

PROJECT INFORMATION

Project Name: Rhetoric Self Storage

Date: 09/09/2025

PCD File No. PPR2524

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		LF	\$ 88.00	=	\$ -		\$ -	
24" Reinforced Concrete Pipe		LF	\$ 105.00	=	\$ -		\$ -	
30" Reinforced Concrete Pipe		LF	\$ 132.00	=	\$ -		\$ -	
36" Reinforced Concrete Pipe		LF	\$ 162.00	=	\$ -		\$ -	
42" Reinforced Concrete Pipe		LF	\$ 216.00	=	\$ -		\$ -	
48" Reinforced Concrete Pipe		LF	\$ 263.00	=	\$ -		\$ -	
54" Reinforced Concrete Pipe		LF	\$ 344.00	=	\$ -		\$ -	
60" Reinforced Concrete Pipe		LF	\$ 402.00	=	\$ -		\$ -	
66" Reinforced Concrete Pipe		LF	\$ 465.00	=	\$ -		\$ -	
72" Reinforced Concrete Pipe		LF	\$ 532.00	=	\$ -		\$ -	
18" Corrugated Steel Pipe		LF	\$ 113.00	=	\$ -		\$ -	
24" Corrugated Steel Pipe		LF	\$ 130.00	=	\$ -		\$ -	
30" Corrugated Steel Pipe		LF	\$ 166.00	=	\$ -		\$ -	
36" Corrugated Steel Pipe		LF	\$ 198.00	=	\$ -		\$ -	
42" Corrugated Steel Pipe		LF	\$ 228.00	=	\$ -		\$ -	
48" Corrugated Steel Pipe		LF	\$ 240.00	=	\$ -		\$ -	
54" Corrugated Steel Pipe		LF	\$ 352.00	=	\$ -		\$ -	
60" Corrugated Steel Pipe		LF	\$ 379.00	=	\$ -		\$ -	
66" Corrugated Steel Pipe		LF	\$ 459.00	=	\$ -		\$ -	
72" Corrugated Steel Pipe		LF	\$ 540.00	=	\$ -		\$ -	
78" Corrugated Steel Pipe		LF	\$ 621.00	=	\$ -		\$ -	
84" Corrugated Steel Pipe		LF	\$ 743.00	=	\$ -		\$ -	
Flared End Section (FES) RCP Size = (unit cost = 6x pipe unit cost)		EA		=	\$ -		\$ -	
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		EA		=	\$ -		\$ -	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
End Treatment- Headwall		EA		=	\$ -		\$ -	
End Treatment- Wingwall		EA		=	\$ -		\$ -	
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -	
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 7,753.00	=	\$ -		\$ -	
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 10,800.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	\$ 11,673.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', Depth < 5'		EA	\$ 10,669.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	\$ 10,997.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	\$ 13,765.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', Depth < 5'		EA	\$ 13,875.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	\$ 14,873.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	\$ 16,265.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =20', Depth < 5'		EA	\$ 14,787.00	=	\$ -		\$ -	
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	\$ 16,320.00	=	\$ -		\$ -	
Grated Inlet (Type C), Depth < 5'		EA	\$ 6,490.00	=	\$ -		\$ -	
Grated Inlet (Type D), Depth < 5'		EA	\$ 8,017.00	=	\$ -		\$ -	
Storm Sewer Manhole, Box Base		EA	\$ 16,265.00	=	\$ -		\$ -	
Storm Sewer Manhole, Slab Base		EA	\$ 8,946.00	=	\$ -		\$ -	
Geotextile (Erosion Control)		SY	\$ 11.50	=	\$ -		\$ -	
Rip Rap, d50 size from 6" to 24"		Tons	\$ 112.00	=	\$ -		\$ -	
Rip Rap, Grouted		Tons	\$ 133.00	=	\$ -		\$ -	
Drainage Channel Construction, Size (W x H)		LF		=	\$ -		\$ -	
Drainage Channel Lining, Concrete		CY	\$ 797.00	=	\$ -		\$ -	
Drainage Channel Lining, Rip Rap		CY	\$ 156.00	=	\$ -		\$ -	
Drainage Channel Lining, Grass		AC	\$ 2,054.00	=	\$ -		\$ -	
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -	
				=	\$ -		\$ -	
				=	\$ -		\$ -	
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -	
Section 2 Subtotal					=	\$ 278,406.00		\$ 278,406.00

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

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					% 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)						
18" Reinforced Concrete Pipe	18.	LF	\$ 88.00	= \$	1,584.00	\$ 1,584.00
36" Reinforced Concrete Pipe	21.	LF	\$ 162.00	= \$	3,402.00	\$ 3,402.00
Grated Inlet (Type C), Depth < 5'	1.	EA	\$ 6,490.00	= \$	6,490.00	\$ 6,490.00
Storm Sewer Manhole, Box Base	1.	EA	\$ 16,265.00	= \$	16,265.00	\$ 16,265.00
				= \$	-	\$ -
WATER SYSTEM IMPROVEMENTS						
Water Main Pipe (PVC), Size 8"		LF	\$ 90.00	= \$	-	\$ -
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		= \$	-	\$ -
				= \$	-	\$ -
<i>[insert items not listed but part of construction plans]</i>						
				= \$	-	\$ -
SANITARY SEWER IMPROVEMENTS						
Sewer Main Pipe (PVC), Size 8"		LF	\$ 90.00	= \$	-	\$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 6,136.00	= \$	-	\$ -
Sanitary Service Line Installation, complete		EA	\$ 1,962.00	= \$	-	\$ -
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				= \$	27,741.00	\$ 27,741.00

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

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						% Complete	Remaining
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS	\$ 1,500.00	=	\$ 1,500.00		\$ 1,500.00
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS	\$ 1,500.00	=	\$ 1,500.00		\$ 1,500.00
Total Construction Financial Assurance						\$	587,949.03
(Sum of all section subtotals plus as-builts and pond/BMP certification)							
Total Remaining Construction Financial Assurance (with Pre-Plat Construction)						\$	587,949.03
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)							
Total Defect Warranty Financial Assurance						\$	105,959.71
(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.



Nicholas Jokerst

Digitally signed by Nicholas Jokerst
 DN: cn=US,
 email=jokerst@alterraineng.com,
 o=Alterrain Engineering LLC,
 ou=City of Denver, cn=Nicholas
 Jokerst
 Date: 2025.09.11 11:23:21 -0600

Engineer (P.E. Seal Required)

Approved by Owner / Applicant

09/11/2025

Date

Approved by El Paso County Engineer / ECM Administrator

Date