

# 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
<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 mgmt.)	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
[insert items not listed but part of construction plans]				=	\$ -		\$ -
<b>MAINTENANCE (35% of Construction BMPs)</b>					\$ 61,505.50		\$ 61,505.50
<b>Section 1 Subtotal</b>					<b>\$ 1,123,415.50</b>		<b>\$ 1,123,415.50</b>

* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)							
<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	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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Description	Quantity	Units	Unit Cost			Total	(with Pre-Plat Construction)	
				=	\$		% Complete	Remaining
[insert items not listed but part of construction plans]				=	\$	-		\$ -
<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" (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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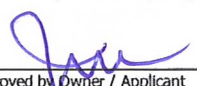

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
[insert items not listed but part of construction plans]				=	\$ -		\$ -
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)				=	\$ -		\$ -
Section 2 Subtotal				=	\$ 10,400.00		\$ 10,400.00

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

<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"	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		=			\$ -
				=			\$ -
[insert items not listed but part of construction plans]				=			\$ -
<b>SANITARY SEWER IMPROVEMENTS</b>							
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	=			\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
<b>LANDSCAPING IMPROVEMENTS</b> (For subdivision specific condition of approval, or PUD)							
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -

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		EA	=	\$ -		\$ -
		EA	=	\$ -		\$ -
		EA	=	\$ -		\$ -
<b>Section 3 Subtotal</b>				<b>= \$ -</b>		<b>\$ -</b>
<b>** - Section 3 is not subject to defect warranty requirements</b>						
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
<b>Total Construction Financial Assurance</b>					<b>\$ 1,137,815.50</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>\$ 1,137,815.50</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>\$ 178,680.00</b>	
(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)						

Approvals	
 <p>I hereby certify that this is 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.</p>	
Engineer (P.E. Seal Required)  	<div style="font-size: 2em; font-family: cursive;">11/23/20</div> Date
Approved by Owner / Applicant  _____	<b>APPROVED</b> <b>Engineering Department</b> Date <u>11/25/2020 12:43:12 PM</u>  <b>EPC Planning &amp; Community Development Department</b>
Approved by El Paso County Engineer / ECM Administrator  _____	Date _____

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.