

2019 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 4/18/2019

PROJECT INFORMATION		
8/18/2020		100.048
Project Name: Lorson Ranch East Filing No. 4	Date : August 18, 2020	PCD File No. SF 19-008

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	190,000	CY	\$ 2.50	= \$ 475,000.00	80.00%	\$ 95,000.00
greater than 200,000; \$500,000 min		CY	\$ 2.00	= \$ -		\$ -
* Permanent Seeding (inc. noxious weed mgmnt.)	71	AC	\$ 800.00	= \$ 56,800.00	80.00%	\$ 11,360.00
* Mulching	71	AC	\$ 750.00	= \$ 53,250.00	80.00%	\$ 10,650.00
* Permanent Erosion Control Blanket	24,800	SY	\$ 6.00	= \$ 148,800.00	30.00%	\$ 104,160.00
* Permanent Pond/BMP Construction	15,000	CY	\$ 20.00	= \$ 300,000.00	80.00%	\$ 60,000.00
* Permanent Pond/BMP (Spillway)	1	EA	\$ 10,000.00	= \$ 10,000.00		\$ 10,000.00
* Permanent Pond/BMP (Outlet Structure)	1	EA	\$ 15,000.00	= \$ 15,000.00	80.00%	\$ 3,000.00
Safety Fence		LF	\$ 3.00	= \$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	= \$ -		\$ -
Vehicle Tracking Control	4	EA	\$ 2,370.00	= \$ 9,480.00	80.00%	\$ 1,896.00
Silt Fence	3,500	LF	\$ 2.50	= \$ 8,750.00	80.00%	\$ 1,750.00
Temporary Seeding	20	AC	\$ 628.00	= \$ 12,560.00	80.00%	\$ 2,512.00
Temporary Mulch	20	AC	\$ 750.00	= \$ 15,000.00	80.00%	\$ 3,000.00
Erosion Bales	200	EA	\$ 25.00	= \$ 5,000.00	80.00%	\$ 1,000.00
Erosion Logs/Straw Waddle		LF	\$ 5.00	= \$ -		\$ -
Rock Check Dams	4	EA	\$ 500.00	= \$ 2,000.00	80.00%	\$ 400.00
Inlet Protection	18	EA	\$ 167.00	= \$ 3,006.00	80.00%	\$ 601.20
Sediment Basin	3	EA	\$ 1,762.00	= \$ 5,286.00	80.00%	\$ 1,057.20
Concrete Washout Basin	2	EA	\$ 900.00	= \$ 1,800.00		\$ 1,800.00
[insert items not listed but part of construction plans]				= \$ -		\$ -
				= \$ -		\$ -
MAINTENANCE (35% of Construction BMPs)				= \$ 22,008.70		\$ 22,008.70
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)						
Section 1 Subtotal				= \$ 1,143,740.70		\$ 330,195.10

SECTION 2 - PUBLIC IMPROVEMENTS *						
ROADWAY IMPROVEMENTS						
Construction Traffic Control	1	LS	\$ 5,000.00	= \$ 5,000.00	80.00%	\$ 1,000.00
Aggregate Base Course (135 lbs/cf)	12,330	Tons	\$ 28.00	= \$ 345,240.00	60.00%	\$ 138,096.00
Aggregate Base Course (135 lbs/cf)		CY	\$ 50.00	= \$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 14.00	= \$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 19.00	= \$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 29.00	= \$ -		\$ -
Asphalt Pavement (147 lbs/cf) 4" thick	10,670	Tons	\$ 88.00	= \$ 938,960.00	60.00%	\$ 375,584.00
Raised Median, Paved		SF	\$ 8.00	= \$ -		\$ -
Regulatory Sign/Advisory Sign	23	EA	\$ 300.00	= \$ 6,900.00		\$ 6,900.00
Guide/Street Name Sign	34	EA		= \$ -		\$ -
Epoxy Pavement Marking	1,200	SF	\$ 13.00	= \$ 15,600.00		\$ 15,600.00
Thermoplastic Pavement Marking	220	SF	\$ 23.00	= \$ 5,060.00		\$ 5,060.00
Barricade - Type 3	6	EA	\$ 200.00	= \$ 1,200.00		\$ 1,200.00
Delineator - Type I		EA	\$ 24.00	= \$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	3,880	LF	\$ 30.00	= \$ 116,400.00	80.00%	\$ 23,280.00
Curb and Gutter, Type B (Median)		LF	\$ 30.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)	17,300	LF	\$ 30.00	= \$ 519,000.00	80.00%	\$ 103,800.00
4" Sidewalk (common areas only)	3,280	SY	\$ 48.00	= \$ 157,440.00		\$ 157,440.00
5" Sidewalk	10,100	SY	\$ 60.00	= \$ 606,000.00		\$ 606,000.00
6" Sidewalk		SY	\$ 72.00	= \$ -		\$ -
8" Sidewalk		SY	\$ 96.00	= \$ -		\$ -
Pedestrian Ramp	60	EA	\$ 1,150.00	= \$ 69,000.00		\$ 69,000.00
Cross Pan, local (8" thick, 6' wide to include return)	450	LF	\$ 61.00	= \$ 27,450.00	80.00%	\$ 5,490.00
Cross Pan, collector (9" thick, 8' wide to include return)	55	LF	\$ 92.00	= \$ 5,060.00	80.00%	\$ 1,012.00
Curb Chase		EA	\$ 1,480.00	= \$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 49.00	= \$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 72.00	= \$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,098.00	= \$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 3,767.00	= \$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 78.00	= \$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 80.00	= \$ -		\$ -
Electrical Conduit, Size =		LF	\$ 16.00	= \$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 425,000	= \$ -		\$ -

PROJECT INFORMATION

8/18/2020

100.048

Project Name: Lorson Ranch East Filing No. 4

Date : August 18, 2020

PCD File No. SF 19-008

Description	Quantity	Units	Unit Cost	=	\$	Total	(with Pre-Plat Construction)		
							% Complete	Remaining	
[insert items not listed but part of construction plans]				=	\$	-		\$ -	
				=	\$	-		\$ -	
STORM DRAIN IMPROVEMENTS									
Concrete Box Culvert (M Standard), Size (W x H)		LF		=	\$	-		\$ -	
18" Reinforced Concrete Pipe	1,180	LF	\$ 65.00	=	\$	76,700.00	80.00%	\$ 15,340.00	
24" Reinforced Concrete Pipe	580	LF	\$ 78.00	=	\$	45,240.00	80.00%	\$ 9,048.00	
30" Reinforced Concrete Pipe	625	LF	\$ 97.00	=	\$	60,625.00	80.00%	\$ 12,125.00	
36" Reinforced Concrete Pipe	400	LF	\$ 120.00	=	\$	48,000.00	80.00%	\$ 9,600.00	
42" Reinforced Concrete Pipe	200	LF	\$ 160.00	=	\$	32,000.00	80.00%	\$ 6,400.00	
48" Reinforced Concrete Pipe	820	LF	\$ 195.00	=	\$	159,900.00	80.00%	\$ 31,980.00	
54" Reinforced Concrete Pipe	100	LF	\$ 245.00	=	\$	24,500.00	80.00%	\$ 4,900.00	
60" Reinforced Concrete Pipe		LF	\$ 288.00	=	\$	-		\$ -	
66" Reinforced Concrete Pipe		LF	\$ 332.00	=	\$	-		\$ -	
72" Reinforced Concrete Pipe		LF	\$ 380.00	=	\$	-		\$ -	
18" Corrugated Steel Pipe		LF	\$ 84.00	=	\$	-		\$ -	
24" Corrugated Steel Pipe		LF	\$ 96.00	=	\$	-		\$ -	
30" Corrugated Steel Pipe		LF	\$ 122.00	=	\$	-		\$ -	
36" Corrugated Steel Pipe		LF	\$ 147.00	=	\$	-		\$ -	
42" Corrugated Steel Pipe		LF	\$ 168.00	=	\$	-		\$ -	
48" Corrugated Steel Pipe		LF	\$ 178.00	=	\$	-		\$ -	
54" Corrugated Steel Pipe		LF	\$ 260.00	=	\$	-		\$ -	
60" Corrugated Steel Pipe		LF	\$ 280.00	=	\$	-		\$ -	
66" Corrugated Steel Pipe		LF	\$ 340.00	=	\$	-		\$ -	
72" Corrugated Steel Pipe		LF	\$ 400.00	=	\$	-		\$ -	
78" Corrugated Steel Pipe		LF	\$ 460.00	=	\$	-		\$ -	
84" Corrugated Steel Pipe		LF	\$ 550.00	=	\$	-		\$ -	
Flared End Section (FES) RCP Size = (unit cost = 6x pipe unit cost)	4	EA	\$ 2,000.00	=	\$	8,000.00	80.00%	\$ 1,600.00	
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		EA		=	\$	-		\$ -	
End Treatment- Headwall		EA		=	\$	-		\$ -	
End Treatment- Wingwall		EA		=	\$	-		\$ -	
End Treatment - Cutoff Wall		EA		=	\$	-		\$ -	
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 5,542.00	=	\$	-		\$ -	
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	2	EA	\$ 7,188.00	=	\$	14,376.00	80.00%	\$ 2,875.20	
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 8,345.00	=	\$	-		\$ -	
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 7,627.00	=	\$	-		\$ -	
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'	4	EA	\$ 7,861.00	=	\$	31,444.00	80.00%	\$ 6,288.80	
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 9,841.00	=	\$	-		\$ -	
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 9,918.00	=	\$	-		\$ -	
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'	1	EA	\$ 10,633.00	=	\$	10,633.00	80.00%	\$ 2,126.60	
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 11,627.00	=	\$	-		\$ -	
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 10,570.00	=	\$	-		\$ -	
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'	4	EA	\$ 11,667.00	=	\$	46,668.00	80.00%	\$ 9,333.60	
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,640.00	=	\$	-		\$ -	
Grated Inlet (Type D), Depth < 5'	2	EA	\$ 5,731.00	=	\$	11,462.00	80.00%	\$ 2,292.40	
Storm Sewer Manhole, Box Base	6	EA	\$ 11,627.00	=	\$	69,762.00	80.00%	\$ 13,952.40	
Storm Sewer Manhole, Slab Base	8	EA	\$ 6,395.00	=	\$	51,160.00	80.00%	\$ 10,232.00	
Geotextile (Erosion Control)	3,400	SY	\$ 6.00	=	\$	20,400.00	80.00%	\$ 4,080.00	
Rip Rap, d50 size from 6" to 24"	470	Tons	\$ 80.00	=	\$	37,600.00		\$ 37,600.00	
Rip Rap, Grouted		Tons	\$ 95.00	=	\$	-		\$ -	
Drainage Channel Construction, Size (W x H)		LF		=	\$	-		\$ -	
Drainage Channel Lining, Concrete		CY	\$ 570.00	=	\$	-		\$ -	
Drainage Channel Lining, Rip Rap		CY	\$ 112.00	=	\$	-		\$ -	
Drainage Channel Lining, Grass		AC	\$ 1,469.00	=	\$	-		\$ -	
Drainage Channel Lining, Other Stabilization				=	\$	-		\$ -	

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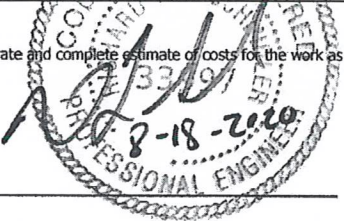
Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)				=	\$ -		\$ -
Section 2 Subtotal				=	\$ 3,566,780.00		\$ 1,689,236.00
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"	9,200	LF	\$ 64.00	=	\$ 588,800.00	100.00%	\$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 75.00	=	\$ -		\$ -
Gate Valves, 8"	29	EA	\$ 1,858.00	=	\$ 53,882.00	100.00%	\$ -
Fire Hydrant Assembly, w/ all valves	29	EA	\$ 6,597.00	=	\$ 191,313.00	100.00%	\$ -
Water Service Line Installation, inc. tap and valves	246	EA	\$ 1,324.00	=	\$ 325,704.00	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"	10,800	LF	\$ 64.00	=	\$ 691,200.00	100.00%	\$ -
Sanitary Sewer Manhole, Depth < 15 feet	47	EA	\$ 4,386.00	=	\$ 206,142.00	100.00%	\$ -
Sanitary Service Line Installation, complete	246	EA	\$ 1,402.00	=	\$ 344,892.00	100.00%	\$ -
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)							
Landscape S. side of Lorson bive from trappe to lamprey and the south side of fontaine from lamprey to rockcastle	1	EA	\$ 25,000.00	=	\$ 25,000.00		\$ 25,000.00
		EA		=	\$ -		\$ -

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Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
		EA	=	\$ -		\$ -
		EA	=	\$ -		\$ -
		EA	=	\$ -		\$ -
** - Section 3 is not subject to defect warranty requirements						
Section 3 Subtotal				=	\$ 2,426,933.00	\$ 25,000.00
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	=	\$ -		\$ -
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	=	\$ -		\$ -
Total Construction Financial Assurance						\$ 7,137,453.70
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$ 2,044,431.10
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
Total Defect Warranty Financial Assurance						\$ 925,126.00
(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)

Jan

 Approved by Owner / Applicant

8/24/20

 Date