

2024 Financial Assurance (with pre-plate construct

The Shire at Old Ranch
Project Name

ORM

PPR2410

Updated: 10/2023

PROJECT INFORMATION
3/26/2024
Date

PCD File No.

VA-202

Please update per comments provided on the other submittal documents

SECTION 1 - GRADING AND EROS

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plate Construction) % Complete	Remaining
Earthwork:						
less than 1,000: \$5,300 min	2500	CY	\$ 8.00	\$ 20,000.00		\$ 15,000.00
1,000-5,000: \$8,000 min		CY	\$ 6.00	\$ 15,000.00		\$ 15,000.00
5,001-20,000: \$30,000 min		CY	\$ 5.00	\$ 15,000.00		\$ 15,000.00
20,001-50,000: \$100,000 min		CY	\$ 3.50	\$ 15,000.00		\$ 15,000.00
50,001-200,000: \$175,000 min		CY	\$ 2.50	\$ 15,000.00		\$ 15,000.00
greater than 200,000: \$500,000 min		CY	\$ 2.00	\$ 15,000.00		\$ 15,000.00
Permanent Erosion Control Blanket		SY	\$ 9.00	\$ 18,000.00		\$ 18,000.00
Permanent Seeding (inc. noxious weed mgmt.) & Mulching	4	AC	\$ 2,018.00	\$ 8,072.00		\$ 8,072.00
Permanent Ponds/BMP (provide engineer's estimate)	1	EA	\$ 26,840.00	\$ 26,840.00		\$ 26,840.00
Concrete Washout Basin	1	EA	\$ 1,172.00	\$ 1,172.00		\$ 1,172.00
Inlet Protection		EA	\$ 217.00	\$ 217.00		\$ 217.00
Rock Check Dam		EA	\$ 651.00	\$ 651.00		\$ 651.00
Safety Fence		LF	\$ 3.00	\$ 3.00		\$ 3.00
Sediment Basin		EA	\$ 2,294.00	\$ 2,294.00		\$ 2,294.00
Silt Fence	2620	EA	\$ 538.00	\$ 1,410,000.00		\$ 1,410,000.00
Slope Drain		LF	\$ 3.00	\$ 3.00		\$ 3.00
Straw Bale	30	LF	\$ 43.00	\$ 1,290.00		\$ 1,290.00
Straw Wattle/Rock Sock	310	EA	\$ 33.00	\$ 10,230.00		\$ 10,230.00
Surface Roughening		LF	\$ 8.00	\$ 8.00		\$ 8.00
Temporary Erosion Control Blanket	400	SY	\$ 3.00	\$ 1,200.00		\$ 1,200.00
Temporary Seeding and Mulching	4	AC	\$ 1,793.00	\$ 7,172.00		\$ 7,172.00
Vehicle Tracking Control	1	EA	\$ 3,085.00	\$ 3,085.00		\$ 3,085.00
MAINTENANCE (35% of Construction BMPs)				\$ 7,975.45		\$ 7,975.45
Section 1 Subtotal				\$ 81,846.45		\$ 81,846.45

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

SECTION 2 - PUBLIC IMPROVEMENTS *

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plate Construction) % Complete	Remaining
Construction Traffic Control		LS				
Aggregate Base Course	(135 lbs/cf)	Tons	\$ 37.00	\$ 5,025.00		\$ 5,025.00
Aggregate Base Course	(135 lbs/cf)	CY	\$ 66.00	\$ 5,025.00		\$ 5,025.00
Asphalt Pavement (3" thick)		SY	\$ 18.00	\$ 5,025.00		\$ 5,025.00
Asphalt Pavement (4" thick)	SEE SECTION 3	SY	\$ 25.00	\$ 5,025.00		\$ 5,025.00
Asphalt Pavement (6" thick)		SY	\$ 38.00	\$ 5,025.00		\$ 5,025.00
Asphalt Pavement (6" thick)	(147 lbs/cf)	Tons	\$ 114.00	\$ 5,025.00		\$ 5,025.00
Raised Median, Paved		SF	\$ 11.00	\$ 5,025.00		\$ 5,025.00
Regulatory Sign/Advisory Sign		EA	\$ 392.00	\$ 3,920.00		\$ 3,920.00
Guido/Street Name Sign	5	EA	\$ 200.00	\$ 1,000.00		\$ 1,000.00
Explosive Pavement Marking		SF	\$ 17.00	\$ 17.00		\$ 17.00
Thermoplastic Pavement Marking	2000	SF	\$ 30.00	\$ 60,000.00		\$ 60,000.00
Barricade - Type 3		EA	\$ 259.00	\$ 2,590.00		\$ 2,590.00
Delineator - Type 1		EA	\$ 31.00	\$ 31.00		\$ 31.00
Curb and Gutter, Type A (6" Vertical)	210	LF	\$ 38.00	\$ 7,980.00		\$ 7,980.00
Curb and Gutter, Type B (Median)		LF	\$ 38.00	\$ 38.00		\$ 38.00
Curb and Gutter, Type C (Ramp)		LF	\$ 38.00	\$ 38.00		\$ 38.00
4" Sidewalk (common areas only)	3000	SY	\$ 62.00	\$ 186,000.00		\$ 186,000.00
5" Sidewalk		SY	\$ 77.00	\$ 77.00		\$ 77.00
6" Sidewalk		SY	\$ 94.00	\$ 94.00		\$ 94.00
8" Sidewalk		SY	\$ 125.00	\$ 125.00		\$ 125.00
Pedestrian Ramp		EA	\$ 1,496.00	\$ 1,496.00		\$ 1,496.00
Cross Pan, local (8" thick, 6" wide to include return)	60	LF	\$ 79.00	\$ 4,740.00		\$ 4,740.00
Cross Pan, collector (9" thick, 8" wide to include return)		LF	\$ 119.00	\$ 119.00		\$ 119.00
Curb Opening with Drainage Chaise		EA	\$ 1,926.00	\$ 1,926.00		\$ 1,926.00
Guardrail Type 3 (W-Beam)		LF	\$ 65.00	\$ 65.00		\$ 65.00
Guardrail Type 7 (Concrete)		LF	\$ 94.00	\$ 94.00		\$ 94.00
Guardrail End Anchorage		EA	\$ 2,731.00	\$ 2,731.00		\$ 2,731.00
Guardrail Impact Attenuator		EA	\$ 4,902.00	\$ 4,902.00		\$ 4,902.00
Sound Barrier Fence (CMU block, 6' high)		EA	\$ 102.00	\$ 102.00		\$ 102.00
Sound Barrier Fence (panels, 6' high)		LF	\$ 104.00	\$ 104.00		\$ 104.00

Please include all offsite public improvements

Electrical Conduit.	Size = 2-4"	2200	LF	\$	22.00	=	\$	48,400.00	\$	48,400.00	*
Traffic Signal	Provide engineer's estimate)		EA	\$		=	\$	-	\$	-	*
Howells Rd. - Residential Aggregate and Asphalt Paving		375	LF	\$	400.00	=	\$	150,000.00	\$	150,000.00	*
Gabion Cuts and Dams		1400	LF	\$	15.00	=	\$	21,000.00	\$	21,000.00	*
STORM DRAIN IMPROVEMENTS											
Concrete Box Culvert (M Standard), Size (W x H)			LF	\$		=	\$	-	\$	-	*
18" Reinforced Concrete Pipe			LF	\$	82.00	=	\$	-	\$	-	*
24" Reinforced Concrete Pipe			LF	\$	98.00	=	\$	-	\$	-	*
30" Reinforced Concrete Pipe			LF	\$	123.00	=	\$	-	\$	-	*
36" Reinforced Concrete Pipe			LF	\$	151.00	=	\$	-	\$	-	*
42" Reinforced Concrete Pipe			LF	\$	201.00	=	\$	-	\$	-	*
48" Reinforced Concrete Pipe			LF	\$	245.00	=	\$	-	\$	-	*
54" Reinforced Concrete Pipe			LF	\$	320.00	=	\$	-	\$	-	*
60" Reinforced Concrete Pipe			LF	\$	374.00	=	\$	-	\$	-	*
66" Reinforced Concrete Pipe			LF	\$	433.00	=	\$	-	\$	-	*
72" Reinforced Concrete Pipe			LF	\$	495.00	=	\$	-	\$	-	*
18" Corrugated Steel Pipe			LF	\$	105.00	=	\$	-	\$	-	*
24" Corrugated Steel Pipe			LF	\$	121.00	=	\$	-	\$	-	*
30" Corrugated Steel Pipe			LF	\$	154.00	=	\$	-	\$	-	*
36" Corrugated Steel Pipe			LF	\$	184.00	=	\$	-	\$	-	*
42" Corrugated Steel Pipe			LF	\$	212.00	=	\$	-	\$	-	*
48" Corrugated Steel Pipe			LF	\$	223.00	=	\$	-	\$	-	*
54" Corrugated Steel Pipe			LF	\$	327.00	=	\$	-	\$	-	*
60" Corrugated Steel Pipe			LF	\$	353.00	=	\$	-	\$	-	*
66" Corrugated Steel Pipe			LF	\$	427.00	=	\$	-	\$	-	*
72" Corrugated Steel Pipe			LF	\$	502.00	=	\$	-	\$	-	*
78" Corrugated Steel Pipe			LF	\$	578.00	=	\$	-	\$	-	*
84" Corrugated Steel Pipe			LF	\$	691.00	=	\$	-	\$	-	*
Flared End Section (FES) RCP	Size =		EA	\$		=	\$	-	\$	-	*
Flared End Section (FES) CSP	Size =		EA	\$		=	\$	-	\$	-	*
(unit cost = 6x pipe unit cost)			EA	\$		=	\$	-	\$	-	*
(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	\$	7,212.00	=	\$	-	\$	-	*
Curb Inlet (Type R) L=5',	5' ≤ Depth < 10'		EA	\$	9,377.00	=	\$	-	\$	-	*
Curb Inlet (Type R) L=5',	10' ≤ Depth < 15'		EA	\$	10,859.00	=	\$	-	\$	-	*
Curb Inlet (Type R) L=10',	Depth < 5'		EA	\$	9,925.00	=	\$	-	\$	-	*
Curb Inlet (Type R) L=10',	5' ≤ Depth < 10'		EA	\$	10,230.00	=	\$	-	\$	-	*
Curb Inlet (Type R) L=10',	10' ≤ Depth < 15'		EA	\$	12,805.00	=	\$	-	\$	-	*
Curb Inlet (Type R) L=15',	Depth < 5'		EA	\$	12,907.00	=	\$	-	\$	-	*
Curb Inlet (Type R) L=15',	5' ≤ Depth < 10'		EA	\$	13,835.00	=	\$	-	\$	-	*
Curb Inlet (Type R) L=15',	10' ≤ Depth < 15'		EA	\$	15,130.00	=	\$	-	\$	-	*
Curb Inlet (Type R) L=20',	Depth < 5'		EA	\$	13,755.00	=	\$	-	\$	-	*
Curb Inlet (Type R) L=20',	5' ≤ Depth < 10'		EA	\$	15,181.00	=	\$	-	\$	-	*
Grated Inlet (Type C),	Depth < 5'		EA	\$	6,037.00	=	\$	-	\$	-	*
Grated Inlet (Type D),	Depth < 5'		EA	\$	7,458.00	=	\$	-	\$	-	*
Storm Sewer Manhole, Box Base			EA	\$	15,130.00	=	\$	-	\$	-	*
Storm Sewer Manhole, Slab Base			EA	\$	8,322.00	=	\$	-	\$	-	*
Geotextile (Erosion Control)			EA	\$	9.00	=	\$	-	\$	-	*
Rip Rap, .d50 size from 6" to 24"			EA	\$	104.00	=	\$	-	\$	-	*
Rip Rap, Grouted			EA	\$	124.00	=	\$	-	\$	-	*
Drainage Channel Construction, Size (4.5' x 1850')		1850	Tons	\$	124.00	=	\$	-	\$	-	*
Drainage Channel Lining, Concrete		9	LF	\$	25.00	=	\$	46,250.00	\$	46,250.00	*
Drainage Channel Lining, Rip Rap		102	CY	\$	741.00	=	\$	6,669.00	\$	6,669.00	*
Drainage Channel Lining, Grass		2	AC	\$	145.00	=	\$	14,790.00	\$	14,790.00	*
Drainage Channel Lining, Other Stabilization				\$	1,911.00	=	\$	3,822.00	\$	3,822.00	*
PVC Roof Drains (6 & 8")		530	LF	\$	60.00	=	\$	31,800.00	\$	31,800.00	*
Area 88 Basin		1	EA	\$	9,000.00	=	\$	9,000.00	\$	9,000.00	*
Section 2 Subtotal = \$ 591,451.00										\$ 591,451.00	**

* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 90% COMPLETE ALLOWED)

SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EFC)**

ROADWAY IMPROVEMENTS

Aggregate Base Course (Resilient Way & Habitat Way)	3800	Tons	\$	37.00	=	\$	140,600.00
4" Asphalt Paving (Resilient Way & Habitat Way)	12600	SY	\$	25.00	=	\$	315,000.00

STORM DRAIN IMPROVEMENTS

(Exception: Permanent Pond/BMP shall be itemized under S

WATER SYSTEM IMPROVEMENTS

Water Main Pipe (PVC), Size 2-3"	2670.	LF	\$	84.00	=	\$	224,280.00
Water Main Pipe (Ductile Iron		LF	\$	98.00	=	\$	-
Gate Valves, 2-3"	10.	EA	\$	2,418.00	=	\$	24,180.00

Please remove all private onsite improvements from the FAE except the proposed stormwater facilities

remove all utilities that are onsite. Lines that are in the public ROW should remain

remove onsite private improvements

Fire Hydrant Assembly, w/ all valves									
Water Service Line Installation, inc. tap and valves									
1. EA	\$ 8,584.00	=	\$	20,000.00				\$	20,000.00
2. EA	\$10,000.00	=	\$	20,000.00				\$	20,000.00
1. EA	\$50,000.00	=	\$	50,000.00				\$	50,000.00
1. EA	\$9,000.00	=	\$	9,000.00				\$	9,000.00
SANITARY SEWER IMPROVEMENTS									
Sewer Main Pipe (PVC), Size 4-6"	900.	LF	\$ 84.00	=	\$	75,600.00		\$	75,600.00
Sanitary Sewer Cleanouts	30.	EA	\$ 150.00	=	\$	4,500.00		\$	4,500.00
Sanitary Service Line Installation, complete	1.	EA	\$20,000.00	=	\$	20,000.00		\$	20,000.00
Advanced Treatment Unit (aerobic)	1.	EA	\$300,000.00	=	\$	300,000.00		\$	300,000.00
Filtration and Disinfection	1.	EA	\$20,000.00	=	\$	20,000.00		\$	20,000.00
STA	1.	EA	\$70,000.00	=	\$	70,000.00		\$	70,000.00
LANDSCAPING IMPROVEMENTS									
<i>(For subdivision specific condition of approval, or PUD)</i>									
New Plantings (Trees & Shrubs) and Mulching	1.	EA	\$85,000.00	=	\$	85,000.00		\$	85,000.00
Gravel Pathways 4' wide	3850.	LF	\$ 4.50	=	\$	17,325.00		\$	17,325.00
Wildlife Fencing	2400.	LF	\$ 5.00	=	\$	12,000.00		\$	12,000.00
Decorative 6" Fencing	250.	LF	\$ 45.00	=	\$	11,250.00		\$	11,250.00
3 Split Rail Fencing	1500.	LF	\$ 15.00	=	\$	22,500.00		\$	22,500.00
Artificial Turf	250	SF	\$ 13.00	=	\$	3,250.00		\$	3,250.00
Seeded Grass Areas	2.5	AC	\$ 1,793.00	=	\$	4,482.50		\$	4,482.50
Section 3 Subtotal = \$1,448,967.50									

AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs) LS \$ 5,000.00 = \$ 5,000.00 \$ 5,000.00

POND/BMP CERTIFICATION (inc. elevations and volume calculations) LS \$ 5,000.00 = \$ 5,000.00 \$ 5,000.00

Total Construction Financial Assurance \$2,132,264.95
 (Sum of all section subtotals plus as-builts and pond/BMP certification)

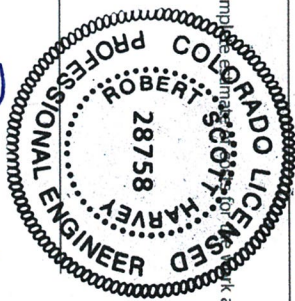
Total Remaining Construction Financial Assurance (with Pre-Plat Construction) \$2,132,264.95
 (Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

Total Defect Warranty Financial Assurance \$ 128,272.60
 (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 set of plans 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 26 March 2024
 Date 3/26/24

Approved by El Paso County Engineer / ECM Administrator

Date