

# 2019 Financial Assurance Estimate Form (with pre-plat construction)

Updated: 4/18/2019

PROJECT INFORMATION		
	10/6/2020	100.050
Project Name: Ponderosa at Lorson Ranch Filing No. 3 - Final Plat	Date : October 7, 2020	PCD File No. SF-20-016

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	15,000	CY	\$ 5.00	=	\$ 75,000.00		\$ 75,000.00
20,001-50,000; \$100,000 min		CY	\$ 3.50	=	\$ -		\$ -
50,001-200,000; \$175,000 min		CY	\$ 2.50	=	\$ -		\$ -
greater than 200,000; \$500,000 min		CY	\$ 2.00	=	\$ -		\$ -
* Permanent Seeding (inc. noxious weed mgmnt.)	5	AC	\$ 800.00	=	\$ 4,000.00		\$ 4,000.00
* Mulching	5	AC	\$ 750.00	=	\$ 3,750.00		\$ 3,750.00
* Permanent Erosion Control Blanket	5,000	SY	\$ 6.00	=	\$ 30,000.00		\$ 30,000.00
* Permanent Pond/BMP Construction	500	CY	\$ 20.00	=	\$ 10,000.00		\$ 10,000.00
* Permanent Pond/BMP (Spillway)	1	EA	\$ 10,000.00	=	\$ 10,000.00		\$ 10,000.00
* Permanent Pond/BMP (Outlet Structure)	1	EA	\$ 15,000.00	=	\$ 15,000.00		\$ 15,000.00
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -
Vehicle Tracking Control	2	EA	\$ 2,370.00	=	\$ 4,740.00		\$ 4,740.00
Silt Fence	1,400	LF	\$ 2.50	=	\$ 3,500.00		\$ 3,500.00
Temporary Seeding	1	AC	\$ 628.00	=	\$ 628.00		\$ 628.00
Temporary Mulch	1	AC	\$ 750.00	=	\$ 750.00		\$ 750.00
Erosion Bales	38	EA	\$ 25.00	=	\$ 950.00		\$ 950.00
Erosion Logs/Straw Waddle		LF	\$ 5.00	=	\$ -		\$ -
Rock Check Dams		EA	\$ 500.00	=	\$ -		\$ -
Inlet Protection	11	EA	\$ 167.00	=	\$ 1,837.00		\$ 1,837.00
Sediment Basin	3	EA	\$ 1,762.00	=	\$ 5,286.00		\$ 5,286.00
Concrete Washout Basin	1	EA	\$ 900.00	=	\$ 900.00		\$ 900.00
Rock Sock	3	EA	\$ 100.00	=	\$ 300.00		\$ 300.00
[insert items not listed but part of construction plans]				=	\$ -		\$ -
<b>MAINTENANCE (35% of Construction BMPs)</b>					=	\$ 6,611.85	\$ 6,611.85
* - 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>					=	\$ 173,252.85	\$ 173,252.85
<b>SECTION 2 - PUBLIC IMPROVEMENTS *</b>							
<b>ROADWAY IMPROVEMENTS</b>							
Construction Traffic Control	1	LS	\$ 500.00	=	\$ 500.00		\$ 500.00
Aggregate Base Course (135 lbs/cf)		Tons	\$ 28.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)		CY	\$ 50.00	=	\$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 14.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 19.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 29.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) _" thick		Tons	\$ 88.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 8.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	4	EA	\$ 300.00	=	\$ 1,200.00		\$ 1,200.00
Guide/Street Name Sign		EA	\$ 200.00	=	\$ -		\$ -
Epoxy Pavement Marking		SF	\$ 13.00	=	\$ -		\$ -
Thermoplastic Pavement Marking	126	SF	\$ 23.00	=	\$ 2,898.00		\$ 2,898.00
Barricade - Type 3		EA	\$ 200.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 24.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 30.00	=	\$ -		\$ -
Curb and Gutter, Type B (Median)		LF	\$ 30.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 30.00	=	\$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 48.00	=	\$ -		\$ -
5" Sidewalk		SY	\$ 60.00	=	\$ -		\$ -
6" Sidewalk		SY	\$ 72.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 96.00	=	\$ -		\$ -
Pedestrian Ramp	4	EA	\$ 1,150.00	=	\$ 4,600.00		\$ 4,600.00
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 61.00	=	\$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)	180	LF	\$ 92.00	=	\$ 16,560.00		\$ 16,560.00
Curb Chase		EA	\$ 1,480.00	=	\$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 49.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 72.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,098.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 3,767.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 78.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 80.00	=	\$ -		\$ -

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				10/6/2020		100.050	
Project Name: Ponderosa at Lorson Ranch Filing No. 3 - Final Plat				Date : October 7, 2020		PCD File No. SF-20-016	

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining	
Electrical Conduit, Size =		LF	\$ 16.00	=	\$ -		\$ -	*
Traffic Signal, complete intersection		EA	\$ 425,000	=	\$ -		\$ -	*
[insert items not listed but part of construction plans]				=	\$ -		\$ -	*
<b>STORM DRAIN IMPROVEMENTS</b>								
Concrete Box Culvert (M Standard), Size ( W x H )		LF		=	\$ -		\$ -	*
18" Reinforced Concrete Pipe		LF	\$ 65.00	=	\$ -		\$ -	*
24" Reinforced Concrete Pipe		LF	\$ 78.00	=	\$ -		\$ -	*
30" Reinforced Concrete Pipe		LF	\$ 97.00	=	\$ -		\$ -	*
36" Reinforced Concrete Pipe		LF	\$ 120.00	=	\$ -		\$ -	*
42" Reinforced Concrete Pipe		LF	\$ 160.00	=	\$ -		\$ -	*
48" Reinforced Concrete Pipe		LF	\$ 195.00	=	\$ -		\$ -	*
54" Reinforced Concrete Pipe		LF	\$ 245.00	=	\$ -		\$ -	*
60" Reinforced Concrete Pipe		LF	\$ 288.00	=	\$ -		\$ -	*
66" Reinforced Concrete Pipe		LF	\$ 332.00	=	\$ -		\$ -	*
72" Reinforced Concrete Pipe		LF	\$ 380.00	=	\$ -		\$ -	*
18" Corrugated Steel Pipe		LF	\$ 84.00	=	\$ -		\$ -	*
24" Corrugated Steel Pipe		LF	\$ 96.00	=	\$ -		\$ -	*
30" Corrugated Steel Pipe		LF	\$ 122.00	=	\$ -		\$ -	*
36" Corrugated Steel Pipe		LF	\$ 147.00	=	\$ -		\$ -	*
42" Corrugated Steel Pipe		LF	\$ 168.00	=	\$ -		\$ -	*
48" Corrugated Steel Pipe		LF	\$ 178.00	=	\$ -		\$ -	*
54" Corrugated Steel Pipe		LF	\$ 260.00	=	\$ -		\$ -	*
60" Corrugated Steel Pipe		LF	\$ 280.00	=	\$ -		\$ -	*
66" Corrugated Steel Pipe		LF	\$ 340.00	=	\$ -		\$ -	*
72" Corrugated Steel Pipe		LF	\$ 400.00	=	\$ -		\$ -	*
78" Corrugated Steel Pipe		LF	\$ 460.00	=	\$ -		\$ -	*
84" Corrugated Steel Pipe		LF	\$ 550.00	=	\$ -		\$ -	*
Flared End Section (FES) RCP Size =		EA		=	\$ -		\$ -	*
(unit cost = 6x pipe unit cost)								
Flared End Section (FES) CSP Size =		EA		=	\$ -		\$ -	*
(unit cost = 6x pipe unit cost)								
End Treatment- Headwall		EA		=	\$ -		\$ -	*
End Treatment- Wingwall		EA		=	\$ -		\$ -	*
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -	*
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 5,542.00	=	\$ -		\$ -	*
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,188.00	=	\$ -		\$ -	*
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 8,345.00	=	\$ -		\$ -	*
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 7,627.00	=	\$ -		\$ -	*
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	\$ 7,861.00	=	\$ -		\$ -	*
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 9,841.00	=	\$ -		\$ -	*
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 9,918.00	=	\$ -		\$ -	*
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	\$ 10,633.00	=	\$ -		\$ -	*
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 11,627.00	=	\$ -		\$ -	*
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 10,570.00	=	\$ -		\$ -	*
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 11,667.00	=	\$ -		\$ -	*
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,640.00	=	\$ -		\$ -	*
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,731.00	=	\$ -		\$ -	*
Storm Sewer Manhole, Box Base		EA	\$ 11,627.00	=	\$ -		\$ -	*
Storm Sewer Manhole, Slab Base		EA	\$ 6,395.00	=	\$ -		\$ -	*
Geotextile (Erosion Control)		SY	\$ 6.00	=	\$ -		\$ -	*
Rip Rap, d50 size from 6" to 24"		Tons	\$ 80.00	=	\$ -		\$ -	*
Rip Rap, Grouted		Tons	\$ 95.00	=	\$ -		\$ -	*
Drainage Channel Construction, Size ( W x H )		LF		=	\$ -		\$ -	*
Drainage Channel Lining, Concrete		CY	\$ 570.00	=	\$ -		\$ -	*
Drainage Channel Lining, Rip Rap		CY	\$ 112.00	=	\$ -		\$ -	*
Drainage Channel Lining, Grass		AC	\$ 1,469.00	=	\$ -		\$ -	*
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -	*

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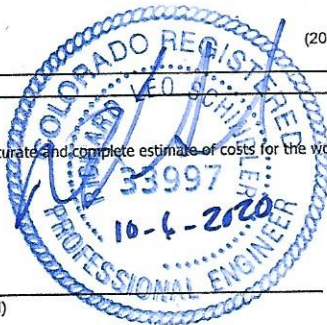
Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
[insert items not listed but part of construction plans]				=	\$ -		\$ -
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)				=	\$ -		\$ -
Section 2 Subtotal				=	\$ 25,758.00		\$ 25,758.00
<b>SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**</b>							
<b>ROADWAY IMPROVEMENTS</b>							
Aggregate Base Course (135 lbs/cf)	1,070	CY	\$ 50.00		\$ 53,500.00		\$ 53,500.00
Asphalt Pavement (4" thick)	5,370	SY	\$ 19.00		\$ 102,030.00		\$ 102,030.00
Regulatory Sign/Advisory Sign	19	EA	\$ 300.00	=	\$ 5,700.00		\$ 5,700.00
Guide/Street Name Sign	8	EA	\$ 200.00	=	\$ 1,600.00		\$ 1,600.00
Curb and Gutter, Type C (Ramp)	3,500	LF	\$ 30.00	=	\$ 105,000.00		\$ 105,000.00
4" Sidewalk (common areas only)	1,170	SY	\$ 48.00	=	\$ 56,160.00		\$ 56,160.00
8" Sidewalk	28	SY	\$ 96.00		\$ 2,688.00		\$ 2,688.00
Pedestrian Ramp	6	EA	\$ 1,150.00	=	\$ 6,900.00		\$ 6,900.00
Cross Pan, local (8" thick, 6' wide to include return)	120	LF	\$ 61.00	=	\$ 7,320.00		\$ 7,320.00
Curb Chase	5	EA	\$ 1,480.00		\$ 7,400.00		\$ 7,400.00
					\$ -		\$ -
					\$ -		\$ -
<b>STORM DRAIN IMPROVEMENTS</b> (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
12" & 15" PVC Storm Pipe	85	LF	\$ 20.00	=	\$ 1,700.00		\$ 1,700.00
							\$ -
Grated Inlet (Type C), Depth < 5'	1	EA	\$ 4,640.00	=	\$ 4,640.00		\$ 4,640.00
18" Reinforced Concrete Pipe	520	LF	\$ 65.00	=	\$ 33,800.00		\$ 33,800.00
24" Reinforced Concrete Pipe	200	LF	\$ 78.00	=	\$ 15,600.00		\$ 15,600.00
30" Reinforced Concrete Pipe	310	LF	\$ 97.00	=	\$ 30,070.00		\$ 30,070.00
36" Reinforced Concrete Pipe	284	LF	\$ 120.00	=	\$ 34,080.00		\$ 34,080.00
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	7	EA	\$ 7,188.00	=	\$ 50,316.00		\$ 50,316.00
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'	1	EA	\$ 7,861.00	=	\$ 7,861.00		\$ 7,861.00
Storm Sewer Manhole, Slab Base	8	EA	\$ 6,395.00	=	\$ 51,160.00		\$ 51,160.00
Rip Rap, d50 size from 6" to 24"	100	Tons	\$ 80.00	=	\$ 8,000.00		\$ 8,000.00
Flared End Section (FES) RCP Size =36" (unit cost = 6x pipe unit cost)	1	EA	\$ 720.00	=	\$ 720.00		\$ 720.00
				=	\$ -		\$ -
<b>WATER SYSTEM IMPROVEMENTS</b>							
Water Main Pipe (PVC), Size 8"	2,090	LF	\$ -	=	\$ -		\$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ -	=	\$ -		\$ -
Gate Valves, 8"	20	EA	\$ -	=	\$ -		\$ -
Fire Hydrant Assembly, w/ all valves	6	EA	\$ -	=	\$ -		\$ -
Water Service Line Installation, inc. tap and valves	90	EA	\$ -	=	\$ -		\$ -
Fire Cistern Installation, complete		EA		=	\$ -		\$ -
				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
<b>SANITARY SEWER IMPROVEMENTS</b>							
Sewer Main Pipe (PVC), Size 8"	1,960	LF	\$ -	=	\$ -		\$ -
Sanitary Sewer Manhole, Depth < 15 feet	9	EA	\$ -	=	\$ -		\$ -
Sanitary Service Line Installation, complete	90	EA	\$ -	=	\$ -		\$ -
Sanitary Sewer Lift Station, complete		EA		=	\$ -		\$ -
				=	\$ -		\$ -
[insert items not listed but part of construction plans]				=	\$ -		\$ -
<b>LANDSCAPING IMPROVEMENTS</b> (For subdivision specific condition of approval, or PUD)							
Internal and ROW Landscaping	1	LS	\$450,000.00	=	\$ 450,000.00		\$ 450,000.00
		EA		=	\$ -		\$ -

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Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
Section 3 Subtotal				=	\$ 1,036,245.00		\$ 1,036,245.00
** - Section 3 is not subject to defect warranty requirements							
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 2,000.00	=	\$ 2,000.00		\$ 2,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 2,000.00	=	\$ 2,000.00		\$ 2,000.00
Total Construction Financial Assurance							\$ 1,239,255.85
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)							\$ 1,239,255.85
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
Total Defect Warranty Financial Assurance							\$ 34,701.60
(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)

*James Byers*  
Approved by Owner / Applicant

*10/6/20*  
Date

*James Byers*

10/08/2020

James Byers, VP of Community Development  
Challenger Communities LLC