

2019 Financial Assurance Estimate Form  
(with pre-plat construction)

003

Updated: 4/18/2019

PROJECT INFORMATION		
	5/20/2020	100.061
Project Name: The Hills at Lorson Ranch	Date : May 25, 2020	PCD File No. PUD/SP 20-x

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		CY	\$ 3.50	= \$ -		\$ -
50,001-200,000; \$175,000 min		CY	\$ 2.50	= \$ -		\$ -
greater than 200,000; \$500,000 min	270,000	CY	\$ 2.00	= \$ 540,000.00		\$ 540,000.00
* Permanent Seeding (inc. noxious weed mgmnt.)	60	AC	\$ 800.00	= \$ 48,000.00		\$ 48,000.00
* Mulching	60	AC	\$ 750.00	= \$ 45,000.00		\$ 45,000.00
* Permanent Erosion Control Blanket	25,000	SY	\$ 6.00	= \$ 150,000.00		\$ 150,000.00
* Permanent Pond/BMP Construction		CY	\$ 20.00	= \$ -		\$ -
* Permanent Pond/BMP (Spillway)		EA	\$ 10,000.00	= \$ -		\$ -
* Permanent Pond/BMP (Outlet Structure)		EA	\$ 15,000.00	= \$ -		\$ -
Safety Fence		LF	\$ 3.00	= \$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	= \$ -		\$ -
Vehicle Tracking Control	3	EA	\$ 2,370.00	= \$ 7,110.00		\$ 7,110.00
Silt Fence	6,000	LF	\$ 2.50	= \$ 15,000.00		\$ 15,000.00
Temporary Seeding	80	AC	\$ 628.00	= \$ 50,240.00		\$ 50,240.00
Temporary Mulch	80	AC	\$ 750.00	= \$ 60,000.00		\$ 60,000.00
Erosion Bales	300	EA	\$ 25.00	= \$ 7,500.00		\$ 7,500.00
Erosion Logs/Straw Waddle		LF	\$ 5.00	= \$ -		\$ -
Rock Check Dams		EA	\$ 500.00	= \$ -		\$ -
Inlet Protection	8	EA	\$ 167.00	= \$ 1,336.00		\$ 1,336.00
Sediment Basin	12	EA	\$ 1,762.00	= \$ 21,144.00		\$ 21,144.00
Concrete Washout Basin	1	EA	\$ 900.00	= \$ 900.00		\$ 900.00
[insert items not listed but part of construction plans]				= \$ -		\$ -
				= \$ -		\$ -
				= \$ 57,130.50		\$ 57,130.50
<b>MAINTENANCE (35% of Construction BMPs)</b>						\$ 57,130.50
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)						
			<b>Section 1 Subtotal</b>	<b>= \$ 1,003,360.50</b>		<b>\$ 1,003,360.50</b>

<b>SECTION 2 - PUBLIC IMPROVEMENTS *</b>						
<b>ROADWAY IMPROVEMENTS</b>						
Construction Traffic Control		LS	\$ 5,000.00	= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 28.00	= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)		CY	\$ 50.00	= \$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 14.00	= \$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 19.00	= \$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 29.00	= \$ -		\$ -
Asphalt Pavement (147 lbs/cf) 4" thick		Tons	\$ 88.00	= \$ -		\$ -
Raised Median, Paved		SF	\$ 8.00	= \$ -		\$ -
Regulatory Sign/Advisory Sign		EA	\$ 300.00	= \$ -		\$ -
Guide/Street Name Sign		EA	\$ 200.00	= \$ -		\$ -
Epoxy Pavement Marking		SF	\$ 13.00	= \$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 23.00	= \$ -		\$ -
Barricade - Type 3		EA	\$ 200.00	= \$ -		\$ -
Delineator - Type I		EA	\$ 24.00	= \$ -		\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 30.00	= \$ -		\$ -
Curb and Gutter, Type B (Median)		LF	\$ 30.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 30.00	= \$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 48.00	= \$ -		\$ -
5" Sidewalk		SY	\$ 60.00	= \$ -		\$ -
6" Sidewalk		SY	\$ 72.00	= \$ -		\$ -
8" Sidewalk		SY	\$ 96.00	= \$ -		\$ -
Pedestrian Ramp		EA	\$ 1,150.00	= \$ -		\$ -
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 61.00	= \$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 92.00	= \$ -		\$ -
Curb Chase		EA	\$ 1,480.00	= \$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 49.00	= \$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 72.00	= \$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,098.00	= \$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 3,767.00	= \$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 78.00	= \$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 80.00	= \$ -		\$ -
Electrical Conduit, Size =		LF	\$ 16.00	= \$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 425,000.00	= \$ -		\$ -

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						% Complete	Remaining
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<b>STORM DRAIN IMPROVEMENTS</b>							
Concrete Box Culvert (M Standard), Size ( W x H )		LF		=	\$ -		\$ -
18" Reinforced Concrete Pipe		LF	\$ 65.00	=	\$ -		\$ -
24" Reinforced Concrete Pipe		LF	\$ 78.00	=	\$ -		\$ -
30" Reinforced Concrete Pipe		LF	\$ 97.00	=	\$ -		\$ -
36" Reinforced Concrete Pipe		LF	\$ 120.00	=	\$ -		\$ -
42" Reinforced Concrete Pipe		LF	\$ 160.00	=	\$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 195.00	=	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 245.00	=	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 288.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 332.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 380.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 84.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 96.00	=	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 122.00	=	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 147.00	=	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 168.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 178.00	=	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 260.00	=	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 280.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 340.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 400.00	=	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 460.00	=	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 550.00	=	\$ -		\$ -
Flared End Section (FES) RCP Size = 24" <i>(unit cost = 6x pipe unit cost)</i>		EA	\$ 2,000.00	=	\$ -		\$ -
Flared End Section (FES) CSP Size = <i>(unit cost = 6x pipe unit cost)</i>		EA		=	\$ -		\$ -
End Treatment- Headwall		EA		=	\$ -		\$ -
End Treatment- Wingwall		EA		=	\$ -		\$ -
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 5,542.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,188.00	=	\$ -		\$ -
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 8,345.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 7,627.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	\$ 7,861.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 9,841.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 9,918.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	\$ 10,633.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 11,627.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 10,570.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 11,667.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,640.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,731.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base		EA	\$ 11,627.00	=	\$ -		\$ -
Storm Sewer Manhole, Slab Base		EA	\$ 6,395.00	=	\$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 6.00	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 80.00	=	\$ -		\$ -
Rip Rap, Grouted		Tons	\$ 95.00	=	\$ -		\$ -
Drainage Channel Construction, Size ( W x H )		LF		=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 570.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 112.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,469.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -

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					% Complete	Remaining
[insert items not listed but part of construction plans]				= \$ -		\$ -
				= \$ -		\$ -
Section 2 Subtotal				= \$ -		\$ -

**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"		LF	\$ 64.00	= \$ -		\$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 75.00	= \$ -		\$ -
Gate Valves, 8"		EA	\$ 1,858.00	= \$ -		\$ -
Fire Hydrant Assembly, w/ all valves		EA	\$ 6,597.00	= \$ -		\$ -
Water Service Line Installation, inc. tap and valves		EA	\$ 1,324.00	= \$ -		\$ -
Fire Cistern Installation, complete		EA		= \$ -		\$ -
				= \$ -		\$ -
[insert items not listed but part of construction plans]				= \$ -		\$ -
SANITARY SEWER IMPROVEMENTS						
Sewer Main Pipe (PVC), Size 8"		LF	\$ 64.00	= \$ -		\$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 4,386.00	= \$ -		\$ -
Sanitary Service Line Installation, complete		EA	\$ 1,402.00	= \$ -		\$ -
Sanitary Sewer Lift Station, complete		EA		= \$ -		\$ -
Underdrain		LF	\$ 15.00	= \$ -		\$ -
[insert items not listed but part of construction plans]				= \$ -		\$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)						
		EA		= \$ -		\$ -
		EA		= \$ -		\$ -

LANSCAPE COMPLETE SINCE YOU ARE INSTALLING STREETS NOW AS REQUESTED

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						% Complete	Remaining
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		<b>Section 3 Subtotal</b>		=	\$ -		\$ -
<b>AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)</b>		LS	\$ 2,000.00	=	\$ 2,000.00		\$ 2,000.00
<b>POND/BMP CERTIFICATION (inc. elevations and volume calculations)</b>		LS	\$ 2,000.00	=	\$ 2,000.00		\$ 2,000.00
<b>Total Construction Financial Assurance</b>						<b>\$ 1,007,360.50</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>\$ 1,007,360.50</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>\$ 156,600.00</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.

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Engineer (P.E. Seal Required)

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Approved by Owner / Applicant

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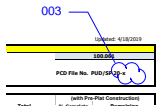
Date

# FAE V\_2 REDLINES.pdf Markup Summary 10-14-2020

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dsdrice (1)

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dsdparsons (1)

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**Layer:**  
**Space:**

LANDSCAPE COMPLETE SINCE YOU ARE  
INSTALLING STREETS NOW AS REQUESTED