

PROJECT INFORMATION		
Project Name: Iron Ridge Filing No. 1	Date: 5/6/2026	SFxxx

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
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)						
Flared End Section (FES) RCP Size = <small>(unit cost = 6x pipe unit cost)</small>	18	2.	EA	\$ 666.00	= \$	1,332.00
Flared End Section (FES) RCP Size = <small>(unit cost = 6x pipe unit cost)</small>	24	1.	EA	\$ 966.00	= \$	966.00
18" Reinforced Concrete Pipe		28.	LF	\$ 111.00	= \$	3,108.00
24" Reinforced Concrete Pipe		64.	LF	\$ 161.00	= \$	10,304.00
				= \$	-	\$ -
				= \$	-	\$ -
WATER SYSTEM IMPROVEMENTS						
Water Main Pipe (PVC), Size 8"			LF	\$ 90.00	= \$	-
Water Main Pipe (Ductile Iron), Size 8"			LF	\$ 105.00	= \$	-
Gate Valves, 8"			EA	\$ 2,599.00	= \$	-
Fire Hydrant Assembly, w/ all valves			EA	\$ 9,228.00	= \$	-
Water Service Line Installation, inc. tap and valves			EA	\$ 1,852.00	= \$	-
Fire Cistern Installation, complete			EA		= \$	-
				= \$	-	\$ -
<i>[insert items not listed but part of construction plans]</i>				= \$	-	\$ -
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		= \$	-
				= \$	-	\$ -
<i>[insert items not listed but part of construction plans]</i>				= \$	-	\$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)						
			EA		= \$	-
			EA		= \$	-
			EA		= \$	-
			EA		= \$	-
			EA		= \$	-
				Section 3 Subtotal	= \$	15,710.00
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AS-BUILT PLANS (Public improvements inc. Permanent WQCV BMPs)			LS	\$ 2,000.00	= \$	2,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)			LS	\$ 1,000.00	= \$	1,000.00
Total Construction Financial Assurance					\$	410,514.85
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)					\$	410,514.85
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
Total Defect Warranty Financial Assurance					\$	74,527.80
(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
Approved by El Paso County Engineer / ECM Administrator	Date