

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

Updated: 2/2026

PROJECT INFORMATION			
Project Name: North Bay at Lake Woodmoor	Date: 07/29/2026	PCD File No. SF263	

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	820.	CY	\$ 7.50	=	\$ 8,000.00		\$ 8,000.00
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		CY	\$ 3.00	=	\$ -		\$ -
greater than 200,000; \$500,000 min		CY	\$ 2.50	=	\$ -		\$ -
Erosion Control Blanket	101.	SY	\$ 6.00	=	\$ 606.00		\$ 606.00
Seeding (inc. noxious weed mgmnt.) & Mulching	3.	AC	\$ 2,037.00	=	\$ 6,111.00		\$ 6,111.00
Permanent Pond/PCM (provide engineer's estimate)		EA		=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
Safety Fence		LF	\$ 5.00	=	\$ -		\$ -
Inlet Protection		EA	\$ 322.00	=	\$ -		\$ -
Rock Check Dam		EA	\$ 908.00	=	\$ -		\$ -
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	1020.	LF	\$ 3.00	=	\$ 3,060.00		\$ 3,060.00
Slope Drain		LF	\$ 30.00	=	\$ -		\$ -
Straw Bale		EA	\$ 56.00	=	\$ -		\$ -
Straw Wattle/Rock Sock		LF	\$ 11.00	=	\$ -		\$ -
Surface Roughening		AC	\$ 507.00	=	\$ -		\$ -
Vehicle Tracking Control	2.	EA	\$ 3,840.00	=	\$ 7,680.00		\$ 7,680.00
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
MAINTENANCE (35% of Construction BMPs)				=	\$ 4,385.50		\$ 4,385.50
Section 1 Subtotal				=	\$ 31,632.50		\$ 31,632.50
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)		CY	\$ 81.00	=	\$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 22.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 31.00	=	\$ -		\$ -
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)		EA	\$ 293.00	=	\$ -		\$ -
Epoxy Pavement Marking		SF	\$ 19.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 29.00	=	\$ -		\$ -
Barricade - Type 3		EA	\$ 380.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 38.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 49.00	=	\$ -		\$ -
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		SY	\$ 85.00	=	\$ -		\$ -
6" Sidewalk		SY	\$ 113.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 141.00	=	\$ -		\$ -
Pedestrian Ramp		EA	\$ 1,961.00	=	\$ -		\$ -
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 87.00	=	\$ -		\$ -
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	=	\$ -		\$ -
				=	\$ -		\$ -

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

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						% 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 = (unit cost = 6x pipe unit cost)		EA		=	\$ -		\$ - *
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		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>				=	\$ -		\$ - *
Section 2 Subtotal					= \$ -		\$ - *

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

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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								
Aggregate Base Course (135 lb/cf)	755.	CY	\$ 81.00	=	\$ 61,155.00		\$ 61,155.00	
Asphalt Pavement (6" thick)	637.	SY	\$ 47.00	=	\$ 29,939.00		\$ 29,939.00	
Regulatory Sign/ Advisory Sign	17.	EA	\$ 293.00	=	\$ 4,981.00		\$ 4,981.00	
Concrete Pavement (6" thick)	772.	SY	\$ 113.00	=	\$ 87,236.00		\$ 87,236.00	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)								
24" Reinforced Concrete Pipe	340.	LF	\$ 161.00	=	\$ 54,740.00		\$ 54,740.00	
Storm Sewer Manhole, Box Base	1.	EA	\$ 18,950.00	=	\$ 18,950.00		\$ 18,950.00	
Flexamat Plus Channel Lining	7181.	SF	\$ 10.00	=	\$ 71,810.00		\$ 71,810.00	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
WATER SYSTEM IMPROVEMENTS								
Water Main Pipe (PVC), Size 8"		LF	\$ 90.00	=	\$ -		\$ -	
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 105.00	=	\$ -		\$ -	
Gate Valves, 8"		EA	\$ 2,599.00	=	\$ -		\$ -	
Fire Hydrant Assembly, w/ all valves	2.	EA	\$ 9,228.00	=	\$ 18,456.00		\$ 18,456.00	
Water Service Line Installation, inc. tap and valves	6.	EA	\$ 1,852.00	=	\$ 11,112.00		\$ 11,112.00	
Fire Cistern Installation, complete		EA	\$ 17,865.00	=	\$ -		\$ -	
Water Main Pipe (PVC), Size 6"	742.	LF	\$ 75.00	=	\$ 55,650.00		\$ 55,650.00	
Gate Valves, 6"	9.	EA	\$ 2,500.00	=	\$ 22,500.00		\$ 22,500.00	
SANITARY SEWER IMPROVEMENTS								
Sewer Main Pipe (PVC), Size 8"	360.	LF	\$ 90.00	=	\$ 32,400.00		\$ 32,400.00	
Sanitary Sewer Manhole, Depth < 15 feet	4.	EA	\$ 6,136.00	=	\$ 24,544.00		\$ 24,544.00	
Sanitary Service Line Installation, complete	6.	EA	\$ 1,962.00	=	\$ 11,772.00		\$ 11,772.00	
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -	
				=	\$ -		\$ -	
[insert items not listed but part of construction plans]				=	\$ -		\$ -	
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)								
Deciduous Trees	6.	EA	\$ 500.00	=	\$ 3,000.00		\$ 3,000.00	
Evergreen Trees	6.	EA	\$ 500.00	=	\$ 3,000.00		\$ 3,000.00	
Native Seeding	8217.	EA	\$ 1.00	=	\$ 8,217.00		\$ 8,217.00	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
** - Section 3 is not subject to defect warranty requirements				Section 3 Subtotal	= \$ 519,462.00		\$ 519,462.00	
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS		=	\$ -		\$ -	
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 1,500.00	=	\$ 1,500.00		\$ 1,500.00	
Total Construction Financial Assurance						\$	552,594.50	
(Sum of all section subtotals plus as-builts and pond/BMP certification)								
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$	552,594.50	
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)								
Total Defect Warranty Financial Assurance						\$	2,943.40	
(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	Date
Approved by El Paso County Engineer / ECM Administrator	Date