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

Updated: 2/2026

PROJECT INFORMATION

Project Name: STERLING RANCH EAST FILING NO. 6	Date: 10/23/2026	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	4500.	SF	$ 19.00	=	$ 85,500.00		$ 85,500.00	*
Thermoplastic Pavement Marking	750.	SF	$ 29.00	=	$ 21,750.00		$ 21,750.00	*
Barricade - Type 3	7.	EA	$ 380.00	=	$ 2,660.00		$ 2,660.00	*
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	80.	EA	$ 1,961.00	=	$ 156,880.00		$ 156,880.00	*
Cross Pan, local (8" thick, 6' wide to include return)	300.	LF	$ 87.00	=	$ 26,100.00		$ 26,100.00	*
Cross Pan, collector (9" thick, 8' wide to include return)	360.	LF	$ 131.00	=	$ 47,160.00		$ 47,160.00	*
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	=	$ -		$ -	*
				=	$ -		$ -	*

PROJECT INFORMATION

Project Name: STERLING RANCH EAST FILING NO. 6 | **Date: 10/23/2026** | **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	470.	LF	$ 111.00	=	$ 52,170.00		$ 52,170.00	*
24" Reinforced Concrete Pipe	1150.	LF	$ 161.00	=	$ 185,150.00		$ 185,150.00	*
30" Reinforced Concrete Pipe	775.	LF	$ 167.00	=	$ 129,425.00		$ 129,425.00	*
36" Reinforced Concrete Pipe	855.	LF	$ 191.00	=	$ 163,305.00		$ 163,305.00	*
42" Reinforced Concrete Pipe	337.	LF	$ 275.00	=	$ 92,675.00		$ 92,675.00	*
48" Reinforced Concrete Pipe	1010.	LF	$ 349.00	=	$ 352,490.00		$ 352,490.00	*
54" Reinforced Concrete Pipe	588.	LF	$ 465.00	=	$ 273,420.00		$ 273,420.00	*
60" Reinforced Concrete Pipe	96.	LF	$ 476.00	=	$ 45,696.00		$ 45,696.00	*
66" Reinforced Concrete Pipe	54.	LF	$ 550.00	=	$ 29,700.00		$ 29,700.00	*
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'	10.	EA	$ 8,814.00	=	$ 88,140.00		$ 88,140.00	*
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	5.	EA	$ 10,835.00	=	$ 54,175.00		$ 54,175.00	*
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	$ 12,206.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', Depth < 5'	3.	EA	$ 11,438.00	=	$ 34,314.00		$ 34,314.00	*
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', Depth < 5'	1.	EA	$ 14,452.00	=	$ 14,452.00		$ 14,452.00	*
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'	1.	EA	$ 17,237.00	=	$ 17,237.00		$ 17,237.00	*
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	$ 21,610.00	=	$ -		$ -	*
Curb Inlet (Type R) L =20', Depth < 5'		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	14.	EA	$ 18,950.00	=	$ 265,300.00		$ 265,300.00	*
Storm Sewer Manhole, Slab Base	11.	EA	$ 9,314.00	=	$ 102,454.00		$ 102,454.00	*
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**	**=**	**$ 7,018,415.00**		**$ 7,018,415.00**	*

PROJECT INFORMATION		
Project Name: STERLING RANCH EAST FILING NO. 6	**Date: 10/23/2026**	**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"	9300.	LF	$ 90.00	=	$ 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		=	$ -		$ -

Total Construction Financial Assurance **$ 11,380,488.55**
(Sum of all section subtotals plus as-builts and pond/BMP certification)

Total Remaining Construction Financial Assurance (with Pre-Plat Construction) **$ 11,380,488.55**
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

Total Defect Warranty Financial Assurance **$ 1,547,423.40**
(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.

10/27/2026

COLORADO REGISTERED MARC ALAN THORTON 37155 PROFESSIONAL ENGINEER

Engineer (P.E. Seal Required)

Approved by Owner / Applicant — Date 10/26/2026

Approved by El Paso County Engineer / ECM Administrator — Date