

2026 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 2/2026

PROJECT INFORMATION		
Windemere Filing No. 2	Date: 2/25/2026	PCD File No. PPR2442

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 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	28600.	CY	\$ 4.50	= \$ 128,700.00		\$ 128,700.00
50,001-200,000; \$175,000 min		CY	\$ 3.00	= \$ -		\$ -
greater than 200,000; \$500,000 min		CY	\$ 2.50	= \$ -		\$ -
Erosion Control Blanket		SY	\$ 6.00	= \$ -		\$ -
Seeding (inc. noxious weed mgmnt.) & Mulching	1.00	AC	\$ 2,037.00	= \$ 2,037.00		\$ 2,037.00
Permanent Pond/PCM (provide engineer's estimate)		EA		= \$ -		\$ -
				= \$ -		\$ -
				= \$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>						
Safety Fence	1550.	LF	\$ 5.00	= \$ 7,750.00		\$ 7,750.00
Inlet Protection	20.	EA	\$ 322.00	= \$ 6,440.00		\$ 6,440.00
Rock Check Dam	15.	EA	\$ 908.00	= \$ 13,620.00		\$ 13,620.00
Concrete Washout Basin	1.	EA	\$ 1,790.00	= \$ 1,790.00		\$ 1,790.00
Sediment Basin		EA	\$ 3,483.00	= \$ -		\$ -
Sediment Trap		EA	\$ 877.00	= \$ -		\$ -
Silt Fence		LF	\$ 3.00	= \$ -		\$ -
Slope Drain		LF	\$ 30.00	= \$ -		\$ -
Straw Bale		EA	\$ 56.00	= \$ -		\$ -
Straw Wattle/Rock Sock		LF	\$ 11.00	= \$ -		\$ -
Surface Roughening	8.	AC	\$ 507.00	= \$ 4,056.00		\$ 4,056.00
Vehicle Tracking Control	2.	EA	\$ 3,840.00	= \$ 7,680.00		\$ 7,680.00
				= \$ -		\$ -
				= \$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>						
				= \$ -		\$ -
MAINTENANCE (35% of Construction BMPs)				=	\$ 11,755.10	\$ 11,755.10
Section 1 Subtotal				=	\$ 183,828.10	\$ 183,828.10

SECTION 2 - PUBLIC IMPROVEMENTS *

ROADWAY IMPROVEMENTS						
Construction Traffic Control		LS		= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 42.00	= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)	75.	CY	\$ 81.00	= \$ 6,075.00		\$ 6,075.00
Asphalt Pavement (3" thick)		SY	\$ 22.00	= \$ -		\$ -
Asphalt Pavement (4" thick)	450.	SY	\$ 31.00	= \$ 13,950.00		\$ 13,950.00
Asphalt Pavement (6" thick)		SY	\$ 47.00	= \$ -		\$ -
Asphalt Pavement (147 lbs/cf) _" thick		Tons	\$ 140.00	= \$ -		\$ -
Raised Median, Paved		SF	\$ 15.00	= \$ -		\$ -
Signs (regulatory/advisory/guide/street)	4.	EA	\$ 293.00	= \$ 1,172.00		\$ 1,172.00
Epoxy Pavement Marking	223.	SF	\$ 19.00	= \$ 4,237.00		\$ 4,237.00
Thermoplastic Pavement Marking	30.	SF	\$ 29.00	= \$ 870.00		\$ 870.00
Barricade - Type 3		EA	\$ 380.00	= \$ -		\$ -
Delineator - Type I		EA	\$ 38.00	= \$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	355.	LF	\$ 49.00	= \$ 17,395.00		\$ 17,395.00
Curb and Gutter, Type B (Median)		LF	\$ 50.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 51.00	= \$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 69.00	= \$ -		\$ -
5" Sidewalk	829.	SY	\$ 85.00	= \$ 70,465.00		\$ 70,465.00
6" Sidewalk		SY	\$ 113.00	= \$ -		\$ -
8" Sidewalk		SY	\$ 141.00	= \$ -		\$ -
Pedestrian Ramp	6.	EA	\$ 1,961.00	= \$ 11,766.00		\$ 11,766.00
Cross Pan, local (8" thick, 6' wide to include return)	65.	LF	\$ 87.00	= \$ 5,655.00		\$ 5,655.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 131.00	= \$ -		\$ -
Curb Opening with Drainage Chase		EA	\$ 2,341.00	= \$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 87.00	= \$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 104.00	= \$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,485.00	= \$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 22,568.00	= \$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 113.00	= \$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 115.00	= \$ -		\$ -
Electrical Conduit, Size =		LF	\$ 33.00	= \$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		= \$ -		\$ -
Survey Monumentation		EA	\$ 638.00	= \$ -		\$ -
				= \$ -		\$ -

PROJECT INFORMATION

Windemere Filing No. 2

Date: 2/25/2026

PCD File No. PPR2442

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		LF	\$ 111.00	=	\$	-		\$ -	
24" Reinforced Concrete Pipe		LF	\$ 161.00	=	\$	-		\$ -	
30" Reinforced Concrete Pipe		LF	\$ 167.00	=	\$	-		\$ -	
36" Reinforced Concrete Pipe		LF	\$ 191.00	=	\$	-		\$ -	
42" Reinforced Concrete Pipe		LF	\$ 275.00	=	\$	-		\$ -	
48" Reinforced Concrete Pipe		LF	\$ 349.00	=	\$	-		\$ -	
54" Reinforced Concrete Pipe		LF	\$ 465.00	=	\$	-		\$ -	
60" Reinforced Concrete Pipe		LF	\$ 476.00	=	\$	-		\$ -	
66" Reinforced Concrete Pipe		LF	\$ 550.00	=	\$	-		\$ -	
72" Reinforced Concrete Pipe		LF	\$ 616.00	=	\$	-		\$ -	
18" Corrugated Steel Pipe		LF	\$ 136.00	=	\$	-		\$ -	
24" Corrugated Steel Pipe		LF	\$ 229.00	=	\$	-		\$ -	
30" Corrugated Steel Pipe		LF	\$ 244.00	=	\$	-		\$ -	
36" Corrugated Steel Pipe		LF	\$ 244.00	=	\$	-		\$ -	
42" Corrugated Steel Pipe		LF	\$ 226.00	=	\$	-		\$ -	
48" Corrugated Steel Pipe		LF	\$ 465.00	=	\$	-		\$ -	
54" Corrugated Steel Pipe		LF	\$ 459.00	=	\$	-		\$ -	
60" Corrugated Steel Pipe		LF	\$ 501.00	=	\$	-		\$ -	
66" Corrugated Steel Pipe		LF	\$ 580.00	=	\$	-		\$ -	
72" Corrugated Steel Pipe		LF	\$ 654.00	=	\$	-		\$ -	
78" Corrugated Steel Pipe		LF	\$ 728.00	=	\$	-		\$ -	
84" Corrugated Steel Pipe		LF	\$ 901.00	=	\$	-		\$ -	
Flared End Section (FES) RCP Size = <small>(unit cost = 6x pipe unit cost)</small>		EA		=	\$	-		\$ -	
Flared End Section (FES) CSP Size = <small>(unit cost = 6x pipe unit cost)</small>		EA		=	\$	-		\$ -	
				=	\$	-		\$ -	
<i>[insert items not listed but part of construction plans]</i>									
End Treatment- Headwall		EA		=	\$	-		\$ -	
End Treatment- Wingwall		EA		=	\$	-		\$ -	
End Treatment - Cutoff Wall		EA		=	\$	-		\$ -	
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 8,814.00	=	\$	-		\$ -	
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 10,835.00	=	\$	-		\$ -	
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 12,206.00	=	\$	-		\$ -	
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 11,438.00	=	\$	-		\$ -	
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	\$ 12,689.00	=	\$	-		\$ -	
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 16,174.00	=	\$	-		\$ -	
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 14,452.00	=	\$	-		\$ -	
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	\$ 17,237.00	=	\$	-		\$ -	
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 21,610.00	=	\$	-		\$ -	
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 16,499.00	=	\$	-		\$ -	
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 20,012.00	=	\$	-		\$ -	
Grated Inlet (Type C), Depth < 5'		EA	\$ 8,156.00	=	\$	-		\$ -	
Grated Inlet (Type D), Depth < 5'		EA	\$ 11,435.00	=	\$	-		\$ -	
Storm Sewer Manhole, Box Base		EA	\$ 18,950.00	=	\$	-		\$ -	
Storm Sewer Manhole, Slab Base		EA	\$ 9,314.00	=	\$	-		\$ -	
Geotextile (Erosion Control)		SY	\$ 6.00	=	\$	-		\$ -	
Rip Rap, d50 size from 6" to 24"		Tons	\$ 102.00	=	\$	-		\$ -	
Rip Rap, Grouted		Tons	\$ 136.00	=	\$	-		\$ -	
Drainage Channel Construction, Size (W x H)		LF		=	\$	-		\$ -	
Drainage Channel Lining, Concrete		CY	\$ 815.00	=	\$	-		\$ -	
Drainage Channel Lining, Rip Rap		CY	\$ 234.00	=	\$	-		\$ -	
Drainage Channel Lining, Grass		AC	\$ 2,100.00	=	\$	-		\$ -	
Permanent Drainage Channel Lining or Roadside Ditch TRM		SY	\$ 13.00	=	\$	-		\$ -	
				=	\$	-		\$ -	
				=	\$	-		\$ -	
				=	\$	-		\$ -	
<i>[insert items not listed but part of construction plans]</i>									
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)									
Section 2 Subtotal						=	\$	131,585.00	\$ 131,585.00

PROJECT INFORMATION

Windemere Filing No. 2

Date: 2/25/2026

PCD File No. PPR2442

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**						
ROADWAY IMPROVEMENTS						
Signs (regulatory/advisory/guide/street)	6.	EA	\$ 293.00	= \$	1,758.00	\$ 1,758.00
Aggregate Base Course (135 lbs/cf)	1275.	CY	\$ 81.00	= \$	103,275.00	\$ 103,275.00
Asphalt Pavement (4" thick)	7650.	SY	\$ 31.00	= \$	237,150.00	\$ 237,150.00
Pedestrian Ramp	2.	EA	\$ 1,961.00	= \$	3,922.00	\$ 3,922.00
4" Sidewalk (common areas only)	2660.	SY	\$ 69.00	= \$	183,540.00	\$ 183,540.00
Curb and Gutter, Type A (6" Vertical)	3036.	LF	\$ 49.00	= \$	148,764.00	\$ 148,764.00
Curb and Gutter, Type C (Ramp)	26.	LF	\$ 51.00	= \$	1,326.00	\$ 1,326.00
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)						
18" Reinforced Concrete Pipe	600.	LF	\$ 111.00	= \$	66,600.00	\$ 66,600.00
24" Reinforced Concrete Pipe	900.	LF	\$ 161.00	= \$	144,900.00	\$ 144,900.00
Flared End Section (FES) RCP Size =24" <small>(unit cost = 6x pipe unit cost)</small>	1.	EA	\$ 630.00	= \$	630.00	\$ 630.00
Curb Inlet (Type R) L=5', Depth < 5'	5.	EA	\$ 8,814.00	= \$	44,070.00	\$ 44,070.00
Grated Inlet (Type C), Depth < 5'	3.	EA	\$ 8,156.00	= \$	24,468.00	\$ 24,468.00
Storm Sewer Manhole, Slab Base	5.	EA	\$ 9,314.00	= \$	46,570.00	\$ 46,570.00
WATER SYSTEM IMPROVEMENTS						
Water Main Pipe (PVC), Size 8"	2165.	LF	\$ 90.00	= \$	194,850.00	\$ 194,850.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 105.00	= \$	-	\$ -
Gate Valves, 8"	5.	EA	\$ 2,599.00	= \$	12,995.00	\$ 12,995.00
Fire Hydrant Assembly, w/ all valves	1.	EA	\$ 9,228.00	= \$	9,228.00	\$ 9,228.00
Water Service Line Installation, inc. tap and valves	104.	EA	\$ 1,852.00	= \$	192,608.00	\$ 192,608.00
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"	2150.	LF	\$ 90.00	= \$	193,500.00	\$ 193,500.00
Sanitary Sewer Manhole, Depth < 15 feet	14.	EA	\$ 6,136.00	= \$	85,904.00	\$ 85,904.00
Sanitary Service Line Installation, complete	104.	EA	\$ 1,962.00	= \$	204,048.00	\$ 204,048.00
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)						
		EA		= \$	-	\$ -
		EA		= \$	-	\$ -
		EA		= \$	-	\$ -
		EA		= \$	-	\$ -
		EA		= \$	-	\$ -
Section 3 Subtotal				= \$	1,900,106.00	\$ 1,900,106.00
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 3,000.00	= \$	3,000.00	\$ 3,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 4,500.00	= \$	4,500.00	\$ 4,500.00
Total Construction Financial Assurance					\$ 2,223,019.10	
<small>(Sum of all section subtotals plus as-builts and pond/BMP certification)</small>						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)					\$ 2,223,019.10	
<small>(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)</small>						
Total Defect Warranty Financial Assurance					\$ 52,464.40	
<small>(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)</small>						

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

Date

4/27/2026

Approved by El Paso County Engineer / ECM Administrator

Date