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

Updated: 2/2026

PROJECT INFORMATION		
Project Name: STERLING RANCH EAST FILING NO. 3	**Date: 4/21/2026**	**PCD File No. SF2428**

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	120000.	CY	$ 3.00	=	$ 360,000.00		$ 360,000.00	*
greater than 200,000; $500,000 min		CY	$ 2.50	=	$ -		$ -	*
Erosion Control Blanket		SY	$ 6.00	=	$ -		$ -	*
Seeding (inc. noxious weed mgmnt.) & Mulching	20.	AC	$ 2,037.00	=	$ 40,740.00		$ 40,740.00	*
Permanent Pond/PCM (provide engineer's estimate)	1.	EA	$409,216.00	=	$ 409,216.00		$ 409,216.00	*
					$ -		$ -	*
					$ -		$ -	*
[insert items not listed but part of construction plans]					$ -		$ -	*
Safety Fence		LF	$ 5.00	=	$ -		$ -	
Inlet Protection	19.	EA	$ 322.00	=	$ 6,118.00		$ 6,118.00	
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	6950.	LF	$ 3.00	=	$ 20,850.00		$ 20,850.00	
Slope Drain		LF	$ 30.00	=	$ -		$ -	
Straw Bale		EA	$ 56.00	=	$ -		$ -	
Straw Wattle/Rock Sock	1360.	LF	$ 11.00	=	$ 14,960.00		$ 14,960.00	
Surface Roughening		AC	$ 507.00	=	$ -		$ -	
Vehicle Tracking Control	3.	EA	$ 3,840.00	=	$ 11,520.00		$ 11,520.00	
				=	$ -		$ -	
				=	$ -		$ -	
				=	$ -		$ -	
[insert items not listed but part of construction plans]				=	$ -		$ -	
MAINTENANCE (35% of Construction BMPs)				=	$ 19,333.30		$ 19,333.30	
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)			**Section 1 Subtotal**	**=**	**$ 884,527.30**		**$ 884,527.30**	
SECTION 2 - PUBLIC IMPROVEMENTS *								
ROADWAY IMPROVEMENTS								*
Construction Traffic Control		LS		=	$ -		$ -	*
Aggregate Base Course (135 lbs/cf)		Tons	$ 42.00	=	$ -		$ -	*
Aggregate Base Course (135 lbs/cf)	5640.	CY	$ 81.00	=	$ 456,840.00		$ 456,840.00	*
Asphalt Pavement (3" thick)		SY	$ 22.00	=	$ -		$ -	*
Asphalt Pavement (4" thick)	30400.	SY	$ 31.00	=	$ 942,400.00		$ 942,400.00	*
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)	16.	EA	$ 293.00	=	$ 4,688.00		$ 4,688.00	*
Epoxy Pavement Marking	36.	SF	$ 19.00	=	$ 684.00		$ 684.00	*
Thermoplastic Pavement Marking		SF	$ 29.00	=	$ -		$ -	*
Barricade - Type 3		EA	$ 380.00	=	$ -		$ -	*
Delineator - Type I		EA	$ 38.00	=	$ -		$ -	*
Curb and Gutter, Type A (6" Vertical)	1000.	LF	$ 49.00	=	$ 49,000.00		$ 49,000.00	*
Curb and Gutter, Type B (Median)		LF	$ 50.00	=	$ -		$ -	*
Curb and Gutter, Type C (Ramp)	16400.	LF	$ 51.00	=	$ 836,400.00		$ 836,400.00	*
4" Sidewalk (common areas only)	2000.	SY	$ 69.00	=	$ 138,000.00		$ 138,000.00	*
5" Sidewalk	9650.	SY	$ 85.00	=	$ 820,250.00		$ 820,250.00	*
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)	75.	LF	$ 87.00	=	$ 6,525.00		$ 6,525.00	*
Cross Pan, collector (9" thick, 8' wide to include return)	450.	LF	$ 131.00	=	$ 58,950.00		$ 58,950.00	*
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	=	$ -		$ -	*
				=	$ -		$ -	*

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Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining	
				=	$ -		$ -	*
				=	$ -		$ -	*
[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	265.	LF	$ 111.00	=	$ 29,415.00		$ 29,415.00	*
24" Reinforced Concrete Pipe	740.	LF	$ 161.00	=	$ 119,140.00		$ 119,140.00	*
30" Reinforced Concrete Pipe	1185.	LF	$ 167.00	=	$ 197,895.00		$ 197,895.00	*
36" Reinforced Concrete Pipe	410.	LF	$ 191.00	=	$ 78,310.00		$ 78,310.00	*
42" Reinforced Concrete Pipe	480.	LF	$ 275.00	=	$ 132,000.00		$ 132,000.00	*
48" Reinforced Concrete Pipe	775.	LF	$ 349.00	=	$ 270,475.00		$ 270,475.00	*
54" Reinforced Concrete Pipe	90.	LF	$ 465.00	=	$ 41,850.00		$ 41,850.00	*
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'	10.	EA	$ 10,835.00	=	$ 108,350.00		$ 108,350.00	*
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'	9.	EA	$ 12,689.00	=	$ 114,201.00		$ 114,201.00	*
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	8.	EA	$ 18,950.00	=	$ 151,600.00		$ 151,600.00	*
Storm Sewer Manhole, Slab Base	13.	EA	$ 9,314.00	=	$ 121,082.00		$ 121,082.00	*
Geotextile (Erosion Control)		SY	$ 6.00	=	$ -		$ -	*
Rip Rap, d50 size from 6" to 24"		Tons	$ 102.00	=	$ -		$ -	*
Rip Rap, Grouted		Tons	$ 136.00	=	$ -		$ -	*
Drainage Channel Construction, Size (W x H)		LF		=	$ -		$ -	*
Drainage Channel Lining, Concrete		CY	$ 815.00	=	$ -		$ -	*
Drainage Channel Lining, Rip Rap		CY	$ 234.00	=	$ -		$ -	*
Drainage Channel Lining, Grass		AC	$ 2,100.00	=	$ -		$ -	*
Permanent Drainage Channel Lining or Roadside Ditch TRM		SY	$ 13.00	=	$ -		$ -	*
				=	$ -		$ -	*
				=	$ -		$ -	*
				=	$ -		$ -	*
[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**	**=**	**$ 4,678,055.00**		**$ 4,678,055.00**	*

PROJECT INFORMATION		
Project Name: STERLING RANCH EAST FILING NO. 3	Date: 4/21/2026	PCD File No. SF2428

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)							
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	9150.	LF	$ 90.00	=	$ 823,500.00		$ 823,500.00
Water Main Pipe (Ductile Iron), Size 8"		LF	$ 105.00	=	$ -		$ -
Gate Valves, 8"	59.	EA	$ 2,599.00	=	$ 153,341.00		$ 153,341.00
Fire Hydrant Assembly, w/ all valves	18.	EA	$ 9,228.00	=	$ 166,104.00		$ 166,104.00
Water Service Line Installation, inc. tap and valves	196.	EA	$ 1,852.00	=	$ 362,992.00		$ 362,992.00
Fire Cistern Installation, complete		EA		=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	6070.	LF	$ 90.00	=	$ 546,300.00		$ 546,300.00
Sanitary Sewer Manhole, Depth < 15 feet	20.	EA	$ 6,136.00	=	$ 122,720.00		$ 122,720.00
Sanitary Service Line Installation, complete	196.	EA	$ 1,962.00	=	$ 384,552.00		$ 384,552.00
Sanitary Sewer Lift Station, complete	196.	EA		=	$ -		$ -
Sewer Main Pipe (PVC), Size 12"	1050.	LF	$ 115.00	=	$ 120,750.00		$ 120,750.00
[insert items not listed but part of construction plans]				=	$ -		$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)							
Slot Wall along Sterling Ranch Road	1400.	EA	$ 90.00	=	$ 126,000.00		$ 126,000.00
3-Rail Fencing	3320.	EA	$ 35.00	=	$ 116,200.00		$ 116,200.00
Landscape in Tracts A, B and C	37502.	EA	$ 4.00	=	$ 150,008.00		$ 150,008.00
		EA		=	$ -		$ -
		EA		=	$ -		$ -
** - Section 3 is not subject to defect warranty requirements			**Section 3 Subtotal**	=	**$ 3,072,467.00**		**$ 3,072,467.00**
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	$ 2,000.00	=	$ 2,000.00		$ 2,000.00

Total Construction Financial Assurance **$ 8,642,049.30**

(Sum of all section subtotals plus as-builts and pond/BMP certification)

Total Remaining Construction Financial Assurance (with Pre-Plat Construction) **$ 8,642,049.30**

(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

Total Defect Warranty Financial Assurance **$ 1,097,602.20**

(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.

COLORADO REGISTERED PROFESSIONAL ENGINEER MARC ALAN WHORTON 37155

4/21/2026

Engineer (P.E. Seal Required)

4/21/2026

Approved by Owner / Applicant — Date

Daniel Torres, P.E.

Digitally signed by Daniel Torres, P.E.
Reason: Authorized signatory as County Engineer designee
Date: 2026.05.12 09:11:42-06'00'

5/12/2026

Approved by El Paso County Engineer / ECM Administrator — Date