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

Updated: 2/2026

PROJECT INFORMATION		
Schmidt IGA - Marksheffel Road - Segment M3	**4/22/2026**	**DA251**
Project Name	**Date**	**PCD File No.**

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	7200.	CY	$ 6.50	=	$ 46,800.00		$ 46,800.00	*
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		CY	$ 2.50	=	$ -		$ -	*
Permanent Erosion Control Blanket		SY	$ 6.00	=	$ -		$ -	*
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching	.55	AC	$ 2,037.00	=	$ 1,120.35		$ 1,120.35	*
Permanent Pond/BMP (provide engineer's estimate)		EA		=	$ -		$ -	*
Concrete Washout Basin	1.	EA	$ 1,790.00	=	$ 1,790.00		$ 1,790.00	
Inlet Protection	4.	EA	$ 322.00	=	$ 1,288.00		$ 1,288.00	
Rock Check Dam		EA	$ 908.00	=	$ -		$ -	
Safety Fence		LF	$ 5.00	=	$ -		$ -	
Sediment Basin		EA	$ 3,483.00	=	$ -		$ -	
Sediment Trap		EA	$ 877.00	=	$ -		$ -	
Silt Fence	1899.	LF	$ 3.00	=	$ 5,697.00		$ 5,697.00	
Slope Drain		LF	$ 30.00		$ -		$ -	
Straw Bale		EA	$ 56.00	=	$ -		$ -	
Straw Wattle/Rock Sock		LF	$ 11.00	=	$ -		$ -	
Surface Roughening		AC	$ 507.00		$ -		$ -	
Vehicle Tracking Control	1.	EA	$ 3,840.00	=	$ 3,840.00		$ 3,840.00	
				=	$ -		$ -	
[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 1 Subtotal**	**=**	**$ 60,535.35**		**$ 60,535.35**	
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	$ 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)		SY	$ 47.00		$ -		$ -	*
Asphalt Pavement (147 lbs/cf) __" thick		Tons	$ 140.00	=	$ -		$ -	*
Raised Median, Paved		SF	$ 15.00	=	$ -		$ -	*
Signs (regulatory/advisory/guide/street)		EA	$ 293.00	=	$ -		$ -	*
Epoxy Pavement Marking		SF	$ 19.00	=	$ -		$ -	*
Thermoplastic Pavement Marking		SF	$ 29.00	=	$ -		$ -	*
Barricade - Type 3	2.	EA	$ 380.00	=	$ 760.00		$ 760.00	*
Delineator - Type I		EA	$ 38.00	=	$ -		$ -	*
Curb and Gutter, Type A (6" Vertical)		LF	$ 49.00	=	$ -		$ -	*
Curb and Gutter, Type B (Median)		LF	$ 50.00	=	$ -		$ -	*
Curb and Gutter, Type C (Ramp)		LF	$ 51.00	=	$ -		$ -	*
4" Sidewalk (common areas only)		SY	$ 69.00	=	$ -		$ -	*
5" Sidewalk		SY	$ 85.00	=	$ -		$ -	*
6" Sidewalk		SY	$ 113.00	=	$ -		$ -	*
8" Sidewalk		SY	$ 141.00		$ -		$ -	*
Pedestrian Ramp	740.	SF	$ 41.00	=	$ 30,340.00		$ 30,340.00	*
Cross Pan, local (8" thick, 6' wide to include return)		LF	$ 87.00	=	$ -		$ -	*
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	=	$ -		$ -	*

PROJECT INFORMATION		
Schmidt IGA - Marksheffel Road - Segment M3	4/22/2026	DA251
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining	
Arterials, Collectors & Industrial-Commercial Streets	1480.	LF	$ 713.00	=	$ 1,055,240.00		$ 1,055,240.00	
6' Sidewalk	1050.	SY	$ 70.00	=	$ 73,500.00		$ 73,500.00	
10' Sidewalk	1480.	SY	$ 86.00	=	$ 127,280.00		$ 127,280.00	
Curb/Gutter (Type 1, 2 & 3)	2910.	LF	$ 32.00	=	$ 93,120.00		$ 93,120.00	
Turn Lane	995.	LF	$ 175.00	=	$ 174,125.00		$ 174,125.00	
Concrete crosspan	155.	SY	$ 146.00	=	$ 22,630.00		$ 22,630.00	
[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	86.	LF	$ 111.00	=	$ 9,546.00		$ 9,546.00	*
24" Reinforced Concrete Pipe	281.	LF	$ 161.00	=	$ 45,241.00		$ 45,241.00	*
30" Reinforced Concrete Pipe		LF	$ 132.00	=	$ -		$ -	*
36" Reinforced Concrete Pipe		LF	$ 162.00	=	$ -		$ -	*
42" Reinforced Concrete Pipe		LF	$ 275.00	=	$ -		$ -	*
48" Reinforced Concrete Pipe		LF	$ 263.00	=	$ -		$ -	*
54" Reinforced Concrete Pipe		LF	$ 344.00	=	$ -		$ -	*
60" Reinforced Concrete Pipe		LF	$ 402.00	=	$ -		$ -	*
66" Reinforced Concrete Pipe		LF	$ 465.00	=	$ -		$ -	*
72" Reinforced Concrete Pipe		LF	$ 532.00	=	$ -		$ -	*
18" Corrugated Steel Pipe		LF	$ 113.00	=	$ -		$ -	*
24" Corrugated Steel Pipe		LF	$ 130.00	=	$ -		$ -	*
30" Corrugated Steel Pipe		LF	$ 166.00	=	$ -		$ -	*
36" Corrugated Steel Pipe		LF	$ 198.00	=	$ -		$ -	*
42" Corrugated Steel Pipe		LF	$ 228.00	=	$ -		$ -	*
48" Corrugated Steel Pipe		LF	$ 240.00	=	$ -		$ -	*
54" Corrugated Steel Pipe		LF	$ 352.00	=	$ -		$ -	*
60" Corrugated Steel Pipe		LF	$ 379.00	=	$ -		$ -	*
66" Corrugated Steel Pipe		LF	$ 459.00	=	$ -		$ -	*
72" Corrugated Steel Pipe		LF	$ 540.00	=	$ -		$ -	*
78" Corrugated Steel Pipe		LF	$ 621.00	=	$ -		$ -	*
84" Corrugated Steel Pipe		LF	$ 743.00	=	$ -		$ -	*
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		=	$ -		$ -	*
End Treatment- Headwall		EA		=	$ -		$ -	*
End Treatment- Wingwall		EA		=	$ -		$ -	*
End Treatment - Cutoff Wall		EA		=	$ -		$ -	*
Curb Inlet (Type R) L=5', Depth < 5'		EA	$ 8,814.00	=	$ -		$ -	*
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	3.	EA	$ 10,835.00	=	$ 32,505.00		$ 32,505.00	*
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	$ 11,673.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', Depth < 5'		EA	$ 10,669.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'	1.	EA	$ 12,689.00	=	$ 12,689.00		$ 12,689.00	*
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	$ 13,765.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', Depth < 5'		EA	$ 13,875.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	$ 14,873.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	$ 16,265.00	=	$ -		$ -	*
Curb Inlet (Type R) L =20', Depth < 5'		EA	$ 14,787.00	=	$ -		$ -	*
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	$ 16,320.00	=	$ -		$ -	*
Grated Inlet (Type C), Depth < 5'		EA	$ 6,490.00	=	$ -		$ -	*
Grated Inlet (Type D), Depth < 5'		EA	$ 8,017.00	=	$ -		$ -	*
Storm Sewer Manhole, Box Base		EA	$ 16,265.00	=	$ -		$ -	*
Storm Sewer Manhole, Slab Base	1.	EA	$ 9,314.00	=	$ 9,314.00		$ 9,314.00	*
Geotextile (Erosion Control)		SY	$ 11.50	=	$ -		$ -	*
Rip Rap, d50 size from 6" to 24"		Tons	$ 112.00	=	$ -		$ -	*
Rip Rap, Grouted		Tons	$ 133.00	=	$ -		$ -	*
Drainage Channel Construction, Size (20' x 2')		LF		=	$ -		$ -	*
Drainage Channel Construction, Size (29' x 3')		LF			$ -		$ -	
Drainage Channel Lining, Concrete		CY	$ 797.00	=	$ -		$ -	*
Drainage Channel Lining, Rip Rap		CY	$ 156.00	=	$ -		$ -	*
Drainage Channel Lining, Grass		AC	$ 2,054.00	=	$ -		$ -	*
Drainage Channel Lining, Other Stabilization				=	$ -		$ -	*
				=	$ -		$ -	*
[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**	**=**	**$ 1,691,290.00**		**$ 1,691,290.00**	*

PROJECT INFORMATION		
Schmidt IGA - Marksheffel Road - Segment M3	4/22/2026	DA251
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	(with Pre-Plat Construction) Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by Colorado Springs)**							
ROADWAY IMPROVEMENTS							
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
24" Reinforced Concrete Pipe	650.	LF	$ 161.00	=	$ 104,650.00		$ 104,650.00
30" Reinforced Concrete Pipe		LF	$ 132.00		$ -		$ -
36" Reinforced Concrete Pipe	205.	LF	$ 191.00	=	$ 39,155.00		$ 39,155.00
42" Reinforced Concrete Pipe	1077.	LF	$ 275.00	=	$ 296,175.00		$ 296,175.00
Storm Sewer Manhole, Slab Base	3.	EA	$ 9,314.00	=	$ 27,942.00		$ 27,942.00
Storm Sewer Manhole, Box Base	4.	EA	$ 16,265.00		$ 65,060.00		$ 65,060.00
Drainage Channel Construction, Size (20' x 2')		LF	$ 75.00		$ -		$ -
Drainage Channel Construction, Size (29' x 3')		LF	$ 150.00		$ -		$ -
Rip Rap, d50 size from 6" to 24"	7.	Tons	$ 112.00		$ 784.00		$ 784.00
Flared End Section (FES) RCP Size = 24" (unit cost = 6x pipe unit cost)	1.	EA	$ 966.00		$ 966.00		$ 966.00
Flared End Section (FES) RCP Size = 30" (unit cost = 6x pipe unit cost)		EA	$ 1,500.00		$ -		$ -
Flared End Section (FES) RCP Size = 42" (unit cost = 6x pipe unit cost)		EA	$ 2,000.00	=	$ -		$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 12"	1615.	LF	$ 105.00	=	$ 169,575.00		$ 169,575.00
Gate Valves, 12"	13.	EA	$ 2,599.00	=	$ 33,787.00		$ 33,787.00
Fire Hydrant Assembly, w/ all valves	3.	EA	$ 9,228.00	=	$ 27,684.00		$ 27,684.00
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	216.	LF	$ 90.00	=	$ 19,440.00		$ 19,440.00
Sanitary Sewer Manhole, Depth < 15 feet	1.	EA	$ 6,136.00	=	$ 6,136.00		$ 6,136.00
Sanitary Service Line Installation, complete		EA	$ 1,962.00	=	$ -		$ -
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)							
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
** - Section 3 is not subject to defect warranty requirements			**Section 3 Subtotal**	**=**	**$ 791,354.00**		**$ 791,354.00**
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	$ 1,000.00	=	$ 1,000.00		$ 1,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	$ 1,000.00	=	$ 1,000.00		$ 1,000.00

Subtotal	**$ 2,545,179.35**
20% Incidentals	**$ 509,035.87**
Total	**$ 3,054,215.22**

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

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

Updated: 2/2026

PROJECT INFORMATION		
Schmidt IGA - Marksheffel Road - Segment M4	4/22/2026	DA251
Project Name	Date	PCD File No.

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		CY	$ 2.50	=	$ -		$ -	*
Permanent Erosion Control Blanket		SY	$ 6.00	=	$ -		$ -	*
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching		AC	$ 2,037.00	=	$ -		$ -	*
Permanent Pond/BMP (provide engineer's estimate)		EA	$ 150,000.00	=	$ -		$ -	*
Concrete Washout Basin		EA	$ 1,790.00	=	$ -		$ -	
Inlet Protection		EA	$ 322.00	=	$ -		$ -	
Rock Check Dam		EA	$ 908.00	=	$ -		$ -	
Safety Fence		LF	$ 5.00	=	$ -		$ -	
Sediment Basin		EA	$ 3,483.00	=	$ -		$ -	
Sediment Trap		EA	$ 877.00	=	$ -		$ -	
Silt Fence		LF	$ 3.00	=	$ -		$ -	
Slope Drain		LF	$ 30.00		$ -		$ -	
Straw Bale		EA	$ 56.00	=	$ -		$ -	
Straw Wattle/Rock Sock		LF	$ 11.00	=	$ -		$ -	
Surface Roughening		AC	$ 507.00		$ -		$ -	
Vehicle Tracking Control		EA	$ 3,840.00	=	$ -		$ -	
				=	$ -		$ -	
[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 1 Subtotal**	**=**	**$ -**		**$ -**	
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	$ 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)		SY	$ 47.00		$ -		$ -	*
Asphalt Pavement (147 lbs/cf) __" thick		Tons	$ 140.00	=	$ -		$ -	*
Raised Median, Paved		SF	$ 15.00	=	$ -		$ -	*
Signs (regulatory/advisory/guide/street)		EA	$ 293.00	=	$ -		$ -	*
Epoxy Pavement Marking		SF	$ 19.00	=	$ -		$ -	*
Thermoplastic Pavement Marking		SF	$ 29.00	=	$ -		$ -	*
Barricade - Type 3	2.	EA	$ 380.00	=	$ 760.00		$ 760.00	*
Delineator - Type I		EA	$ 38.00	=	$ -		$ -	*
Curb and Gutter, Type A (6" Vertical)		LF	$ 49.00	=	$ -		$ -	*
Curb and Gutter, Type B (Median)		LF	$ 50.00	=	$ -		$ -	*
Curb and Gutter, Type C (Ramp)		LF	$ 51.00	=	$ -		$ -	*
4" Sidewalk (common areas only)		SY	$ 69.00	=	$ -		$ -	*
5" Sidewalk		SY	$ 85.00	=	$ -		$ -	*
6" Sidewalk		SY	$ 113.00	=	$ -		$ -	*
8" Sidewalk		SY	$ 141.00		$ -		$ -	*
Pedestrian Ramp		SF	$ 41.00	=	$ -		$ -	*
Cross Pan, local (8" thick, 6' wide to include return)		LF	$ 87.00	=	$ -		$ -	*
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	=	$ -		$ -	*

PROJECT INFORMATION		
Schmidt IGA - Marksheffel Road - Segment M4	4/22/2026	DA251
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining	
Arterials, Collectors & Industrial-Commercial Streets	1530.	LF	$ 713.00	=	$ 1,090,890.00		$ 1,090,890.00	
6' Sidewalk	1021.	SY	$ 70.00	=	$ 71,470.00		$ 71,470.00	
10' Sidewalk	1701.	SY	$ 86.00	=	$ 146,286.00		$ 146,286.00	
Curb/Gutter (Type 1, 2 & 3)	3060.	LF	$ 32.00	=	$ 97,920.00		$ 97,920.00	
Turn Lane		LF	$ 175.00	=	$ -		$ -	
Concrete crosspan		SY	$ 146.00	=	$ -		$ -	
Pedestrian Ramp		SF	$ 41.00		$ -		$ -	
[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	$ 111.00	=	$ -		$ -	*
24" Reinforced Concrete Pipe		LF	$ 161.00	=	$ -		$ -	*
30" Reinforced Concrete Pipe		LF	$ 132.00	=	$ -		$ -	*
36" Reinforced Concrete Pipe		LF	$ 162.00	=	$ -		$ -	*
42" Reinforced Concrete Pipe		LF	$ 275.00	=	$ -		$ -	*
48" Reinforced Concrete Pipe		LF	$ 263.00	=	$ -		$ -	*
54" Reinforced Concrete Pipe		LF	$ 344.00	=	$ -		$ -	*
60" Reinforced Concrete Pipe		LF	$ 402.00	=	$ -		$ -	*
66" Reinforced Concrete Pipe		LF	$ 465.00	=	$ -		$ -	*
72" Reinforced Concrete Pipe		LF	$ 532.00	=	$ -		$ -	*
18" Corrugated Steel Pipe		LF	$ 113.00	=	$ -		$ -	*
24" Corrugated Steel Pipe		LF	$ 130.00	=	$ -		$ -	*
30" Corrugated Steel Pipe		LF	$ 166.00	=	$ -		$ -	*
36" Corrugated Steel Pipe		LF	$ 198.00	=	$ -		$ -	*
42" Corrugated Steel Pipe		LF	$ 228.00	=	$ -		$ -	*
48" Corrugated Steel Pipe		LF	$ 240.00	=	$ -		$ -	*
54" Corrugated Steel Pipe		LF	$ 352.00	=	$ -		$ -	*
60" Corrugated Steel Pipe		LF	$ 379.00	=	$ -		$ -	*
66" Corrugated Steel Pipe		LF	$ 459.00	=	$ -		$ -	*
72" Corrugated Steel Pipe		LF	$ 540.00	=	$ -		$ -	*
78" Corrugated Steel Pipe		LF	$ 621.00	=	$ -		$ -	*
84" Corrugated Steel Pipe		LF	$ 743.00	=	$ -		$ -	*
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		=	$ -		$ -	*
End Treatment- Headwall		EA		=	$ -		$ -	*
End Treatment- Wingwall		EA		=	$ -		$ -	*
End Treatment - Cutoff Wall		EA		=	$ -		$ -	*
Curb Inlet (Type R) L=5', Depth < 5'		EA	$ 8,814.00	=	$ -		$ -	*
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	$ 10,835.00	=	$ -		$ -	*
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	$ 11,673.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', Depth < 5'		EA	$ 10,669.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	$ 12,689.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	$ 13,765.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', Depth < 5'		EA	$ 13,875.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	$ 14,873.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	$ 16,265.00	=	$ -		$ -	*
Curb Inlet (Type R) L =20', Depth < 5'		EA	$ 14,787.00	=	$ -		$ -	*
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	$ 16,320.00	=	$ -		$ -	*
Grated Inlet (Type C), Depth < 5'		EA	$ 6,490.00	=	$ -		$ -	*
Grated Inlet (Type D), Depth < 5'		EA	$ 8,017.00	=	$ -		$ -	*
Storm Sewer Manhole, Box Base		EA	$ 16,265.00	=	$ -		$ -	*
Storm Sewer Manhole, Slab Base		EA	$ 9,314.00	=	$ -		$ -	*
Geotextile (Erosion Control)		SY	$ 11.50	=	$ -		$ -	*
Rip Rap, d50 size from 6" to 24"		Tons	$ 112.00	=	$ -		$ -	*
Rip Rap, Grouted		Tons	$ 133.00	=	$ -		$ -	*
Drainage Channel Construction, Size (20' x 2')		LF		=	$ -		$ -	*
Drainage Channel Construction, Size (29' x 3')		LF			$ -		$ -	
Drainage Channel Lining, Concrete		CY	$ 797.00	=	$ -		$ -	*
Drainage Channel Lining, Rip Rap		CY	$ 156.00	=	$ -		$ -	*
Drainage Channel Lining, Grass		AC	$ 2,054.00	=	$ -		$ -	*
Drainage Channel Lining, Other Stabilization				=	$ -		$ -	*
				=	$ -		$ -	*
[insert items not listed but part of construction plans]				=	$ -		$ -	*
Section 2 Subtotal				**=**	**$ 1,412,326.00**		**$ 1,412,326.00**	*

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

PROJECT INFORMATION		
Schmidt IGA - Marksheffel Road - Segment M4	4/22/2026	DA251
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	(with Pre-Plat Construction) Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by Colorado Springs)**							
ROADWAY IMPROVEMENTS							
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
24" Reinforced Concrete Pipe		LF	$ 161.00	=	$ -		$ -
30" Reinforced Concrete Pipe		LF	$ 132.00		$ -		$ -
36" Reinforced Concrete Pipe		LF	$ 191.00	=	$ -		$ -
42" Reinforced Concrete Pipe		LF	$ 275.00	=	$ -		$ -
Storm Sewer Manhole, Slab Base		EA	$ 9,314.00	=	$ -		$ -
Storm Sewer Manhole, Box Base		EA	$ 16,265.00		$ -		$ -
Drainage Channel Construction, Size (20' x 2')		LF	$ 75.00		$ -		$ -
Drainage Channel Construction, Size (29' x 3')		LF	$ 150.00		$ -		$ -
Rip Rap, d50 size from 6" to 24"		Tons	$ 112.00		$ -		$ -
Flared End Section (FES) RCP Size = 24" (unit cost = 6x pipe unit cost)		EA	$ 966.00		$ -		$ -
Flared End Section (FES) RCP Size = 30" (unit cost = 6x pipe unit cost)		EA	$ 1,500.00		$ -		$ -
Flared End Section (FES) RCP Size = 42" (unit cost = 6x pipe unit cost)		EA	$ 2,000.00	=	$ -		$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 12"		LF	$ 105.00	=	$ -		$ -
Gate Valves, 12"		EA	$ 2,599.00	=	$ -		$ -
Fire Hydrant Assembly, w/ all valves		EA	$ 9,228.00	=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"		LF	$ 90.00	=	$ -		$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA	$ 6,136.00	=	$ -		$ -
Sanitary Service Line Installation, complete		EA	$ 1,962.00	=	$ -		$ -
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)							
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
** - Section 3 is not subject to defect warranty requirements			**Section 3 Subtotal**	=	$ -		$ -
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	$ 1,000.00	=	$ 1,000.00		$ 1,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	$ 1,000.00	=	$ 1,000.00		$ 1,000.00

Subtotal	**$ 1,414,326.00**
20% Incidentals	**$ 282,865.20**
Total	**$ 1,697,191.20**

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

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

Updated: 2/2026

PROJECT INFORMATION		
Schmidt IGA - Marksheffel Road - Segment M6	4/22/2026	DA251
Project Name	Date	PCD File No.

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		CY	$ 2.50	=	$ -		$ -	*
Permanent Erosion Control Blanket		SY	$ 6.00	=	$ -		$ -	*
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching		AC	$ 2,037.00	=	$ -		$ -	*
Permanent Pond/BMP (provide engineer's estimate)		EA	$ 150,000.00	=	$ -		$ -	*
Concrete Washout Basin		EA	$ 1,790.00	=	$ -		$ -	
Inlet Protection		EA	$ 322.00	=	$ -		$ -	
Rock Check Dam		EA	$ 908.00	=	$ -		$ -	
Safety Fence		LF	$ 5.00	=	$ -		$ -	
Sediment Basin		EA	$ 3,483.00	=	$ -		$ -	
Sediment Trap		EA	$ 877.00	=	$ -		$ -	
Silt Fence		LF	$ 3.00	=	$ -		$ -	
Slope Drain		LF	$ 30.00		$ -		$ -	
Straw Bale		EA	$ 56.00	=	$ -		$ -	
Straw Wattle/Rock Sock		LF	$ 11.00	=	$ -		$ -	
Surface Roughening		AC	$ 507.00		$ -		$ -	
Vehicle Tracking Control		EA	$ 3,840.00	=	$ -		$ -	
				=	$ -		$ -	
[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 1 Subtotal**	**=**	**$ -**		**$ -**	
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	$ 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)		SY	$ 47.00		$ -		$ -	*
Asphalt Pavement (147 lbs/cf) __" thick		Tons	$ 140.00	=	$ -		$ -	*
Raised Median, Paved		SF	$ 15.00	=	$ -		$ -	*
Signs (regulatory/advisory/guide/street)		EA	$ 293.00	=	$ -		$ -	*
Epoxy Pavement Marking		SF	$ 19.00	=	$ -		$ -	*
Thermoplastic Pavement Marking		SF	$ 29.00	=	$ -		$ -	*
Barricade - Type 3	2.	EA	$ 380.00	=	$ 760.00		$ 760.00	*
Delineator - Type I		EA	$ 38.00	=	$ -		$ -	*
Curb and Gutter, Type A (6" Vertical)		LF	$ 49.00	=	$ -		$ -	*
Curb and Gutter, Type B (Median)		LF	$ 50.00	=	$ -		$ -	*
Curb and Gutter, Type C (Ramp)		LF	$ 51.00	=	$ -		$ -	*
4" Sidewalk (common areas only)		SY	$ 69.00	=	$ -		$ -	*
5" Sidewalk		SY	$ 85.00	=	$ -		$ -	*
6" Sidewalk		SY	$ 113.00	=	$ -		$ -	*
8" Sidewalk		SY	$ 141.00		$ -		$ -	*
Pedestrian Ramp		SF	$ 41.00	=	$ -		$ -	*
Cross Pan, local (8" thick, 6' wide to include return)		LF	$ 87.00	=	$ -		$ -	*
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	=	$ -		$ -	*

PROJECT INFORMATION		
Schmidt IGA - Marksheffel Road - Segment M6	4/22/2026	DA251
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining	
Arterials, Collectors & Industrial-Commercial Streets	771.	LF	$ 713.00	=	$ 549,723.00		$ 549,723.00	
6' Sidewalk	513.	SY	$ 70.00	=	$ 35,910.00		$ 35,910.00	
10' Sidewalk	857.	SY	$ 86.00	=	$ 73,702.00		$ 73,702.00	
Curb/Gutter (Type 1, 2 & 3)	1542.	LF	$ 32.00	=	$ 49,344.00		$ 49,344.00	
Turn Lane		LF	$ 175.00	=	$ -		$ -	
Concrete crosspan		SY	$ 146.00	=	$ -		$ -	
Pedestrian Ramp		SF	$ 41.00		$ -		$ -	
[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	$ 111.00	=	$ -		$ -	*
24" Reinforced Concrete Pipe		LF	$ 161.00	=	$ -		$ -	*
30" Reinforced Concrete Pipe		LF	$ 132.00	=	$ -		$ -	*
36" Reinforced Concrete Pipe		LF	$ 162.00	=	$ -		$ -	*
42" Reinforced Concrete Pipe		LF	$ 275.00	=	$ -		$ -	*
48" Reinforced Concrete Pipe		LF	$ 263.00	=	$ -		$ -	*
54" Reinforced Concrete Pipe		LF	$ 344.00	=	$ -		$ -	*
60" Reinforced Concrete Pipe		LF	$ 402.00	=	$ -		$ -	*
66" Reinforced Concrete Pipe		LF	$ 465.00	=	$ -		$ -	*
72" Reinforced Concrete Pipe		LF	$ 532.00	=	$ -		$ -	*
18" Corrugated Steel Pipe		LF	$ 113.00	=	$ -		$ -	*
24" Corrugated Steel Pipe		LF	$ 130.00	=	$ -		$ -	*
30" Corrugated Steel Pipe		LF	$ 166.00	=	$ -		$ -	*
36" Corrugated Steel Pipe		LF	$ 198.00	=	$ -		$ -	*
42" Corrugated Steel Pipe		LF	$ 228.00	=	$ -		$ -	*
48" Corrugated Steel Pipe		LF	$ 240.00	=	$ -		$ -	*
54" Corrugated Steel Pipe		LF	$ 352.00	=	$ -		$ -	*
60" Corrugated Steel Pipe		LF	$ 379.00	=	$ -		$ -	*
66" Corrugated Steel Pipe		LF	$ 459.00	=	$ -		$ -	*
72" Corrugated Steel Pipe		LF	$ 540.00	=	$ -		$ -	*
78" Corrugated Steel Pipe		LF	$ 621.00	=	$ -		$ -	*
84" Corrugated Steel Pipe		LF	$ 743.00	=	$ -		$ -	*
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		=	$ -		$ -	*
End Treatment- Headwall		EA		=	$ -		$ -	*
End Treatment- Wingwall		EA		=	$ -		$ -	*
End Treatment - Cutoff Wall		EA		=	$ -		$ -	*
Curb Inlet (Type R) L=5', Depth < 5'		EA	$ 8,814.00	=	$ -		$ -	*
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	$ 10,835.00	=	$ -		$ -	*
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	$ 11,673.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', Depth < 5'		EA	$ 10,669.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	$ 12,689.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	$ 13,765.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', Depth < 5'		EA	$ 13,875.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	$ 14,873.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	$ 16,265.00	=	$ -		$ -	*
Curb Inlet (Type R) L =20', Depth < 5'		EA	$ 14,787.00	=	$ -		$ -	*
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	$ 16,320.00	=	$ -		$ -	*
Grated Inlet (Type C), Depth < 5'		EA	$ 6,490.00	=	$ -		$ -	*
Grated Inlet (Type D), Depth < 5'		EA	$ 8,017.00	=	$ -		$ -	*
Storm Sewer Manhole, Box Base		EA	$ 16,265.00	=	$ -		$ -	*
Storm Sewer Manhole, Slab Base		EA	$ 9,314.00	=	$ -		$ -	*
Geotextile (Erosion Control)		SY	$ 11.50	=	$ -		$ -	*
Rip Rap, d50 size from 6" to 24"		Tons	$ 112.00	=	$ -		$ -	*
Rip Rap, Grouted		Tons	$ 133.00	=	$ -		$ -	*
Drainage Channel Construction, Size (20' x 2')		LF		=	$ -		$ -	*
Drainage Channel Construction, Size (29' x 3')		LF			$ -		$ -	
Drainage Channel Lining, Concrete		CY	$ 797.00	=	$ -		$ -	*
Drainage Channel Lining, Rip Rap		CY	$ 156.00	=	$ -		$ -	*
Drainage Channel Lining, Grass		AC	$ 2,054.00	=	$ -		$ -	*
Drainage Channel Lining, Other Stabilization				=	$ -		$ -	*
				=	$ -		$ -	*
[insert items not listed but part of construction plans]				=	$ -		$ -	*
Section 2 Subtotal				**=**	**$ 714,439.00**		**$ 714,439.00**	*

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

PROJECT INFORMATION		
Schmidt IGA - Marksheffel Road - Segment M6	4/22/2026	DA251
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	(with Pre-Plat Construction) Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by Colorado Springs)**							
ROADWAY IMPROVEMENTS							
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
24" Reinforced Concrete Pipe		LF	$ 161.00	=	$ -		$ -
30" Reinforced Concrete Pipe		LF	$ 132.00		$ -		$ -
36" Reinforced Concrete Pipe		LF	$ 191.00	=	$ -		$ -
42" Reinforced Concrete Pipe		LF	$ 275.00	=	$ -		$ -
Storm Sewer Manhole, Slab Base		EA	$ 9,314.00	=	$ -		$ -
Storm Sewer Manhole, Box Base		EA	$ 16,265.00		$ -		$ -
Drainage Channel Construction, Size (20' x 2')		LF	$ 75.00		$ -		$ -
Drainage Channel Construction, Size (29' x 3')		LF	$ 150.00		$ -		$ -
Rip Rap, d50 size from 6" to 24"		Tons	$ 112.00		$ -		$ -
Flared End Section (FES) RCP Size = 24" (unit cost = 6x pipe unit cost)		EA	$ 966.00		$ -		$ -
Flared End Section (FES) RCP Size = 30" (unit cost = 6x pipe unit cost)		EA	$ 1,500.00		$ -		$ -
Flared End Section (FES) RCP Size = 42" (unit cost = 6x pipe unit cost)		EA	$ 2,000.00	=	$ -		$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 12"		LF	$ 105.00	=	$ -		$ -
Gate Valves, 12"		EA	$ 2,599.00	=	$ -		$ -
Fire Hydrant Assembly, w/ all valves		EA	$ 9,228.00	=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"		LF	$ 90.00	=	$ -		$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA	$ 6,136.00	=	$ -		$ -
Sanitary Service Line Installation, complete		EA	$ 1,962.00	=	$ -		$ -
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)							
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
** - Section 3 is not subject to defect warranty requirements			**Section 3 Subtotal**	**=**	**$ -**		**$ -**
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	$ 1,000.00	=	$ 1,000.00		$ 1,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	$ 1,000.00	=	$ 1,000.00		$ 1,000.00

Subtotal	**$ 716,439.00**
20% Incidentals	**$ 143,287.80**
Total	**$ 859,726.80**

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