

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

Updated: 4/18/2019

PROJECT INFORMATION		
FALCON MARKETPLACE	11/15/2019	SF-9-001
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)						
<i>* Earthwork</i>						
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	78,000.00	CY	\$ 2.50	\$ 195,000.00		\$ 195,000.00
greater than 200,000; \$500,000 min		CY	\$ 2.00	\$ -		\$ -
* Permanent Seeding (inc. noxious weed mgmnt.)	10.40	AC	\$ 800.00	\$ 8,320.00		\$ 8,320.00
* Mulching	10.40	AC	\$ 750.00	\$ 7,800.00		\$ 7,800.00
* Permanent Erosion Control Blanket	5,900.00	SY	\$ 6.00	\$ 35,400.00		\$ 35,400.00
* Permanent Pond/BMP Construction (SR4)	5,000.00	CY	\$ 20.00	\$ 100,000.00		\$ 100,000.00
* Permanent Pond/BMP Construction (Ponds 2&3)	3,000.00	CY	\$ 20.00	\$ 60,000.00		\$ 60,000.00
* Permanent Pond/BMP (Spillway) (SR4)	1.00	EA	\$ 40,000.00	\$ 40,000.00		\$ 40,000.00
* Permanent Pond/BMP (Spillway) (Ponds 2&3)	2.00	EA	\$ 10,000.00	\$ 20,000.00		\$ 20,000.00
* Permanent Pond/BMP (Outlet Structure) (SR4)	1.00	EA	\$ 50,000.00	\$ 50,000.00		\$ 50,000.00
* Permanent Pond/BMP (Outlet Structure) (Ponds 2&3)	2.00	EA	\$ 12,000.00	\$ 24,000.00		\$ 24,000.00
Safety Fence	5,000.00	LF	\$ 3.00	\$ 15,000.00		\$ 15,000.00
Temporary Erosion Control Blanket		SY	\$ 3.00	\$ -		\$ -
Vehicle Tracking Control	1.00	EA	\$ 2,370.00	\$ 2,370.00		\$ 2,370.00
Silt Fence	4,900.00	LF	\$ 2.50	\$ 12,250.00		\$ 12,250.00
Temporary Seeding	21.80	AC	\$ 628.00	\$ 13,690.40		\$ 13,690.40
Temporary Mulch	21.80	AC	\$ 750.00	\$ 16,350.00		\$ 16,350.00
Erosion Bales	31.00	EA	\$ 25.00	\$ 775.00		\$ 775.00
Erosion Logs/Straw Waddle	115.00	LF	\$ 5.00	\$ 575.00		\$ 575.00
Rock Check Dams		EA	\$ 500.00	\$ -		\$ -
Inlet Protection	14.00	EA	\$ 167.00	\$ 2,338.00		\$ 2,338.00
Sediment Basin	4.00	EA	\$ 1,762.00	\$ 7,048.00		\$ 7,048.00
Concrete Washout Basin	1.00	EA	\$ 900.00	\$ 900.00		\$ 900.00
Pond SR4 Clay Liner	3,200.00	SY	\$ 2.50	\$ 8,000.00		\$ 8,000.00
Pond SR4 Stabilized Access Road	36,880.00	SF	\$ 0.50	\$ 19,440.00		\$ 19,440.00
<i>[insert items not listed but part of construction plans]</i>						
MAINTENANCE (35% of Construction BMPs)				\$ 29,307.74		\$ 29,307.74
Section 1 Subtotal				\$ 668,564.14		\$ 668,564.14

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

SECTION 2 - PUBLIC IMPROVEMENTS *						
ROADWAY IMPROVEMENTS						
Construction Traffic Control	1.00	LS	\$ 35,000.00	\$ 35,000.00		\$ 35,000.00
Aggregate Base Course (135 lbs/cf)		Tons	\$ 28.00	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)	2,232.00	CY	\$ 50.00	\$ 111,600.00		\$ 111,600.00
Asphalt Pavement (3" thick)		SY	\$ 14.00	\$ -		\$ -
Asphalt Pavement (4" thick)	13,392.00	SY	\$ 19.00	\$ 254,448.00		\$ 254,448.00
Asphalt Pavement (6" thick)		SY	\$ 29.00	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) 10" thick	3,153.00	Tons	\$ 88.00	\$ 277,464.00		\$ 277,464.00
Raised Median, Paved	16,802.00	SF	\$ 8.00	\$ 134,416.00		\$ 134,416.00
Regulatory Sign/Advisory Sign	25.00	EA	\$ 300.00	\$ 7,500.00		\$ 7,500.00
Guide/Street Name Sign	8.00	EA	\$ 300.00	\$ 2,400.00		\$ 2,400.00
Epoxy Pavement Marking	5,674.00	SF	\$ 13.00	\$ 73,762.00		\$ 73,762.00
Thermoplastic Pavement Marking	1,584.00	SF	\$ 23.00	\$ 36,432.00		\$ 36,432.00
Barricade - Type 3	9.00	EA	\$ 200.00	\$ 1,800.00		\$ 1,800.00
Delineator - Type I		EA	\$ 24.00	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	6,873.00	LF	\$ 30.00	\$ 206,190.00		\$ 206,190.00
Curb and Gutter, Type B (Median)	2,372.00	LF	\$ 30.00	\$ 71,160.00		\$ 71,160.00
Curb and Gutter, Type C (Ramp)		LF	\$ 30.00	\$ -		\$ -
4" Sidewalk (common areas only)	3,449.00	SY	\$ 48.00	\$ 165,552.00		\$ 165,552.00
5" Sidewalk		SY	\$ 60.00	\$ -		\$ -
6" Sidewalk		SY	\$ 72.00	\$ -		\$ -
8" Sidewalk		SY	\$ 96.00	\$ -		\$ -
Pedestrian Ramp	51.00	EA	\$ 1,150.00	\$ 58,650.00		\$ 58,650.00
Cross Pan, local (8" thick, 6' wide to include return)	660.00	LF	\$ 61.00	\$ 40,260.00		\$ 40,260.00
Cross Pan, collector (9" thick, 8' wide to include return)	70.00	LF	\$ 92.00	\$ 6,440.00		\$ 6,440.00
Curb Chase	2.00	EA	\$ 1,480.00	\$ 2,960.00		\$ 2,960.00
Guardrail Type 3 (W-Beam)	240.00	LF	\$ 49.00	\$ 11,760.00		\$ 11,760.00
Guardrail Type 7 (Concrete)		LF	\$ 72.00	\$ -		\$ -
Guardrail End Anchorage	8.00	EA	\$ 2,098.00	\$ 16,784.00		\$ 16,784.00
Guardrail Impact Attenuator		EA	\$ 3,767.00	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 78.00	\$ -		\$ -

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					% Complete	Remaining
Sound Barrier Fence (panels, 6' high)		LF	\$ 80.00	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 16.00	\$ -		\$ -
Traffic Signal, complete intersection <i>[insert items not listed but part of construction plans]</i>	1.00	EA	\$ 425,000	\$ 425,000.00		\$ 425,000.00
STORM DRAIN IMPROVEMENTS						
Concrete Box Culvert (M Standard), Size (W x H)		LF		\$ -		\$ -
18" Reinforced Concrete Pipe	593.00	LF	\$ 65.00	\$ 38,545.00		\$ 38,545.00
24" Reinforced Concrete Pipe	359.00	LF	\$ 78.00	\$ 28,002.00		\$ 28,002.00
30" Reinforced Concrete Pipe	589.00	LF	\$ 97.00	\$ 57,133.00		\$ 57,133.00
36" Reinforced Concrete Pipe	274.00	LF	\$ 120.00	\$ 32,880.00		\$ 32,880.00
42" Reinforced Concrete Pipe	107.00	LF	\$ 160.00	\$ 17,120.00		\$ 17,120.00
48" Reinforced Concrete Pipe	162.00	LF	\$ 195.00	\$ 31,590.00		\$ 31,590.00
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 = 18" <i>(unit cost = 6x pipe unit cost)</i>	4.00	EA	\$ 390.00	\$ 1,560.00		\$ 1,560.00
Flared End Section (FES) RCP Size = 24" <i>(unit cost = 6x pipe unit cost)</i>	1.00	EA	\$ 468.00	\$ 468.00		\$ 468.00
Flared End Section (FES) CSP Size = 30" <i>(unit cost = 6x pipe unit cost)</i>	1.00	EA	\$ 103.00	\$ 103.00		\$ 103.00
End Treatment- Headwall	1.00	EA	\$ 5,000.00	\$ 5,000.00		\$ 5,000.00
End Treatment- Wingwall	1.00	EA	\$ 9,000.00	\$ 9,000.00		\$ 9,000.00
End Treatment - Cutoff Wall	1.00	EA	\$ 500.00	\$ 500.00		\$ 500.00
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 6,542.00	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	2.00	EA	\$ 7,188.00	\$ 14,376.00		\$ 14,376.00
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'	10.00	EA	\$ 7,861.00	\$ 78,610.00		\$ 78,610.00
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'	2.00	EA	\$ 4,640.00	\$ 9,280.00		\$ 9,280.00
Grated Inlet (Type D), Depth < 5'		EA	\$ 5,731.00	\$ -		\$ -
Storm Sewer Manhole, Box Base	5.00	EA	\$ 11,627.00	\$ 58,135.00		\$ 58,135.00
Storm Sewer Manhole, Slab Base	5.00	EA	\$ 6,395.00	\$ 31,975.00		\$ 31,975.00
Geotextile (Erosion Control)	1,000.00	SY	\$ 6.00	\$ 6,000.00		\$ 6,000.00
Rip Rap, d50 size from 6" to 24"	1,125.00	Tons	\$ 80.00	\$ 90,000.00		\$ 90,000.00
Rip Rap, Grouted	685.00	Tons	\$ 95.00	\$ 65,075.00		\$ 65,075.00
Drainage Channel Construction, Size (40 W x 4 H)	800.00	LF	\$ 20.00	\$ 16,000.00		\$ 16,000.00
Drainage Channel Lining, Concrete		CY	\$ 570.00	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 112.00	\$ -		\$ -
Drainage Channel Lining, Grass	0.75	AC	\$ 1,469.00	\$ 1,101.75		\$ 1,101.75
Drainage Channel Lining, Other Stabilization				\$ -		\$ -
96" Reinforced Concrete Pipe	1,060.00	LF	\$ 700.00	\$ 742,000.00		\$ 742,000.00
36" RCP Bend	1.00	EA	\$ 1,500.00	\$ 1,500.00		\$ 1,500.00

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Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
95" RCP Bend	1.00	EA	\$ 2,500.00	\$ 2,500.00		\$ 2,500.00
Safety rail at pond SR4 outlet structure	30.00	LF	\$ 100.00	\$ 3,000.00		\$ 3,000.00
Pond MN orifice plate repair	1.00	EA	\$ 2,500.00	\$ 2,500.00		\$ 2,500.00
<i>[insert items not listed but part of construction plans]</i>						
* - Subject to defect warranty financial assurance. A maximum of 20% shall be retained until final acceptance (MAXIMUM OF 30% COMPLETE ALLOWED)						
Section 2 Subtotal				\$ 3,283,531.75		\$ 3,283,531.75

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)

Storm Sewer Manhole, Slab Base	4.00	EA	\$ 6,395.00	\$ 25,580.00		\$ 25,580.00
18" Reinforced Concrete Pipe	258.00	LF	\$ 65.00	\$ 16,770.00		\$ 16,770.00
24" Reinforced Concrete Pipe	531.00	LF	\$ 78.00	\$ 41,418.00		\$ 41,418.00
30" Reinforced Concrete Pipe	24.00	LF	\$ 97.00	\$ 2,328.00		\$ 2,328.00
<i>[insert items not listed but part of construction plans]</i>						

WATER SYSTEM IMPROVEMENTS

Water Main Pipe (PVC), Size 8"	1,665.00	LF	\$ 64.00	\$ 106,560.00		\$ 106,560.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 75.00	\$ -		\$ -
Gate Valves, 8"	7.00	EA	\$ 1,858.00	\$ 13,006.00		\$ 13,006.00
Fire Hydrant Assembly, w/ all valves	8.00	EA	\$ 6,597.00	\$ 52,776.00		\$ 52,776.00
Water Service Line Installation, inc. tap and valves	11.00	EA	\$ 1,324.00	\$ 14,564.00		\$ 14,564.00
Fire Cistern Installation, complete		EA		\$ -		\$ -
Water Main Pipe (PVC) Size 12"	1,640.00	LF	\$ 80.00	\$ 131,200.00		\$ 131,200.00
Gate Valves, 12"	6.00	EA	\$ 2,400.00	\$ 14,400.00		\$ 14,400.00
Raw Water Main Pipe (PVC), Size 6"	1,720.00	LF	\$ 48.00	\$ 82,560.00		\$ 82,560.00
Gate Valves, 6"	2.00	EA	\$ 1,500.00	\$ 3,000.00		\$ 3,000.00
<i>[insert items not listed but part of construction plans]</i>						

SANITARY SEWER IMPROVEMENTS

Sewer Main Pipe (PVC), Size 8"	1,915.00	LF	\$ 64.00	\$ 122,560.00		\$ 122,560.00
Sanitary Sewer Manhole, Depth < 15 feet	7.00	EA	\$ 4,386.00	\$ 30,702.00		\$ 30,702.00
Sanitary Service Line Installation, complete	11.00	EA	\$ 1,402.00	\$ 15,422.00		\$ 15,422.00
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)

Screen wall fence	720.00	LF	\$ 80.00	\$ 57,600.00		\$ 57,600.00
Roundabout landscaping	1.00	EA	\$ 10,000.00	\$ 10,000.00		\$ 10,000.00

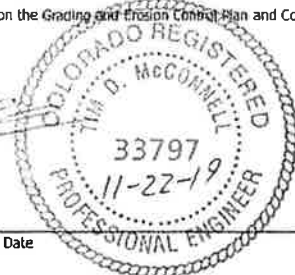
PROJECT INFORMATION		
FALCON MARKETPLACE	11/15/2019	SF-9-001
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
		EA	=	\$ -		\$ -
		EA	=	\$ -		\$ -
		EA	=	\$ -		\$ -
Section 3 Subtotal				=	\$ 740,446.00	\$ 740,446.00
AS-BUILT PLANS (Public Improvements Inc. Permanent WQCV BMPs)		LS	\$ 1.00	=	\$ 15,000.00	\$ 15,000.00
POND/BMP CERTIFICATION (Inc. elevations and volume calculations)		LS	\$ 1.00	=	\$ 10,000.00	\$ 10,000.00
Total Construction Financial Assurance					\$ 4,717,541.89	
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)					\$ 4,717,541.89	
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
Total Defect Warranty Financial Assurance					\$ 760,010.35	
(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.

[Signature]
 Engineer (P.E. Seal Required)



[Signature]
 Approved by Owner / Applicant

Date

Josh Canafax, authorized signatory for LG Capital, LLC, Manager of LG HI Falcon, LLC

Approved

By: Elizabeth Nijkamp

Date: 12/19/2019

El Paso County Planning & Community Development