

2024 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 10/2023

PROJECT INFORMATION		
The Rock Commerce Center	2/20/2024	PPR2329
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	109,166	CY	\$ 2.50	= \$ 272,915.00		\$ 272,915.00
greater than 200,000; \$500,000 min		CY	\$ 2.00	= \$ -		\$ -
Permanent Erosion Control Blanket	1785.	SY	\$ 9.00	= \$ 16,065.00		\$ 16,065.00
Permanent Seeding (inc. noxious weed mgmnt.) & Mulching	2.4	AC	\$ 2,018.00	= \$ 4,843.20		\$ 4,843.20
Permanent Pond/BMP (provide engineer's estimate)	- 1.	EA	\$ 372,900.00	= \$ 372,900.00		\$ 372,900.00
Concrete Washout Basin	1.	EA	\$ 1,172.00	= \$ 1,172.00		\$ 1,172.00
Inlet Protection	24.	EA	\$ 217.00	= \$ 5,208.00		\$ 5,208.00
Rock Check Dam		EA	\$ 651.00	= \$ -		\$ -
Safety Fence	3125.	LF	\$ 3.00	= \$ 9,375.00		\$ 9,375.00
Sediment Basin	2.	EA	\$ 2,294.00	= \$ 4,588.00		\$ 4,588.00
Sediment Trap		EA	\$ 538.00	= \$ -		\$ -
Silt Fence	1071.	LF	\$ 3.00	= \$ 3,213.00		\$ 3,213.00
Slope Drain		LF	\$ 43.00	= \$ -		\$ -
Straw Bale		EA	\$ 33.00	= \$ -		\$ -
Straw Wattle/Rock Sock	5.	LF	\$ 8.00	= \$ 40.00		\$ 40.00
Surface Roughening	2.4	AC	\$ 269.00	= \$ 645.60		\$ 645.60
Temporary Erosion Control Blanket	8045.	SY	\$ 3.00	= \$ 24,135.00		\$ 24,135.00
Temporary Seeding and Mulching	2.4	AC	\$ 1,793.00	= \$ 4,303.20		\$ 4,303.20
Vehicle Tracking Control	1.	EA	\$ 3,085.00	= \$ 3,085.00		\$ 3,085.00
Saw cut	525.	LF	\$ 5.00	= \$ 2,625.00		\$ 2,625.00
<i>[insert items not listed but part of construction plans]</i>						
MAINTENANCE (35% of Construction BMPs)				= \$	158,269.30	\$ 158,269.30
Section 1 Subtotal				= \$	883,382.30	\$ 883,382.30

* - 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.	LS	\$ 4,500.00	= \$ 4,500.00		\$ 4,500.00
Aggregate Base Course (135 lbs/cf)		Tons	\$ 37.00	= \$ -		\$ -
Aggregate Base Course (135 lbs/cf)	352.	CY	\$ 66.00	= \$ 23,232.00		\$ 23,232.00
Asphalt Pavement (3" thick)		SY	\$ 18.00	= \$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 25.00	= \$ -		\$ -
Asphalt Pavement (6" thick)	176.	SY	\$ 38.00	= \$ 6,688.00		\$ 6,688.00
Asphalt Pavement (147 lbs/cf) ___" thick		Tons	\$ 114.00	= \$ -		\$ -
Raised Median, Paved		SF	\$ 11.00	= \$ -		\$ -
Regulatory Sign/Advisory Sign	3.	EA	\$ 392.00	= \$ 1,176.00		\$ 1,176.00
Guide/Street Name Sign		EA		= \$ -		\$ -
Epoxy Pavement Marking	100.	SF	\$ 17.00	= \$ 1,700.00		\$ 1,700.00
Thermoplastic Pavement Marking		SF	\$ 30.00	= \$ -		\$ -
Barricade - Type 3		EA	\$ 259.00	= \$ -		\$ -
Delineator - Type I		EA	\$ 31.00	= \$ -		\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 38.00	= \$ -		\$ -
Curb and Gutter, Type B (Median)		LF	\$ 38.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 38.00	= \$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 62.00	= \$ -		\$ -
5" Sidewalk		SY	\$ 77.00	= \$ -		\$ -
6" Sidewalk		SY	\$ 94.00	= \$ -		\$ -
8" Sidewalk		SY	\$ 125.00	= \$ -		\$ -
Pedestrian Ramp		EA	\$ 1,496.00	= \$ -		\$ -
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 79.00	= \$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 119.00	= \$ -		\$ -
Curb Opening with Drainage Chaise		EA	\$ 1,926.00	= \$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 65.00	= \$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 94.00	= \$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,731.00	= \$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,902.00	= \$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 102.00	= \$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 104.00	= \$ -		\$ -
Electrical Conduit, Size =		LF	\$ 22.00	= \$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		= \$ -		\$ -

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PROJECT INFORMATION

The Rock Commerce Center

2/20/2024

PPR2329

Project Name

Date

PCD File No.

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	150.	LF	\$ 82.00	\$ 12,300.00		\$ 12,300.00
24" Reinforced Concrete Pipe		LF	\$ 98.00	\$ -		\$ -
30" Reinforced Concrete Pipe		LF	\$ 123.00	\$ -		\$ -
36" Reinforced Concrete Pipe	20.	LF	\$ 151.00	\$ 3,020.00		\$ 3,020.00
42" Reinforced Concrete Pipe		LF	\$ 201.00	\$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 245.00	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 320.00	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 374.00	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 433.00	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 495.00	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 105.00	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 121.00	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 154.00	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 184.00	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 212.00	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 223.00	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 327.00	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 353.00	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 427.00	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 502.00	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 578.00	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 691.00	\$ -		\$ -
Flared End Section (FES) RCP Size = <small>(unit cost = 6x pipe unit cost)</small>	4.	EA	\$ 1,350.00	\$ 5,400.00		\$ 5,400.00
Flared End Section (FES) CSP Size = <small>(unit cost = 6x pipe unit cost)</small>		EA		\$ -		\$ -
End Treatment- Headwall		EA		\$ -		\$ -
End Treatment- Wingwall		EA		\$ -		\$ -
End Treatment - Cutoff Wall	1.	EA	\$ 12,500.00	\$ 12,500.00		\$ 12,500.00
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 7,212.00	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 9,377.00	\$ -		\$ -
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 10,859.00	\$ -		\$ -
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 9,925.00	\$ -		\$ -
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'		EA	\$ 10,230.00	\$ -		\$ -
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 12,805.00	\$ -		\$ -
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 12,907.00	\$ -		\$ -
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 13,835.00	\$ -		\$ -
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 15,130.00	\$ -		\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 13,755.00	\$ -		\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 15,181.00	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 6,037.00	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 7,458.00	\$ -		\$ -
Storm Sewer Manhole, Box Base		EA	\$ 15,130.00	\$ -		\$ -
Storm Sewer Manhole, Slab Base		EA	\$ 8,322.00	\$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 9.00	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"	275.	Tons	\$ 104.00	\$ 28,600.00		\$ 28,600.00
Rip Rap, Grouted		Tons	\$ 124.00	\$ -		\$ -
Drainage Channel Construction, Size (W x H)		LF		\$ -		\$ -
Drainage Channel Lining, Concrete	30.	CY	\$ 741.00	\$ 22,230.00		\$ 22,230.00
Drainage Channel Lining, Rip Rap		CY	\$ 145.00	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,911.00	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				\$ -		\$ -
[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				\$ 121,346.00		\$ 121,346.00

PROJECT INFORMATION

The Rock Commerce Center
Project Name

2/20/2024
Date

PPR2329
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							
Construction Traffic Control		LS	\$ 4,500.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)		Tons	\$ 34.00	=	\$ -		\$ -
Aggregate Base Course (135 lbs/cf)	5,050.0	CY	\$ 61.00	=	\$ 308,050.00		\$ 308,050.00
Asphalt Pavement (3" thick)		SY	\$ 17.00	=	\$ -		\$ -
Asphalt Pavement (4" thick)		SY	\$ 23.00	=	\$ -		\$ -
Asphalt Pavement (6" thick)	2,520.0	SY	\$ 35.00	=	\$ 88,200.00		\$ 88,200.00
Asphalt Pavement (147 lbs/cf) ___" thick		Tons	\$ 106.00	=	\$ -		\$ -
Raised Median, Paved		SF	\$ 10.00	=	\$ -		\$ -
Regulatory Sign/Advisory Sign		EA	\$ 364.00	=	\$ -		\$ -
Guide/Street Name Sign		EA		=	\$ -		\$ -
Epoxy Pavement Marking	300.0	SF	\$ 16.00	=	\$ 4,800.00		\$ 4,800.00
Thermoplastic Pavement Marking		SF	\$ 28.00	=	\$ -		\$ -
Barricade - Type 3		EA	\$ 241.00	=	\$ -		\$ -
Delineator - Type I		EA	\$ 29.00	=	\$ -		\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 35.00	=	\$ -		\$ -
Curb and Gutter, Type B (Median)		LF	\$ 35.00	=	\$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 35.00	=	\$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 58.00	=	\$ -		\$ -
5" Sidewalk		SY	\$ 72.00	=	\$ -		\$ -
6" Sidewalk	250.0	SY	\$ 87.00	=	\$ 21,750.00		\$ 21,750.00
8" Sidewalk	1,336.6	SY	\$ 116.00	=	\$ 155,045.60		\$ 155,045.60
Pedestrian Ramp	3.0	EA	\$ 1,390.00	=	\$ 4,170.00		\$ 4,170.00
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 73.00	=	\$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 111.00	=	\$ -		\$ -
Curb Opening with Drainage Chase	1.0	EA	\$ 1,790.00	=	\$ 1,790.00		\$ 1,790.00
Guardrail Type 3 (W-Beam)		LF	\$ 60.00	=	\$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 87.00	=	\$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,538.00	=	\$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,556.00	=	\$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 95.00	=	\$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 97.00	=	\$ -		\$ -
Electrical Conduit, Size =		LF	\$ 20.00	=	\$ -		\$ -
Traffic Signal, (provide engineer's estimate)		EA		=	\$ -		\$ -
STORM DRAIN IMPROVEMENTS							
<i>(Exception: Permanent Pond/BMP shall be itemized under Section 1)</i>							
18" Reinforced Concrete Pipe	100	LF	\$ 82.00	=	\$ 8,200.00		\$ 8,200.00
24" Reinforced Concrete Pipe	1,150	LF	\$ 98.00	=	\$ 112,670.60		\$ 112,670.60
36" Reinforced Concrete Pipe	634	LF	\$ 151.00	=	\$ 95,734.00		\$ 95,734.00
Curb Inlet (Type R) L = 10', 5' ≤ Depth < 10'	1	EA	\$ 10,230.00	=	\$ 10,230.00		\$ 10,230.00
Grated Inlet (Type 13), Depth < 5'	22	EA	\$ 6,037.00	=	\$ 132,814.00		\$ 132,814.00
Storm Sewer Manhole, Slab Base	22	EA	\$ 8,322.00	=	\$ 183,084.00		\$ 183,084.00
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	3769.	LF	\$ 84.00	=	\$ 316,596.00		\$ 316,596.00

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PROJECT INFORMATION

The Rock Commerce Center
Project Name

2/20/2024
Date

PPR2329
PCD File No.

Description	Quantity	Units	Unit		Total	(with Pre-Plat Construction)		
			Cost			% Complete	Remaining	
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 98.00	=	\$ -		\$ -	
Gate Valves, 8"	12.	EA	\$ 2,418.00	=	\$ 29,016.00		\$ 29,016.00	
Fire Hydrant Assembly, w/ all valves	6.	EA	\$ 8,584.00	=	\$ 51,504.00		\$ 51,504.00	
Water Service Line Installation, inc. tap and valves	1.	EA	\$ 1,723.00	=	\$ 1,723.00		\$ 1,723.00	
Fire Cistern Installation, complete	1.	EA		=	\$ -		\$ -	
Water Main Pipe (Ductile Iron), Size 6"	174	LF	\$ 91.00	=	\$ 15,834.00		\$ 15,834.00	
<i>[insert items not listed but part of construction plans]</i>								
SANITARY SEWER IMPROVEMENTS								
Sewer Main Pipe (PVC), Size 6"	86.4	LF	\$ 84.00	=	\$ 7,257.60		\$ 7,257.60	
Sanitary Sewer Manhole, Depth < 15 feet	1.	EA	\$ 5,708.00	=	\$ 5,708.00		\$ 5,708.00	
Sanitary Service Line Installation, complete	1.	EA	\$ 1,825.00	=	\$ 1,825.00		\$ 1,825.00	
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)								
Fine Grading	116,964	SF	\$ 0.45	=	\$ 52,633.80		\$ 52,633.80	
Trees - 1.5" Caliper	35	EA	\$ 850.00	=	\$ 29,750.00		\$ 29,750.00	
Evergreen Trees - 6' ht.	30	EA	\$ 850.00	=	\$ 25,500.00		\$ 25,500.00	
Ornamental Tree - 1" Caliper	29	EA	\$ 800.00	=	\$ 23,200.00		\$ 23,200.00	
Shrubs - 5 Gallon	232	EA	\$ 75.00	=	\$ 17,400.00		\$ 17,400.00	
Ornamental Grass - 1 Gallon	39	EA	\$ 50.00	=	\$ 1,950.00		\$ 1,950.00	
Steel Edging	1,193	LF	\$ 9.00	=	\$ 10,737.00		\$ 10,737.00	
Cobble Mulch	25,609	SF	\$ 2.75	=	\$ 70,424.75		\$ 70,424.75	
Hardwood Mulch	1,462	SF	\$ 1.20	=	\$ 1,754.40		\$ 1,754.40	
Native Seed w/ prep	89,893	SF	\$ 1.05	=	\$ 94,387.65		\$ 94,387.65	
Automatic Underground Irrigation System	8,201	SF	\$ 3.15	=	\$ 25,833.15		\$ 25,833.15	
Section 3 Subtotal					=	\$ 1,909,572.55		\$ 1,909,572.55

AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)	LS	\$ 15,000.00	=	\$ 15,000.00	\$ 15,000.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)	LS	\$ 5,000.00	=	\$ 5,000.00	\$ 5,000.00

Total Construction Financial Assurance \$ 2,934,300.85

(Sum of all section subtotals plus as-builts and pond/BMP certification)

Total Remaining Construction Financial Assurance (with Pre-Plat Construction) \$ 2,934,300.85

(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

Total Defect Warranty Financial Assurance \$ 157,613.84

(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 *Jeremy Records Manager*

Date *2/26/24*

Approved by El Paso County Engineer / ECM Administrator

Date