

Please use the 2024 version that can be downloaded from PCD's website.

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

SF241

Updated: 12/8/2022

PROJECT INFORMATION		
Sterling Ranch Filing 5	12/14/2023	
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
<b>SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)</b>							
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	27,000	CY	\$ 3.50	=	\$ 100,000.00		\$ 100,000.00
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 mgmnt.) & Mulching	3	AC	\$ 1,875.00	=	\$ 5,625.00		\$ 5,625.00
Permanent Pond/BMP (provide engineer's estimate)		EA		=	\$ -		\$ -
Concrete Washout Basin	1	EA	\$ 1,089.00	=	\$ 1,089.00		\$ 1,089.00
Inlet/Outlet Protection	9	EA	\$ 202.00	=	\$ 1,818.00		\$ 1,818.00
Rock Check Dam		EA	\$ 605.00	=	\$ -		\$ -
Safety Fence	1,400	LF	\$ 3.00	=	\$ 4,200.00		\$ 4,200.00
Sediment Basin		EA	\$ 2,132.00	=	\$ -		\$ -
Sediment Trap		EA	\$ 500.00	=	\$ -		\$ -
Silt Fence	1,260	LF	\$ 3.00	=	\$ 3,780.00		\$ 3,780.00
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	9	AC	\$ 1,666.00	=	\$ 14,994.00		\$ 14,994.00
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)						\$ 10,684.10	\$ 10,684.10
<b>Section 1 Subtotal</b>						<b>\$ 147,924.10</b>	<b>\$ 147,924.10</b>

Add quantity to account for TRM shown on GEC Plan  
10 shown on plans

**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)		Tons	\$ 34.00	=	\$ -		\$ -
Aggregate Base Course (9") (135 lbs/cf)	2,080	CY	\$ 61.00	=	\$ 126,880.00		\$ 126,880.00
Asphalt Pavement (3" thick)		SY	\$ 17.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)	8,400	SY	\$ 23.00	=	\$ 193,200.00		\$ 193,200.00
Asphalt Pavement (6" thick)		SY	\$ 35.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) ___" thick		Tons	\$ 106.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 10.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	5	EA	\$ 364.00	=	\$ 1,820.00		\$ 1,820.00
Guide/Street Name Sign	8	EA	\$ 200.00	=	\$ 800.00		\$ 800.00
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)	4,922	LF	\$ 35.00	=	\$ 172,270.00		\$ 172,270.00
Curb and Gutter, Type B (Median)		LF	\$ 35.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	7,175	LF	\$ 35.00	=	\$ 251,125.00		\$ 251,125.00
4" Sidewalk (common areas only)		SY	\$ 58.00	=	\$ -		\$ -
5" Sidewalk	2,810	SY	\$ 72.00	=	\$ 202,320.00		\$ 202,320.00
6" Sidewalk		SY	\$ 87.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 116.00	=	\$ -		\$ -
Pedestrian Ramp	14	EA	\$ 1,390.00	=	\$ 19,460.00		\$ 19,460.00
Cross Pan, local (8" thick, 6' wide to include return)	360	LF	\$ 73.00	=	\$ 26,280.00		\$ 26,280.00
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		=	\$ -		\$ -

**PROJECT INFORMATION**

Sterling Ranch Filing 5	12/14/2023	
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)		
						% Complete	Remaining	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
<b>STORM DRAIN IMPROVEMENTS</b>								
Concrete Box Culvert (M Standard), Size ( W x H )		LF		=	\$ -		\$ -	
18" Reinforced Concrete Pipe	167	LF	\$ 76.00	=	\$ 12,692.00		\$ 12,692.00	
24" Reinforced Concrete Pipe	651	LF	\$ 91.00	=	\$ 59,241.00		\$ 59,241.00	
30" Reinforced Concrete Pipe		LF	\$ 114.00	=	\$ -		\$ -	
36" Reinforced Concrete Pipe		LF	\$ 140.00	=	\$ -		\$ -	
42" Reinforced Concrete Pipe		LF	\$ 187.00	=	\$ -		\$ -	
48" Reinforced Concrete Pipe		LF	\$ 228.00	=	\$ -		\$ -	
54" Reinforced Concrete Pipe		LF	\$ 297.00	=	\$ -		\$ -	
60" Reinforced Concrete Pipe		LF	\$ 348.00	=	\$ -		\$ -	
66" Reinforced Concrete Pipe		LF	\$ 402.00	=	\$ -		\$ -	
72" Reinforced Concrete Pipe		LF	\$ 460.00	=	\$ -		\$ -	
18" Corrugated Steel Pipe		LF	\$ 98.00	=	\$ -		\$ -	
24" Corrugated Steel Pipe		LF	\$ 112.00	=	\$ -		\$ -	
30" Corrugated Steel Pipe		LF	\$ 143.00	=	\$ -		\$ -	
36" Corrugated Steel Pipe		LF	\$ 171.00	=	\$ -		\$ -	
42" Corrugated Steel Pipe		LF	\$ 197.00	=	\$ -		\$ -	
48" Corrugated Steel Pipe		LF	\$ 207.00	=	\$ -		\$ -	
54" Corrugated Steel Pipe		LF	\$ 304.00	=	\$ -		\$ -	
60" Corrugated Steel Pipe		LF	\$ 328.00	=	\$ -		\$ -	
66" Corrugated Steel Pipe		LF	\$ 397.00	=	\$ -		\$ -	
72" Corrugated Steel Pipe		LF	\$ 467.00	=	\$ -		\$ -	
78" Corrugated Steel Pipe		LF	\$ 537.00	=	\$ -		\$ -	
84" Corrugated Steel Pipe		LF	\$ 642.00	=	\$ -		\$ -	
Flared End Section (FES) RCP Size = 18 <small>(unit cost = 6x pipe unit cost)</small>		EA	\$ 400.00	=	\$ -		\$ -	
Flared End Section (FES) CSP Size = 24 <small>(unit cost = 6x pipe unit cost)</small>		EA	\$ 500.00	=	\$ -		\$ -	
End Treatment- Headwall		EA		=	\$ -		\$ -	
End Treatment- Wingwall		EA		=	\$ -		\$ -	
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -	
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 6,703.00	=	\$ -		\$ -	
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	1	EA	\$ 8,715.00	=	\$ 8,715.00		\$ 8,715.00	
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 10,092.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 9,224.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'	1	EA	\$ 9,507.00	=	\$ 9,507.00		\$ 9,507.00	
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 11,901.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 11,995.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'	2	EA	\$ 12,858.00	=	\$ 25,716.00		\$ 25,716.00	
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 14,061.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 12,783.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 14,109.00	=	\$ -		\$ -	
Grated Inlet (Type C), Depth < 5'	3	EA	\$ 5,611.00	=	\$ 16,833.00		\$ 16,833.00	
Grated Inlet (Type D), Depth < 5'		EA	\$ 6,931.00	=	\$ -		\$ -	
Storm Sewer Manhole, Box Base		EA	\$ 14,061.00	=	\$ -		\$ -	
Storm Sewer Manhole, Slab Base	5	EA	\$ 7,734.00	=	\$ 38,670.00		\$ 38,670.00	
Geotextile (Erosion Control)		SY	\$ 8.00	=	\$ -		\$ -	
Rip Rap, d50 size from 6" to 24"		Tons	\$ 97.00	=	\$ -		\$ -	
Rip Rap, Grouted		Tons	\$ 115.00	=	\$ -		\$ -	
Drainage Channel Construction, Size ( W x H )		LF		=	\$ -		\$ -	
Drainage Channel Lining, Concrete		CY	\$ 689.00	=	\$ -		\$ -	
Drainage Channel Lining, Rip Rap		CY	\$ 135.00	=	\$ -		\$ -	
Drainage Channel Lining, Grass		AC	\$ 1,776.00	=	\$ -		\$ -	
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
<b>Section 2 Subtotal</b>					=	\$ 1,170,529.00		\$ 1,170,529.00

Ensure all storm items match with information in FDR

\* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)

PROJECT INFORMATION		
Sterling Ranch Filing 5	12/14/2023	
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)		
						% Complete	Remaining	
<b>SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**</b>								
<b>ROADWAY IMPROVEMENTS</b>								
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
<b>STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)</b>								
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
<b>WATER SYSTEM IMPROVEMENTS</b>								
Water Main Pipe (PVC), Size 8"	2,545	LF	\$ 78.00	=	\$ 198,510.00		\$ 198,510.00	
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 91.00	=	\$ -		\$ -	
Gate Valves, 8"	15	EA	\$ 2,247.00	=	\$ 33,705.00		\$ 33,705.00	
Fire Hydrant Assembly, w/ all valves	5	EA	\$ 7,978.00	=	\$ 39,890.00		\$ 39,890.00	
Water Service Line Installation, inc. tap and valves	72	EA	\$ 1,601.00	=	\$ 115,272.00		\$ 115,272.00	
Fire Cistern Installation, complete		EA		=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
<b>SANITARY SEWER IMPROVEMENTS</b>								
Sewer Main Pipe (PVC), Size 8"	2,350	LF	\$ 78.00	=	\$ 183,300.00		\$ 183,300.00	
Sanitary Sewer Manhole, Depth < 15 feet	12	EA	\$ 5,305.00	=	\$ 63,660.00		\$ 63,660.00	
Sanitary Service Line Installation, complete	72	EA	\$ 1,696.00	=	\$ 122,112.00		\$ 122,112.00	
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
<b>LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)</b>								
Tract Landscaping/Trails/Sidewalks	1	EA	\$ 50,000.00	=	\$ 50,000.00		\$ 50,000.00	
				=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
<b>Section 3 Subtotal</b>					=	\$ 806,449.00		\$ 806,449.00

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

DATE:	BY:	DESCRIPTION:
12/04/2023	BP	PER COUNTY REVIEW COMMENTS
01/04/2024	BP	PER COUNTY REVIEW COMMENTS
01/12/2024	BP	PER COUNTY REVIEW COMMENTS

ISSUE / REVISION

SHEET TITLE

**FINAL LANDSCAPE PLAN**

update FAE to latest version. Current FAE \$ number seems LOW and does not include parkland equip and trails- Please finalize parkland agreement with Parks dept

**PROJECT INFORMATION**

Sterling Ranch Filing 5	12/14/2023	
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 10,000.00	=	\$ 10,000.00		\$ 10,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		=	\$ -		\$ -
<b>Total Construction Financial Assurance</b>							<b>\$ 2,134,902.10</b>
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
<b>Total Remaining Construction Financial Assurance (with Pre-Plat Construction)</b>							<b>\$ 2,134,902.10</b>
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
<b>Total Defect Warranty Financial Assurance</b>							<b>\$ 255,230.80</b>
(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.

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Engineer (P.E. Seal Required)

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Approved by Owner / Applicant Date

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Approved by El Paso County Engineer / ECM Administrator Date