

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

Updated: 11/4/2021

PROJECT INFORMATION		
The Ridge at Lorson Ranch Fil. No. 1	6/15/2022	
Project Name	Date	PCD File No. 22-004

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		CY	\$ 2.50	=	\$ -		\$ -	
greater than 200,000; \$500,000 min	215,000	CY	\$ 2.00	=	\$ 500,000.00		\$ 500,000.00	
* Permanent Seeding (inc. noxious weed mgmnt.)	25	AC	\$ 886.00	=	\$ 22,150.00		\$ 22,150.00	
* Mulching	25	AC	\$ 831.00	=	\$ 20,775.00		\$ 20,775.00	
* Permanent Erosion Control Blanket	45	SY	\$ 7.00	=	\$ 315.00		\$ 315.00	
* Permanent Pond/BMP Construction		CY	\$ 22.00	=	\$ -		\$ -	
* Permanent Pond/BMP (provide engineer's estimate)	1	EA	\$246,655.00	=	\$ 246,655.00		\$ 246,655.00	
(Pond C2.1 outlet/wall, Pond F)		EA		=	\$ -		\$ -	
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -	
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -	
Vehicle Tracking Control	3	EA	\$ 2,625.00	=	\$ 7,875.00		\$ 7,875.00	
Silt Fence	4,800	LF	\$ 3.00	=	\$ 14,400.00		\$ 14,400.00	
Temporary Seeding	65	AC	\$ 695.00	=	\$ 45,175.00		\$ 45,175.00	
Temporary Mulch	65	AC	\$ 831.00	=	\$ 54,015.00		\$ 54,015.00	
Erosion Bales	100	EA	\$ 28.00	=	\$ 2,800.00		\$ 2,800.00	
Erosion Logs/Straw Wattles	1,000	LF	\$ 6.00	=	\$ 6,000.00		\$ 6,000.00	
Rock Check Dams		EA	\$ 554.00	=	\$ -		\$ -	
Inlet Protection	4	EA	\$ 185.00	=	\$ 740.00		\$ 740.00	
Sediment Basin	1	EA	\$ 1,952.00	=	\$ 1,952.00		\$ 1,952.00	
Concrete Washout Basin	1	EA	\$ 997.00	=	\$ 997.00		\$ 997.00	
[insert items not listed but part of construction plans]				=	\$ -		\$ -	
MAINTENANCE (35% of Construction BMPs)					=	\$ 46,883.90		\$ 46,883.90
<small>* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED).</small>								
Section 1 Subtotal					=	\$ 970,732.90		\$ 970,732.90

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)	25,197	Tons	\$ 31.00	=	\$ 781,107.00		\$ 781,107.00
Aggregate Base Course (135 lbs/cf)		CY	\$ 56.00	=	\$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 16.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 21.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 32.00	=	\$ -		\$ -
Asphalt Pavement (147 lbs/cf) <u>4" thick</u>	19,215	Tons	\$ 97.00	=	\$ 1,863,855.00		\$ 1,863,855.00
Raised Median, Paved		SF	\$ 9.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	41	EA	\$ 333.00	=	\$ 13,653.00		\$ 13,653.00
Guide/Street Name Sign	104	EA	\$ 200.00	=	\$ 20,800.00		\$ 20,800.00
Epoxy Pavement Marking	4,790	SF	\$ 15.00	=	\$ 71,850.00		\$ 71,850.00
Thermoplastic Pavement Marking	630	SF	\$ 26.00	=	\$ 16,380.00		\$ 16,380.00
Barricade - Type 3	8	EA	\$ 221.00	=	\$ 1,768.00		\$ 1,768.00
Delineator - Type I		EA	\$ 27.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)	13,400	LF	\$ 32.00	=	\$ 428,800.00		\$ 428,800.00
Curb and Gutter, Type B (Median)		LF	\$ 32.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)	28,230	LF	\$ 32.00	=	\$ 903,360.00		\$ 903,360.00
4" Sidewalk (common areas only)	3,667	SY	\$ 53.00	=	\$ 194,351.00		\$ 194,351.00
5" Sidewalk	18,600	SY	\$ 66.00	=	\$ 1,227,600.00		\$ 1,227,600.00
6" Sidewalk		SY	\$ 80.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 106.00	=	\$ -		\$ -
Pedestrian Ramp	114	EA	\$ 1,273.00	=	\$ 145,122.00		\$ 145,122.00
Cross Pan, local (8" thick, 6' wide to include return)	770	LF	\$ 67.00	=	\$ 51,590.00		\$ 51,590.00
Cross Pan, collector (9" thick, 8' wide to include return)	110	LF	\$ 102.00	=	\$ 11,220.00		\$ 11,220.00
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)		LF	\$ 89.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 18.00	=	\$ -		\$ -
Traffic Signal, complete intersection		EA	\$ 470,666	=	\$ -		\$ -

PROJECT INFORMATION

The Ridge at Lorson Ranch Fil. No. 1

6/15/2022

Project Name

Date

PCD File No. 22-004

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	885	LF	\$ 70.00	=	\$	61,950.00		\$ 61,950.00
24" Reinforced Concrete Pipe	285	LF	\$ 83.00	=	\$	23,655.00		\$ 23,655.00
30" Reinforced Concrete Pipe	345	LF	\$ 104.00	=	\$	35,880.00		\$ 35,880.00
36" Reinforced Concrete Pipe	536	LF	\$ 128.00	=	\$	68,608.00		\$ 68,608.00
42" Reinforced Concrete Pipe	245	LF	\$ 171.00	=	\$	41,895.00		\$ 41,895.00
48" Reinforced Concrete Pipe	310	LF	\$ 209.00	=	\$	64,790.00		\$ 64,790.00
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 =		EA		=	\$	-		\$ -
<small>(unit cost = 6x pipe unit cost)</small>								
Flared End Section (FES) CSP Size =		EA		=	\$	-		\$ -
<small>(unit cost = 6x pipe unit cost)</small>								
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'	5	EA	\$ 8,706.00	=	\$	43,530.00		\$ 43,530.00
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 10,898.00	=	\$	-		\$ -
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 10,984.00	=	\$	-		\$ -
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'	9	EA	\$ 11,775.00	=	\$	105,975.00		\$ 105,975.00
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'	6	EA	\$ 12,920.00	=	\$	77,520.00		\$ 77,520.00
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	7	EA	\$ 12,876.00	=	\$	90,132.00		\$ 90,132.00
Storm Sewer Manhole, Slab Base	10	EA	\$ 7,082.00	=	\$	70,820.00		\$ 70,820.00
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				=	\$	-		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$	-		\$ -
<small>** Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED).</small>								
Section 2 Subtotal				=	\$	6,421,211.00		\$ 6,421,211.00

PROJECT INFORMATION

The Ridge at Lorson Ranch Fil. No. 1 6/15/2022
 Project Name Date PCD File No. 22-004

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"	17,600	LF	\$ 71.00	= \$	1,249,600.00	100.00% \$ -
Water Main Pipe (Ductile Iron), Size 8"	3,730	LF	\$ 83.00	= \$	309,590.00	100.00% \$ -
Gate Valves, 8"	77	EA	\$ 2,058.00	= \$	158,466.00	100.00% \$ -
Fire Hydrant Assembly, w/ all valves	35	EA	\$ 7,306.00	= \$	255,710.00	100.00% \$ -
Water Service Line Installation, inc. tap and valves	537	EA	\$ 1,466.00	= \$	787,242.00	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"	18,745	LF	\$ 71.00	= \$	1,330,895.00	100.00% \$ -
Sanitary Sewer Manhole, Depth < 15 feet	58	EA	\$ 4,858.00	= \$	281,764.00	100.00% \$ -
Sanitary Service Line Installation, complete	535	EA	\$ 1,553.00	= \$	830,855.00	100.00% \$ -
Sanitary Sewer Lift Station, complete		EA		= \$	-	\$ -
4" underdrain	18,745	LF	\$ 25.00	= \$	468,625.00	100.00% \$ -
				= \$	-	\$ -
<i>[insert items not listed but part of construction plans]</i>						
				= \$	-	\$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)						
landscaping improvements	1	LS	\$350,000.00	= \$	350,000.00	\$ 350,000.00
		EA		= \$	-	\$ -
		EA		= \$	-	\$ -
		EA		= \$	-	\$ -
		EA		= \$	-	\$ -
				= \$	-	\$ -
Section 3 Subtotal				= \$	6,022,747.00	\$ 350,000.00

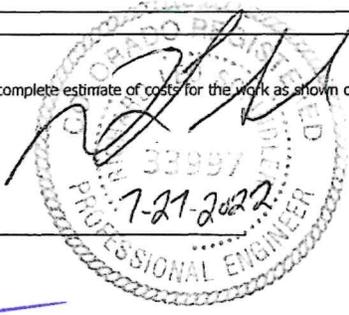
** - Section 3 is not subject to defect warranty requirements

PROJECT INFORMATION		
The Ridge at Lorson Ranch Fil. No. 1	6/15/2022	
Project Name	Date	PCD File No. 22-004

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 4,000.00	=	\$ 4,000.00	\$	4,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 2,000.00	=	\$ 2,000.00	\$	2,000.00
Total Construction Financial Assurance						\$	13,420,690.90
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$	7,747,943.90
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
Total Defect Warranty Financial Assurance						\$	1,442,221.20
(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 _____ Date 7/27/22

APPROVED
Engineering Department

Approved by El Paso County Engineer / ECM Administrator _____

08/16/2022 3:50:16 PM
dsdmjkamp
EPC Planning & Community
Development Department

Richard Schindler

From: Jeff Rode <Jeff@liberty-built.com>
Sent: Tuesday, May 03, 2022 10:03 AM
To: Josh Greis; Richard Schindler
Subject: RE: Skyline pond

Rich,

We actually included Pond F with the Ridge @ Lorson Ranch. Below are all of the pond costs:

89	Outlet Structure (Pond C2.1)	1.00	EACH	\$88,255.00	\$88,255.00
90	Outlet Structure (Pond C4)	1.00	EACH	\$88,255.00	\$88,255.00
91	Outlet Structure (Pond F)	1.00	EACH	\$58,825.00	\$58,825.00
92	Overflow Wall (Pond C2.1)	1.00	EACH	\$16,295.00	\$16,295.00
93	Overflow Wall (Pond C4)	1.00	EACH	\$16,295.00	\$16,295.00
94	Forebay (Pond F)	1.00	EACH	\$62,825.00	\$62,825.00
95	06 Wide Trickle Channel (Pond C2.1)	10.00	LF	\$319.00	\$3,190.00
96	08 Wide Trickle Channel	10.00	LF	\$392.00	\$3,920.00
97	03 Wide Trickle Channel (Pond F)	85.00	LF	\$157.00	\$13,345.00

Thanks,

Jeff



Jeff Rode
Liberty Infrastructure, LLC
103 4th Street, Suite 230
Castle Rock, CO 80104
(720) 315-0955
Jeff@Liberty-Built.com

From: Josh Greis <Josh@liberty-built.com>
Sent: Tuesday, May 3, 2022 10:59 AM
To: Jeff Rode <Jeff@liberty-built.com>
Subject: Skyline pond

Hi jeff,
This is from Rich. I think this is the pond we priced with the Ridge
Josh

From: Richard Schindler <rich@ceg1.com>
Sent: Monday, May 02, 2022 3:21 PM
To: Josh Greis <Josh@liberty-built.com>
Subject:

Josh,

Could you send me your bid for the concrete forebay/channel in Pond C4 that you are going to construct with Skyline at Lorson?

The county now wants an estimate of that work and I figured your bid would be the best thing.

Thank you.

Rich

Richard Schindler, P.E.

Core Engineering Group
15004 1st Avenue S.
Burnsville, MN 55306

719.570.1100
952-303-4212
719.659.7800 (cell)