

Could not verify items or quantities because none shown on GEC Plans. I will review this form once revised GEC Plans are uploaded

SF2231

2022 Financial Assurance Estimate Form  
(with pre-plat construction)

Updated: 11/4/2021

PROJECT INFORMATION		
Joyful View Subdivision	9/28/2022	MS-
Project Name	Date	PCD File No.

Description	Quantity	Units	Unit Cost	Total	(with Pre-Plat Construction)	
					% Complete	Remaining
<b>SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)</b>						
* Earthwork						
less than 1,000; \$5,300 min		CY	\$ 8.00	= \$ -		\$ -
1,000-5,000; \$8,000 min	4,250	CY	\$ 6.00	= \$ 25,500.00		\$ 25,500.00
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		CY	\$ 2.50	= \$ -		\$ -
greater than 200,000; \$500,000 min		CY	\$ 2.00	= \$ -		\$ -
* Permanent Seeding (inc. noxious weed mgmt.)	1.1	AC	\$ 886.00	= \$ 974.60		\$ 974.60
* Mulching	1.1	AC	\$ 831.00	= \$ 914.10		\$ 914.10
* Permanent Erosion Control Blanket		SY	\$ 7.00	= \$ -		\$ -
* Permanent Pond/BMP Construction	0	CY	\$ 22.00	= \$ -		\$ -
* 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	\$ 2,625.00	= \$ 2,625.00		\$ 2,625.00
Silt Fence	2,885	LF	\$ 3.00	= \$ 8,655.00		\$ 8,655.00
Temporary Seeding	1.1	AC	\$ 695.00	= \$ 764.50		\$ 764.50
Temporary Mulch	1.1	AC	\$ 831.00	= \$ 914.10		\$ 914.10
Erosion Bales	52	EA	\$ 28.00	= \$ 1,456.00		\$ 1,456.00
Erosion Logs/Straw Wattles		LF	\$ 6.00	= \$ -		\$ -
Rock Check Dams		EA	\$ 554.00	= \$ -		\$ -
Inlet Protection	2	EA	\$ 185.00	= \$ 370.00		\$ 370.00
Sediment Basin		EA	\$ 1,952.00	= \$ -		\$ -
Concrete Washout Basin		EA	\$ 997.00	= \$ -		\$ -
[insert items not listed but part of construction plans]				= \$ -		\$ -
<b>MAINTENANCE (35% of Construction BMPs)</b>				= \$	5,174.61	\$ 5,174.61
*Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)						
<b>Section 1 Subtotal</b>				= \$	<b>47,347.91</b>	<b>\$ 47,347.91</b>

this is very low; does this include the tract for the cistern

Add 50ft paving at entrance/intersection to Peyton Hwy  
please relocate private gravel roadway items to section 3

this is for the hard surface apron connecting a gravel road to a paved roadway

<b>SECTION 2 - PUBLIC IMPROVEMENTS *</b>						
<b>ROADWAY IMPROVEMENTS</b>						
Construction Traffic Control	1	LS	\$ 1,000.00	= \$ 1,000.00		\$ 1,000.00
Aggregate Base Course (135 lbs/cf)	4,290	Tons	\$ 31.00	= \$ 132,990.00		\$ 132,990.00
Aggregate Base Course (135 lbs/cf)		CY	\$ 56.00	= \$ -		\$ -
Asphalt Pavement (3" thick)			\$ 16.00	= \$ -		\$ -
Asphalt Pavement (4" thick)			\$ 21.00	= \$ -		\$ -
Asphalt Pavement (6" thick)			\$ 32.00	= \$ -		\$ -
Asphalt Pavement (147 lbs/cf)			\$ 97.00	= \$ -		\$ -
Raised Median, Paved		SF	\$ 9.00	= \$ -		\$ -
Regulatory Sign/Advisory Sign	2	EA	\$ 333.00	= \$ 666.00		\$ 666.00
Guide/Street Name Sign	2	EA	\$ 500.00	= \$ 1,000.00		\$ 1,000.00
Epoxy Pavement Marking		SF	\$ 15.00	= \$ -		\$ -
Thermoplastic Pavement Marking		SF	\$ 26.00	= \$ -		\$ -
Barricade - Type 3		EA	\$ 221.00	= \$ -		\$ -
Delineator - Type I		EA	\$ 27.00	= \$ -		\$ -
Curb and Gutter, Type A (6" Vertical)		LF	\$ 32.00	= \$ -		\$ -
Curb and Gutter, Type B (Median)		LF	\$ 32.00	= \$ -		\$ -
Curb and Gutter, Type C (Ramp)		LF	\$ 32.00	= \$ -		\$ -
4" Sidewalk (common areas only)		SY	\$ 53.00	= \$ -		\$ -
5" Sidewalk		SY	\$ 66.00	= \$ -		\$ -
6" Sidewalk		SY	\$ 80.00	= \$ -		\$ -
8" Sidewalk		SY	\$ 106.00	= \$ -		\$ -
Pedestrian Ramp		EA	\$ 1,273.00	= \$ -		\$ -
Cross Pan, local (8" thick, 6' wide to include return)		LF	\$ 67.00	= \$ -		\$ -
Cross Pan, collector (9" thick, 8' wide to include return)		LF	\$ 102.00	= \$ -		\$ -
Curb Chase		EA	\$ 1,639.00	= \$ -		\$ -
Guardrail Type 3 (W-Beam)		LF	\$ 55.00	= \$ -		\$ -
Guardrail Type 7 (Concrete)		LF	\$ 80.00	= \$ -		\$ -
Guardrail End Anchorage		EA	\$ 2,324.00	= \$ -		\$ -
Guardrail Impact Attenuator		EA	\$ 4,172.00	= \$ -		\$ -
Sound Barrier Fence (CMU block, 6' high)		LF	\$ 87.00	= \$ -		\$ -
Sound Barrier Fence (panels, 6' high)		LF	\$ 89.00	= \$ -		\$ -
Electrical Conduit, Size =		LF	\$ 18.00	= \$ -		\$ -

Traffic Signal, complete intersection		EA	\$ 470,666	=	\$	-	\$	-
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**PROJECT INFORMATION**

<b>Joyful View Subdivision</b>	<b>9/28/2022</b>	<b>MS-</b>
<b>Project Name</b>	<b>Date</b>	<b>PCD File No.</b>

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>				=	\$ -		\$ -
<b>STORM DRAIN IMPROVEMENTS</b>							
Concrete Box Culvert (M Standard), Size ( W x H )		LF		=	\$ -		\$ -
18" Reinforced Concrete Pipe		LF	\$ 70.00	=	\$ -		\$ -
24" Reinforced Concrete Pipe		LF	\$ 83.00	=	\$ -		\$ -
30"x19" RCEP	110	LF	\$ 104.00	=	\$ 11,440.00		\$ 11,440.00
36" Reinforced Concrete Pipe		LF	\$ 128.00	=	\$ -		\$ -
42" Reinforced Concrete Pipe		LF	\$ 171.00	=	\$ -		\$ -
48" Reinforced Concrete Pipe		LF	\$ 209.00	=	\$ -		\$ -
54" Reinforced Concrete Pipe		LF	\$ 272.00	=	\$ -		\$ -
60" Reinforced Concrete Pipe		LF	\$ 319.00	=	\$ -		\$ -
66" Reinforced Concrete Pipe		LF	\$ 368.00	=	\$ -		\$ -
72" Reinforced Concrete Pipe		LF	\$ 421.00	=	\$ -		\$ -
18" Corrugated Steel Pipe		LF	\$ 90.00	=	\$ -		\$ -
24" Corrugated Steel Pipe		LF	\$ 103.00	=	\$ -		\$ -
30" Corrugated Steel Pipe		LF	\$ 131.00	=	\$ -		\$ -
36" Corrugated Steel Pipe		LF	\$ 157.00	=	\$ -		\$ -
42" Corrugated Steel Pipe		LF	\$ 180.00	=	\$ -		\$ -
48" Corrugated Steel Pipe		LF	\$ 190.00	=	\$ -		\$ -
54" Corrugated Steel Pipe		LF	\$ 278.00	=	\$ -		\$ -
60" Corrugated Steel Pipe		LF	\$ 300.00	=	\$ -		\$ -
66" Corrugated Steel Pipe		LF	\$ 364.00	=	\$ -		\$ -
72" Corrugated Steel Pipe		LF	\$ 428.00	=	\$ -		\$ -
78" Corrugated Steel Pipe		LF	\$ 492.00	=	\$ -		\$ -
84" Corrugated Steel Pipe		LF	\$ 588.00	=	\$ -		\$ -
Flared End Section (FES) RCP Size =		EA		=	\$ -		\$ -
<i>(unit cost = 6x pipe unit cost)</i>							
Flared End Section (FES) CSP Size =	38"x24"	EA	\$ 624.00	=	\$ 2,496.00		\$ 2,496.00
<i>(unit cost = 6x pipe unit cost)</i>							
End Treatment- Headwall		EA		=	\$ -		\$ -
End Treatment- Wingwall		EA		=	\$ -		\$ -
End Treatment - Cutoff Wall		EA		=	\$ -		\$ -
Curb Inlet (Type R) L=5', Depth < 5'		EA	\$ 6,138.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	\$ 7,981.00	=	\$ -		\$ -
Curb Inlet (Type R) L=5', 10' ≤ Depth < 15'		EA	\$ 9,242.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', Depth < 5'		EA	\$ 8,447.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'		EA	\$ 8,706.00	=	\$ -		\$ -
Curb Inlet (Type R) L=10', 10' ≤ Depth < 15'		EA	\$ 10,898.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', Depth < 5'		EA	\$ 10,984.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', 5' ≤ Depth < 10'		EA	\$ 11,775.00	=	\$ -		\$ -
Curb Inlet (Type R) L=15', 10' ≤ Depth < 15'		EA	\$ 12,876.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20', Depth < 5'		EA	\$ 11,706.00	=	\$ -		\$ -
Curb Inlet (Type R) L=20', 5' ≤ Depth < 10'		EA	\$ 12,920.00	=	\$ -		\$ -
Grated Inlet (Type C), Depth < 5'		EA	\$ 5,138.00	=	\$ -		\$ -
Grated Inlet (Type D), Depth < 5'		EA	\$ 6,347.00	=	\$ -		\$ -
Storm Sewer Manhole, Box Base		EA	\$ 12,876.00	=	\$ -		\$ -
Storm Sewer Manhole, Slab Base		EA	\$ 7,082.00	=	\$ -		\$ -
Geotextile (Erosion Control)		SY	\$ 7.00	=	\$ -		\$ -
Rip Rap, d50 size from 6" to 24"	6	Tons	\$ 89.00	=	\$ 534.00		\$ 534.00
Rip Rap, Grouted		Tons	\$ 105.00	=	\$ -		\$ -
Drainage Channel Construction, Size ( W x H )		LF	\$ -	=	\$ -		\$ -
Drainage Channel Lining, Concrete		CY	\$ 631.00	=	\$ -		\$ -
Drainage Channel Lining, Rip Rap		CY	\$ 124.00	=	\$ -		\$ -
Drainage Channel Lining, Grass		AC	\$ 1,626.00	=	\$ -		\$ -
Drainage Channel Lining, Other Stabilization				=	\$ -		\$ -
<i>[insert items not listed but part of construction plans]</i>				=	\$ -		\$ -
<i>* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)</i>							
<b>Section 2 Subtotal</b>					<b>=</b>	<b>\$ 149,126.00</b>	<b>\$ 149,126.00</b>

**PROJECT INFORMATION**

<b>Joyful View Subdivision</b>	<b>9/28/2022</b>	<b>MS-</b>
<b>Project Name</b>	<b>Date</b>	<b>PCD File No.</b>

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

23"x14" RCEP	124	LF	\$ 78.00	=	\$	9,672.00	\$	9,672.00
23"x14"	2	EA	\$ 486.00	=	\$	972.00	\$	972.00
Rip Rap, d50 size from 6" to 24"	6	Tons	\$ 80.00	=	\$	480.00	\$	480.00
				=	\$	-	\$	-
				=	\$	-	\$	-
				=	\$	-	\$	-

**WATER SYSTEM IMPROVEMENTS**

Water Main Pipe (PVC), Size 8"		LF	\$ 71.00	=	\$	-	\$	-
Water Main Pipe (Ductile Iron), Size 8"		LF	\$ 83.00	=	\$	-	\$	-
Gate Valves, 8"		EA	\$ 2,058.00	=	\$	-	\$	-
Fire Hydrant Assembly, w/ all valves		EA	\$ 7,306.00	=	\$	-	\$	-
Water Service Line Installation, inc. tap and valves		EA	\$ 1,466.00	=	\$	-	\$	-
Fire Cistern Installation, complete		EA		=	\$	-	\$	-
				=	\$	-	\$	-
				=	\$	-	\$	-

[insert items not listed but part of construction plans]

**SANITARY SEWER IMPROVEMENTS**

Sewer Main Pipe (PVC), Size 8"		LF	\$ 71.00	=	\$	-	\$	-
Sanitary Sewer Manhole, Depth < 15 feet		EA	\$ 4,858.00	=	\$	-	\$	-
Sanitary Service Line Installation, complete		EA	\$ 1,553.00	=	\$	-	\$	-
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

<b>Section 3 Subtotal</b>					<b>=</b>	<b>\$</b>	<b>11,124.00</b>	<b>\$</b>	<b>11,124.00</b>
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The District is requesting a Cistern, correct?

**PROJECT INFORMATION**

Joyful View Subdivision	9/28/2022	IMS-
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		= \$	-	-	\$ -
POND/BMP CERTIFICATION (inc. elevations and volume calculations)	LS		= \$	-	-	\$ -
<b>Total Construction Financial Assurance</b>						<b>\$ 207,597.91</b>
(Sum of all section subtotals plus as-builts and pond/BMP certification)						
<b>Total Remaining Construction Financial Assurance (with Pre-Plat Construction)</b>						<b>\$ 207,597.91</b>
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)						
<b>Total Defect Warranty Financial Assurance</b>						<b>\$ 35,302.94</b>
(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.

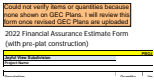



09.28.2022

Engineer (P.E. Seal Required)	Date
Approved by Owner / Applicant	Date
Approved by El Paso County Engineer / ECM Administrator	Date

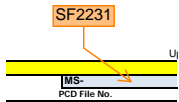
# FAE form V1 All comments.pdf Markup Summary 11-1-2022

## Glenn Reese - EPC Stormwater (2)



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**Author:** Glenn Reese - EPC Stormwater  
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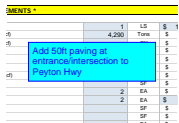
Could not verify items or quantities because none shown on GEC Plans. I will review this form once revised GEC Plans are uploaded



**Subject:** SW - Textbox with Arrow  
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**Author:** Glenn Reese - EPC Stormwater  
**Date:** 10/24/2022 3:16:57 PM  
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SF2231

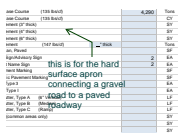
## eschoenheit (1)



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**Author:** eschoenheit  
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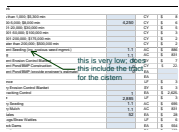
Add 50ft paving at entrance/intersection to Peyton Hwy

## dsdparsons (3)



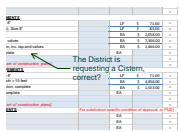
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this is for the hard surface apron connecting a gravel road to a paved roadway



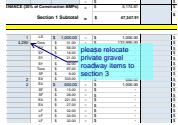
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this is very low; does this include the tract for the cistern



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The District is requesting a Cistern, correct?



**Subject:** Callout  
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**Author:** Daniel Torres  
**Date:** 10/25/2022 11:13:52 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please relocate private gravel roadway items to section 3