

2023 Financial Assurance Estimate Form  
(with pre-plat construction)

Updated: 12/8/2022

PROJECT INFORMATION		
Homestead North at Sterling Ranch Filing 3	4/17/2023	SF 22-29
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	117,573	CY	\$ 2.50	=	\$ 293,932.50		\$ 293,932.50	
greater than 200,000; \$500,000 min		CY	\$ 2.00	=	\$ -		\$ -	
Permanent Erosion Control Blanket		SY	\$ 8.00	=	\$ -		\$ -	
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching	31.0	AC	\$ 1,875.00	=	\$ 58,125.00		\$ 58,125.00	
Permanent Pond/BMP (provide engineer's estimate)	1	EA	\$ 50,000.00	=	\$ 50,000.00		\$ 50,000.00	
Concrete Washout Basin	1	EA	\$ 1,089.00	=	\$ 1,089.00		\$ 1,089.00	
Inlet Protection	7	EA	\$ 202.00	=	\$ 1,414.00		\$ 1,414.00	
Rock Check Dam	3	EA	\$ 605.00	=	\$ 1,815.00		\$ 1,815.00	
Safety Fence	1,647	LF	\$ 3.00	=	\$ 4,941.00		\$ 4,941.00	
Sediment Basin	3	EA	\$ 2,132.00	=	\$ 6,396.00		\$ 6,396.00	
Sediment Trap		EA	\$ 500.00	=	\$ -		\$ -	
Silt Fence	4,138	LF	\$ 3.00	=	\$ 12,414.00		\$ 12,414.00	
Slope Drain		LF	\$ 40.00	=	\$ -		\$ -	
Straw Bale		EA	\$ 31.00	=	\$ -		\$ -	
Straw Wattle/Rock Sock	9,486	LF	\$ 7.00	=	\$ 66,402.00		\$ 66,402.00	
Surface Roughening		AC	\$ 250.00	=	\$ -		\$ -	
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -	
Temporary Seeding and Mulching		AC	\$ 1,666.00	=	\$ -		\$ -	
Vehicle Tracking Control	3	EA	\$ 2,867.00	=	\$ 8,601.00		\$ 8,601.00	
Diversion Ditch	6,842	LF	\$ 2.00	=	\$ 13,684.00		\$ 13,684.00	
<i>(insert items not listed but part of construction plans)</i>								
<b>MAINTENANCE (35% of Construction BMPs)</b>					=	\$ 40,483.45		\$ 40,483.45
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED).								
<b>Section 1 Subtotal</b>					=	\$ <b>559,296.95</b>		\$ <b>559,296.95</b>

<b>SECTION 2 - PUBLIC IMPROVEMENTS *</b>							
<b>ROADWAY IMPROVEMENTS</b>							
Construction Traffic Control	1.0	LS	\$ 5,000.00	=	\$ 5,000.00		\$ 5,000.00
Aggregate Base Course (135 lbs/cf)		Tons	\$ 34.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)	3,919.0	CY	\$ 61.00	=	\$ 239,059.00		\$ 239,059.00
Asphalt Pavement (3" thick)		SY	\$ 17.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)	17,814.0	SY	\$ 23.00	=	\$ 409,722.00		\$ 409,722.00
Asphalt Pavement (6" thick)		SY	\$ 35.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) _" thick		Tons	\$ 106.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 10.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	9.0	EA	\$ 364.00	=	\$ 3,276.00		\$ 3,276.00
Guide/Street Name Sign	7.0	EA	\$ 364.00	=	\$ 2,548.00		\$ 2,548.00
Epoxy Pavement Marking		SF	\$ 16.00	=	\$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 28.00	=	\$ -		\$ -
Barricade - Type 3		EA	\$ 241.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 29.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	3,094.0	LF	\$ 35.00	=	\$ 108,290.00		\$ 108,290.00
Curb and Gutter, Type B (Median)		LF	\$ 35.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	6,415.0	LF	\$ 35.00	=	\$ 224,525.00		\$ 224,525.00
4" Sidewalk (common areas only)		SY	\$ 58.00	=	\$ -		\$ -
5" Sidewalk	5,282.0	SY	\$ 72.00	=	\$ 380,304.00		\$ 380,304.00
6" Sidewalk		SY	\$ 87.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 116.00	=	\$ -		\$ -
Pedestrian Ramp	27.0	EA	\$ 1,390.00	=	\$ 37,530.00		\$ 37,530.00
Cross Pan, local (8" thick, 6' wide to include return)	238.0	LF	\$ 73.00	=	\$ 17,374.00		\$ 17,374.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 111.00	=	\$ -		\$ -
Curb Opening with Drainage Chase		EA	\$ 1,790.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 60.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 87.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,538.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,556.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 95.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 97.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 20.00	=	\$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		=	\$ -		\$ -

**PROJECT INFORMATION**

Homestead North at Sterling Ranch Filing 3  
Project Name

4/17/2023  
Date

SF 22-29  
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		LF	\$ 76.00	=	\$ -		\$ -
24" Reinforced Concrete Pipe	413	LF	\$ 91.00	=	\$ 37,583.00		\$ 37,583.00
30" Reinforced Concrete Pipe	231	LF	\$ 114.00	=	\$ 26,334.00		\$ 26,334.00
36" Reinforced Concrete Pipe	536	LF	\$ 140.00	=	\$ 75,040.00		\$ 75,040.00
42" Reinforced Concrete Pipe		LF	\$ 187.00	=	\$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 228.00	=	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 297.00	=	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 348.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 402.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 460.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 98.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 112.00	=	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 143.00	=	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 171.00	=	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 197.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 207.00	=	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 304.00	=	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 328.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 397.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 467.00	=	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 537.00	=	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 642.00	=	\$ -		\$ -
Flared End Section (FES) RCP Size = 30 <i>(unit cost = fix pipe unit cost)</i>	1	EA	\$ 700.00	=	\$ 700.00		\$ 700.00
Flared End Section (FES) CSP Size = <i>(unit cost = fix 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	\$ 6,703.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 8,715.00	=	\$ -		\$ -
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 10,092.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 9,224.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	\$ 9,507.00	=	\$ -		\$ -
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 11,901.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', Depth < 5'	6	EA	\$ 11,995.00	=	\$ 71,970.00		\$ 71,970.00
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	\$ 12,858.00	=	\$ -		\$ -
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 14,061.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 12,783.00	=	\$ -		\$ -
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 14,109.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 5,611.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 6,931.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base	2	EA	\$ 14,061.00	=	\$ 28,122.00		\$ 28,122.00
Storm Sewer Manhole, Slab Base	1	EA	\$ 7,734.00	=	\$ 7,734.00		\$ 7,734.00
Geotextile (Erosion Control)		SY	\$ 8.00	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"		Tons	\$ 97.00	=	\$ -		\$ -
Rip Rap, Grouted		Tons	\$ 115.00	=	\$ -		\$ -
Drainage Channel Construction, Size ( W x H )		LF	\$ -	=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 689.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 135.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,776.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<i>* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)</i>							
<b>Section 2 Subtotal</b>				=	\$ 1,675,111.00		\$ 1,675,111.00

**PROJECT INFORMATION**

Homestead North at Sterling Ranch Filing 3  
Project Name

4/17/2023  
Date

SF 22-29  
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 (Exception: Permanent Pond/BMP shall be itemized under Section 1)</b>								
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
<b>WATER SYSTEM IMPROVEMENTS</b>								
Water Main Pipe (PVC), Size 8"	4,836	LF	\$ 78.00	=	\$ 377,208.00		\$ 377,208.00	
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 91.00	=	\$ -		\$ -	
Gate Valves, 8"	10	EA	\$ 2,247.00	=	\$ 22,470.00		\$ 22,470.00	
Fire Hydrant Assembly, w/ all valves	14	EA	\$ 7,978.00	=	\$ 111,692.00		\$ 111,692.00	
Water Service Line Installation, inc. tap and valves	77	EA	\$ 1,601.00	=	\$ 123,277.00		\$ 123,277.00	
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"	4,480	LF	\$ 78.00	=	\$ 349,440.00		\$ 349,440.00	
Sanitary Sewer Manhole, Depth < 15 feet	14	EA	\$ 5,305.00	=	\$ 74,270.00		\$ 74,270.00	
Sanitary Service Line Installation, complete	77	EA	\$ 1,696.00	=	\$ 130,592.00		\$ 130,592.00	
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>								
				=	\$ -		\$ -	
<b>LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)</b>								
Landscaping Improvements	1	EA	\$ 100,000.00	=	\$ 100,000.00		\$ 100,000.00	
Noise Wall along Vollmer	1,680	LF	\$ 70.00	=	\$ 117,600.00		\$ 117,600.00	
Sidewalk along Vollmer (6ft)	1,151	SY	\$ 72.00	=	\$ 82,872.00		\$ 82,872.00	
		EA		=	\$ -		\$ -	
		EA		=	\$ -		\$ -	
					<b>Section 3 Subtotal</b>	<b>= \$ 1,489,421.00</b>		<b>\$ 1,489,421.00</b>

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

**PROJECT INFORMATION**

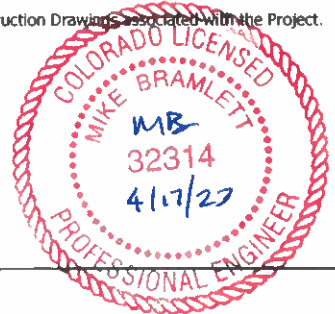
Homestead North at Sterling Ranch Filing 3	4/17/2023	SF 22-29
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 5,000.00	= \$ 5,000.00	\$	5,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 5,000.00	= \$ 5,000.00	\$	5,000.00
<b>Total Construction Financial Assurance</b>						<b>\$ 3,733,828.95</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>\$ 3,733,828.95</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>\$ 415,433.70</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.

*Mike Bramlett*



Engineer (P.E. Seal Required)

*[Signature]*

Approved by Owner / Applicant

Date

**Accepted for File**



Approved by El Paso County Engineer / Ed

By: **Gilbert LaForce, P.E.**  
Engineering Manager

Date

Date: 08/17/2023 8:14:29 AM  
El Paso County Department of Public Works