

**EL PASO COUNTY**  
COLORADO



**Planning and Community Development**

**Meggan Herington, AICP, Executive Director**

Planning and Community Development  
2880 International Circle, Ste. 110  
Colorado Springs, CO 80910  
[PLNWEB@ElPasoCO.com](mailto:PLNWEB@ElPasoCO.com)  
[PlanningDevelopment.ElPasoCO.com](http://PlanningDevelopment.ElPasoCO.com)

**Board of County Commissioners**

Holly Williams, District 1  
Carrie Geitner, District 2  
Bill Wysong, District 3  
Cory Applegate, District 4  
Cami Bremer, District 5

Date: January 30, 2025

To: Deputy Clerk to the Board of County Commissioners  
From: Justin Kilgore, Division Manager-Planning  
Re: Administrative Preliminary Release – Paint Brush Hills Filing No. 14 (Sidewalks)  
File: SF-20-204  
024

A handwritten signature in blue ink, appearing to read "Justin Kilgore".

The Administrative Preliminary Release of collateral approved by Justin Kilgore, Division Manager-Planning is a renewal to the Letter of Credit # 202401 issued by Kirkpatrick Bank in the amount Seven Hundred Forty-Five Thousand, Eight Hundred Sixty and 00/100 Dollars (USD \$745,860.00), on behalf of Eagle Development to be reduced to Two-Year Defect Warranty in the amount of One Hundred Forty Nine Thousand One Hundred Seventy Two and 00/100 Dollars (\$149,172.00).

Enclosed is the Financial Assurance estimate and Sidewalk Addendum.

If you have any questions, please contact Beverly Gonzales at 520-7944 or [beverlygonzales@elpasoco.com](mailto:beverlygonzales@elpasoco.com)

Received  
by: \_\_\_\_\_

Date: \_\_\_\_\_

Office of Clerk to the Board of County Commissioners

2/7/25

## Planning and Community Development

**Meggan Herington, AICP, Executive Director**

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SIDEWALK ADDENDUM  
Paintbrush Hills Filing No. 14

The County and Subdivider hereby agree as follows:

1. The Subdivider shall be required to install sidewalks adjacent to all Subdivision tracts and open space parcels in connection with construction of public roads and pursuant to the provisions of the Subdivision Improvements Agreement. These sidewalk portions have been included in the Financial Assurance Estimate attached hereto as Exhibit A.
2. The provisions of this Sidewalk Addendum shall apply to all other segments of sidewalk within the Subdivision ("Deferred Sidewalks") and shall control in the event of any conflict with the provisions of the Subdivision Improvements Agreement. The Deferred Sidewalks are depicted in the drawing attached hereto as Exhibit B.
3. The Subdivider may defer construction of Deferred Sidewalks. Each segment of a Deferred Sidewalk must be constructed prior to the earlier of a) issuance of a certificate of occupancy for the lot to which the Deferred Sidewalk is adjacent, or b) two years after preliminary acceptance of the Subdivision improvements included in the Financial Assurance Estimate attached hereto as Exhibit A.
4. The Financial Assurance Estimate for the Deferred Sidewalks is attached hereto as Exhibit C. Collateral for completion of the Deferred Sidewalks shall be provided in the form of an Irrevocable Letter of Credit issued by Kirkpatrick Bank in the amount of \$745,860.00.
5. Pedestrian ramps must be constructed at the same time the sidewalk for the tract, parcel, or lot to which the pedestrian ramp is adjacent is constructed. Collateral for pedestrian ramps shall be included in the appropriate Financial Assurance Estimate, depending on location.
6. Deferred Sidewalks shall be eligible for preliminary acceptance only as a whole upon completion of the last segment of Deferred Sidewalk. Preliminary acceptance of the Deferred Sidewalks shall be followed by a two-year defect warranty period, for which collateral acceptable to the County shall be provided.
7. Final acceptance of the Subdivision improvements included in the Financial Assurance Estimate attached hereto as Exhibit A may only occur concurrent with or after preliminary acceptance of the Deferred Sidewalks.
8. The Subdivider hereby agrees, for itself and its successors and assigns, to indemnify, defend, and hold harmless El Paso County and its officials, employees, from any and all loss, costs, damage, injury, liability, attorney's fees, claim, lien, demand, action and cause of action whatsoever, whether at law or in equity, arising from or related to any suit, claim, or allegation before any court or administrative body that this Agreement, including the Sidewalk Addendum, its implementation or enforcement, or the planning, design, construction, installation, and acceptance by the County of sidewalks in this Subdivision, including but not limited claims of violation of any federal, state, or local law, including but not limited to the Americans with Disabilities Act, or any regulation promulgated thereunder.

**SUBDIVIDER:**

Meggan Herington, Executive Director  
Planning and Community Development Department  
Authorized signatory pursuant to LDC

By:  \_\_\_\_\_

By:  \_\_\_\_\_

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

SIA233

Updated: 12/8/2022

PROJECT INFORMATION						
Paintbrush Hills Filing No. 14 - Sidewalks	12/20/2023	SF2024				
Project Name	Date	PCD File No.				
Description	Quantity	Units	Unit Cost	Total	% Complete	Remaining
<b>SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)</b>						
Earthwork		CY	\$ 8.00	= \$		\$
less than 1,000; \$5,300 min		CY	\$ 6.00	= \$		\$
1,000-5,000; \$8,000 min		CY	\$ 5.00	= \$		\$
5,001-20,000; \$30,000 min		CY	\$ 3.50	= \$		\$
20,001-50,000; \$100,000 min		CY	\$ 2.50	= \$		\$
50,001-200,000; \$175,000 min		CY	\$ 2.00	= \$		\$
greater than 200,000; \$500,000 min		SY	\$ 8.00	= \$		\$
Permanent Erosion Control Blanket		AC	\$ 1,875.00	= \$		\$
Permanent Seeding (inc. noxious weed mgmt.) & Mulching		EA	\$ 29,500.00	= \$		\$
Permanent Pond/BMP (provide engineer's estimate)		SF	\$ 25.00	= \$		\$
BMP Retaining Walls		EA	\$ 1,089.00	= \$		\$
Concrete Washout Basin		EA	\$ 202.00	= \$		\$
Inter Protection		EA	\$ 605.00	= \$		\$
Rock Check Dam		LF	\$ 3.00	= \$		\$
Safety Fence		EA	\$ 2,132.00	= \$		\$
Sediment Basin		EA	\$ 500.00	= \$		\$
Sediment Trap		LF	\$ 3.00	= \$		\$
Silt Fence		LF	\$ 40.00	= \$		\$
Slope Drain		EA	\$ 31.00	= \$		\$
Straw Bale		LF	\$ 7.00	= \$		\$
Straw Wattle/Rock Sock		AC	\$ 250.00	= \$		\$
Surface Roughening		SY	\$ 3.00	= \$		\$
Temporary Erosion Control Blanket		AC	\$ 1,666.00	= \$		\$
Temporary Seeding and Mulching		EA	\$ 2,967.00	= \$		\$
Vehicle Tracking Control				= \$		\$
MAINTENANCE (35% of Construction BMPs)				= \$		\$
<b>Section 1 Subtotal</b>				= \$		\$
<b>SECTION 2 - PUBLIC IMPROVEMENTS *</b>						
<b>ROADWAY IMPROVEMENTS</b>						
Construction Traffic Control		LS		= \$		\$
Aggregate Base Course (135 lbs/cf)		Tons	\$ 34.00	= \$		\$
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) 1" thick		Tons	\$ 106.00	= \$		\$
Raised Median, Paved		SF	\$ 10.00	= \$		\$
Regulatory Sign/Advisory Sign		EA	\$ 364.00	= \$		\$
Guide/Street Name Sign		EA		= \$		\$
Epoxy Pavement Marking		SF	\$ 16.00	= \$		\$
Thermoplastic Pavement Marking		SF	\$ 28.00	= \$		\$
Barricade - Type 3		EA	\$ 241.00	= \$		\$
Delineator - Type 1		EA	\$ 29.00	= \$		\$
Curb and Gutter, Type A (6" Vertical)		LF	\$ 35.00	= \$		\$
Curb and Gutter, Type B (Median)		LF	\$ 35.00	= \$		\$
Curb and Gutter, Type C (Ramp)		LF	\$ 35.00	= \$		\$
4" Sidewalk (common areas only)	12,144.0	SY	\$ 58.00	= \$	728,640.00	728,640.00
5" Sidewalk	287	SY	\$ 60.00	= \$	17,220.00	17,220.00
5" Sidewalk (Londonderry/Keating/Rockingham)		SY	\$ 87.00	= \$		\$
6" Sidewalk		SY	\$ 116.00	= \$		\$
6" Sidewalk	76	EA	\$ 1,150.00	= \$		\$
Pedestrian Ramp	4	EA	\$ 1,150.00	= \$		\$
Pedestrian Ramp (Londonderry/Keating/Rockingham)		LF	\$ 73.00	= \$		\$
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 111.00	= \$		\$
Cross Pan, collector (8" thick, 8' wide to include return)		EA	\$ 1,790.00	= \$		\$
Curb Opening with Drainage Chase		LF	\$ 60.00	= \$		\$
Guardrail Type 3 (W-Beam)		LF	\$ 87.00	= \$		\$
Guardrail Type 7 (Concrete)		EA	\$ 2,538.00	= \$		\$
Guardrail End Anchorage		EA	\$ 4,556.00	= \$		\$
Guardrail Impact Attenuator		LF	\$ 95.00	= \$		\$
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 97.00	= \$		\$
Sound Barrier Fence (panels, 6' high)		LF	\$ 20.00	= \$		\$
Electrical Conduit, Size =		EA		= \$		\$
Traffic Signal, (provide engineer's estimate)				= \$		\$

PROJECT INFORMATION						SF2024
Paintbrush Hills Filling No. 14 - Sidewalks			12/20/2023		PCD File No.	
Project Name			Date			
Description	Quantity	Units	Unit Cost	Total	(with Pro-Bid 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		LF	\$ 76.00	\$		\$
24" Reinforced Concrete Pipe		LF	\$ 91.00	\$		\$
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 =		EA		\$		\$
(unit cost = EA pipe unit cost)						
Flared End Section (FES) CSP Size =		EA		\$		\$
(unit cost = EA pipe unit cost)						
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'		EA	\$ 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'		EA	\$ 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'		EA	\$ 12,858.00	\$		\$
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'		EA	\$ 5,611.00	\$		\$
Grated Inlet (Type D), Depth < 5'		EA	\$ 6,931.00	\$		\$
Storm Sewer Manhole, Box Base		EA	\$ 14,061.00	\$		\$
Storm Sewer Manhole, Slab Base		EA	\$ 7,734.00	\$		\$
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				\$		\$
Section 2 Subtotal						\$ 745,860.00
						\$ 745,860.00

PROJECT INFORMATION									
Paintbrush Hills Filing No. 14 - Sidewalks				12/20/2023			SF2024		
Project Name				Date			PCD File No.		
Description	Quantity	Units	Unit		Total	(with Pre-Plat Construction)		% Complete	Remaining
			Cost						
<b>SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)<sup>***</sup></b>									
<b>ROADWAY IMPROVEMENTS</b>									
Aggregate Base Course (135 lbs/cf) w/offsite pkg		CY	\$	56.00	=	\$	*		\$
Asphalt Pavement (4" thick) w/offsite pkg		SY	\$	21.00	=	\$	*		\$
Guide/Street Name Sign		EA	\$	250.00	=	\$	*		\$
Curb and Gutter, Type B (Median)		LF	\$	32.00	=	\$	*		\$
Curb and Gutter, Type A (6" Vertical)		LF	\$	32.00	=	\$	*		\$
Cross Pen, local (8" thick, 6' wide to include return)		LF	\$	73.00	=	\$	*		\$
5" Sidewalk		SY	\$	72.00	=	\$	*		\$
Pedestrian Ramp		EA	\$	1,390.00	=	\$	*		\$
<b>STORM DRAIN IMPROVEMENTS</b> (Exception: Permanent Road/BIAP shall be itemized under Section 1)									
18" PP		LF	\$	48.00	=	\$	*		\$
18" RCP		LF	\$	60.00	=	\$	*		\$
18" RCP FES		EA	\$	650.00	=	\$	*		\$
24" PP		LF	\$	75.00	=	\$	*		\$
Type I Rip Rap		CY	\$	75.00	=	\$	*		\$
ADS Inline Drain and Dome Grate Inlet		EA	\$	3,500.00	=	\$	*		\$
CDOT Type R 5' Sump Inlet		EA	\$	6,500.00	=	\$	*		\$
Type II Manhole		EA	\$	5,000.00	=	\$	*		\$
<b>WATER SYSTEM IMPROVEMENTS</b>									
Water Main Pipe (PVC), Size 8"		LF	\$	78.00	=	\$	*		\$
Water Main Pipe (Ductile Iron), Size 8"		LF	\$	91.00	=	\$	*		\$
Gate Valves, 8"		EA	\$	2,247.00	=	\$	*		\$
Fire Hydrant Assembly, w/ all valves		EA	\$	7,976.00	=	\$	*		\$
Water Service Line Installation, inc. tap and valves		EA	\$	1,601.00	=	\$	*		\$
Fire Cistern Installation, complete		EA			=	\$	*		\$
<b>SANITARY SEWER IMPROVEMENTS</b>									
Sewer Main Pipe (PVC), Size 8"		LF	\$	78.00	=	\$	*		\$
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$	5,305.00	=	\$	*		\$
Sanitary Service Line Installation, complete		EA	\$	1,696.00	=	\$	*		\$
Sanitary Sewer Lift Station, complete		EA			=	\$	*		\$
<b>LANDSCAPING IMPROVEMENTS</b> (Exception: Permanent Road/BIAP shall be itemized under Section 1)									
Landscape Rock (Meadowbrook)		LS	\$	10,000.00	=	\$	*		\$
Landscaping (Meadowbrook)		LS	\$	13,000.00	=	\$	*		\$
		EA			=	\$	*		\$
		EA			=	\$	*		\$
		EA			=	\$	*		\$
<b>Section 3 Subtotal</b>				=	\$	*			\$

PROJECT INFORMATION						
Paintbrush Hills Filing No. 14 - Sidewalks		12/20/2023		SF2024		
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	= \$	-	\$	-
POND/BMP CERTIFICATION (Inc. elevations and volume calculations)		LS	= \$	-	\$	-
<b>Total Construction Financial Assurance</b>					<b>\$</b>	<b>745,860.00</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>\$</b>	<b>745,860.00</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>\$</b>	<b>149,172.00</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.



Engineer (P.E. Seal Required)

Approved by Owner / Applicant

Date

12/22/23

Approved by El Paso County Engineer / ECM Administrator

By: Gilbert LaForce, P.E.  
Engineering Manager  
On behalf of the  
ECM Administrator



Date: 01/02/2024 2:27:56 PM  
El Paso County Department of Public Works