	\$ 84,240.00	100.00%	\$ -	
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 91.00	=	\$ -		\$ -	
Gate Valves, 8"	10	EA	\$ 2,247.00	=	\$ 22,470.00	100.00%	\$ -	
Fire Hydrant Assembly, w/ all valves	4	EA	\$ 7,978.00	=	\$ 31,912.00	100.00%	\$ -	
Water Service Line Installation, inc. tap and valves	38	EA	\$ 1,601.00	=	\$ 60,838.00	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"	1,060	LF	\$ 78.00	=	\$ 82,680.00	100.00%	\$ -	
Sanitary Sewer Manhole, Depth < 15 feet	5	EA	\$ 5,305.00	=	\$ 26,525.00	100.00%	\$ -	
Sanitary Service Line Installation, complete	38	EA	\$ 1,696.00	=	\$ 64,448.00	100.00%	\$ -	
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -	
4" underdrain	1,060	LF	\$ 25.00	=	\$ 26,500.00	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	EA	\$ 181,730.00	=	\$ 181,730.00		\$ 181,730.00	
Trail in Tract A	1	EA	\$ 20,000.00	=	\$ 20,000.00		\$ 20,000.00	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
				=	\$ -		\$ -	
Section 3 Subtotal					=	\$ 601,343.00		\$ 201,730.00

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

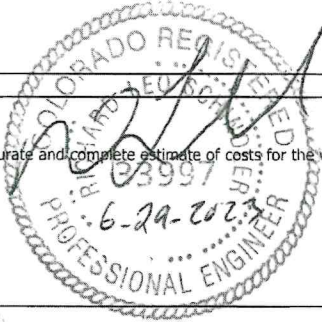
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					% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 3,000.00	= \$ 3,000.00		\$ 3,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ -	= \$ -		\$ -
Total Construction Financial Assurance						\$ 977,252.80
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$ 577,639.80
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
Total Defect Warranty Financial Assurance						\$ 72,652.00
(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)

[Handwritten Signature]

Approved by Owner / Applicant

Date 6/29/23

Approved by El Paso County Engineer / ECM Administrator

Date