2026 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 2/2026

PROJECT INFORMATION

Project Name: Cimarron Hills Southeast Mixed Use	Date: 9/23/2026	PCD File No. SF2420

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 5,000; $8,000 min		CY	$ 7.50	=	$ -		$ -	*
5,001-20,000; $30,000 min		CY	$ 6.50	=	$ -		$ -	*
20,001-50,000; $100,000 min	20253.	CY	$ 4.50	=	$ 100,000.00		$ 100,000.00	*
50,001-200,000; $175,000 min		CY	$ 3.00	=	$ -		$ -	*
greater than 200,000; $500,000 min		CY	$ 2.50	=	$ -		$ -	*
Erosion Control Blanket	4453.	SY	$ 6.00	=	$ 26,718.00		$ 26,718.00	*
Seeding (inc. noxious weed mgmnt.) & Mulching	8.	AC	$ 2,037.00	=	$ 16,296.00		$ 16,296.00	*
Permanent Pond/PCM (provide engineer's estimate)	1.	EA	$185,000.00	=	$ 185,000.00		$ 185,000.00	*
					$ -		$ -	*
					$ -		$ -	*
[insert items not listed but part of construction plans]					$ -		$ -	*
Safety Fence	2314.	LF	$ 5.00	=	$ 11,570.00		$ 11,570.00	
Inlet Protection	4.	EA	$ 322.00	=	$ 1,288.00		$ 1,288.00	
Rock Check Dam		EA	$ 908.00	=	$ -		$ -	
Concrete Washout Basin	1.	EA	$ 1,790.00	=	$ 1,790.00		$ 1,790.00	
Sediment Basin	2.	EA	$ 3,483.00	=	$ 6,966.00		$ 6,966.00	
Sediment Trap		EA	$ 877.00	=	$ -		$ -	
Silt Fence	4307.	LF	$ 3.00	=	$ 12,921.00		$ 12,921.00	
Slope Drain		LF	$ 30.00	=	$ -		$ -	
Straw Bale		EA	$ 56.00	=	$ -		$ -	
Straw Wattle/Rock Sock	56.	LF	$ 11.00	=	$ 616.00		$ 616.00	
Surface Roughening		AC	$ 507.00	=	$ -		$ -	
Vehicle Tracking Control	1.	EA	$ 3,840.00	=	$ 3,840.00		$ 3,840.00	
				=	$ -		$ -	
				=	$ -		$ -	
				=	$ -		$ -	
[insert items not listed but part of construction plans]				=	$ -		$ -	
	MAINTENANCE (35% of Construction BMPs)			=	$ 9,597.35		$ 9,597.35	
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)		**Section 1 Subtotal**		**=**	**$ 376,602.35**		**$ 376,602.35**	
SECTION 2 - PUBLIC IMPROVEMENTS *								
ROADWAY IMPROVEMENTS								*
Construction Traffic Control		LS		=	$ -		$ -	*
Aggregate Base Course (135 lbs/cf)		Tons	$ 42.00	=	$ -		$ -	*
Aggregate Base Course (135 lbs/cf)	1730.	CY	$ 81.00	=	$ 140,130.00		$ 140,130.00	*
Asphalt Pavement (3" thick)		SY	$ 22.00	=	$ -		$ -	*
Asphalt Pavement (4" thick)	7787.	SY	$ 31.00	=	$ 241,397.00		$ 241,397.00	*
Asphalt Pavement (6" thick)		SY	$ 47.00	=	$ -		$ -	*
Asphalt Pavement (147 lbs/cf) __" thick		Tons	$ 140.00	=	$ -		$ -	*
Raised Median, Paved		SF	$ 15.00	=	$ -		$ -	*
Signs (regulatory/advisory/guide/street)	6.	EA	$ 293.00	=	$ 1,758.00		$ 1,758.00	*
Epoxy Pavement Marking	1703.	SF	$ 19.00	=	$ 32,357.00		$ 32,357.00	*
Thermoplastic Pavement Marking		SF	$ 29.00	=	$ -		$ -	*
Barricade - Type 3		EA	$ 380.00	=	$ -		$ -	*
Delineator - Type I		EA	$ 38.00	=	$ -		$ -	*
Curb and Gutter, Type A (6" Vertical)	2968.	LF	$ 49.00	=	$ 145,432.00		$ 145,432.00	*
Curb and Gutter, Type B (Median)	165.	LF	$ 50.00	=	$ 8,250.00		$ 8,250.00	*
Curb and Gutter, Type C (Ramp)		LF	$ 51.00	=	$ -		$ -	*
4" Sidewalk (common areas only)	1622.	SY	$ 69.00	=	$ 111,918.00		$ 111,918.00	*
5" Sidewalk	165.	SY	$ 85.00	=	$ 14,025.00		$ 14,025.00	*
6" Sidewalk		SY	$ 113.00	=	$ -		$ -	*
8" Sidewalk		SY	$ 141.00	=	$ -		$ -	*
Pedestrian Ramp		EA	$ 1,961.00	=	$ -		$ -	*
Cross Pan, local (8" thick, 6' wide to include return)		LF	$ 87.00	=	$ -		$ -	*
Cross Pan, collector (9" thick, 8' wide to include return)	97.	LF	$ 131.00	=	$ 12,707.00		$ 12,707.00	*
Curb Opening with Drainage Chase		EA	$ 2,341.00	=	$ -		$ -	*
Guardrail Type 3 (W-Beam)		LF	$ 87.00	=	$ -		$ -	*
Guardrail Type 7 (Concrete)		LF	$ 104.00	=	$ -		$ -	*
Guardrail End Anchorage		EA	$ 2,485.00	=	$ -		$ -	*
Guardrail Impact Attenuator		EA	$ 22,568.00	=	$ -		$ -	*
Sound Barrier Fence (CMU block, 6' high)		LF	$ 113.00	=	$ -		$ -	*
Sound Barrier Fence (panels, 6' high)		LF	$ 115.00	=	$ -		$ -	*
Electrical Conduit, Size =		LF	$ 33.00	=	$ -		$ -	*
Traffic Signal, (provide engineer's estimate)		EA		=	$ -		$ -	*
Survey Monumentation		EA	$ 638.00	=	$ -		$ -	*
				=	$ -		$ -	*

PROJECT INFORMATION		
Project Name: Cimarron Hills Southeast Mixed Use	**Date: 9/23/2026**	**PCD File No. SF2420**

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining	
				=	$ -		$ -	*
				=	$ -		$ -	*
[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	57.	LF	$ 111.00	=	$ 6,327.00		$ 6,327.00	*
24" Reinforced Concrete Pipe	58.	LF	$ 161.00	=	$ 9,338.00		$ 9,338.00	*
30" Reinforced Concrete Pipe	48.	LF	$ 167.00	=	$ 8,016.00		$ 8,016.00	*
36" Reinforced Concrete Pipe	500.	LF	$ 191.00	=	$ 95,500.00		$ 95,500.00	*
42" Reinforced Concrete Pipe	634.	LF	$ 275.00	=	$ 174,350.00		$ 174,350.00	*
48" Reinforced Concrete Pipe		LF	$ 349.00	=	$ -		$ -	*
54" Reinforced Concrete Pipe		LF	$ 465.00	=	$ -		$ -	*
60" Reinforced Concrete Pipe		LF	$ 476.00	=	$ -		$ -	*
66" Reinforced Concrete Pipe		LF	$ 550.00	=	$ -		$ -	*
72" Reinforced Concrete Pipe		LF	$ 616.00	=	$ -		$ -	*
18" Corrugated Steel Pipe		LF	$ 136.00	=	$ -		$ -	*
24" Corrugated Steel Pipe		LF	$ 229.00	=	$ -		$ -	*
30" Corrugated Steel Pipe		LF	$ 244.00	=	$ -		$ -	*
36" Corrugated Steel Pipe		LF	$ 244.00	=	$ -		$ -	*
42" Corrugated Steel Pipe		LF	$ 226.00	=	$ -		$ -	*
48" Corrugated Steel Pipe		LF	$ 465.00	=	$ -		$ -	*
54" Corrugated Steel Pipe		LF	$ 459.00	=	$ -		$ -	*
60" Corrugated Steel Pipe		LF	$ 501.00	=	$ -		$ -	*
66" Corrugated Steel Pipe		LF	$ 580.00	=	$ -		$ -	*
72" Corrugated Steel Pipe		LF	$ 654.00	=	$ -		$ -	*
78" Corrugated Steel Pipe		LF	$ 728.00	=	$ -		$ -	*
84" Corrugated Steel Pipe		LF	$ 901.00	=	$ -		$ -	*
Flared End Section (FES) RCP Size = 30 (unit cost = 6x pipe unit cost)	1.	EA	$ 1,002.00	=	$ 1,002.00		$ 1,002.00	*
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		EA		=	$ -		$ -	*
38" x 60" RCP	74.	LF	$ 250.00	=	$ 18,500.00		$ 18,500.00	*
[insert items not listed but part of construction plans]				=	$ -		$ -	*
End Treatment- Headwall		EA		=	$ -		$ -	*
End Treatment- Wingwall		EA		=	$ -		$ -	*
End Treatment - Cutoff Wall		EA		=	$ -		$ -	*
Curb Inlet (Type R) L=5', Depth < 5'	4.	EA	$ 8,814.00	=	$ 35,256.00		$ 35,256.00	*
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	$ 10,835.00	=	$ -		$ -	*
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	$ 12,206.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', Depth < 5'		EA	$ 11,438.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	$ 12,689.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	$ 16,174.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', Depth < 5'		EA	$ 14,452.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	$ 17,237.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	$ 21,610.00	=	$ -		$ -	*
Curb Inlet (Type R) L =20', Depth < 5'		EA	$ 16,499.00	=	$ -		$ -	*
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	$ 20,012.00	=	$ -		$ -	*
Grated Inlet (Type C), Depth < 5'		EA	$ 8,156.00	=	$ -		$ -	*
Grated Inlet (Type D), Depth < 5'		EA	$ 11,435.00	=	$ -		$ -	*
Storm Sewer Manhole, Box Base	6.	EA	$ 18,950.00	=	$ 113,700.00		$ 113,700.00	*
Storm Sewer Manhole, Slab Base		EA	$ 9,314.00	=	$ -		$ -	*
Geotextile (Erosion Control)		SY	$ 6.00	=	$ -		$ -	*
Rip Rap, d50 size from 6" to 24"	122.	Tons	$ 102.00	=	$ 12,444.00		$ 12,444.00	*
Rip Rap, Grouted		Tons	$ 136.00	=	$ -		$ -	*
Drainage Channel Construction, Size (W x H)		LF		=	$ -		$ -	*
Drainage Channel Lining, Concrete		CY	$ 815.00	=	$ -		$ -	*
Drainage Channel Lining, Rip Rap		CY	$ 234.00	=	$ -		$ -	*
Drainage Channel Lining, Grass		AC	$ 2,100.00	=	$ -		$ -	*
Permanent Drainage Channel Lining or Roadside Ditch TRM		SY	$ 13.00	=	$ -		$ -	*
				=	$ -		$ -	*
				=	$ -		$ -	*
				=	$ -		$ -	*
[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**	=	**$ 1,182,407.00**		**$ 1,182,407.00**	*

PROJECT INFORMATION		
Project Name: Cimarron Hills Southeast Mixed Use	Date: 9/23/2026	PCD File No. SF2420

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)							
36" Reinforced Concrete Pipe	32.	LF	$ 191.00	=	$ 6,112.00		$ 6,112.00
38" x 60" RCP	12.	LF	$ 250.00	=	$ 3,000.00		$ 3,000.00
Grated Inlet (Type C), Depth < 5'	1.	EA	$ 8,156.00	=	$ 8,156.00		$ 8,156.00
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	140.	LF	$ 90.00	=	$ 12,600.00		$ 12,600.00
Water Main Pipe (Ductile Iron), Size 8"		LF	$ 105.00	=	$ -		$ -
Gate Valves, 8"		EA	$ 2,599.00	=	$ -		$ -
Fire Hydrant Assembly, w/ all valves		EA	$ 9,228.00	=	$ -		$ -
Water Service Line Installation, inc. tap and valves		EA	$ 1,852.00	=	$ -		$ -
Fire Cistern Installation, complete		EA		=	$ -		$ -
Water Main Pipe (PVC), Size 12"	2625.	LF	$ 100.00	=	$ 262,500.00		$ 262,500.00
Gate Valves, 12"	14.	EA	$ 2,599.00	=	$ 36,386.00		$ 36,386.00
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	553.	LF	$ 90.00	=	$ 49,770.00		$ 49,770.00
Sanitary Sewer Manhole, Depth < 15 feet	3.	EA	$ 6,136.00	=	$ 18,408.00		$ 18,408.00
Sanitary Service Line Installation, complete		EA	$ 1,962.00	=	$ -		$ -
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)							
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
** - Section 3 is not subject to defect warranty requirements		**Section 3 Subtotal**		**=**	**$ 396,932.00**		**$ 396,932.00**
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS		=	$ -		$ -
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		=	$ -		$ -

Total Construction Financial Assurance **$ 1,955,941.35**
(Sum of all section subtotals plus as-builts and pond/BMP certification)

Total Remaining Construction Financial Assurance (with Pre-Plat Construction) **$ 1,955,941.35**
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

Total Defect Warranty Financial Assurance **$ 302,084.20**
(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.

COLORADO LICENSED
DREW A. DEFENDORF
65470
09/23/26
PROFESSIONAL ENGINEER

Engineer (P.E. Seal Required)

Drew A. Defendorf Digitally signed by Drew A. Defendorf DN: C=US, E=drew.defendorf@matrixdesigngroup.com, O=Matrix Design Group, OU=Civil, CN=Drew A. Defendorf Date: 2026.09.24 08:57:22-06'00'

Drew Def Dan Vaing, OWNER 9.22.26

Approved by Owner / Applicant — Date

Approved by El Paso County Engineer / ECM Administrator — Date