

2025 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 11/2024

PROJECT INFORMATION			
STERLING RANCH EAST FILING NO. 5	2/24/2025	SF2430	
Project Name	Date	PCD File No.	

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	\$ 10.00	=	\$ -		\$ -
1,000-5,000; \$8,000 min		CY	\$ 7.50	=	\$ -		\$ -
5,001-20,000; \$30,000 min		CY	\$ 6.50	=	\$ -		\$ -
20,001-50,000; \$100,000 min		CY	\$ 4.50	=	\$ -		\$ -
50,001-200,000; \$175,000 min	100000.	CY	\$ 3.00	=	\$ 300,000.00		\$ 300,000.00
greater than 200,000; \$500,000 min		CY	\$ 2.50	=	\$ -		\$ -
Permanent Erosion Control Blanket		SY	\$ 9.50	=	\$ -		\$ -
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching	5.1	AC	\$ 2,169.00	=	\$ 11,061.90		\$ 11,061.90
Permanent Pond/BMP FSD-14B (See Eng. Est. in FDR)	1.	EA	\$ 427,903.50	=	\$ 427,903.50		\$ 427,903.50
Concrete Washout Basin	1.	EA	\$ 1,260.00	=	\$ 1,260.00		\$ 1,260.00
Inlet Protection	15.	EA	\$ 233.00	=	\$ 3,495.00		\$ 3,495.00
Rock Check Dam	6.	EA	\$ 700.00	=	\$ 4,200.00		\$ 4,200.00
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Sediment Basin	3.	EA	\$ 2,466.00	=	\$ 7,398.00		\$ 7,398.00
Sediment Trap		EA	\$ 578.00	=	\$ -		\$ -
Silt Fence	3343.	LF	\$ 4.00	=	\$ 13,372.00		\$ 13,372.00
Slope Drain		LF	\$ 46.00	=	\$ -		\$ -
Straw Bale		EA	\$ 35.00	=	\$ -		\$ -
Straw Wattle/Rock Sock	1100.	LF	\$ 9.00	=	\$ 9,900.00		\$ 9,900.00
Surface Roughening		AC	\$ 289.00	=	\$ -		\$ -
Temporary Erosion Control Blanket	4050.	SY	\$ 4.00	=	\$ 16,200.00		\$ 16,200.00
Temporary Seeding and Mulching	.9	AC	\$ 1,927.00	=	\$ 1,734.30		\$ 1,734.30
Vehicle Tracking Control	4.	EA	\$ 3,316.00	=	\$ 13,264.00		\$ 13,264.00
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
MAINTENANCE (35% of Construction BMPs)						\$ 24,347.16	\$ 24,347.16
Section 1 Subtotal					=	\$ 834,135.86	\$ 834,135.86

* - 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		=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 40.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)	5100.	CY	\$ 71.00	=	\$ 362,100.00		\$ 362,100.00
Asphalt Pavement (3" thick)		SY	\$ 19.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)	25000.	SY	\$ 27.00	=	\$ 675,000.00		\$ 675,000.00
Asphalt Pavement (6" thick)		SY	\$ 41.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) ___" thick		Tons	\$ 123.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 12.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	20.	EA	\$ 421.00	=	\$ 8,420.00		\$ 8,420.00
Guide/Street Name Sign	30.	EA		=	\$ -		\$ -
Epoxy Pavement Marking		SF	\$ 18.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 32.00	=	\$ -		\$ -
Barricade - Type 3		EA	\$ 278.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 33.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	5100.	LF	\$ 41.00	=	\$ 209,100.00		\$ 209,100.00
Curb and Gutter, Type B (Median)		LF	\$ 41.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	8500.	LF	\$ 41.00	=	\$ 348,500.00		\$ 348,500.00
4" Sidewalk (common areas only)		SY	\$ 67.00	=	\$ -		\$ -
5" Sidewalk	7550.	SY	\$ 83.00	=	\$ 626,650.00		\$ 626,650.00
6" Sidewalk		SY	\$ 101.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 134.00	=	\$ -		\$ -
Pedestrian Ramp	60.	EA	\$ 1,608.00	=	\$ 96,480.00		\$ 96,480.00
Cross Pan, local (8" thick, 6' wide to include return)	350.	LF	\$ 85.00	=	\$ 29,750.00		\$ 29,750.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 128.00	=	\$ -		\$ -
Curb Opening with Drainage Chase		EA	\$ 2,070.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 70.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 101.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,936.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 5,270.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 110.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 112.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 24.00	=	\$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		=	\$ -		\$ -
Survey Monumentation		EA	\$ 1,200.00	=	\$ -		\$ -

PROJECT INFORMATION

STERLING RANCH EAST FILING NO. 5

2/24/2025

SF2430

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)		
						% Complete	Remaining	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
STORM DRAIN IMPROVEMENTS								
Concrete Box Culvert (M Standard), Size (W x H)		LF		=	\$ -		\$ -	
18" Reinforced Concrete Pipe	480.	LF	\$ 88.00	=	\$ 42,240.00		\$ 42,240.00	
24" Reinforced Concrete Pipe	420.	LF	\$ 105.00	=	\$ 44,100.00		\$ 44,100.00	
30" Reinforced Concrete Pipe	540.	LF	\$ 132.00	=	\$ 71,280.00		\$ 71,280.00	
36" Reinforced Concrete Pipe	295.	LF	\$ 162.00	=	\$ 47,790.00		\$ 47,790.00	
42" Reinforced Concrete Pipe		LF	\$ 216.00	=	\$ -		\$ -	
48" Reinforced Concrete Pipe	1535.	LF	\$ 263.00	=	\$ 403,705.00		\$ 403,705.00	
54" Reinforced Concrete Pipe	740.	LF	\$ 344.00	=	\$ 254,560.00		\$ 254,560.00	
60" Reinforced Concrete Pipe	460.	LF	\$ 402.00	=	\$ 184,920.00		\$ 184,920.00	
66" Reinforced Concrete Pipe		LF	\$ 465.00	=	\$ -		\$ -	
72" Reinforced Concrete Pipe		LF	\$ 532.00	=	\$ -		\$ -	
18" Corrugated Steel Pipe		LF	\$ 113.00	=	\$ -		\$ -	
24" Corrugated Steel Pipe		LF	\$ 130.00	=	\$ -		\$ -	
30" Corrugated Steel Pipe		LF	\$ 166.00	=	\$ -		\$ -	
36" Corrugated Steel Pipe		LF	\$ 198.00	=	\$ -		\$ -	
42" Corrugated Steel Pipe		LF	\$ 228.00	=	\$ -		\$ -	
48" Corrugated Steel Pipe		LF	\$ 240.00	=	\$ -		\$ -	
54" Corrugated Steel Pipe		LF	\$ 352.00	=	\$ -		\$ -	
60" Corrugated Steel Pipe		LF	\$ 379.00	=	\$ -		\$ -	
66" Corrugated Steel Pipe		LF	\$ 459.00	=	\$ -		\$ -	
72" Corrugated Steel Pipe		LF	\$ 540.00	=	\$ -		\$ -	
78" Corrugated Steel Pipe		LF	\$ 621.00	=	\$ -		\$ -	
84" Corrugated Steel Pipe		LF	\$ 743.00	=	\$ -		\$ -	
Flared End Section (FES) RCP Size = <i>(unit cost = 6x pipe unit cost)</i>		EA		=	\$ -		\$ -	
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	\$ 7,753.00	=	\$ -		\$ -	
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	9.	EA	\$ 10,800.00	=	\$ 97,200.00		\$ 97,200.00	
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 11,673.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 10,669.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'	6.	EA	\$ 10,997.00	=	\$ 65,982.00		\$ 65,982.00	
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 13,765.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 13,875.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	\$ 14,873.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 16,265.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 14,787.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 16,320.00	=	\$ -		\$ -	
Grated Inlet (Type C), Depth < 5'		EA	\$ 6,490.00	=	\$ -		\$ -	
Grated Inlet (Type D), Depth < 5'		EA	\$ 8,017.00	=	\$ -		\$ -	
Storm Sewer Manhole, Box Base	7.	EA	\$ 16,265.00	=	\$ 113,855.00		\$ 113,855.00	
Storm Sewer Manhole, Slab Base	6.	EA	\$ 8,946.00	=	\$ 53,676.00		\$ 53,676.00	
Geotextile (Erosion Control)		SY	\$ 11.50	=	\$ -		\$ -	
Rip Rap, d50 size from 6" to 24"		Tons	\$ 112.00	=	\$ -		\$ -	
Rip Rap, Grouted		Tons	\$ 133.00	=	\$ -		\$ -	
Drainage Channel Construction, Size (W x H)		LF		=	\$ -		\$ -	
Drainage Channel Lining, Concrete		CY	\$ 797.00	=	\$ -		\$ -	
Drainage Channel Lining, Rip Rap		CY	\$ 156.00	=	\$ -		\$ -	
Drainage Channel Lining, Grass		AC	\$ 2,054.00	=	\$ -		\$ -	
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
Section 2 Subtotal					=	\$ 3,735,308.00		\$ 3,735,308.00

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PROJECT INFORMATION

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Project Name	Date	PCD File No.

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					% 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)						
				=	\$ -	\$ -
				=	\$ -	\$ -
				=	\$ -	\$ -
				=	\$ -	\$ -
				=	\$ -	\$ -
WATER SYSTEM IMPROVEMENTS						
Water Main Pipe (PVC), Size 8"	7520.	LF	\$ 90.00	=	\$ 676,800.00	\$ 676,800.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 105.00	=	\$ -	\$ -
Gate Valves, 8"	35.	EA	\$ 2,599.00	=	\$ 90,965.00	\$ 90,965.00
Fire Hydrant Assembly, w/ all valves	16.	EA	\$ 9,228.00	=	\$ 147,648.00	\$ 147,648.00
Water Service Line Installation, inc. tap and valves	152.	EA	\$ 1,852.00	=	\$ 281,504.00	\$ 281,504.00
Fire Cistern Installation, complete		EA		=	\$ -	\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -	\$ -
SANITARY SEWER IMPROVEMENTS						
Sewer Main Pipe (PVC), Size 8"	7710.	LF	\$ 90.00	=	\$ 693,900.00	\$ 693,900.00
Sanitary Sewer Manhole, Depth < 15 feet	24.	EA	\$ 6,136.00	=	\$ 147,264.00	\$ 147,264.00
Sanitary Service Line Installation, complete	152.	EA	\$ 1,962.00	=	\$ 298,224.00	\$ 298,224.00
Sanitary Sewer Lift Station, complete		EA		=	\$ -	\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -	\$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)						
Slot Wall along Sterling Ranch Road	1080.	EA	\$ 90.00	=	\$ 97,200.00	\$ 97,200.00
3-Rail Fencing	2780.	EA	\$ 35.00	=	\$ 97,300.00	\$ 97,300.00
Landscape in Tracts C, D, F, G and H	58274.	EA	\$ 3.50	=	\$ 203,959.00	\$ 203,959.00
Park - Tract B	160519.	EA	\$ 3.50	=	\$ 561,816.50	\$ 561,816.50
Park - Tract E	40983.	EA	\$ 5.00	=	\$ 204,915.00	\$ 204,915.00
Section 3 Subtotal				=	\$ 3,501,495.50	\$ 3,501,495.50

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

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Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)			\$ 5,000.00	=	\$ 5,000.00		\$ 5,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 2,000.00	=	\$ 2,000.00		\$ 2,000.00
Total Construction Financial Assurance						\$	8,077,939.36
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$	8,077,939.36
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
Total Defect Warranty Financial Assurance						\$	894,854.68
(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

 Date