

# 2024 Financial Assurance Estimate Form (with pre-plat construction)

ECB shown on plans,  
decide if you want Temp  
or Perm.

Updated: 10/2023

PROJECT INFORMATION		
STERLING RANCH EAST FILING NO. 5	10/29/2024	SF-24-30
Project Name	Date	PCD File No.

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	100000.	CY	\$ 2.50	=	\$ 250,000.00		\$ 250,000.00	
greater than 200,000; \$500,000 min		CY	\$ 2.00	=	\$ -		\$ -	
Permanent Erosion Control Blanket		SY	\$ 9.00	=	\$ -		\$ -	
Permanent Seeding (inc. noxious weed mgmt.) & Mulching	5.1	AC	\$ 2,018.00	=	\$ 10,291.80		\$ 10,291.80	
Permanent Turf Reinforcement Mat (TRM)		SY	\$ 15.00	=	\$ -		\$ -	
Concrete Washout Basin	1.	EA	\$ 1,172.00	=	\$ 1,172.00		\$ 1,172.00	
Inlet Protection	15.	EA	\$ 217.00	=	\$ 3,255.00		\$ 3,255.00	
Rock Check Dam	4	EA	\$ 651.00	=	\$ -		\$ -	
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -	
Sediment Basin	3	EA	\$ 2,294.00	=	\$ -		\$ -	
Sediment Trap		EA	\$ 538.00	=	\$ -		\$ -	
Silt Fence	3343.	LF	\$ 3.00	=	\$ 10,029.00		\$ 10,029.00	
Slope Drain		LF	\$ 43.00	=	\$ -		\$ -	
Straw Bale	60.	EA	\$ 33.00	=	\$ 1,980.00		\$ 1,980.00	
Straw Wattle/Rock Sock		LF	\$ 8.00	=	\$ -		\$ -	
Surface Roughening		AC	\$ 269.00	=	\$ -		\$ -	
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -	
Temporary Seeding and Mulching		AC	\$ 1,793.00	=	\$ -		\$ -	
Vehicle Tracking Control	3.	EA	\$ 3,085.00	=	\$ 9,255.00		\$ 9,255.00	
Pond FSD-14B (See Eng. Est. in FDR)	1.	LS	\$ 418,415.80	=	\$ 418,415.80		\$ 418,415.80	
<i>[insert items not listed but part of construction plans]</i>								
<b>MAINTENANCE (35% of Construction BMPs)</b>					=	\$ 8,581.65		\$ 8,581.65
<b>Section 1 Subtotal</b>					=	<b>\$ 712,980.25</b>		<b>\$ 712,980.25</b>

**SECTION 2 - PUBLIC IMPROVEMENTS \***

ROADWAY IMPROVEMENTS							
Construction Traffic Control	1.	LS	\$ 1,000.00	=	\$ 1,000.00		\$ 1,000.00
Aggregate Base Course (135 lbs/cf)		Tons	\$ 37.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)	5100.	CY	\$ 66.00	=	\$ 336,600.00		\$ 336,600.00
Asphalt Pavement (3" thick)		SY	\$ 18.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)	25000.	SY	\$ 25.00	=	\$ 625,000.00		\$ 625,000.00
Asphalt Pavement (6" thick)		SY	\$ 38.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) ___" thick		Tons	\$ 114.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 11.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	20.	EA	\$ 392.00	=	\$ 7,840.00		\$ 7,840.00
Guide/Street Name Sign	30.	EA	\$ 500.00	=	\$ 15,000.00		\$ 15,000.00
Epoxy Pavement Marking		SF	\$ 17.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 30.00	=	\$ -		\$ -
Barricade - Type 3		EA	\$ 259.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 31.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	5100.	LF	\$ 38.00	=	\$ 193,800.00		\$ 193,800.00
Curb and Gutter, Type B (Median)		LF	\$ 38.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	8500.	LF	\$ 38.00	=	\$ 323,000.00		\$ 323,000.00
4" Sidewalk (incl. in landscaping in Sec. 3)		SY	\$ 62.00	=	\$ -		\$ -
5" Sidewalk	7550.	SY	\$ 77.00	=	\$ 581,350.00		\$ 581,350.00
6" Sidewalk		SY	\$ 94.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 125.00	=	\$ -		\$ -
Pedestrian Ramp	60.	EA	\$ 1,496.00	=	\$ 89,760.00		\$ 89,760.00
Cross Pan, local (8" thick, 6' wide to include return)	350.	LF	\$ 79.00	=	\$ 27,650.00		\$ 27,650.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 119.00	=	\$ -		\$ -
Curb Opening with Drain		EA	\$ 1,926.00	=	\$ -		\$ -
Guardrail Type 3 (W-Be)		LF	\$ 65.00	=	\$ -		\$ -
Guardrail Type 7 (Concr)		LF	\$ 94.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,731.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,902.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 102.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 104.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 22.00	=	\$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		=	\$ -		\$ -

looks like a typo, i think this 60 should be in the next row down since no straw bales are shown on plans, but lots of SCLs are.

4 on plans

Final check of quantities will be completed on next review.

**PROJECT INFORMATION**

**STERLING RANCH EAST FILING NO. 5**

**10/29/2024**

**SF-24XX**

**Project Name**

**Date**

**PCD File No.**

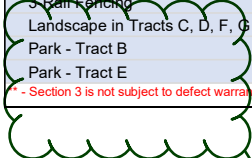
Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)		
						% Complete	Remaining	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
<b>STORM DRAIN IMPROVEMENTS</b>								
Concrete Box Culvert (M Standard), Size ( W x H )		LF		=	\$ -		\$ -	
18" Reinforced Concrete Pipe	480.	LF	\$ 82.00	=	\$ 39,360.00		\$ 39,360.00	
24" Reinforced Concrete Pipe	420.	LF	\$ 98.00	=	\$ 41,160.00		\$ 41,160.00	
30" Reinforced Concrete Pipe	540.	LF	\$ 123.00	=	\$ 66,420.00		\$ 66,420.00	
36" Reinforced Concrete Pipe	295.	LF	\$ 151.00	=	\$ 44,545.00		\$ 44,545.00	
42" Reinforced Concrete Pipe		LF	\$ 201.00	=	\$ -		\$ -	
48" Reinforced Concrete Pipe	1535.	LF	\$ 245.00	=	\$ 376,075.00		\$ 376,075.00	
54" Reinforced Concrete Pipe	740.	LF	\$ 320.00	=	\$ 236,800.00		\$ 236,800.00	
60" Reinforced Concrete Pipe	460.	LF	\$ 374.00	=	\$ 172,040.00		\$ 172,040.00	
66" Reinforced Concrete Pipe		LF	\$ 433.00	=	\$ -		\$ -	
72" Reinforced Concrete Pipe		LF	\$ 495.00	=	\$ -		\$ -	
18" Corrugated Steel Pipe		LF	\$ 105.00	=	\$ -		\$ -	
24" Corrugated Steel Pipe		LF	\$ 121.00	=	\$ -		\$ -	
30" Corrugated Steel Pipe		LF	\$ 154.00	=	\$ -		\$ -	
36" Corrugated Steel Pipe		LF	\$ 184.00	=	\$ -		\$ -	
42" Corrugated Steel Pipe		LF	\$ 212.00	=	\$ -		\$ -	
48" Corrugated Steel Pipe		LF	\$ 223.00	=	\$ -		\$ -	
54" Corrugated Steel Pipe		LF	\$ 327.00	=	\$ -		\$ -	
60" Corrugated Steel Pipe		LF	\$ 353.00	=	\$ -		\$ -	
66" Corrugated Steel Pipe		LF	\$ 427.00	=	\$ -		\$ -	
72" Corrugated Steel Pipe		LF	\$ 502.00	=	\$ -		\$ -	
78" Corrugated Steel Pipe		LF	\$ 578.00	=	\$ -		\$ -	
84" Corrugated Steel Pipe		LF	\$ 691.00	=	\$ -		\$ -	
Flared End Section (FES) RCP Size = 18" <i>(unit cost = 6x pipe unit cost)</i>		EA	\$ 492.00	=	\$ -		\$ -	
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	\$ 7,212.00	=	\$ -		\$ -	
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	9.	EA	\$ 9,377.00	=	\$ 84,393.00		\$ 84,393.00	
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 10,859.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 9,925.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'	6.	EA	\$ 10,230.00	=	\$ 61,380.00		\$ 61,380.00	
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 12,805.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 12,907.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	\$ 13,835.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 15,130.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 13,755.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 15,181.00	=	\$ -		\$ -	
Grated Inlet (Type C), Depth < 5'		EA	\$ 6,037.00	=	\$ -		\$ -	
Grated Inlet (Type D), Depth < 5'		EA	\$ 7,458.00	=	\$ -		\$ -	
Storm Sewer Manhole, Box Base	7.	EA	\$ 15,130.00	=	\$ 105,910.00		\$ 105,910.00	
Storm Sewer Manhole, Slab Base	6.	EA	\$ 8,322.00	=	\$ 49,932.00		\$ 49,932.00	
Geotextile (Erosion Control)		SY	\$ 9.00	=	\$ -		\$ -	
Rip Rap, d50 size from 6" to 24"		Tons	\$ 104.00	=	\$ -		\$ -	
Rip Rap, Grouted		Tons	\$ 124.00	=	\$ -		\$ -	
Drainage Channel Construction, Size ( W x H )		LF		=	\$ -		\$ -	
Drainage Channel Lining, Concrete		CY	\$ 741.00	=	\$ -		\$ -	
Drainage Channel Lining, Rip Rap		CY	\$ 145.00	=	\$ -		\$ -	
Drainage Channel Lining, Grass		AC	\$ 1,911.00	=	\$ -		\$ -	
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
<b>Section 2 Subtotal</b>					<b>=</b>	<b>\$ 3,479,015.00</b>		<b>\$ 3,479,015.00</b>

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

PROJECT INFORMATION			
STERLING RANCH EAST FILING NO. 5	10/29/2024	SF-24XX	
Project Name	Date	PCD File No.	

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
<b>SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**</b>							
<b>ROADWAY IMPROVEMENTS</b>							
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
<b>STORM DRAIN IMPROVEMENTS</b> (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
18" Reinforced Concrete Pipe		LF	\$ 82.00	=	\$ -		\$ -
36" Reinforced Concrete Pipe		LF	\$ 151.00	=	\$ -		\$ -
42" Reinforced Concrete Pipe		LF	\$ 201.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 6,037.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 7,458.00	=	\$ -		\$ -
Storm Sewer Manhole, Slab Base		EA	\$ 8,322.00	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 104.00	=	\$ -		\$ -
				=	\$ -		\$ -
<b>WATER SYSTEM IMPROVEMENTS</b>							
Water Main Pipe (PVC), Size 8"	7520.	LF	\$ 84.00	=	\$ 631,680.00		\$ 631,680.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 98.00	=	\$ -		\$ -
Gate Valves, 8"	35.	EA	\$ 2,418.00	=	\$ 84,630.00		\$ 84,630.00
Fire Hydrant Assembly, w/ all valves	16.	EA	\$ 8,584.00	=	\$ 137,344.00		\$ 137,344.00
Water Service Line Installation, inc. tap and valves	152.	EA	\$ 1,723.00	=	\$ 261,896.00		\$ 261,896.00
Fire Cistern Installation, complete		EA		=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>							
<b>SANITARY SEWER IMPROVEMENTS</b>							
Sewer Main Pipe (PVC), Size 8"	7710.	LF	\$ 84.00	=	\$ 647,640.00		\$ 647,640.00
Sewer Main Pipe (PVC), Size 12"		LF	\$ 110.00	=	\$ -		\$ -
Sanitary Sewer Manhole, Depth < 15 feet	24.	EA	\$ 5,708.00	=	\$ 136,992.00		\$ 136,992.00
Sanitary Service Line Installation, complete	152.	EA	\$ 1,825.00	=	\$ 277,400.00		\$ 277,400.00
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>							
<b>LANDSCAPING IMPROVEMENTS</b> (For subdivision specific condition of approval, or PUD)							
Slot Wall along Sterling Ranch Road	1080.	LF	\$ 90.00	=	\$ 97,200.00		\$ 97,200.00
3 Rail Fencing	2780.	LF	\$ 35.00	=	\$ 97,300.00		\$ 97,300.00
Landscape in Tracts C, D, F, G and H	58274.	SF	\$ 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
				<b>Section 3 Subtotal</b>	<b>= \$ 3,342,772.50</b>		<b>\$ 3,342,772.50</b>

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



Add additional landscape for public local roads

**PROJECT INFORMATION**

<b>STERLING RANCH EAST FILING NO. 5</b>	<b>10/29/2024</b>	<b>SF-24XX</b>
<b>Project Name</b>	<b>Date</b>	<b>PCD File No.</b>

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
<b>Total Construction Financial Assurance</b>						<b>\$ 7,541,767.75</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>\$ 7,541,767.75</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>\$ 747,861.36</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.

\_\_\_\_\_  
 Engineer (P.E. Seal Required)

\_\_\_\_\_  
 Approved by Owner / Applicant

\_\_\_\_\_  
 Approved by El Paso County Engineer / ECM Administrator

\_\_\_\_\_  
 Date

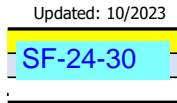
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# V1\_Financial Assurance Forms.pdf Markup Summary

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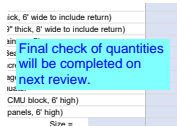
## CDurham (2)

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SF-24-30



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Final check of quantities will be completed on next review.

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## dsdparsons (1)

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Add additional landscape for public local roads

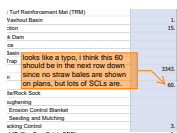
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## Glenn Reese - EPC Stormwater (8)

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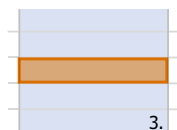


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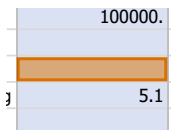


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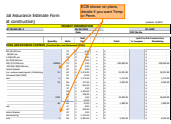
looks like a typo, i think this 60 should be in the next row down since no straw bales are shown on plans, but lots of SCLs are.



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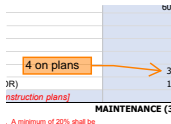
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ECB shown on plans, decide if you want Temp or Perm.



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3



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4 on plans



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4