

EL PASO COUNTY
COLORADO

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
O: 719-520-6300
MegganHerington@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

Date: November 9, 2023

To: Deputy Clerk to the Board of County Commissioners
From: Justin Kilgore, Planning Manager
Re: Administrative Release -Falcon Marketplace Lot 5 (Freddy's Frozen Custard)
File #: SF-22-002



PPK

The Final Administrative Release of collateral Cashier's Check, #265412 presented by First Interstate Bank in the amount of Twelve Thousand Eight Hundred Eighty and 20/100 (\$12,880.20) on behalf of MG Double Cheese LLC as securities for Grading and Erosion Control.

If you have any questions, please contact Beverly Gonzales at 520-7944 or beverlygonzales@elpasoco.com

SCANNED

Received
by:



Date:

12/01/23

Office of Clerk to the Board of County Commissioners

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DATE: March 27, 2023

To: El Paso County Finance Office
From: Mindy Madden, Strategic Services Manager *MM*
Re: Falcon Marketplace Lot 5
File: PPR-22-002 (*FREddy's FROZEN CUSTARD: steakburger*)

Attached is a Cashier's Check, #265412 presented by First Interstate Bank in the amount of Twelve thousand Eight Hundred Eighty and 20/100 (\$12,880.20) on behalf of KMG Double Cheese LLC as securities for Grading and Erosion Control.

Also attached are the W-9 Taxpayer ID Number and the Surety Estimate.

If you have any questions, please contact Beverly Gonzales at 520-7944 or beverlygonzales@elpasoco.com

Cc: Jackie Allred, Office of Clerk to the Board of County Commissioners.

Received by: *Mandy Coy* Date: 3-31-23
El Paso County Finance Office

SCANNED

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DATE: March 27, 2023

To: El Paso County Finance Office
From: Mindy Madden, Strategic Services Manager *JMM*
Re: Falcon Marketplace Lot 5
File: PPR-22-002

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Also attached are the W-9 Taxpayer ID Number and the Surety Estimate.

If you have any questions, please contact Beverly Gonzales at 520-7944 or beverlygonzales@elpasoco.com

Cc: Jackie Allred, Office of Clerk to the Board of County Commissioners.

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

Updated: 5/5/2022

PROJECT INFORMATION		
LOT 5 FALCON MARKETPLACE	4/13/2022	PPR-22002
Project Name	Date	PCD File No.

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 1,000; \$5,300 min	600	CY	\$ 8.00	5,300.00		5,300.00
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		CY	\$ 2.50	-		-
greater than 200,000; \$500,000 min		CY	\$ 2.00	-		-
* Permanent Seeding (inc. noxious weed mgmnt.)	0.25	AC	\$ 886.00	221.50		221.50
* Mulching	0.25	AC	\$ 831.00	207.75		207.75
* Permanent Erosion Control Blanket		SY	\$ 7.00	-		-
* Permanent Pond/BMP Construction		CY	\$ 22.00	-		-
* Permanent Pond/BMP (provide engineer's estimate)		EA	-	-		-
		EA	-	-		-
Safety Fence		LF	\$ 3.00	-		-
Temporary Erosion Control Blanket		SY	\$ 3.00	-		-
Vehicle Tracking Control	1	EA	\$ 2,625.00	2,625.00		2,625.00
Silt Fence	250	LF	\$ 3.00	750.00		750.00
Temporary Seeding		AC	\$ 695.00	-		-
Temporary Mulch		AC	\$ 831.00	-		-
Erosion Bales		EA	\$ 28.00	-		-
Erosion Logs/Straw Waddle		LF	\$ 6.00	-		-
Rock Check Dams		EA	\$ 554.00	-		-
Inlet Protection	5	EA	\$ 185.00	925.00		925.00
Sediment Basin		EA	\$ 1,952.00	-		-
Concrete Washout Basin	1	EA	\$ 997.00	997.00		997.00
<i>[insert items not listed but part of construction plans]</i>						
MAINTENANCE (35% of Construction BMPs)				1,853.95		1,853.95
Section 1 Subtotal				\$ 12,880.20		\$ 12,880.20

* - 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 *

ROADWAY IMPROVEMENTS						
Construction Traffic Control		LS		-		-
Aggregate Base Course (135 lbs/cf)		Tons	\$ 31.00	-		-
Aggregate Base Course (135 lbs/cf)		CY	\$ 56.00	-		-
Asphalt Pavement (3" thick)		SY	\$ 16.00	-		-
Asphalt Pavement (4" thick)		SY	\$ 21.00	-		-
Asphalt Pavement (6" thick)		SY	\$ 32.00	-		-
Asphalt Pavement (147 lbs/cf) " thick		Tons	\$ 97.00	-		-
Raised Median, Paved		SF	\$ 9.00	-		-
Regulatory Sign/Advisory Sign		EA	\$ 333.00	-		-
Guide/Street Name Sign		EA	-	-		-
Epoxy Pavement Marking		SF	\$ 15.00	-		-
Thermoplastic Pavement Marking		SF	\$ 26.00	-		-
Barricade - Type 3		EA	\$ 221.00	-		-
Delineator - Type I		EA	\$ 27.00	-		-
Curb and Gutter, Type A (6" Vertical)		LF	\$ 32.00	-		-
Curb and Gutter, Type B (Median)		LF	\$ 32.00	-		-
Curb and Gutter, Type C (Ramp)		LF	\$ 32.00	-		-
4" Sidewalk (common areas only)		SY	\$ 53.00	-		-
5" Sidewalk		SY	\$ 66.00	-		-
6" Sidewalk		SY	\$ 80.00	-		-
8" Sidewalk		SY	\$ 106.00	-		-
Pedestrian Ramp		EA	\$ 1,273.00	-		-
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 67.00	-		-
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 102.00	-		-
Curb Chase		EA	\$ 1,639.00	-		-
Guardrail Type 3 (W-Beam)		LF	\$ 55.00	-		-
Guardrail Type 7 (Concrete)		LF	\$ 80.00	-		-
Guardrail End Anchorage		EA	\$ 2,324.00	-		-
Guardrail Impact Attenuator		EA	\$ 4,172.00	-		-
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 87.00	-		-
Sound Barrier Fence (panels, 6' high)		LF	\$ 89.00	-		-
Electrical Conduit, Size =		LF	\$ 18.00	-		-
Traffic Signal, complete intersection		EA	\$ 470,666	-		-

PROJECT INFORMATION

LOT 5 FALCON MARKETPLACE

4/13/2022

PPR-22002

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
<i>[insert items not listed but part of construction plans]</i>				\$ -		\$ -
STORM DRAIN IMPROVEMENTS						
Concrete Box Culvert (M Standard), Size (W x H)		LF		\$ -		\$ -
18" Reinforced Concrete Pipe		LF	\$ 70.00	\$ -		\$ -
24" Reinforced Concrete Pipe		LF	\$ 83.00	\$ -		\$ -
30" Reinforced Concrete Pipe		LF	\$ 104.00	\$ -		\$ -
36" Reinforced Concrete Pipe		LF	\$ 128.00	\$ -		\$ -
42" Reinforced Concrete Pipe		LF	\$ 171.00	\$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 209.00	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 272.00	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 319.00	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 368.00	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 421.00	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 90.00	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 103.00	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 131.00	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 157.00	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 180.00	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 190.00	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 278.00	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 300.00	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 364.00	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 428.00	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 492.00	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 588.00	\$ -		\$ -
Flared End Section (FES) RCP Size = <small>(unit cost = 6x pipe unit cost)</small>		EA		\$ -		\$ -
Flared End Section (FES) CSP Size = <small>(unit cost = 6x pipe unit cost)</small>		EA		\$ -		\$ -
End Treatment- Headwall		EA		\$ -		\$ -
End Treatment- Wingwall		EA		\$ -		\$ -
End Treatment - Cutoff Wall		EA		\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 6,138.00	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,981.00	\$ -		\$ -
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 9,242.00	\$ -		\$ -
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 8,447.00	\$ -		\$ -
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'		EA	\$ 8,706.00	\$ -		\$ -
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 10,898.00	\$ -		\$ -
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 10,984.00	\$ -		\$ -
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 11,775.00	\$ -		\$ -
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 12,876.00	\$ -		\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 11,706.00	\$ -		\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 12,920.00	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 5,138.00	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 6,347.00	\$ -		\$ -
Storm Sewer Manhole, Box Base		EA	\$ 12,876.00	\$ -		\$ -
Storm Sewer Manhole, Slab Base		EA	\$ 7,082.00	\$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 7.00	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 89.00	\$ -		\$ -
Rip Rap, Grouted		Tons	\$ 105.00	\$ -		\$ -
Drainage Channel Construction, Size (W x H)		LF		\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 631.00	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 124.00	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,626.00	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				\$ -		\$ -
43"X68" ELLIPTICAL RCP		LF	\$ 254.00	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				\$ -		\$ -
Section 2 Subtotal				\$ -		\$ -

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

PROJECT INFORMATION		
LOT 5 FALCON MARKETPLACE	4/13/2022	PPR-22002
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	=		\$	-
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	=		\$	-
Total Construction Financial Assurance					\$	12,880.20
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)					\$	12,880.20
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
Total Defect Warranty Financial Assurance					\$	1,145.85
(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)

[Handwritten Signature]

Approved by Owner / Applicant

7/20/22

Date

APPROVED
Engineering Department

Approved by El Paso County Engineer / ECM Administrator

08/16/2022 10:22:19 AM
didnikamp
EPC Planning & Community
Development Department