

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

Updated: 12/22/2020

PROJECT INFORMATION		
Saddlehorn Ranch Filing 1 Improvements	1/19/2021	SF-19-012
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	61,992	CY	\$ 2.50	=	\$ 175,000.00		\$ 175,000.00
greater than 200,000; \$500,000 min		CY	\$ 2.00	=	\$ -		\$ -
* Permanent Seeding (inc. noxious weed mgmnt.)	4.6	AC	\$ 828.00	=	\$ 3,808.80		\$ 3,808.80
* Mulching	4.6	AC	\$ 777.00	=	\$ 3,574.20		\$ 3,574.20
* Permanent Erosion Control Blanket	10,120	SY	\$ 6.00	=	\$ 60,720.00		\$ 60,720.00
* Permanent Pond/BMP Construction	See Below	CY	\$ 21.00	=	\$ -		\$ -
* Permanent Pond/BMP (provide engineer's estimate)		EA		=	\$ -		\$ -
Safety Fence		LF	\$ 3.00	=	\$ -		\$ -
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -
Vehicle Tracking Control	1	EA	\$ 2,453.00	=	\$ 2,453.00		\$ 2,453.00
Silt Fence	11,840	LF	\$ 2.60	=	\$ 30,784.00		\$ 30,784.00
Temporary Seeding		AC	\$ 650.00	=	\$ -		\$ -
Temporary Mulch		AC	\$ 777.00	=	\$ -		\$ -
Erosion Bales		EA	\$ 26.00	=	\$ -		\$ -
Erosion Logs/Straw Waddle		LF	\$ 5.00	=	\$ -		\$ -
Rock Check Dams		EA	\$ 518.00	=	\$ -		\$ -
Inlet Protection	13	EA	\$ 173.00	=	\$ 2,249.00		\$ 2,249.00
Sediment Basin	5	EA	\$ 1,824.00	=	\$ 9,120.00		\$ 9,120.00
Concrete Washout Basin	1	EA	\$ 932.00	=	\$ 932.00		\$ 932.00
[insert items not listed but part of construction plans]				=	\$ -		\$ -
Detention Outlet Structure	3	EA	\$ 5,000.00	=	\$ 15,000.00		\$ 15,000.00
Concrete/Riprap Forebay	3	EA	\$ 3,000.00	=	\$ 9,000.00		\$ 9,000.00
Concrete Trickle Channel	210	CY	\$ 95.00	=	\$ 19,950.00		\$ 19,950.00
Detention Emergency Spillway	3	EA	\$ 4,000.00	=	\$ 12,000.00		\$ 12,000.00
Permanent WQ Feature (EDB)	3	EA	\$ 5,000.00	=	\$ 15,000.00		\$ 15,000.00
Gravel Pond Maintenance Access Road	1,500	SY	\$ 45.00	=	\$ 67,500.00		\$ 67,500.00
18" RCP	130	LF	\$ 65.00	=	\$ 8,450.00		\$ 8,450.00
18" Flared End Section (FES) RCP	3	EA	\$ 390.00	=	\$ 1,170.00		\$ 1,170.00
84" RCP	110	LF	\$ 420.00	=	\$ 46,200.00		\$ 46,200.00
84" RCP FES	2	EA	\$ 6,500.00	=	\$ 13,000.00		\$ 13,000.00
Channel Lining Riprap	1,334	CY	\$ 112.00	=	\$ 149,408.00		\$ 149,408.00
Channel Lining Grass	5	AC	\$ 1,469.00	=	\$ 7,345.00		\$ 7,345.00
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
MAINTENANCE (35% of Construction BMPs)				=	\$ 143,346.35		\$ 143,346.35
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)							
				Section 1 Subtotal	\$ 796,010.35		\$ 796,010.35

PROJECT INFORMATION

Saddlehorn Ranch Filing 1 Improvements	1/19/2021	SF-19-012
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction)	
						% Complete	Remaining
SECTION 2 - PUBLIC IMPROVEMENTS *							
ROADWAY IMPROVEMENTS							
Construction Traffic Control	1	LS	\$ 9,850.00	=	\$ 9,850.00		\$ 9,850.00
Aggregate Base Course (135 lbs/cf)	14,111	Tons	\$ 29.00	=	\$ 409,219.00		\$ 409,219.00
Aggregate Base Course (135 lbs/cf)		CY	\$ 52.00		\$ -		\$ -
Asphalt Pavement (3" thick)		SY	\$ 14.50		\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 20.00		\$ -		\$ -
Asphalt Pavement (6" thick)		SY	\$ 30.00		\$ -		\$ -
Asphalt Pavement (147 lbs/cf) <u>3</u> " thick	7,368	Tons	\$ 91.00	=	\$ 670,488.00		\$ 670,488.00
Asphalt Pavement (147 lbs/cf) <u>8</u> " thick	1,408	Tons	\$ 91.00		\$ 128,128.00		\$ 128,128.00
Raised Median, Paved		SF	\$ 8.30	=	\$ -		\$ -
Regulatory Sign/Advisory Sign	10	EA	\$ 311.00	=	\$ 3,110.00		\$ 3,110.00
Guide/Street Name Sign	6	EA	\$ 300.00	=	\$ 1,800.00		\$ 1,800.00
Epoxy Pavement Marking	668	SF	\$ 14.00	=	\$ 9,352.00		\$ 9,352.00
Thermoplastic Pavement Marking		SF	\$ 24.00	=	\$ -		\$ -
Barricade - Type 3	2	EA	\$ 207.00	=	\$ 414.00		\$ 414.00
Delineator - Type I		EA	\$ 25.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 31.00	=	\$ -		\$ -
Curb and Gutter, Type B (Median)		LF	\$ 31.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 31.00	=	\$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 50.00	=	\$ -		\$ -
5" Sidewalk		SY	\$ 62.00	=	\$ -		\$ -
6" Sidewalk		SY	\$ 75.00	=	\$ -		\$ -
8" Sidewalk		SY	\$ 99.00	=	\$ -		\$ -
Pedestrian Ramp		EA	\$ 1,190.00	=	\$ -		\$ -
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 63.00	=	\$ -		\$ -
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	=	\$ -		\$ -

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Description	Quantity	Units	Unit Cost	=	Total	(with Pre-Plat Construction)	
						% Complete	Remaining
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<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	251	LF	\$ 67.00	=	\$ 16,817.00		\$ 16,817.00
24" Reinforced Concrete Pipe	176	LF	\$ 81.00	=	\$ 14,256.00		\$ 14,256.00
30" Reinforced Concrete Pipe	56	LF	\$ 100.00	=	\$ 5,600.00		\$ 5,600.00
36" Reinforced Concrete Pipe		LF	\$ 124.00	=	\$ -		\$ -
42" Reinforced Concrete Pipe		LF	\$ 166.00	=	\$ -		\$ -
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 = 18" <small>(unit cost = 6x pipe unit cost)</small>	10	EA	\$ 402.00	=	\$ 4,020.00		\$ 4,020.00
Flared End Section (FES) RCP Size = 24" <small>(unit cost = 6x pipe unit cost)</small>	6	EA	\$ 486.00	=	\$ 2,916.00		\$ 2,916.00
Flared End Section (FES) CSP Size = 30" <small>(unit cost = 6x pipe unit cost)</small>	2	EA	\$ 600.00	=	\$ 1,200.00		\$ 1,200.00
End Treatment- Headwall		EA		=	\$ -		\$ -
End Treatment- Wingwall		EA		=	\$ -		\$ -
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 5,736.00	=	\$ -		\$ -
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'		EA	\$ 8,136.00	=	\$ -		\$ -
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'		EA	\$ 11,005.00	=	\$ -		\$ -
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		EA	\$ 12,034.00	=	\$ -		\$ -
Storm Sewer Manhole, Slab Base		EA	\$ 6,619.00	=	\$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 6.20	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"	344	Tons	\$ 83.00	=	\$ 28,552.00		\$ 28,552.00
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				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
Section 2 Subtotal					=	\$ 1,305,722.00	\$ 1,305,722.00

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

PROJECT INFORMATION

Saddlehorn Ranch Filing 1 Improvements	1/19/2021	SF-19-012
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							
Entry Landscaping / Mial Kiosks	1	LS	\$ 36,000.00	=	\$ 36,000.00		\$ 36,000.00
Gravel Emergency Access Road (6" Depth)	134	CY	\$ 31.00	=	\$ 4,154.00		\$ 4,154.00
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
				=	\$ -		\$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	7,908	LF	\$ 66.00	=	\$ 521,928.00		\$ 521,928.00
Water Main Pipe (PVC), Size 12"	3,081	LF	\$ 100.00	=	\$ 308,100.00		\$ 308,100.00
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 78.00	=	\$ -		\$ -
Gate Valves, 8"	56	EA	\$ 1,923.00	=	\$ 107,688.00		\$ 107,688.00
Gate Valves, 12"	19	EA	\$ 2,900.00	=	\$ 55,100.00		\$ 55,100.00
Fire Hydrant Assembly, w/ all valves	19	EA	\$ 6,828.00	=	\$ 129,732.00		\$ 129,732.00
Water Service Line Installation, inc. tap and valves	49	EA	\$ 1,370.00	=	\$ 67,130.00		\$ 67,130.00
Fire Cistern Installation, complete		EA		=	\$ -		\$ -
Water Treatment Plant	1	EA	\$ 3,841,500.00	=	\$ 3,841,500.00		\$ 3,841,500.00
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"		LF	\$ 66.00	=	\$ -		\$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 4,540.00	=	\$ -		\$ -
Sanitary Service Line Installation, complete		EA	\$ 1,451.00	=	\$ -		\$ -
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)							
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
		EA		=	\$ -		\$ -
Section 3 Subtotal				=	\$ 5,071,332.00		\$ 5,071,332.00

** - 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	\$ 10,000.00	= \$ 10,000.00	\$	10,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 10,000.00	= \$ 10,000.00	\$	10,000.00
Total Construction Financial Assurance					\$	7,193,064.35
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)					\$	7,193,064.35
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
Total Defect Warranty Financial Assurance					\$	309,765.00
(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.

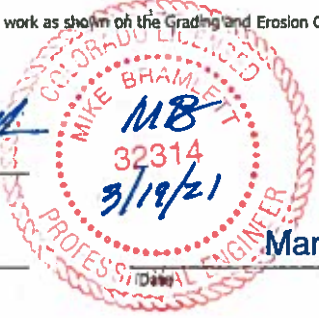


Engineer (P.E. Seal Required)



Approved by Owner / Applicant

Approved by El Paso County Engineer / ECM Administrator



March 19 2021

APPROVED
 Engineering Department
05/05/2021 10:41:59 AM
 dsdnijkamp
 EPC Planning & Community
 Development Department