

2021 Financial Assurance Estimate Form  
(with pre-plat construction)

Updated: 12/22/2020

PROJECT INFORMATION		
Falcon Meadows at Bent Grass Filing No. 2	1/7/2022	SF-21-34
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
<b>SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)</b>						
* 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	44,414	CY	\$ 3.50	= \$ 155,449.00		\$ 155,449.00
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 mgmt.)		AC	\$ 828.00	= \$ -		\$ -
* Mulching		AC	\$ 777.00	= \$ -		\$ -
* Permanent Erosion Control Blanket	2,463	SY	\$ 6.00	= \$ 14,778.00		\$ 14,778.00
* Permanent Pond/BMP Construction		CY	\$ 21.00	= \$ -		\$ -
* Permanent Pond/BMP (provide engineer's estimate)	1	EA	\$ 80,000.00	= \$ 80,000.00		\$ 80,000.00
		EA		= \$ -		\$ -
Safety Fence	360	LF	\$ 3.00	= \$ 1,080.00		\$ 1,080.00
Temporary Erosion Control Blanket		SY	\$ 3.00	= \$ -		\$ -
Vehicle Tracking Control	2	EA	\$ 2,453.00	= \$ 4,906.00		\$ 4,906.00
Silt Fence	1,613	LF	\$ 2.60	= \$ 4,193.80		\$ 4,193.80
Temporary Seeding		AC	\$ 650.00	= \$ -		\$ -
Temporary Mulch		AC	\$ 777.00	= \$ -		\$ -
Erosion Bales		EA	\$ 26.00	= \$ -		\$ -
Erosion Logs/Straw Waddle	1,650	LF	\$ 5.00	= \$ 8,250.00		\$ 8,250.00
Rock Check Dams	35	EA	\$ 518.00	= \$ 18,130.00		\$ 18,130.00
Inlet Protection	10	EA	\$ 173.00	= \$ 1,730.00		\$ 1,730.00
Sediment Basin	1	EA	\$ 1,824.00	= \$ 1,824.00		\$ 1,824.00
Concrete Washout Basin	2	EA	\$ 932.00	= \$ 1,864.00		\$ 1,864.00
Straw Bale Check Dams	32	EA	\$ 100.00	= \$ 3,200.00		\$ 3,200.00
Rock Socks	18	EA	\$ 50.00	= \$ 900.00		\$ 900.00
<i>[insert items not listed but part of construction plans]</i>				= \$ -		\$ -
<b>MAINTENANCE (35% of Construction BMPs)</b>				= \$ 15,749.23		\$ 15,749.23
<b>Section 1 Subtotal</b>				= \$ <b>312,054.03</b>		\$ <b>312,054.03</b>

\* - 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	1	LS	\$ 5,000.00	= \$ 5,000.00		\$ 5,000.00
Aggregate Base Course (135 lbs/cf) 8" Thick	5,445	Tons	\$ 29.00	= \$ 157,905.00		\$ 157,905.00
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) 4" thick	2,965	Tons	\$ 91.00	= \$ 269,815.00		\$ 269,815.00
Raised Median, Paved		SF	\$ 8.30	= \$ -		\$ -
Regulatory Sign/Advisory Sign		EA	\$ 311.00	= \$ -		\$ -
Guide/Street Name Sign	20	EA	\$ 45.00	= \$ 900.00		\$ 900.00
Epoxy Pavement Marking		SF	\$ 14.00	= \$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 24.00	= \$ -		\$ -
Barricade - Type 3	2	EA	\$ 207.00	= \$ 414.00		\$ 414.00
Delineator - Type I	9	EA	\$ 25.00	= \$ 225.00		\$ 225.00
Curb and Gutter, Type A (6" Vertical)	1,611	LF	\$ 31.00	= \$ 49,941.00		\$ 49,941.00
Curb and Gutter, Type B (Median)		LF	\$ 31.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)	5,281	LF	\$ 31.00	= \$ 163,711.00		\$ 163,711.00
4" Sidewalk (common areas only)		SY	\$ 50.00	= \$ -		\$ -
5" Sidewalk		SY	\$ 62.00	= \$ -		\$ -
6" Sidewalk	4,034	SY	\$ 75.00	= \$ 302,550.00		\$ 302,550.00
8" Sidewalk		SY	\$ 99.00	= \$ -		\$ -
Pedestrian Ramp	38	EA	\$ 1,190.00	= \$ 45,220.00		\$ 45,220.00
Cross Pan, local (8" thick, 6' wide to include return)	576	LF	\$ 63.00	= \$ 36,288.00		\$ 36,288.00
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 End Anchorage		EA	\$ 2,172.00	= \$ -		\$ -
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	= \$ -		\$ -
CDOT Class 6 Gravel	22,512	SF	\$ 1.25	= \$ 28,140.00		\$ 28,140.00
<i>[insert items not listed but part of construction plans]</i>				= \$ -		\$ -

**PROJECT INFORMATION**

Falcon Meadows at Bent Grass Filing No. 2

1/7/2022

SF-21-34

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
<b>STORM DRAIN IMPROVEMENTS</b>							
Concrete Box Culvert (M Standard), Size ( W x H )		LF		=	\$ -		\$ -
18" Reinforced Concrete Pipe	268	LF	\$ 67.00	=	\$ 17,922.50		\$ 17,922.50
24" Reinforced Concrete Pipe	1,009	LF	\$ 81.00	=	\$ 81,729.00		\$ 81,729.00
30" Reinforced Concrete Pipe	137	LF	\$ 100.00	=	\$ 13,700.00		\$ 13,700.00
36" Reinforced Concrete Pipe	44	LF	\$ 124.00	=	\$ 5,456.00		\$ 5,456.00
42" Reinforced Concrete Pipe	61	LF	\$ 166.00	=	\$ 10,043.00		\$ 10,043.00
48" Reinforced Concrete Pipe		LF	\$ 202.00	=	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 254.00	=	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 298.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 344.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 393.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 87.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 99.00	=	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 126.00	=	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 152.00	=	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 174.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 184.00	=	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 269.00	=	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 290.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 352.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 414.00	=	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 476.00	=	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 569.00	=	\$ -		\$ -
Flared End Section (FES) RCP Size = 18 <small>(unit cost = 6x pipe unit cost)</small>	1	EA	\$ 108.00	=	\$ 108.00		\$ 108.00
End Treatment- Headwall		EA		=	\$ -		\$ -
End Treatment- Wingwall		EA		=	\$ -		\$ -
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'	1	EA	\$ 5,736.00	=	\$ 5,736.00		\$ 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'	1	EA	\$ 7,894.00	=	\$ 7,894.00		\$ 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'	3	EA	\$ 10,265.00	=	\$ 30,795.00		\$ 30,795.00
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'	2	EA	\$ 11,005.00	=	\$ 22,010.00		\$ 22,010.00
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	12	EA	\$ 6,619.00	=	\$ 79,428.00		\$ 79,428.00
Geotextile (Erosion Control)		SY	\$ 6.20	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"	1	Tons	\$ 83.00	=	\$ 83.00		\$ 83.00
Rip Rap, Grouted		Tons	\$ 98.00	=	\$ -		\$ -
Drainage Channel Construction, Size ( W x H )		LF		=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 590.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 116.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,520.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>							
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)							
<b>Section 2 Subtotal</b>					<b>=</b>	<b>\$ 1,335,013.50</b>	<b>\$ 1,335,013.50</b>

PROJECT INFORMATION			
Falcon Meadows at Bent Grass Filing No. 2	1/7/2022	SF-21-34	
Project Name	Date	PCD File No.	

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
<b>SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**</b>						
<b>ROADWAY IMPROVEMENTS</b>						
				= \$	-	\$ -
				= \$	-	\$ -
				= \$	-	\$ -
				= \$	-	\$ -
				= \$	-	\$ -
				= \$	-	\$ -
				= \$	-	\$ -
<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"	3,744	LF	\$ 66.00	= \$	247,104.00	\$ 247,104.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 78.00	= \$	-	\$ -
Gate Valves, 8"	26	EA	\$ 1,923.00	= \$	49,998.00	\$ 49,998.00
Fire Hydrant Assembly, w/ all valves	7	EA	\$ 6,828.00	= \$	47,796.00	\$ 47,796.00
Water Service Line Installation, inc. tap and valves	108	EA	\$ 1,370.00	= \$	147,960.00	\$ 147,960.00
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"	2,759	LF	\$ 66.00	= \$	182,094.00	\$ 182,094.00
Sanitary Sewer Manhole, Depth < 15 feet	21	EA	\$ 4,540.00	= \$	95,340.00	\$ 95,340.00
Sanitary Service Line Installation, complete	108	EA	\$ 1,451.00	= \$	156,708.00	\$ 156,708.00
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)						
LANDSCAPING IMPROVEMENTS	1	LS	\$ 125,000.00	= \$	125,000.00	\$ 125,000.00
Western and southern boundary fencing		EA		= \$	-	\$ -
		EA		= \$	-	\$ -
		EA		= \$	-	\$ -
		EA		= \$	-	\$ -
		EA		= \$	-	\$ -
		EA		= \$	-	\$ -
		EA		= \$	-	\$ -
		EA		= \$	-	\$ -
<b>Section 3 Subtotal</b>				=	<b>\$ 1,052,000.00</b>	<b>\$ 1,052,000.00</b>

\*\* Section 3 is not subject to defect warranty requirements

Trails

Does this include the trails, fencing? This is low number for the corresponding landscape plan ; please validate low number or provide the estimate as an attachment. Repeat Comment

Itemized Landscaping costs have been provided, including fencing.

**PROJECT INFORMATION**

<b>Falcon Meadows at Bent Grass Filing No. 2</b>	<b>1/7/2022</b>	<b>SF-21-34</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
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 10,000.00	=	\$ 10,000.00		\$ 10,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 5,000.00	=	\$ 5,000.00		\$ 5,000.00
<b>Total Construction Financial Assurance</b>						<b>\$</b>	<b>2,714,067.53</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>\$</b>	<b>2,714,067.53</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>\$</b>	<b>317,048.10</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)

\_\_\_\_\_  
 Approved by Owner / Applicant

\_\_\_\_\_  
 Date

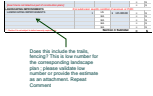
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 Approved by El Paso County Engineer / ECM Administrator

\_\_\_\_\_  
 Date

# FAE\_V2 redline.pdf Markup Summary 2-7-2022

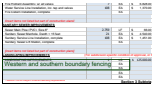
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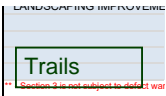
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Does this include the trails, fencing? This is low number for the corresponding landscape plan ; please validate low number or provide the estimate as an attachment. Repeat Comment



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Western and southern boundary fencing



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Trails