

2021 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 12/22/2020

PROJECT INFORMATION		
WINDERMERE FILING NO. 1	7/9/2021	SF-21-026
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	140,000	CY	\$ 2.50	=	\$ 350,000.00	80.00%	\$ 70,000.00	
greater than 200,000; \$500,000 min		CY	\$ 2.00	=	\$ -		\$ -	
* Permanent Seeding (inc. noxious weed mgmnt.)	15	AC	\$ 828.00	=	\$ 12,420.00		\$ 12,420.00	
* Mulching	15	AC	\$ 777.00	=	\$ 11,655.00		\$ 11,655.00	
* Permanent Erosion Control Blanket		SY	\$ 6.00	=	\$ -		\$ -	
* Permanent Pond/BMP Construction (south)	1,250	CY	\$ 21.00	=	\$ 26,250.00		\$ 26,250.00	
* Permanent Pond/BMP (north - see attached estimate)	1	EA	\$ 74,600.00	=	\$ 74,600.00	25.00%	\$ 55,950.00	
* Permanent Pond/BMP (south - see attached estimate)	1	EA	\$ 31,400.00	=	\$ 31,400.00		\$ 31,400.00	
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -	
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -	
Vehicle Tracking Control	2	EA	\$ 2,453.00	=	\$ 4,906.00	80.00%	\$ 981.20	
Silt Fence	3,470	LF	\$ 2.60	=	\$ 9,022.00	80.00%	\$ 1,804.40	
Temporary Seeding	52	AC	\$ 650.00	=	\$ 33,800.00		\$ 33,800.00	
Temporary Mulch	52	AC	\$ 777.00	=	\$ 40,404.00		\$ 40,404.00	
Erosion Bales	90	EA	\$ 26.00	=	\$ 2,340.00	80.00%	\$ 468.00	
Erosion Logs/Straw Waddle		LF	\$ 5.00	=	\$ -		\$ -	
Rock Check Dams		EA	\$ 518.00	=	\$ -		\$ -	
Inlet Protection	15	EA	\$ 173.00	=	\$ 2,595.00	80.00%	\$ 519.00	
Sediment Basin	3	EA	\$ 1,824.00	=	\$ 5,472.00	80.00%	\$ 1,094.40	
Concrete Washout Basin	1	EA	\$ 932.00	=	\$ 932.00	80.00%	\$ 186.40	
Riprap rundown	1	EA	\$ 10,000.00	=	\$ 10,000.00		\$ 10,000.00	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
MAINTENANCE (35% of Construction BMPs)					=	\$ 38,314.85		\$ 38,314.85
Section 1 Subtotal					=	\$ 654,110.85		\$ 335,247.25
SECTION 2 - PUBLIC IMPROVEMENTS *								
ROADWAY IMPROVEMENTS								
Construction Traffic Control	1	LS	\$ 5,000.00	=	\$ 5,000.00		\$ 5,000.00	
Aggregate Base Course (135 lbs/cf)		Tons	\$ 29.00	=	\$ -		\$ -	
Aggregate Base Course (135 lbs/cf)	8,140	CY	\$ 52.00	=	\$ 423,280.00		\$ 423,280.00	
Asphalt Pavement (3" thick)		SY	\$ 14.50	=	\$ -		\$ -	
Asphalt Pavement (4" thick)	32,563	SY	\$ 20.00	=	\$ 651,260.00		\$ 651,260.00	
Asphalt Pavement (6" thick)		SY	\$ 30.00	=	\$ -		\$ -	
Asphalt Pavement (147 lbs/cf) _" thick		Tons	\$ 91.00	=	\$ -		\$ -	
Raised Median, Paved		SF	\$ 8.30	=	\$ -		\$ -	
Regulatory Sign/Advisory Sign	12	EA	\$ 311.00	=	\$ 3,732.00		\$ 3,732.00	
Guide/Street Name Sign	10	EA	\$ 250.00	=	\$ 2,500.00		\$ 2,500.00	
Epoxy Pavement Marking	750	SF	\$ 14.00	=	\$ 10,500.00		\$ 10,500.00	
Thermoplastic Pavement Marking	30	SF	\$ 24.00	=	\$ 720.00		\$ 720.00	
Barricade - Type 3		EA	\$ 207.00	=	\$ -		\$ -	
Delineator - Type I		EA	\$ 25.00	=	\$ -		\$ -	
Curb and Gutter, Type A (6" Vertical)	15,630	LF	\$ 31.00	=	\$ 484,530.00	60.00%	\$ 193,812.00	
Curb and Gutter, Type B (Median)		LF	\$ 31.00	=	\$ -		\$ -	
Curb and Gutter, Type C (Ramp)		LF	\$ 31.00	=	\$ -		\$ -	
4" Sidewalk (common areas only)	8,680	SY	\$ 50.00	=	\$ 434,000.00		\$ 434,000.00	
5" Sidewalk		SY	\$ 62.00	=	\$ -		\$ -	
6" Sidewalk		SY	\$ 75.00	=	\$ -		\$ -	
8" Sidewalk		SY	\$ 99.00	=	\$ -		\$ -	
Pedestrian Ramp	49	EA	\$ 1,190.00	=	\$ 58,310.00	60.00%	\$ 23,324.00	
Cross Pan, local (8" thick, 6' wide to include return)	270	LF	\$ 63.00	=	\$ 17,010.00		\$ 17,010.00	
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 95.00	=	\$ -		\$ -	
Curb Chase		EA	\$ 1,532.00	=	\$ -		\$ -	
Guardrail Type 3 (W-Beam)		LF	\$ 51.00	=	\$ -		\$ -	
Guardrail Type 7 (Concrete)		LF	\$ 75.00	=	\$ -		\$ -	
Guardrail End Anchorage		EA	\$ 2,172.00	=	\$ -		\$ -	
Guardrail Impact Attenuator		EA	\$ 3,899.00	=	\$ -		\$ -	
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 81.00	=	\$ -		\$ -	
Sound Barrier Fence (panels, 6' high)		LF	\$ 83.00	=	\$ -		\$ -	
Electrical Conduit, Size =		LF	\$ 17.00	=	\$ -		\$ -	
Traffic Signal, complete intersection		EA	\$ 439,875	=	\$ -		\$ -	

PROJECT INFORMATION

WINDERMERE FILING NO. 1 7/9/2021 SF-21-026
 Project Name Date 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>				=	\$ -		\$ -	
STORM DRAIN IMPROVEMENTS								
Concrete Box Culvert (M Standard), Size (W x H)		LF		=	\$ -		\$ -	
18" Reinforced Concrete Pipe	37	LF	\$ 67.00	=	\$ 2,479.00	80.00%	\$ 495.80	
24" Reinforced Concrete Pipe	56	LF	\$ 81.00	=	\$ 4,536.00	80.00%	\$ 907.20	
30" Reinforced Concrete Pipe	325	LF	\$ 100.00	=	\$ 32,500.00	80.00%	\$ 6,500.00	
36" Reinforced Concrete Pipe	845	LF	\$ 124.00	=	\$ 104,780.00	80.00%	\$ 20,956.00	
42" Reinforced Concrete Pipe	176	LF	\$ 166.00	=	\$ 29,216.00	80.00%	\$ 5,843.20	
48" Reinforced Concrete Pipe		LF	\$ 202.00	=	\$ -		\$ -	
54" Reinforced Concrete Pipe		LF	\$ 254.00	=	\$ -		\$ -	
60" Reinforced Concrete Pipe		LF	\$ 298.00	=	\$ -		\$ -	
66" Reinforced Concrete Pipe		LF	\$ 344.00	=	\$ -		\$ -	
72" Reinforced Concrete Pipe		LF	\$ 393.00	=	\$ -		\$ -	
18" Corrugated Steel Pipe		LF	\$ 87.00	=	\$ -		\$ -	
24" Corrugated Steel Pipe		LF	\$ 99.00	=	\$ -		\$ -	
30" Corrugated Steel Pipe		LF	\$ 126.00	=	\$ -		\$ -	
36" Corrugated Steel Pipe		LF	\$ 152.00	=	\$ -		\$ -	
42" Corrugated Steel Pipe		LF	\$ 174.00	=	\$ -		\$ -	
48" Corrugated Steel Pipe		LF	\$ 184.00	=	\$ -		\$ -	
54" Corrugated Steel Pipe		LF	\$ 269.00	=	\$ -		\$ -	
60" Corrugated Steel Pipe		LF	\$ 290.00	=	\$ -		\$ -	
66" Corrugated Steel Pipe		LF	\$ 352.00	=	\$ -		\$ -	
72" Corrugated Steel Pipe		LF	\$ 414.00	=	\$ -		\$ -	
78" Corrugated Steel Pipe		LF	\$ 476.00	=	\$ -		\$ -	
84" Corrugated Steel Pipe		LF	\$ 569.00	=	\$ -		\$ -	
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		=	\$ -		\$ -	
End Treatment- Headwall		EA		=	\$ -		\$ -	
End Treatment- Wingwall		EA		=	\$ -		\$ -	
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -	
Curb Inlet (Type R) L=5', Depth < 5'	2	EA	\$ 5,736.00	=	\$ 11,472.00	80.00%	\$ 2,294.40	
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,440.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 8,637.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 7,894.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'	6	EA	\$ 8,136.00	=	\$ 48,816.00	80.00%	\$ 9,763.20	
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 10,185.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 10,265.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'	3	EA	\$ 11,005.00	=	\$ 33,015.00	80.00%	\$ 6,603.00	
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 12,034.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 10,940.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 12,075.00	=	\$ -		\$ -	
Grated Inlet (Type C), Depth < 5'		EA	\$ 4,802.00	=	\$ -		\$ -	
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,932.00	=	\$ -		\$ -	
Storm Sewer Manhole, Box Base	3	EA	\$ 12,034.00	=	\$ 36,102.00	80.00%	\$ 7,220.40	
Storm Sewer Manhole, Slab Base	6	EA	\$ 6,619.00	=	\$ 39,714.00	80.00%	\$ 7,942.80	
Geotextile (Erosion Control)		SY	\$ 6.20	=	\$ -		\$ -	
Rip Rap, d50 size from 6" to 24"	350	Tons	\$ 83.00	=	\$ 29,050.00		\$ 29,050.00	
Rip Rap, Grouted		Tons	\$ 98.00	=	\$ -		\$ -	
Drainage Channel Construction, Size (W x H)		LF		=	\$ -		\$ -	
Drainage Channel Lining, Concrete		CY	\$ 590.00	=	\$ -		\$ -	
Drainage Channel Lining, Rip Rap		CY	\$ 116.00	=	\$ -		\$ -	
Drainage Channel Lining, Grass		AC	\$ 1,520.00	=	\$ -		\$ -	
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -	
43"X68" ELLIPTICAL RCP	331	LF	\$ 254.00	=	\$ 84,074.00	80.00%	\$ 16,814.80	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
Section 2 Subtotal					=	\$ 2,546,596.00		\$ 1,879,528.80

* - 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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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								
Water Main Pipe (PVC), Size 8"	8,558	LF	\$ 66.00	=	\$ 564,828.00	100.00%	\$ -	
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 78.00	=	\$ -		\$ -	
Gate Valves, 8"	36	EA	\$ 1,923.00	=	\$ 69,228.00	100.00%	\$ -	
Fire Hydrant Assembly, w/ all valves	16	EA	\$ 6,828.00	=	\$ 109,248.00	100.00%	\$ -	
Water Service Line Installation, inc. tap and valves	163	EA	\$ 1,370.00	=	\$ 223,310.00	100.00%	\$ -	
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"	7,702	LF	\$ 66.00	=	\$ 508,332.00	100.00%	\$ -	
Sanitary Sewer Manhole, Depth < 15 feet	26	EA	\$ 4,540.00	=	\$ 118,040.00	100.00%	\$ -	
Sanitary Service Line Installation, complete	163	EA	\$ 1,451.00	=	\$ 236,513.00	100.00%	\$ -	
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)								
Frontage landscaping/trees	1	EA		=	\$ 30,000.00		\$ 30,000.00	
Park landscaping	1	EA		=	\$ 20,000.00		\$ 20,000.00	
Park equipment	1	EA		=	\$ 10,000.00		\$ 10,000.00	
Noise wall	775	EA		=	\$ 62,775.00		\$ 62,775.00	
		EA		=	\$ -		\$ -	
Section 3 Subtotal					=	\$ 1,952,274.00		\$ 122,775.00

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

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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	\$ 1.00	=	\$ 10,000.00		\$ 10,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 1.00	=	\$ 7,500.00		\$ 7,500.00
Total Construction Financial Assurance						\$	5,170,480.85
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$	2,355,051.05
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
Total Defect Warranty Financial Assurance						\$	610,584.20
(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

 Approved by El Paso County Engineer / ECM Administrator

 Date

 Date

PROJECT NAME: Windermere Filing No. 1
 PCD FILE NO: SF-21-026

DATE: 11/22/2021
 CALC. BY: KGV

NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	COST
PERMANENT POND/BMP CONSTRUCTION (NORTH)					
1	OUTLET STRUCTURE	EA	1	\$15,000.00	\$ 15,000
2	MICROPOOL	EA	1	\$2,800.00	\$ 2,800
3	FOREBAY	EA	2	\$3,500.00	\$ 7,000
4	TRICKLE CHANNEL	LF	700	\$30.00	\$ 21,000
5	RIPRAP SPILLWAY	CY	420	\$40.00	\$ 16,800
6	MAINTENANCE ACCESS ROAD	LF	600	\$20.00	\$ 12,000
	NORTH POND SUBTOTAL				\$ 74,600
PERMANENT POND/BMP CONSTRUCTION (SOUTH)					
1	OUTLET STRUCTURE	EA	1	\$10,000.00	\$ 10,000
2	MICROPOOL	EA	1	\$2,800.00	\$ 2,800
3	FOREBAY	EA	1	\$3,500.00	\$ 3,500
4	TRICKLE CHANNEL	LF	270	\$30.00	\$ 8,100
5	RIPRAP SPILLWAY	CY	135	\$40.00	\$ 5,400
6	MAINTENANCE ACCESS ROAD	LF	720	\$20.00	\$ 14,400
	SOUTH POND SUBTOTAL				\$ 31,400