

Update to 2023

2022 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 11/4/2021

PROJECT INFORMATION		
Homestead North at Sterling Ranch Filing 3	1/23/2023	SF 22-29
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	\$ 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 Seeding (inc. noxious weed mgmt)	31	AC	\$ 888.00	= \$ 27,466.00		\$ 27,466.00
* Mulching	31	AC	\$ 831.00	= \$ 25,761.00		\$ 25,761.00
* Permanent Erosion Control Blanket	78	SY	\$ 7.00	= \$ 546.00		\$ 546.00
* Permanent Pond/BMP Construction		CY	\$ 22.00	= \$ -		\$ -
* Permanent Pond/BMP (provide engineer's estimate)	1	EA	\$ 40,000.00	= \$ 40,000.00		\$ 40,000.00
		EA		= \$ -		\$ -
Safety Fence	1,647	LF	\$ 3.00	= \$ 4,941.00		\$ 4,941.00
Temporary Erosion Control Blanket		SY	\$ 3.00	= \$ -		\$ -
Vehicle Tracking Control	3	EA	\$ 2,625.00	= \$ 7,875.00		\$ 7,875.00
Silt Fence	4,138	LF	\$ 3.00	= \$ 12,414.00		\$ 12,414.00
Temporary Seeding		AC	\$ 695.00	= \$ -		\$ -
Temporary Mulch		AC	\$ 831.00	= \$ -		\$ -
Erosion Bales		EA	\$ 28.00	= \$ -		\$ -
Erosion Logs/Straw Wattles	9,486	LF	\$ 6.00	= \$ 56,916.00		\$ 56,916.00
Rock Check Dams	3	EA	\$ 554.00	= \$ 1,662.00		\$ 1,662.00
Inlet Protection	7	EA	\$ 185.00	= \$ 1,295.00		\$ 1,295.00
Sediment Basin	3	EA	\$ 1,952.00	= \$ 5,856.00		\$ 5,856.00
Concrete Washout Basin	1	EA	\$ 997.00	= \$ 997.00		\$ 997.00
Diversion Ditch	6,842	LF	\$ 2.00	= \$ 13,684.00		\$ 13,684.00
<i>Insert items not listed but part of construction plans</i>				= \$ -		\$ -
MAINTENANCE (35% of Construction BMPs)				= \$ 35,244.65		\$ 35,244.65
Section 1 Subtotal				= \$ 528,590.15		\$ 528,590.15
SECTION 2 - PUBLIC IMPROVEMENTS *						
ROADWAY IMPROVEMENTS						
Construction Traffic Control	1	LS		= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 31.00	= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)	3,919	CY	\$ 56.00	= \$ 219,464.00		\$ 219,464.00
Asphalt Pavement (3" thick)		SY	\$ 16.00	= \$ -		\$ -
Asphalt Pavement (4" thick)	17,814	SY	\$ 21.00	= \$ 374,094.00		\$ 374,094.00
Asphalt Pavement (5" thick)		SY	\$ 32.00	= \$ -		\$ -
Asphalt Pavement (147 lbs/cf) ___" thick		Tons	\$ 97.00	= \$ -		\$ -
Raised Median, Paved		SF	\$ 9.00	= \$ -		\$ -
Regulatory Sign/Advisory Sign	9	EA	\$ 333.00	= \$ 2,997.00		\$ 2,997.00
Guide/Street Name Sign	7	EA		= \$ -		\$ -
Epoxy Pavement Marking		SF	\$ 15.00	= \$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 26.00	= \$ -		\$ -
Barricade - Type 3		EA	\$ 221.00	= \$ -		\$ -
Delineator - Type I		EA	\$ 27.00	= \$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	3,094	LF	\$ 32.00	= \$ 99,008.00		\$ 99,008.00
Curb and Gutter, Type B (Median)		LF	\$ 32.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)	6,415	LF	\$ 32.00	= \$ 205,280.00		\$ 205,280.00
4" Sidewalk (common areas only)		SY	\$ 53.00	= \$ -		\$ -
5" Sidewalk	5,851	SY	\$ 66.00	= \$ 386,166.00		\$ 386,166.00
6" Sidewalk		SY	\$ 80.00	= \$ -		\$ -
8" Sidewalk		SY	\$ 106.00	= \$ -		\$ -
Pedestrian Ramp	27	EA	\$ 1,273.00	= \$ 34,371.00		\$ 34,371.00
Cross Pan, local (8" thick, 6' wide to include return)	238	LF	\$ 67.00	= \$ 15,946.00		\$ 15,946.00
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 102.00	= \$ -		\$ -
Curb Chase		EA	\$ 1,639.00	= \$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 55.00	= \$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 80.00	= \$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,324.00	= \$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,172.00	= \$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 87.00	= \$ -		\$ -
Sound Barrier Fence (panels, 6' high)	1,200	LF	\$ 89.00	= \$ 106,800.00		\$ 106,800.00
Electrical Conduit, Size =		LF	\$ 18.00	= \$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 470.666	= \$ -		\$ -

PROJECT INFORMATION

Homestead North at Sterling Ranch Filing 3

1/23/2023

SF 22-29

Project Name

Date

PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
[insert items not listed but part of construction plans]					\$ -		\$ -
[insert items not listed but part of construction plans]					\$ -		\$ -
STORM DRAIN IMPROVEMENTS							
Concrete Box Culvert (M Standard), Size (W x H)		LF		\$ -		\$ -	
18" Reinforced Concrete Pipe		LF	\$ 70.00	\$ -		\$ -	
24" Reinforced Concrete Pipe	413	LF	\$ 83.00	\$ 34,279.00		\$ 34,279.00	
30" Reinforced Concrete Pipe	231	LF	\$ 104.00	\$ 24,024.00		\$ 24,024.00	
36" Reinforced Concrete Pipe	536	LF	\$ 128.00	\$ 68,608.00		\$ 68,608.00	
42" Reinforced Concrete Pipe		LF	\$ 171.00	\$ -		\$ -	
48" Reinforced Concrete Pipe		LF	\$ 209.00	\$ -		\$ -	
54" Reinforced Concrete Pipe		LF	\$ 272.00	\$ -		\$ -	
60" Reinforced Concrete Pipe		LF	\$ 319.00	\$ -		\$ -	
66" Reinforced Concrete Pipe		LF	\$ 368.00	\$ -		\$ -	
72" Reinforced Concrete Pipe		LF	\$ 421.00	\$ -		\$ -	
18" Corrugated Steel Pipe		LF	\$ 90.00	\$ -		\$ -	
24" Corrugated Steel Pipe		LF	\$ 103.00	\$ -		\$ -	
30" Corrugated Steel Pipe		LF	\$ 131.00	\$ -		\$ -	
36" Corrugated Steel Pipe		LF	\$ 157.00	\$ -		\$ -	
42" Corrugated Steel Pipe		LF	\$ 180.00	\$ -		\$ -	
48" Corrugated Steel Pipe		LF	\$ 190.00	\$ -		\$ -	
54" Corrugated Steel Pipe		LF	\$ 278.00	\$ -		\$ -	
60" Corrugated Steel Pipe		LF	\$ 300.00	\$ -		\$ -	
66" Corrugated Steel Pipe		LF	\$ 364.00	\$ -		\$ -	
72" Corrugated Steel Pipe		LF	\$ 428.00	\$ -		\$ -	
78" Corrugated Steel Pipe		LF	\$ 492.00	\$ -		\$ -	
84" Corrugated Steel Pipe		LF	\$ 588.00	\$ -		\$ -	
Flared End Section (FES) RCP Size = 30 (unit cost = 6x pipe unit cost)	1	EA	\$ 670.00	\$ 670.00		\$ 670.00	
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		EA		\$ -		\$ -	
End Treatment- Headwall		EA		\$ -		\$ -	
End Treatment- Wingwall		EA		\$ -		\$ -	
End Treatment - Cutoff Wall		EA		\$ -		\$ -	
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 6,138.00	\$ -		\$ -	
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,981.00	\$ -		\$ -	
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 9,242.00	\$ -		\$ -	
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 8,447.00	\$ -		\$ -	
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'		EA	\$ 8,706.00	\$ -		\$ -	
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 10,898.00	\$ -		\$ -	
Curb Inlet (Type R) L=15', Depth < 5'	6	EA	\$ 10,984.00	\$ 65,904.00		\$ 65,904.00	
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 11,775.00	\$ -		\$ -	
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 12,876.00	\$ -		\$ -	
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 11,706.00	\$ -		\$ -	
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 12,920.00	\$ -		\$ -	
Grated Inlet (Type C), Depth < 5'		EA	\$ 5,138.00	\$ -		\$ -	
Grated Inlet (Type D), Depth < 5'		EA	\$ 6,347.00	\$ -		\$ -	
Storm Sewer Manhole, Box Base	2	EA	\$ 12,876.00	\$ 25,752.00		\$ 25,752.00	
Storm Sewer Manhole, Slab Base	1	EA	\$ 7,082.00	\$ 7,082.00		\$ 7,082.00	
Geotextile (Erosion Control)		SY	\$ 7.00	\$ -		\$ -	
Rip Rap, d50 size from 6" to 24"		Tons	\$ 89.00	\$ -		\$ -	
Rip Rap, Grouted		Tons	\$ 105.00	\$ -		\$ -	
Drainage Channel Construction, Size (W x H)		LF	\$ -	\$ -		\$ -	
Drainage Channel Lining, Concrete		CY	\$ 631.00	\$ -		\$ -	
Drainage Channel Lining, Rip Rap		CY	\$ 124.00	\$ -		\$ -	
Drainage Channel Lining, Grass		AC	\$ 1,626.00	\$ -		\$ -	
Drainage Channel Lining, Other Stabilization				\$ -		\$ -	
[insert items not listed but part of construction plans]					\$ -		\$ -
- Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)					\$ -		\$ -
Section 2 Subtotal					\$ 1,670,445.00		\$ 1,670,445.00

PROJECT INFORMATION			
Homestead North at Sterling Ranch Filing 3	1/23/2023	SF 22-29	
Project Name	Date	PCD File No.	

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							
				=	\$	-	\$
				=	\$	-	\$
				=	\$	-	\$
				=	\$	-	\$
				=	\$	-	\$
				=	\$	-	\$
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
				=	\$	-	\$
				=	\$	-	\$
				=	\$	-	\$
				=	\$	-	\$
				=	\$	-	\$
				=	\$	-	\$
				=	\$	-	\$
WATER SYSTEM IMPROVEMENTS In Early Grading Utilities FAE							
Water Main Pipe (PVC), Size 8"		LF	\$ 71.00	=	\$	-	\$
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 83.00	=	\$	-	\$
Gate Valves, 8"		EA	\$ 2,058.00	=	\$	-	\$
Fire Hydrant Assembly, w/ all valves		EA	\$ 7,306.00	=	\$	-	\$
Water Service Line Installation, Inc. tap and valves		EA	\$ 1,466.00	=	\$	-	\$
Fire Cistern Installation, complete		EA		=	\$	-	\$
				=	\$	-	\$
				=	\$	-	\$
[insert items not listed but part of construction plans]							
				=	\$	-	\$
SANITARY SEWER IMPROVEMENTS In Early Grading Utilities FAE							
Sewer Main Pipe (PVC), Size 8"		LF	\$ 71.00	=	\$	-	\$
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 4,858.00	=	\$	-	\$
Sanitary Service Line Installation, complete		EA	\$ 1,553.00	=	\$	-	\$
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)							
Landscaping Improvements	1	EA	\$100,000.00	=	\$	100,000.00	\$ 100,000.00
Noise Wall along Vollmer	1,680	LF	\$ 65.00	=	\$	109,200.00	\$ 109,200.00
		EA		=	\$	-	\$
		EA		=	\$	-	\$
		EA		=	\$	-	\$

trail along Vollmer?
Poco?

PROJECT INFORMATION		
Homestead North at Sterling Ranch Filing 3	1/23/2023	SF 22-29
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction) % Complete	Remaining
** - Section 3 is not subject to defect warranty requirements						
Section 3 Subtotal				= \$ 209,200.00		\$ 209,200.00
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
Total Construction Financial Assurance						\$ 2,418,235.15
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$ 2,418,235.15
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
Total Defect Warranty Financial Assurance						\$ 411,630.10
(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)

James Noddy
Approved by Owner / Applicant

Approved by El Paso County Engineer / ECM Administrator

1/10/23
Date

Date

