

2023 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 12/8/2022

PROJECT INFORMATION			
Project Name	Peaceful Ridge at Fountain Valley	Date	5/4/2023
PCD File No.	CDR-22-015		

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)						
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		CY	\$ 2.50	= \$		
greater than 200,000; \$500,000 min		CY	\$ 2.00	= \$		
Permanent Erosion Control Blanket	15,829.0	SY	\$ 8.00	= \$	126,632.00	
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching	0.0	AC	\$ 1,875.00	= \$	-	\$ -
Permanent Pond/BMP (provide engineer's estimate)	1	EA	\$ 784,097.00	= \$	784,097.00	\$ 784,097.00
Concrete Washout Basin	2	EA	\$ 1,089.00	= \$	2,178.00	\$ 2,178.00
Inlet Protection	15	EA	\$ 202.00	= \$	3,030.00	\$ 3,030.00
Rock Check Dam	2	EA	\$ 605.00	= \$	1,210.00	\$ 1,210.00
Safety Fence	0	LF	\$ 3.00	= \$	-	\$ -
Sediment Basin	0	EA	\$ 2,132.00	= \$	-	\$ -
Sediment Trap	0	EA	\$ 500.00	= \$	-	\$ -
Silt Fence	7,965	LF	\$ 3.00	= \$	23,895.00	\$ 23,895.00
Slope Drain	0	LF	\$ 40.00	= \$	-	\$ -
Straw Bale	0	EA	\$ 31.00	= \$	-	\$ -
Straw Wattle/Rock Sock	2,880	LF	\$ 7.00	= \$	20,160.00	\$ 20,160.00
Surface Roughening	0.0	AC	\$ 250.00	= \$	-	\$ -
Temporary Erosion Control Blanket	0.0	SY	\$ 3.00	= \$	-	\$ -
Temporary Seeding and Mulching	43.3	AC	\$ 1,666.00	= \$	72,137.80	\$ 72,137.80
Vehicle Tracking Control	2	EA	\$ 2,867.00	= \$	5,734.00	\$ 5,734.00
Sediment Control Logs	20,026	LF	\$ 5.00	= \$	100,130.00	\$ 100,130.00
*Earthwork was included in early grading permit				= \$	-	\$ -
[insert items not listed but part of construction plans]				= \$	-	\$ -
MAINTENANCE (35% of Construction BMPs)					\$ 79,203.88	\$ 79,203.88
Section 1 Subtotal				= \$	1,218,407.68	\$ 1,218,407.68

Unresolved from review 1. Provide an earthwork quantity. Per CDs it appears additional earthwork is being proposed.

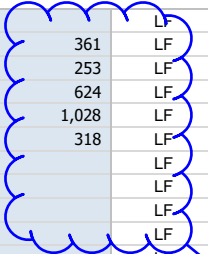
SECTION 2 - PUBLIC IMPROVEMENTS *

ROADWAY IMPROVEMENTS						
Construction Traffic Control	1.0	LS	\$ 10,000.00	= \$	10,000.00	\$ 10,000.00
Aggregate Base Course (135 lbs/cf)	0.0	Tons	\$ 34.00	= \$	-	\$ -
Aggregate Base Course (135 lbs/cf)	6,300.0	CY	\$ 61.00	= \$	384,300.00	\$ 384,300.00
Asphalt Pavement (3" thick)	0.0	SY	\$ 17.00	= \$	-	\$ -
Asphalt Pavement (4" thick)	0.0	SY	\$ 23.00	= \$	-	\$ -
Asphalt Pavement (6" thick)	37,805.0	SY	\$ 35.00	= \$	1,323,175.00	\$ 1,323,175.00
Asphalt Pavement (147 lbs/cf) <u> </u> " thick	0.0	Tons	\$ 106.00	= \$	-	\$ -
Raised Median, Paved	0.0	SF	\$ 10.00	= \$	-	\$ -
Regulatory Sign/Advisory Sign	17.0	EA	\$ 364.00	= \$	6,188.00	\$ 6,188.00
Guide/Street Name Sign	30.0	EA	\$ 250.00	= \$	7,500.00	\$ 7,500.00
Epoxy Pavement Marking	0.0	SF	\$ 16.00	= \$	-	\$ -
Thermoplastic Pavement Marking	308.8	SF	\$ 28.00	= \$	8,647.52	\$ 8,647.52
Barricade - Type 3	1.0	EA	\$ 241.00	= \$	241.00	\$ 241.00
Delineator - Type I	0.0	EA	\$ 29.00	= \$	-	\$ -
Curb and Gutter, Type A (6" Vertical)	5,520.0	LF	\$ 35.00	= \$	193,200.00	\$ 193,200.00
Curb and Gutter, Type B (Median)	0.0	LF	\$ 35.00	= \$	-	\$ -
Curb and Gutter, Type C (Ramp)	14,844.0	LF	\$ 35.00	= \$	519,540.00	\$ 519,540.00
4" Sidewalk (common areas only)	0.0	SY	\$ 58.00	= \$	-	\$ -
5" Sidewalk	11,022.0	SY	\$ 72.00	= \$	793,584.00	\$ 793,584.00
6" Sidewalk	0.0	SY	\$ 87.00	= \$	-	\$ -
8" Sidewalk	0.0	SY	\$ 116.00	= \$	-	\$ -
Pedestrian Ramp	56.0	EA	\$ 1,390.00	= \$	77,840.00	\$ 77,840.00
Cross Pan, local (8" thick, 6' wide to include return)	242.0	LF	\$ 73.00	= \$	17,666.00	\$ 17,666.00
Cross Pan, collector (9" thick, 8' wide to include return)	0.0	LF	\$ 111.00	= \$	-	\$ -
Curb Opening with Drainage Chase	0.0	EA	\$ 1,790.00	= \$	-	\$ -
Guardrail Type 3 (W-Beam)	0.0	LF	\$ 60.00	= \$	-	\$ -
Guardrail Type 7 (Concrete)	0.0	LF	\$ 87.00	= \$	-	\$ -
Guardrail End Anchorage	0.0	EA	\$ 2,538.00	= \$	-	\$ -
Guardrail Impact Attenuator	0.0	EA	\$ 4,556.00	= \$	-	\$ -
Sound Barrier Fence (CMU block, 6' high)	0.0	LF	\$ 95.00	= \$	-	\$ -
Sound Barrier Fence (panels, 6' high)	0.0	LF	\$ 97.00	= \$	-	\$ -
Electrical Conduit, Size = <u> </u>	0.0	LF	\$ 20.00	= \$	-	\$ -
Traffic Signal, (provide engineer's estimate)	0.0	EA		= \$	-	\$ -

PROJECT INFORMATION

Project Name Peaceful Ridge at Fountain Valley **Date** 5/4/2023 **PCD File No.** CDR-22-015

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
[insert items not listed but part of construction plans]				=	\$ -		\$ -
[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	361	LF	\$ 76.00	=	\$ 27,436.00		\$ 27,436.00
24" Reinforced Concrete Pipe	253	LF	\$ 91.00	=	\$ 23,023.00		\$ 23,023.00
30" Reinforced Concrete Pipe	624	LF	\$ 114.00	=	\$ 71,136.00		\$ 71,136.00
36" Reinforced Concrete Pipe	1,028	LF	\$ 140.00	=	\$ 143,920.00		\$ 143,920.00
42" Reinforced Concrete Pipe	318	LF	\$ 187.00	=	\$ 59,466.00		\$ 59,466.00
48" Reinforced Concrete Pipe		LF	\$		\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$		\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$		\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$		\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$		\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$		\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$		\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$		\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$		\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 197.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 207.00	=	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 304.00	=	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 328.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 397.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 467.00	=	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 537.00	=	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 642.00	=	\$ -		\$ -
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	\$ 6,703.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 8,715.00	=	\$ -		\$ -
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 10,092.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', Depth < 5'	1	EA	\$ 9,224.00	=	\$ 9,224.00		\$ 9,224.00
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	\$ 9,507.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 11,901.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', Depth < 5'	3	EA	\$ 11,995.00	=	\$ 35,985.00		\$ 35,985.00
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'	1	EA	\$ 12,858.00	=	\$ 12,858.00		\$ 12,858.00
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 14,061.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', Depth < 5'	5	EA	\$ 12,783.00	=	\$ 63,915.00		\$ 63,915.00
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'	2	EA	\$ 14,109.00	=	\$ 28,218.00		\$ 28,218.00
Grated Inlet (Type C), Depth < 5'		EA	\$ 5,611.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 6,931.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base	1	EA	\$ 14,061.00	=	\$ 14,061.00		\$ 14,061.00
Storm Sewer Manhole, Slab Base	17	EA	\$ 7,734.00	=	\$ 131,478.00		\$ 131,478.00
Geotextile (Erosion Control)		SY	\$ 8.00	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 97.00	=	\$ -		\$ -
Rip Rap, Grouted		Tons	\$ 115.00	=	\$ -		\$ -
Drainage Channel Construction, Size (W x H)		LF	\$ -	=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 689.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 135.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,776.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
68"x43" HE Reinforced Concrete Pipe	32	LF	\$ 402.00	=	\$ 12,864.00		\$ 12,864.00
[insert items not listed but part of construction plans]				=	\$ -		\$ -
Section 2 Subtotal					=	\$ 3,975,465.52	\$ 3,975,465.52



Revise to include complete amounts. These amounts are less than what is shown on plans.

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

PROJECT INFORMATION							
Project Name	Peaceful Ridge at Fountain Valley		Date	5/4/2023		PCD File No.	CDR-22-015
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)							
Storm Sewer Manhole, Slab Base	3		\$ 7,734.00	=	\$	23,202.00	\$ 23,202.00
24" Reinforced Concrete Pipe	21	LF	\$ 91.00	=	\$	1,911.00	\$ 1,911.00
42" Reinforced Concrete Pipe	260	LF	\$ 187.00	=	\$	48,620.00	\$ 48,620.00
48" Reinforced Concrete Pipe	118	LF	\$ 228.00	=	\$	26,904.00	\$ 26,904.00
68" x 43" HERCP	16	LF	\$ 402.00	=	\$	6,432.00	\$ 6,432.00
Drainage Channel Lining, Rip Rap	222	CY	\$ 135.00	=	\$	29,970.00	\$ 29,970.00
Flared End Section (FES) RCP Size = (unit cost = 6x pipe unit cost) 24"	1	EA	\$ 546.00	=	\$	546.00	\$ 546.00
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	10,682	LF	\$ 78.00	=	\$	833,196.00	\$ 833,196.00
Water Main Pipe (Ductile Iron), Size 8"	0	LF	\$ 91.00	=	\$	-	\$ -
Gate Valves, 8"	70	EA	\$ 2,247.00	=	\$	157,290.00	\$ 157,290.00
Fire Hydrant Assembly, w/ all valves	22	EA	\$ 7,978.00	=	\$	175,516.00	\$ 175,516.00
Water Service Line Installation, inc. tap and valves	265	EA	\$ 1,601.00	=	\$	424,265.00	\$ 424,265.00
Fire Cistern Installation, complete	0	EA		=	\$	-	\$ -
Water Main Pipe (PVC), Size 6" [insert items not listed but part of construction plans]	239	LF	\$ 66.00	=	\$	15,774.00	\$ 15,774.00
				=	\$	-	\$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	10,432	LF	\$ 78.00	=	\$	813,687.42	\$ 813,687.42
Sanitary Sewer Manhole, Depth < 15 feet	24	EA	\$ 5,305.00	=	\$	127,320.00	\$ 127,320.00
Sanitary Service Line Installation, complete	265	EA	\$ 1,696.00	=	\$	449,440.00	\$ 449,440.00
Sanitary Sewer Lift Station, complete	0	EA		=	\$	-	\$ -
Sanitary Sewer Manhole, Depth > 15 feet [insert items not listed but part of construction plans]	7	EA	\$ 8,500.00	=	\$	59,500.00	\$ 59,500.00
				=	\$	-	\$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)							
		EA		=	\$	-	\$ -
		EA		=	\$	-	\$ -
		EA		=	\$	-	\$ -
		EA		=	\$	-	\$ -
		EA		=	\$	-	\$ -
Section 3 Subtotal				=	\$	3,193,573.42	\$ 3,193,573.42

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

Unresolved from review 1. Revise to include retaining walls at/near pond.

PROJECT INFORMATION

Project Name	Peaceful Ridge at Fountain Valley	Date	5/4/2023	PCD File No.	CDR-22-015
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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		= \$ -		\$ -	
<div style="border: 1px solid black; padding: 5px; display: inline-block; margin-left: 20px;"> include costs for as-built drawing and Pond Cert. Unresolved. </div>					Total Construction Financial Assurance		\$ 8,387,446.62
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)					\$ 8,387,446.62		
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
Total Defect Warranty Financial Assurance					\$ 977,238.90		
(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