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

Updated: 12/2025

PROJECT INFORMATION		
Project Name: Riverbend Filing No. 1	**Date: 06/08/26**	**PCD File No. SF217**

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		CY	$ 4.50	=	$ -		$ -	*
50,001-200,000; $175,000 min	194066.	CY	$ 3.00	=	$ 582,198.00		$ 582,198.00	*
greater than 200,000; $500,000 min		CY	$ 2.50	=	$ -		$ -	*
Erosion Control Blanket	3372.	SY	$ 6.00	=	$ 20,232.00		$ 20,232.00	*
Seeding (inc. noxious weed mgmnt.) & Mulching	4.	AC	$ 2,037.00	=	$ 8,148.00		$ 8,148.00	*
Permanent Pond/PCM (provide engineer's estimate)	1.	EA	$235,764.00	=	$ 235,764.00		$ 235,764.00	*
SEE FDR					$ -		$ -	*
					$ -		$ -	*
[insert items not listed but part of construction plans]					$ -		$ -	*
Concrete Washout Basin	1.	EA	$ 1,790.00	=	$ 1,790.00		$ 1,790.00	
Inlet Protection	11.	EA	$ 322.00	=	$ 3,542.00		$ 3,542.00	
Rock Check Dam		EA	$ 908.00	=	$ -		$ -	
Safety Fence		LF	$ 5.00	=	$ -		$ -	
Sediment Basin	3.	EA	$ 3,483.00	=	$ 10,449.00		$ 10,449.00	
Sediment Trap		EA	$ 877.00	=	$ -		$ -	
Silt Fence	4333.	LF	$ 3.00	=	$ 12,999.00		$ 12,999.00	
Slope Drain		LF	$ 30.00	=	$ -		$ -	
Straw Bale		EA	$ 56.00	=	$ -		$ -	
Straw Wattle/Rock Sock		LF	$ 11.00	=	$ -		$ -	
Surface Roughening		AC	$ 507.00	=	$ -		$ -	
Vehicle Tracking Control	1.	EA	$ 3,840.00	=	$ 3,840.00		$ 3,840.00	
Temporary Erosion Control Blanket	19535.	SY	$ 6.00	=	$ 117,210.00		$ 117,210.00	
Temporary Seeding and Mulching	45.	AC	$ 2,037.00	=	$ 91,665.00		$ 91,665.00	
				=	$ -		$ -	
[insert items not listed but part of construction plans]				=	$ -		$ -	
MAINTENANCE (35% of Construction BMPs)				=	$ 83,896.75		$ 83,896.75	
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)			**Section 1 Subtotal**	**=**	**$ 1,171,733.75**		**$ 1,171,733.75**	
SECTION 2 - PUBLIC IMPROVEMENTS *								
ROADWAY IMPROVEMENTS								*
Construction Traffic Control		LS		=	$ -		$ -	*
Aggregate Base Course (135 lbs/cf)	6715.	Tons	$ 42.00	=	$ 282,030.00		$ 282,030.00	*
Aggregate Base Course (135 lbs/cf)		CY	$ 81.00	=	$ -		$ -	*
Asphalt Pavement (3" thick)		SY	$ 22.00	=	$ -		$ -	*
Asphalt Pavement (4" thick)	16500.	SY	$ 31.00	=	$ 511,500.00		$ 511,500.00	*
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)	26.	EA	$ 293.00	=	$ 7,618.00		$ 7,618.00	*
Epoxy Pavement Marking	472.	SF	$ 19.00	=	$ 8,968.00		$ 8,968.00	*
Thermoplastic Pavement Marking	120.	SF	$ 29.00	=	$ 3,480.00		$ 3,480.00	*
Barricade - Type 3		EA	$ 380.00	=	$ -		$ -	*
Delineator - Type I		EA	$ 38.00	=	$ -		$ -	*
Curb and Gutter, Type A (6" Vertical)	2967.	LF	$ 49.00	=	$ 145,383.00		$ 145,383.00	*
Curb and Gutter, Type B (Median)		LF	$ 50.00	=	$ -		$ -	*
Curb and Gutter, Type C (Ramp)	6600.	LF	$ 51.00	=	$ 336,600.00		$ 336,600.00	*
4" Sidewalk (common areas only)		SY	$ 69.00	=	$ -		$ -	*
5" Sidewalk	6263.	SY	$ 85.00	=	$ 532,355.00		$ 532,355.00	*
6" Sidewalk		SY	$ 113.00	=	$ -		$ -	*
8" Sidewalk		SY	$ 141.00	=	$ -		$ -	*
Pedestrian Ramp	38.	EA	$ 1,961.00	=	$ 74,518.00		$ 74,518.00	*
Cross Pan, local (8" thick, 6' wide to include return)	170.	LF	$ 87.00	=	$ 14,790.00		$ 14,790.00	*
Cross Pan, collector (9" thick, 8' wide to include return)	38.	LF	$ 131.00	=	$ 4,978.00		$ 4,978.00	*
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: Riverbend Filing No. 1	Date: 06/08/26	PCD File No. SF217

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	177.	LF	$ 111.00	=	$ 19,647.00		$ 19,647.00	*
24" Reinforced Concrete Pipe	1588.	LF	$ 161.00	=	$ 255,668.00		$ 255,668.00	*
30" Reinforced Concrete Pipe	196.	LF	$ 167.00	=	$ 32,732.00		$ 32,732.00	*
36" Reinforced Concrete Pipe		LF	$ 191.00	=	$ -		$ -	*
42" Reinforced Concrete Pipe	560.	LF	$ 275.00	=	$ 154,000.00		$ 154,000.00	*
48" Reinforced Concrete Pipe	244.	LF	$ 349.00	=	$ 85,156.00		$ 85,156.00	*
54" Reinforced Concrete Pipe		LF	$ 465.00	=	$ -		$ -	*
60" Reinforced Concrete Pipe	240.	LF	$ 476.00	=	$ 114,240.00		$ 114,240.00	*
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 = 36 (unit cost = 6x pipe unit cost)	1.	EA	$ 972.00	=	$ 972.00		$ 972.00	*
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		EA		=	$ -		$ -	*
				=	$ -		$ -	*
[insert items not listed but part of construction plans]				=	$ -		$ -	*
End Treatment- Headwall		EA		=	$ -		$ -	*
End Treatment- Wingwall		EA		=	$ -		$ -	*
End Treatment - Cutoff Wall	2.	EA	$ 12,000.00	=	$ 24,000.00		$ 24,000.00	*
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'	8.	EA	$ 11,438.00	=	$ 91,504.00		$ 91,504.00	*
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'	1.	EA	$ 14,452.00	=	$ 14,452.00		$ 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	14.	EA	$ 18,950.00	=	$ 265,300.00		$ 265,300.00	*
Storm Sewer Manhole, Slab Base		EA	$ 9,314.00	=	$ -		$ -	*
Geotextile (Erosion Control)		SY	$ 6.00	=	$ -		$ -	*
Rip Rap, d50 size from 6" to 24"		Tons	$ 102.00	=	$ -		$ -	*
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	4334.	CY	$ 234.00	=	$ 1,014,156.00		$ 1,014,156.00	*
Drainage Channel Lining, Grass		AC	$ 2,100.00	=	$ -		$ -	*
Permanent Drainage Channel Lining or Roadside Ditch TRM		SY	$ 13.00	=	$ -		$ -	*
TYPE IV IMPACT BASIN (Forebay A)	1.	EA	$ 45,000.00	=	$ 45,000.00		$ 45,000.00	*
42" IMPACT BASIN (Forebay B)	1.	EA	$ 22,000.00	=	$ 22,000.00		$ 22,000.00	*
				=	$ -		$ -	*
[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**	**=**	**$ 4,096,303.00**		**$ 4,096,303.00**	*

PROJECT INFORMATION		
Project Name: Riverbend Filing No. 1	Date: 06/08/26	PCD File No. SF217

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)							
42" REINFORCED CONCRETE PIPE	508.	LF	$ 275.00	=	$ 139,700.00		$ 139,700.00
STORM SEWER MANHOLE, BOX BASE	4.	EA	$ 18,950.00	=	$ 75,800.00		$ 75,800.00
60" REINFORCED CONCRETE PIPE	240.	LF	$ 476.00	=	$ 114,240.00		$ 114,240.00
36" REINFORCED CONCRETE PIPE	209.	LF	$ 191.00	=	$ 39,919.00		$ 39,919.00
12" HDPE PIPE	463.	LF	$ 42.00	=	$ 19,446.00		$ 19,446.00
6" AREA DRAIN	9.	EA	$ 105.00	=	$ 945.00		$ 945.00
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"	5706.	LF	$ 90.00	=	$ 513,540.00		$ 513,540.00
Water Main Pipe (Ductile Iron), Size 8"		LF	$ 105.00	=	$ -		$ -
Gate Valves, 8"	62.	EA	$ 2,599.00	=	$ 161,138.00		$ 161,138.00
Fire Hydrant Assembly, w/ all valves	10.	EA	$ 9,228.00	=	$ 92,280.00		$ 92,280.00
Water Service Line Installation, inc. tap and valves	128.	EA	$ 1,852.00	=	$ 237,056.00		$ 237,056.00
Fire Cistern Installation, complete		EA		=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"	4553.	LF	$ 90.00	=	$ 409,770.00		$ 409,770.00
Sanitary Sewer Manhole, Depth < 15 feet	23.	EA	$ 6,136.00	=	$ 141,128.00		$ 141,128.00
Sanitary Service Line Installation, complete	128.	EA	$ 1,962.00	=	$ 251,136.00		$ 251,136.00
Sanitary Sewer Lift Station, complete	1.	EA	$796,514.00	=	$ 796,514.00		$ 796,514.00
Sanitary Sewer Main, Size 4" (Force Main)	1104.	LF	$ 64.00	=	$ 70,656.00		$ 70,656.00
[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**	=	**$ 3,063,268.00**		**$ 3,063,268.00**
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	$ 8,500.00	=	$ 8,500.00		$ 8,500.00

Total Construction Financial Assurance $ 8,354,804.75
(Sum of all section subtotals plus as-builts and pond/BMP certification)

Total Remaining Construction Financial Assurance (with Pre-Plat Construction) $ 8,354,804.75
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

Total Defect Warranty Financial Assurance $ 988,529.00
(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.

COLORADO LICENSED PROFESSIONAL ENGINEER
DAVID L. MIJARES
40510

Engineer (P.E. Seal Required)

6/22/26

Approved by Owner / Applicant Date

Approved by El Paso County Engineer / ECM Administrator Date