# 2026 Financial Assurance Estimate Form (with pre-plat construction)

CCES Responses

Updated: 2/2026

**PROJECT INFORMATION**

**Project Name: STERLING RANCH EAST FILING NO. 6** | **Date: 7/31/2026** | **PCD File No. SF2610**

| 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 5,000; $8,000 min | | CY | $ 7.50 | = | $ - | | $ - | * |
| 5,001-20,000; $30,000 min | | CY | $ 6.50 | = | $ - | | $ - | * |
| 20,001-50,000; $100,000 min | | CY | $ 4.50 | = | $ - | | $ - | * |
| 50,001-200,000; $175,000 min | | CY | $ 3.00 | = | $ - | | $ - | * |
| greater than 200,000; $500,000 min | 250000. | CY | $ 2.50 | = | $ 625,000.00 | | $ 625,000.00 | * |
| Erosion Control Blanket | | SY | $ 6.00 | = | $ - | | $ - | * |
| Seeding (inc. noxious weed mgmnt.) & Mulching | 46. | AC | $ 2,037.00 | = | $ 93,702.00 | | $ 93,702.00 | * |
| Permanent Pond/PCM (provide engineer's estimate) | | EA | | = | $ - | | $ - | * |
| | | | | | $ - | | $ - | * |
| | | | | | $ - | | $ - | * |
| *[insert items not listed but part of construction plans]* | | | | | $ - | | $ - | * |
| Safety Fence | | LF | $ 5.00 | = | $ - | | $ - | |
| Inlet Protection | 25. | EA | $ 322.00 | = | $ 8,050.00 | | $ 8,050.00 | |
| Rock Check Dam | | EA | $ 908.00 | = | $ - | | $ - | |
| Concrete Washout Basin | | EA | $ 1,790.00 | = | $ - | | $ - | |
| Sediment Basin | 1. | EA | $ 3,483.00 | = | $ 3,483.00 | | $ 3,483.00 | |
| Sediment Trap | | EA | $ 877.00 | = | $ - | | $ - | |
| Silt Fence | 3750. | LF | $ 3.00 | = | $ 11,250.00 | | $ 11,250.00 | |
| Slope Drain | | LF | $ 30.00 | = | $ - | | $ - | |
| Straw Bale | | EA | $ 56.00 | = | $ - | | $ - | |
| Straw Wattle/Rock Sock | 890. | LF | $ 11.00 | = | $ 9,790.00 | | $ 9,790.00 | |
| Surface Roughening | | AC | $ 507.00 | = | $ - | | $ - | |
| Vehicle Tracking Control | 2. | EA | $ 3,840.00 | = | $ 7,680.00 | | $ 7,680.00 | |
| | | | | = | $ - | | $ - | |
| | | | | = | $ - | | $ - | |
| | | | | = | $ - | | $ - | |
| *[insert items not listed but part of construction plans]* | | | | = | $ - | | $ - | |
| **MAINTENANCE (35% of Construction BMPs)** | | | | = | $ 14,088.55 | | $ 14,088.55 | |
| * - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED) | | **Section 1 Subtotal** | | **=** | **$ 773,043.55** | | **$ 773,043.55** | |
| **SECTION 2 - PUBLIC IMPROVEMENTS *** | | | | | | | | |
| **ROADWAY IMPROVEMENTS** | | | | | | | | * |
| Construction Traffic Control | | LS | | = | $ - | | $ - | * |
| Aggregate Base Course (135 lbs/cf) | | Tons | $ 42.00 | = | $ - | | $ - | * |
| Aggregate Base Course (135 lbs/cf) | | CY | $ 81.00 | = | $ - | | $ - | * |
| Asphalt Pavement (3" thick) | | SY | $ 22.00 | = | $ - | | $ - | * |
| Asphalt Pavement (4" thick) | | SY | $ 31.00 | = | $ - | | $ - | * |
| Asphalt Pavement (6" thick) | 52737. | SY | $ 47.00 | = | $ 2,478,639.00 | | $ 2,478,639.00 | * |
| Asphalt Pavement (147 lbs/cf) __" thick | | Tons | $ 140.00 | = | $ - | | $ - | * |
| Raised Median, Paved | 4813. | SF | $ 15.00 | = | $ 72,195.00 | | $ 72,195.00 | * |
| Signs (regulatory/advisory/guide/street) | 62. | EA | $ 293.00 | = | $ 18,166.00 | | $ 18,166.00 | * |
| Epoxy Pavement Marking | 5100. | SF | $ 19.00 | = | $ 96,900.00 | | $ 96,900.00 | * |
| Thermoplastic Pavement Marking | 1400. | SF | $ 29.00 | = | $ 40,600.00 | | $ 40,600.00 | * |
| Barricade - Type 3 | 5. | EA | $ 380.00 | = | $ 1,900.00 | | $ 1,900.00 | * |
| Delineator - Type I | | EA | $ 38.00 | = | $ - | | $ - | * |
| Curb and Gutter, Type A (6" Vertical) | 11000. | LF | $ 49.00 | = | $ 539,000.00 | | $ 539,000.00 | * |
| Curb and Gutter, Type B (Median) | 2406. | LF | $ 50.00 | = | $ 120,300.00 | | $ 120,300.00 | * |
| Curb and Gutter, Type C (Ramp) | 11130. | LF | $ 51.00 | = | $ 567,630.00 | | $ 567,630.00 | * |
| 4" Sidewalk (common areas only) | | SY | $ 69.00 | = | $ - | | $ - | * |
| 5" Sidewalk | 11109. | SY | $ 85.00 | = | $ 944,265.00 | | $ 944,265.00 | * |
| 6" Sidewalk | | SY | $ 113.00 | = | $ - | | $ - | * |
| 8" Sidewalk | | SY | $ 141.00 | = | $ - | | $ - | * |
| Pedestrian Ramp | 79. | EA | $ 1,961.00 | = | $ 154,919.00 | | $ 154,919.00 | * |
| Cross Pan, local (8" thick, 6' wide to include return) | 800. | LF | $ 87.00 | = | $ 69,600.00 | | $ 69,600.00 | * |
| Cross Pan, collector (9" thick, 8' wide to include return) | | LF | $ 131.00 | = | $ - | | $ - | * |
| Curb Opening with Drainage Chase | | EA | $ 2,341.00 | = | $ - | | $ - | * |
| Guardrail Type 3 (W-Beam) | | LF | $ 87.00 | = | $ - | | $ - | * |
| Guardrail Type 7 (Concrete) | | LF | $ 104.00 | = | $ - | | $ - | * |
| Guardrail End Anchorage | | EA | $ 2,485.00 | = | $ - | | $ - | * |
| Guardrail Impact Attenuator | | EA | $ 22,568.00 | = | $ - | | $ - | * |
| Sound Barrier Fence (CMU block, 6' high) | | LF | $ 113.00 | = | $ - | | $ - | * |
| Sound Barrier Fence (panels, 6' high) | | LF | $ 115.00 | = | $ - | | $ - | * |
| Electrical Conduit, Size = | | LF | $ 33.00 | = | $ - | | $ - | * |
| Traffic Signal, (provide engineer's estimate) | | EA | | = | $ - | | $ - | * |
| Survey Monumentation | | EA | $ 638.00 | = | $ - | | $ - | * |
| | | | | = | $ - | | $ - | * |

Quantities updated and verified

Please verify highlighted quantities

**PROJECT INFORMATION**

| Project Name: STERLING RANCH EAST FILING NO. 6 | Date: 7/31/2026 | PCD File No. SF2610 |
|---|---|---|

| 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 | 220. | LF | $ 111.00 | = | $ 24,420.00 | | $ 24,420.00 | * |
| 24" Reinforced Concrete Pipe | 1334. | LF | $ 161.00 | = | $ 214,774.00 | | $ 214,774.00 | * |
| 30" Reinforced Concrete Pipe | 620. | LF | $ 167.00 | = | $ 103,540.00 | | $ 103,540.00 | * |
| 36" Reinforced Concrete Pipe | 855. | LF | $ 191.00 | = | $ 163,305.00 | | $ 163,305.00 | * |
| 42" Reinforced Concrete | 337. | LF | $ 275.00 | = | $ 92,675.00 | | $ 92,675.00 | * |
| 48" Reinforced Concrete | 936. | LF | $ 349.00 | = | $ 326,664.00 | | $ 326,664.00 | * |
| 54" Reinforced Concrete | 588. | LF | $ 465.00 | = | $ 273,420.00 | | $ 273,420.00 | * |
| 60" Reinforced Concrete | | LF | $ 476.00 | = | $ - | | $ - | * |
| 66" Reinforced Concrete Pipe | 610. | LF | $ 550.00 | = | $ 335,500.00 | | $ 335,500.00 | * |
| 72" Reinforced Concrete Pipe | | LF | $ 616.00 | = | $ - | | $ - | * |
| 18" Corrugated Steel Pipe | | LF | $ 136.00 | = | $ - | | $ - | * |
| 24" Corrugated Steel Pipe | | LF | $ 229.00 | = | $ - | | $ - | * |
| 30" Corrugated Steel Pipe | | LF | $ 244.00 | = | $ - | | $ - | * |
| 36" Corrugated Steel Pipe | | LF | $ 244.00 | = | $ - | | $ - | * |
| 42" Corrugated Steel Pipe | | LF | $ 226.00 | = | $ - | | $ - | * |
| 48" Corrugated Steel Pipe | | LF | $ 465.00 | = | $ - | | $ - | * |
| 54" Corrugated Steel Pipe | | LF | $ 459.00 | = | $ - | | $ - | * |
| 60" Corrugated Steel Pipe | | LF | $ 501.00 | = | $ - | | $ - | * |
| 66" Corrugated Steel Pipe | | LF | $ 580.00 | = | $ - | | $ - | * |
| 72" Corrugated Steel Pipe | | LF | $ 654.00 | = | $ - | | $ - | * |
| 78" Corrugated Steel Pipe | | LF | $ 728.00 | = | $ - | | $ - | * |
| 84" Corrugated Steel Pipe | | LF | $ 901.00 | = | $ - | | $ - | * |
| Flared End Section (FES) RCP Size = (unit cost = 6x pipe unit cost) | | EA | | = | $ - | | $ - | * |
| Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost) | | EA | | = | $ - | | $ - | * |
| | | | | = | $ - | | $ - | * |
| *[insert items not listed but part of construction plans]* | | | | = | $ - | | $ - | * |
| End Treatment- Headwall | | EA | | = | $ - | | $ - | * |
| End Treatment- Wingwall | | EA | | = | $ - | | $ - | * |
| End Treatment - Cutoff Wall | | EA | | = | $ - | | $ - | * |
| Curb Inlet (Type R) L=5', Depth < 5' | 8. | EA | $ 8,814.00 | = | $ 70,512.00 | | $ 70,512.00 | * |
| Curb Inlet (Type R) L=5', 5' ≤ Depth < 10' | 8. | EA | $ 10,835.00 | = | $ 86,680.00 | | $ 86,680.00 | * |
| Curb Inlet (Type R) L =5', 10' ≤ Depth < 15' | | EA | $ 12,206.00 | = | $ - | | $ - | * |
| Curb Inlet (Type R) L =10', Depth < 5' | 4. | EA | $ 11,438.00 | = | $ 45,752.00 | | $ 45,752.00 | * |
| Curb Inlet (Type R) L =10', 5' ≤ Depth < 10' | 3. | EA | $ 12,689.00 | = | $ 38,067.00 | | $ 38,067.00 | * |
| Curb Inlet (Type R) L =10', 10' ≤ Depth < 15' | | EA | $ 16,174.00 | = | $ - | | $ - | * |
| Curb Inlet (Type R) L =15', | 1. | EA | $ 14,452.00 | = | $ 14,452.00 | | $ 14,452.00 | * |
| Curb Inlet (Type R) L =15', | 1. | EA | $ 17,237.00 | = | $ 17,237.00 | | $ 17,237.00 | * |
| Curb Inlet (Type R) L =15', 1 | | EA | $ 21,610.00 | = | $ - | | $ - | * |
| Curb Inlet (Type R) L =20', | | EA | $ 16,499.00 | = | $ - | | $ - | * |
| Curb Inlet (Type R) L =20', 5' ≤ Depth < 10' | | EA | $ 20,012.00 | = | $ - | | $ - | * |
| Grated Inlet (Type C), Depth < 5' | | EA | $ 8,156.00 | = | $ - | | $ - | * |
| Grated Inlet (Type D), Depth < 5' | | EA | $ 11,435.00 | = | $ - | | $ - | * |
| Storm Sewer Manhole, Box Base | 13. | EA | $ 18,950.00 | = | $ 246,350.00 | | $ 246,350.00 | * |
| Storm Sewer Manhole, Slab Base | 10. | EA | $ 9,314.00 | = | $ 93,140.00 | | $ 93,140.00 | * |
| Geotextile (Erosion Control) | | SY | $ 6.00 | = | $ - | | $ - | * |
| Rip Rap, d50 size from 6" to 24" | | Tons | $ 102.00 | = | $ - | | $ - | * |
| Rip Rap, Grouted | | Tons | $ 136.00 | = | $ - | | $ - | * |
| Drainage Channel Construction, Size ( W x H ) | | LF | | = | $ - | | $ - | * |
| Drainage Channel Lining, Concrete | | CY | $ 815.00 | = | $ - | | $ - | * |
| Drainage Channel Lining, Rip Rap | | CY | $ 234.00 | = | $ - | | $ - | * |
| Drainage Channel Lining, Grass | | AC | $ 2,100.00 | = | $ - | | $ - | * |
| Permanent Drainage Channel Lining or Roadside Ditch TRM | | SY | $ 13.00 | = | $ - | | $ - | * |
| | | | | = | $ - | | $ - | * |
| | | | | = | $ - | | $ - | * |
| | | | | = | $ - | | $ - | * |
| *[insert items not listed but part of construction plans]* | | | | = | $ - | | $ - | * |
| * - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED) | | | **Section 2 Subtotal** | = | **$ 7,250,602.00** | | **$ 7,250,602.00** | * |

Quantities updated and verified

Quantities updated and verified

| PROJECT INFORMATION | | |
|---|---|---|
| **Project Name: STERLING RANCH EAST FILING NO. 6** | **Date: 7/31/2026** | **PCD File No. SF2610** |

| 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" | | | | = | $ 837,000.00 | | $ 837,000.00 |
| Water Main Pipe (Ductile Iron), Size 8" | | LF | $ 105.00 | = | $ - | | $ - |
| Gate Valves, 8" | | EA | $ 2,599.00 | = | $ - | | $ - |
| Fire Hydrant Assembly, w/ all valves | 19. | EA | $ 9,228.00 | = | $ 175,332.00 | | $ 175,332.00 |
| Water Service Line Installation, inc. tap and valves | 198. | EA | $ 1,852.00 | = | $ 366,696.00 | | $ 366,696.00 |
| Fire Cistern Installation, complete | | EA | | = | $ - | | $ - |
| *Water Main Pipe (PVC), Size 16"* | 820. | LF | $ 150.00 | = | $ 123,000.00 | | $ 123,000.00 |
| *[insert items not listed but part of construction plans]* | | | | = | $ - | | $ - |
| **SANITARY SEWER IMPROVEMENTS** | | | | | | | |
| Sewer Main Pipe (PVC), Size 8" | 8934. | LF | $ 90.00 | = | $ 804,060.00 | | $ 804,060.00 |
| Sanitary Sewer Manhole, Depth < 15 feet | 29. | EA | $ 6,136.00 | = | $ 177,944.00 | | $ 177,944.00 |
| Sanitary Service Line Installation, complete | 198. | EA | $ 1,962.00 | = | $ 388,476.00 | | $ 388,476.00 |
| Sanitary Sewer Lift Station, complete | | EA | | = | $ - | | $ - |
| | | | | = | $ - | | $ - |
| *[insert items not listed but part of construction plans]* | | | | = | $ - | | $ - |
| **LANDSCAPING IMPROVEMENTS** (For subdivision specific condition of approval, or PUD) | | | | | | | |
| Slot Wall along Sterling Ranch Road and Briargate Pkwy. | 1860. | EA | $ 90.00 | = | $ 167,400.00 | | $ 167,400.00 |
| 3-Rail Fencing | 2580. | EA | $ 35.00 | = | $ 90,300.00 | | $ 90,300.00 |
| Landscape Improvements - Tracts A-F | 132064. | EA | $ 3.00 | = | $ 396,192.00 | | $ 396,192.00 |
| Park - Tract G | 12526. | EA | $ 5.00 | = | $ 62,630.00 | | $ 62,630.00 |
| | | EA | | = | $ - | | $ - |
| ** - Section 3 is not subject to defect warranty requirements | | **Section 3 Subtotal** | | **=** | **$ 3,589,030.00** | | **$ 3,589,030.00** |
| **AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)** | | LS | | = | $ - | | $ - |
| **POND/BMP CERTIFICATION (inc. elevations and volume calculations)** | | LS | | = | $ - | | $ - |

Please provide utility plans

Utility plans now provided

**Total Construction Financial Assurance** **$ 11,612,675.55**
(Sum of all section subtotals plus as-builts and pond/BMP certification)

**Total Remaining Construction Financial Assurance (with Pre-Plat Construction)** **$ 11,612,675.55**
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

**Total Defect Warranty Financial Assurance** **$ 1,593,860.80**
(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