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

Updated: 2/2026

PROJECT INFORMATION		
Project Name: The Shire at Old Ranch	Date: 8/15/2026	PCD File No. PPR2410

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	24550.	CY	$ 4.50	=	$ 110,475.00		$ 110,475.00	*
50,001-200,000; $175,000 min		CY	$ 3.00	=	$ -		$ -	*
greater than 200,000; $500,000 min		CY	$ 2.50	=	$ -		$ -	*
Erosion Control Blanket	2316.	SY	$ 6.00	=	$ 13,896.00		$ 13,896.00	*
Seeding (inc. noxious weed mgmnt.) & Mulching	15.	AC	$ 2,037.00	=	$ 30,555.00		$ 30,555.00	*
Permanent Pond/PCM (provide engineer's estimate)		EA		=	$ -		$ -	*
Western Pond		EA	$ 30,000.00		$ -		$ -	*
Southern Two Water Quality Ponds		EA	$ 35,000.00		$ -		$ -	*
[insert items not listed but part of construction plans]					$ -		$ -	*
Safety Fence		LF	$ 5.00	=	$ -		$ -	
Inlet Protection		EA	$ 322.00	=	$ -		$ -	
Rock Check Dam		EA	$ 908.00	=	$ -		$ -	
Concrete Washout Basin	1.	EA	$ 1,790.00	=	$ 1,790.00		$ 1,790.00	
Sediment Basin		EA	$ 3,483.00	=	$ -		$ -	
Sediment Trap		EA	$ 877.00	=	$ -		$ -	
Silt Fence	5000.	LF	$ 3.00	=	$ 15,000.00		$ 15,000.00	
Slope Drain		LF	$ 30.00	=	$ -		$ -	
Straw Bale	30.	EA	$ 56.00	=	$ 1,680.00		$ 1,680.00	
Straw Wattle/Rock Sock	120.	LF	$ 11.00	=	$ 1,320.00		$ 1,320.00	
Surface Roughening	1.2	AC	$ 507.00	=	$ 608.40		$ 608.40	
Vehicle Tracking Control	1.	EA	$ 3,840.00	=	$ 3,840.00		$ 3,840.00	
				=	$ -		$ -	
				=	$ -		$ -	
				=	$ -		$ -	
[insert items not listed but part of construction plans]				=	$ -		$ -	
MAINTENANCE (35% of Construction BMPs)				=	$ 8,483.44		$ 8,483.44	
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)			**Section 1 Subtotal**	=	**$ 187,647.84**		**$ 187,647.84**	

Section 2 is for public improvements only. It appears that private improvements to the site have been included here. Please place these into section 3 for common development improvements

Description	Quantity	Units	Unit Cost		Total	% Complete	Remaining	
								*
				=	$ -		$ -	*
				=	$ -		$ -	*
				=	$ 40,500.00		$ 40,500.00	*
Asphalt Pavement (3" thick)		SY	$ 22.00	=	$ -		$ -	*
Asphalt Pavement (5" thick)	9700.	SY	$ 39.00	=	$ 378,300.00		$ 378,300.00	*
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)	32.	EA	$ 293.00	=	$ 9,376.00		$ 9,376.00	*
Epoxy Pavement Marking	1200.	SF	$ 19.00	=	$ 22,800.00		$ 22,800.00	*
Thermoplastic Pavement Marking	60.	SF	$ 29.00	=	$ 1,740.00		$ 1,740.00	*
Barricade - Type 3		EA	$ 380.00	=	$ -		$ -	*
Delineator - Type I reflectors		EA	$ 38.00	=	$ -		$ -	*
Curb and Gutter, Type A (6" Vertical)	500.	LF	$ 49.00	=	$ 24,500.00		$ 24,500.00	*
Curb and Gutter, Type B (Median)		LF	$ 50.00	=	$ -		$ -	*
Curb and Gutter, Type C (Ramp)		LF	$ 51.00	=	$ -		$ -	*
4" Sidewalk (common areas only)	27800.	SF	$ 7.66	=	$ 212,936.17		$ 212,936.17	*
5" Sidewalk		SY	$ 85.00	=	$ -		$ -	*
6" Sidewalk		SY	$ 113.00	=	$ -		$ -	*
8" Sidewalk		SY	$ 141.00	=	$ -		$ -	*
Pedestrian Ramp		EA	$ 1,961.00	=	$ -		$ -	*
Cross Pan, local (8" thick, 6' wide to include return)	570.	LF	$ 87.00	=	$ 49,590.00		$ 49,590.00	*
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 = 4	3800.	LF	$ 33.00	=	$ 125,400.00		$ 125,400.00	*

Electrical Conduit, Size = 2	3000.	LF	$ 30.00	=	$ 90,000.00		$ 90,000.00	
Electric Gear-MDP, TXMR	1.	EA	$ 45,000.00	=	$ 45,000.00		$ 45,000.00	
Traffic Signal, (provide engineer's estimate)		EA		=	$ -		$ -	*
Survey Monumentation		EA	$ 638.00	=	$ -		$ -	*
				=	$ -		$ -	*
				=	$ -		$ -	*
				=	$ -		$ -	*
[insert items not listed but part of construction plans]				=	$ -		$ -	*
STORM DRAIN IMPROVEMENTS								*
Concrete Box Culvert (M Standard), Size (W x H)		LF		=	$ -		$ -	*
15" Reinforced Concrete Pipe	600.	LF	$ 111.00	=	$ 66,600.00		$ 66,600.00	*
24" Reinforced Concrete Pipe		LF	$ 161.00	=	$ -		$ -	*
30" Reinforced Concrete Pipe		LF	$ 167.00	=	$ -		$ -	*
36" Reinforced Concrete Pipe		LF	$ 191.00	=	$ -		$ -	*
42" Reinforced Concrete Pipe		LF	$ 275.00	=	$ -		$ -	*
48" Reinforced Concrete Pipe		LF	$ 349.00	=	$ -		$ -	*
54" Reinforced Concrete Pipe		LF	$ 465.00	=	$ -		$ -	*
60" Reinforced Concrete Pipe		LF	$ 476.00	=	$ -		$ -	*
66" Reinforced Concrete Pipe		LF	$ 550.00	=	$ -		$ -	*
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'		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	$ 12,206.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', Depth < 5'		EA	$ 11,438.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	$ 12,689.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	$ 16,174.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', Depth < 5'		EA	$ 14,452.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	$ 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	2.	EA	$ 18,950.00	=	$ 37,900.00		$ 37,900.00	*
Storm Sewer Manhole, Slab Base		EA	$ 9,314.00	=	$ -		$ -	*
Geotextile (Erosion Control)	2300.	SY	$ 6.00	=	$ 13,800.00		$ 13,800.00	*
Rip Rap, d50 size from 6" to 24"		Tons	$ 102.00	=	$ -		$ -	*
Rip Rap, Grouted	20.	Tons	$ 136.00	=	$ 2,720.00		$ 2,720.00	*
Drainage Channel Construction, Size (W x H)	500.	LF	$ 2.50	=	$ 1,250.00		$ 1,250.00	*
Drainage Channel Lining, Concrete		CY	$ 815.00	=	$ -		$ -	*
Drainage Channel Lining, Rip Rap		CY	$ 234.00	=	$ -		$ -	*
Drainage Channel Lining, Grass	1.	AC	$ 2,100.00	=	$ 2,100.00		$ 2,100.00	*
Permanent Drainage Channel Lining or Roadside Ditch TRM	166.	SY	$ 13.00	=	$ 2,158.00		$ 2,158.00	*
				=	$ -		$ -	*
				=	$ -		$ -	*
				=	$ -		$ -	*
[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**	**=**	**$ 1,126,670.17**		**$ 1,126,670.17**	*
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 2"	4000.	LF	$ 90.00	=	$ 360,000.00		$ 360,000.00
Water Main Pipe (PVC), Size 1.5"	4000.	LF	$ 90.00	=	$ 360,000.00		$ 360,000.00
Cistern to Hydrant 6' PVC	650.	LF	$ 105.00	=	$ 68,250.00		$ 68,250.00
Gate Valves, 2"	6.	EA	$ 2,599.00	=	$ 15,594.00		$ 15,594.00
Fire Hydrant Assembly, w/ all valves	1.	EA	$ 9,228.00	=	$ 9,228.00		$ 9,228.00
Water Service Line Installation, inc. tap and valves	20.	EA	$ 1,852.00	=	$ 37,040.00		$ 37,040.00
Fire Cistern Installation, complete	2.	EA	$ 45,600.00	=	$ 91,200.00		$ 91,200.00
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 6"	1200.	LF	$ 85.00	=	$ 102,000.00		$ 102,000.00
Sewer Main Pipe (PVC), Size 4"	800.	LF	$ 80.00	=	$ 64,000.00		$ 64,000.00
Sanitary Sewer Manhole, Depth < 15 feet	2.	EA	$ 6,136.00	=	$ 12,272.00		$ 12,272.00
Sanitary Service Line Installation, complete	14.	EA	$ 1,962.00	=	$ 27,468.00		$ 27,468.00
Wastewater Holding Tanks	1.	EA	$ 30,000.00	=	$ 30,000.00		$ 30,000.00
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)							
Evergreen Trees 5-6'	88.	EA	$ 225.00	=	$ 19,800.00		$ 19,800.00
Deciduous Trees 1.5"	130.	EA	$ 160.00	=	$ 20,800.00		$ 20,800.00
Shrubs #5-A	96.	EA	$ 9.00	=	$ 864.00		$ 864.00
Shrubs #5-B	146.	EA	$ 18.00	=	$ 2,628.00		$ 2,628.00
Shrubs #5-C	21.	EA	$ 25.00	=	$ 525.00		$ 525.00
Perennials and Grasses	375	EA	$8.50		$ 3,187.50		$ 3,187.00
** - Section 3 is not subject to defect warranty requirements			**Section 3 Subtotal**	**=**	**$ 1,224,856.50**		**$ 1,224,856.00**
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS		=	$ -		$ -
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		=	$ -		$ -

Pond certification required

Total Construction Financial Assurance **$ 2,539,174.51**
(Sum of all section subtotals plus as-builts and pond/BMP certification)

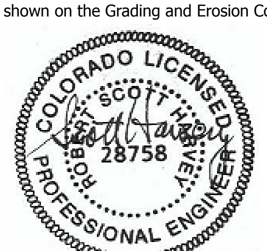
Total Remaining Construction Financial Assurance (with Pre-Plat Construction) **$ 2,539,174.01**
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

Total Defect Warranty Financial Assurance **$ 256,319.23**
(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.

Scott Harvey



for Shire 19aug2026

Engineer (P.E. Seal Required)

19aug2026

Approved by Owner / Applicant | Date

Approved by El Paso County Engineer / ECM Administrator | Date