

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

Updated: 4/18/2019

PROJECT INFORMATION		
	11/23/2020	100.061
Project Name: The Hills at Lorson Ranch	Date : Nov 12, 2020	PCD File No. EGP 20-005 / PUDSP 20-003 / CDR 20-007

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		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)	4	EA	\$ 10,000.00	=	\$ 40,000.00		\$ 40,000.00
* Permanent Pond/BMP (Outlet Structure)	4	EA	\$ 15,000.00	=	\$ 60,000.00		\$ 60,000.00
Safety Fence	1,060	LF	\$ 3.00	=	\$ 3,180.00		\$ 3,180.00
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	1,000	LF	\$ 5.00	=	\$ 5,000.00		\$ 5,000.00
Rock Check Dams	15	EA	\$ 500.00	=	\$ 7,500.00		\$ 7,500.00
Inlet Protection	8	EA	\$ 167.00	=	\$ 1,336.00		\$ 1,336.00
Sediment Basin/Traps	12	EA	\$ 1,762.00	=	\$ 21,144.00		\$ 21,144.00
Concrete Washout Basin	1	EA	\$ 900.00	=	\$ 900.00		\$ 900.00
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>							
				=	\$ 61,505.50		\$ 61,505.50
MAINTENANCE (35% of Construction BMPs)				=	\$ 61,505.50		\$ 61,505.50
Section 1 Subtotal				=	\$ 1,123,415.50		\$ 1,123,415.50
SECTION 2 - PUBLIC IMPROVEMENTS *							
ROADWAY IMPROVEMENTS							
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) <u>4" thick</u>		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	12	EA	\$ 200.00	=	\$ 2,400.00		\$ 2,400.00
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	=	\$ -		\$ -

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11/23/2020

100.061

Project Name: The Hills at Lorson Ranch

Date : Nov 12, 2020

PCD File No. EGP 20-005 /
PUDSP 20-003 / CDR 20-007

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		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" (unit cost = 6x pipe unit cost)		EA	\$ 2,000.00	=	\$	-		\$ -
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		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"	100	Tons	\$ 80.00	=	\$	8,000.00		\$ 8,000.00
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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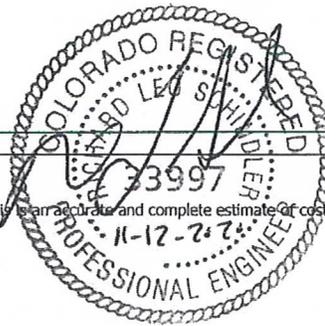
Description	Quantity	Units	Unit Cost	=	\$	Total	(with Pre-Plat Construction)	
							% Complete	Remaining
<i>[insert items not listed but part of construction plans]</i>				=	\$	-		-
				=	\$	-		-
						Section 2 Subtotal	= \$ 10,400.00	\$ 10,400.00

SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**

<u>ROADWAY IMPROVEMENTS</u>								
				=	\$	-		-
				=	\$	-		-
				=	\$	-		-
				=	\$	-		-
				=	\$	-		-
				=	\$	-		-
<u>STORM DRAIN IMPROVEMENTS</u> (Exception: Permanent Pond/BMP shall be itemized under Section 1)								
				=	\$	-		-
				=	\$	-		-
				=	\$	-		-
				=	\$	-		-
				=	\$	-		-
<u>WATER SYSTEM IMPROVEMENTS</u>								
Water Main Pipe (PVC), Size 8"	15,800	LF	\$ 64.00	=				-
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 75.00	=				-
Gate Valves, 8"	111	EA	\$ 1,858.00	=				-
Fire Hydrant Assembly, w/ all valves	34	EA	\$ 6,597.00	=				-
Water Service Line Installation, inc. tap and valves	514	EA	\$ 1,324.00	=				-
Fire Cistern Installation, complete		EA		=				-
				=				-
<i>[insert items not listed but part of construction plans]</i>				=				-
<u>SANITARY SEWER IMPROVEMENTS</u>								
Sewer Main Pipe (PVC), Size 8"	14,900	LF	\$ 64.00	=				-
Sanitary Sewer Manhole, Depth < 15 feet	43	EA	\$ 4,386.00	=				-
Sanitary Service Line Installation, complete	514	EA	\$ 1,402.00	=				-
Sanitary Sewer Lift Station, complete		EA		=				-
Underdrain	14,900	LF	\$ 15.00	=				-
<i>[insert items not listed but part of construction plans]</i>				=	\$	-		-
<u>LANDSCAPING IMPROVEMENTS</u> (For subdivision specific condition of approval, or PUD)								
		EA		=	\$	-		-
		EA		=	\$	-		-

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					% Complete	Remaining
		EA	= \$	-		\$ -
		EA	= \$	-		\$ -
		EA	= \$	-		\$ -
** - Section 3 is not subject to defect warranty requirements		Section 3 Subtotal	= \$	-		\$ -
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 2,000.00 = \$	2,000.00		\$ 2,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 2,000.00 = \$	2,000.00		\$ 2,000.00
Total Construction Financial Assurance						\$ 1,137,815.50
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$ 1,137,815.50
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
Total Defect Warranty Financial Assurance						\$ 178,680.00
(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

Approved by El Paso County Engineer / ECM Administrator

Date: 11/23/20

APPROVED
Engineering Department
 Date: 11/25/2020 12:43:12 PM
 dsdnijkamp
 EPC Planning & Community
 Development Department

Landscaping collateral will be required with the final plat if the landscaping improvements have not been installed and found to be acceptable prior to final plat recording.

Note: The license agreement for this project will require review and may require adjustments to the landscaping plan at the final plat stage; if minor revisions are necessary the PUD/SP plan will not require revision. Per ECM Section 2.5.8, landscaping in the ROW must be appropriate for the conditions and easily maintained by the use of power-mowing equipment. The trees shown in the public rights-of-way may need to be moved outside of the ROW or further from the roads.