

2022 Financial Assurance Estimate Form  
(with pre-plat construction)

Updated: 1/2/2022

PROJECT INFORMATION			
Saddlehorn Ranch Filing 2 Improvements	1/2/2022		SF-21-033
Project Name	Date		PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)							
						% Complete	Remaining
* 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		CY	\$ 3.50	=	\$ -		\$ -
50,001-200,000; \$175,000 min	50,633	CY	\$ 2.50	=	\$ 175,000.00		\$ 175,000.00
greater than 200,000; \$500,000 min		CY	\$ 2.00	=	\$ -		\$ -
* Permanent Seeding (inc. noxious weed mgmnt.)	6	AC	\$ 828.00	=	\$ 5,266.08		\$ 5,266.08
* Mulching	6	AC	\$ 777.00	=	\$ 4,662.00		\$ 4,662.00
* Permanent Erosion Control Blanket	0	SY	\$ 6.00	=	\$ -		\$ -
* Permanent Pond/BMP Construction	See Below	CY	\$ -	=	\$ -		\$ -
* Permanent Pond/BMP (provide engineer's estimate)		EA		=	\$ -		\$ -
*30" RCP	44	LF	\$ 100.00	=	\$ 4,400.00		\$ 4,400.00
*Detention Outlet Structure	1	EA	\$ 5,000.00	=	\$ 5,000.00		\$ 5,000.00
*Concrete/Riprap Forebay	1	EA	\$ 3,000.00	=	\$ 3,000.00		\$ 3,000.00
*Concrete Trickle Channel	330	CY	\$ 95.00	=	\$ 31,350.00		\$ 31,350.00
*Detention Emergency Spillway	1	EA	\$ 4,000.00	=	\$ 4,000.00		\$ 4,000.00
*Drainageway riprap, d50 size from 6" to 24"	694	Tons	\$ 83.00	=	\$ 57,602.00		\$ 57,602.00
*30" - Flared End Section (FES)	1	EA	\$ 600.00	=	\$ 600.00		\$ 600.00
*Permanent WQ Feature (EDB)	1	EA	\$ 5,000.00	=	\$ 5,000.00		\$ 5,000.00
*Gravel Maintenance Access Road	1,046	SY	\$ 45.00	=	\$ 47,070.00		\$ 47,070.00
				=	\$ -		\$ -
Safety Fence	8,102	LF	\$ 3.00	=	\$ 24,306.00		\$ 24,306.00
Temporary Erosion Control Blanket	3,642	SY	\$ 3.00	=	\$ 10,926.00		\$ 10,926.00
Vehicle Tracking Control	2	EA	\$ 2,453.00	=	\$ 4,906.00		\$ 4,906.00
Silt Fence	11,010	LF	\$ 2.60	=	\$ 28,626.00		\$ 28,626.00
Temporary Seeding	13	AC	\$ 650.00	=	\$ 8,450.00		\$ 8,450.00
Temporary Mulch	13	AC	\$ 777.00	=	\$ 10,101.00		\$ 10,101.00
Erosion Bales	0	EA	\$ 26.00	=	\$ -		\$ -
Erosion Logs/Straw Waddle	0	LF	\$ 5.00	=	\$ -		\$ -
Rock Check Dams	38	EA	\$ 518.00	=	\$ 19,684.00		\$ 19,684.00
Inlet and Outlet Protection	17	EA	\$ 173.00	=	\$ 2,941.00		\$ 2,941.00
Sediment Basin	3	EA	\$ 1,824.00	=	\$ 5,472.00		\$ 5,472.00
Concrete Washout Basin	1	EA	\$ 932.00	=	\$ 932.00		\$ 932.00
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
<b>MAINTENANCE (35% of Construction BMPs)</b>				=	\$ 32,213.30		\$ 32,213.30
* - Subject to defect warranty financial assurance. A minimum of 20% shall							
			<b>Section 1 Subtotal</b>	=	<b>\$ 491,507.38</b>		<b>\$ 491,507.38</b>

SECTION 2 - PUBLIC IMPROVEMENTS *							
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ROADWAY IMPROVEMENTS							
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Mobilization/Construction Traffic Control	1	LS	\$ 50,000.00	=	\$ 50,000.00		\$ 50,000.00
Removal of Asphalt (Full Depth)	210	SY	\$ 10.00	=	\$ 2,100.00		\$ 2,100.00
Removal of Asphalt (Planing-4")	837	SY	\$ 5.00	=	\$ 4,185.00		\$ 4,185.00
Removal of Striping	7,534	LF	\$ 1.00	=	\$ 7,534.00		\$ 7,534.00
Removal of Fencing	1,096	LF	\$ 5.00	=	\$ 5,480.00		\$ 5,480.00
Aggregate Base Course (135 lbs/cf)	5,080	Tons	\$ 29.00	=	\$ 147,320.00		\$ 147,320.00
Aggregate Base Course (135 lbs/cf)		CY	\$ 52.00	=	\$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 14.50	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 20.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 30.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) ___" thick	20,805	Tons	\$ 91.00	=	\$ 1,893,255.00		\$ 1,893,255.00
Raised Median, Paved		SF	\$ 8.30	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	7	EA	\$ 311.00	=	\$ 2,177.00		\$ 2,177.00
Guide/Street Name Sign	13	EA	\$ 250.00	=	\$ 3,250.00		\$ 3,250.00
Epoxy Pavement Marking	4,122	SF	\$ 14.00	=	\$ 57,708.00		\$ 57,708.00
Thermoplastic Pavement Marking	87	SF	\$ 24.00	=	\$ 2,097.60		\$ 2,097.60
Barricade - Type 3	8	EA	\$ 207.00	=	\$ 1,656.00		\$ 1,656.00
Delineator - Type I		EA	\$ 25.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 31.00	=	\$ -		\$ -

**PROJECT INFORMATION**

<b>Saddlehorn Ranch Filing 2 Improvements</b>	<b>1/2/2022</b>	<b>SF-21-033</b>
<b>Project Name</b>	<b>Date</b>	<b>PCD File No.</b>

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
Curb and Gutter, Type B (Median)		LF	\$ 31.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 31.00	=	\$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 50.00	=	\$ -		\$ -
5" Sidewalk		SY	\$ 62.00	=	\$ -		\$ -
6" Sidewalk		SY	\$ 75.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 99.00	=	\$ -		\$ -
Pedestrian Ramp		EA	\$ 1,190.00	=	\$ -		\$ -
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 63.00	=	\$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 95.00	=	\$ -		\$ -
Curb Chase		EA	\$ 1,532.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 51.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 75.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 3,899.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 81.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 83.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 17.00	=	\$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 439,875	=	\$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 439,875	=	\$ -		\$ -
<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	223	LF	\$ 67.00	=	\$ 14,941.00		\$ 14,941.00
24" Reinforced Concrete Pipe	123	LF	\$ 81.00	=	\$ 9,963.00		\$ 9,963.00
19" x 30" Horizontal Elliptical Reinforced Concrete Pipe	68	LF	\$ 100.00	=	\$ 6,800.00		\$ 6,800.00
54" Corrugated Steel Pipe		LF	\$ 269.00	=	\$ -		\$ -
32" CMP	16	LF	\$ 120.00	=	\$ 1,920.00		\$ 1,920.00
60" Corrugated Steel Pipe		LF	\$ 290.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 352.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 414.00	=	\$ -		\$ -
18" - Flared End Section (FES)	6	EA	\$ 402.00	=	\$ 2,412.00		\$ 2,412.00
18" - Flared End Section (FES)	8	EA	\$ 402.00	=	\$ 3,216.00		\$ 3,216.00
24" - Flared End Section (FES)	4	EA	\$ 486.00	=	\$ 1,944.00		\$ 1,944.00
19" x 30" - Flared End Section (FES)	2	EA	\$ 600.00	=	\$ 1,200.00		\$ 1,200.00
30" - Flared End Section (FES)	2	EA	\$ 600.00	=	\$ 1,200.00		\$ 1,200.00
32" Flared End Section (FES)	1	EA	\$ 650.00	=	\$ 650.00		\$ 650.00
Flared End Section (FES) CSP Size =		EA		=	\$ -		\$ -
<i>(unit cost = 6x pipe unit cost)</i>				=	\$ -		\$ -
End Treatment- Headwall		EA		=	\$ -		\$ -
End Treatment- Wingwall		EA		=	\$ -		\$ -
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 5,736.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,440.00	=	\$ -		\$ -
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 8,637.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 7,894.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	\$ 8,136.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 10,185.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 10,265.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	\$ 11,005.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 12,034.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 10,940.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 12,075.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,802.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,932.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base		EA	\$ 12,034.00	=	\$ -		\$ -
Storm Sewer Manhole, Slab Base		EA	\$ 6,619.00	=	\$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 6.20	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"	476	Tons	\$ 83.00	=	\$ 39,508.00		\$ 39,508.00
Rip Rap, Grouted		Tons	\$ 98.00	=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 590.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 116.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC		=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<i>* - Subject to defect warranty financial assurance. A minimum of 20% shall</i>				=	\$ -		\$ -
<i>be retained for the duration of the project. MAXIMUM OF 50% COMPLETION</i>				=	\$ -		\$ -
<b>Section 2 Subtotal</b>					<b>=</b>	<b>\$ 2,266,816.60</b>	<b>\$ 2,266,816.60</b>

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


ROADWAY IMPROVEMENTS							
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -

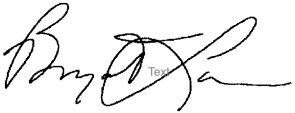
PROJECT INFORMATION			
Saddlehorn Ranch Filing 2 Improvements	1/2/2022	SF-21-033	
Project Name	Date	PCD File No.	

Description	Quantity	Units	Unit Cost	=	Total	(with Pre-Plat Construction)	
						% Complete	Remaining
<b>STORM DRAIN IMPROVEMENTS</b> (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
<b>WATER SYSTEM IMPROVEMENTS</b>							
Water Main Pipe (PVC), Size 8"	6,800	LF	\$ 66.00	=	\$ 448,800.00		\$ 448,800.00
Water Main Pipe (PVC), Size 12"	1,696	LF	\$ 100.00	=	\$ 169,600.00		\$ 169,600.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 78.00	=	\$ -		\$ -
				=	\$ -		\$ -
Gate Valves, 8"	22	EA	\$ 1,923.00	=	\$ 42,306.00		\$ 42,306.00
Gate Valves, 12"	6	EA	\$ 2,900.00	=	\$ 17,400.00		\$ 17,400.00
Fire Hydrant Assembly, w/ all valves	18	EA	\$ 6,828.00	=	\$ 122,904.00		\$ 122,904.00
Water Service Line Installation, inc. tap and valves	42	EA	\$ 1,370.00	=	\$ 57,540.00		\$ 57,540.00
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"		LF	\$ 66.00	=	\$ -		\$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 4,540.00	=	\$ -		\$ -
Sanitary Service Line Installation, complete		EA	\$ 1,451.00	=	\$ -		\$ -
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>							
				=	\$ -		\$ -
<b>LANDSCAPING IMPROVEMENTS</b> (For subdivision specific condition of approval, or PUD)							
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
<b>** - Section 3 is not subject to defect warranty requirements</b>							
<b>Section 3 Subtotal</b>				=	<b>\$ 858,550.00</b>		<b>\$ 858,550.00</b>
<b>AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)</b>		LS	\$ 10,000.00	=	\$ 10,000.00		\$ 10,000.00
<b>POND/BMP CERTIFICATION (inc. elevations and volume calculations)</b>		LS	\$ 10,000.00	=	\$ 10,000.00		\$ 10,000.00
<b>Total Construction Financial Assurance</b>						<b>\$ 3,636,873.98</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>\$ 3,636,873.98</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>\$ 490,348.94</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)