

ESTES VALLEY ENGINEER'S COST ESTIMATE and REQUEST FOR REDUCTION OR RELEASE OF SECURITY SPREADSHEET

Instructions for use of this spreadsheet:

This spreadsheet is for use within the entire Estes Valley.

Items shown in **BLUE** should be filled in with YOUR information.

This spreadsheet includes two sections:

1. An Engineer's Cost Estimate

This section is completed prior to submittal of financial security, such as a letter of credit.

This spreadsheet includes common cost estimate categories, such as roads, electric, sewer, water, and landscaping. Remove categories and line items that are not applicable to your project and add categories and line items that are applicable.

Cost estimates should include all public improvements.

Cost estimates should include private improvements such as water, sewer, and electric service lines only if upgrades are required as part of a condominium conversion.

Other items that must be shown in cost estimates include:

_____ Drainage facilities including detention/retention ponds, culverts, etc.

_____ Paving of parking lots

_____ Paving of shared driveways

_____ Paving of private roads

_____ Revegetation, landscaping, and irrigation facilities

_____ Subdivision monumentation

_____ Engineering work for preparation of as-builts

_____ Postal cluster boxes

_____ Proposed phasing

Proposed phasing must be logical and reasonable.

If proposed phasing extends over a period of years, planning staff, at their discretion, can required updated cost estimates for the increased costs of materials and labor.

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The following improvements require a warranty

_____ All public improvements

_____ All drainage improvements

_____ All landscaping improvements

_____ Private improvements do not require a warranty UNLESS they are drainage or landscaping improvements

Approval of a cost estimate does not guarantee that improvements can be constructed for the estimated cost.

Check the formulas in the spreadsheet to ensure your numbers are adding up correctly.

2. A Request for Reduction or Release of Security

After work in a particular category (or all categories) is completed, fill in the columns to the right of the original cost estimate and other applicable sections of this spreadsheet to request a reduction or release of security.

Reductions/releases of security will be processed **when an entire category on the worksheet is complete**, provided the required documentation has been submitted to the Community Development Department.

To request more frequent reductions, plan for and show phasing when you prepare the Engineer's Cost Estimate.

Check the formulas in the spreadsheet to ensure your numbers are adding up correctly.

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<p style="font-size: 1.2em; color: blue; margin: 0;">Development Plan Name & Number/Subdivision Name</p> <p style="font-size: 1.2em; color: blue; margin: 0;">Warranty Agreement Exhibit A</p>	<p style="font-size: 0.8em; margin: 0;">Date By: Engineering Firm</p>
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Signature needed only when a request for reduction or release of security is requested.

Water Line Superintendent / Water Department

by: _____ (Signature) _____ Date _____
 _____ (Print Name)

Signature above confirms:

1. Public improvements listed below have been inspected and accepted by the applicable reviewing agency/department.
2. As-built plans of these public improvements have been submitted in all required formats, for example, one mylar copy, one digital copy, stamped and one signed paper copy, and have been approved by the applicable reviewing agency/department.

Water Line								Date of Requested Release		Date of Requested Release	
Contract Item	Description of Item	Units	# of Units Planned	Unit Cost	Total Estimated Cost	Guaranteed Amount (115% of Cost)	15% Warranty Amount (15% of Cost)	% Complete	Amount Requested	% Complete	Amount Requested
8" DIP											
FIRE HYDRANT W/VALVE											
8" x 6" x 8" TEE FOR HYDRANT											
AS-BUILTS WITH ENGINEER CERTIFICATION BLOCK AND STAMP											
Total Estimated Cost											
Total Amount Guaranteed											
Warranty Amount (15%)											
Max. Release Permitted Prior To End Of Warranty Period											
RELEASE REQUESTED											

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<p style="font-size: 1.2em; margin: 0;">Development Plan Name & Number/Subdivision Name</p> <p style="font-size: 1.2em; margin: 0;">Warranty Agreement Exhibit A</p>	<p style="font-size: 0.8em; margin: 0;">Date</p> <p style="font-size: 0.8em; margin: 0;">By: Engineering Firm</p>
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Private Improvements - Utility Service to Lot X								Date of Requested Release		Date of Requested Release	
Contract Item	Description of Item	Units	# of Units Planned	Unit Cost	Total Estimated Cost	Guaranteed Amount (115% of Cost Estimate)	0% Warranty Amount (0% of Cost Estimate)	% Complete	Amount Requested	% Complete	Amount Requested
3/4" COPPER - WATER											
4" PVC - SEWER		LF									
TRENCH CONDUIT	3" Electric, 1" Tele, 1" Cable										
SECONDARY LINE											
SECONDARY PEDESTAL		each									
LABOR		hour									
AS-BUILTS WITH ENGINEER CERTIFICATION BLOCK AND STAMP											
Total Estimated Cost											
Total Amount Guaranteed											
Warranty Amount (0%)											
Max. Release Permitted Prior To End Of Warranty Period											
RELEASE REQUESTED											

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Signature needed only when a request for reduction or release of security is requested.

Community Development Department

by: _____	(Signature)	_____	Date
_____	(Print Name)		

1. Staff has inspected the landscaping, with the exception of the irrigation system, and verifies compliance with the approved plans.

2. As-built plans have been submitted in all required formats, for example, one mylar copy, one digital copy, and one stamped and signed paper copy, and have been approved by the applicable reviewing agency/department.

Landscaping								Date of Requested Release		Date of Requested Release	
Contract Item	Description of Item	Units	# of Units Planned	Unit Cost	Total Estimated Cost	Guaranteed Amount (125% of Cost Estimate)	25% Warranty Amount (25% of Cost Estimate)	% Complete	Amount Requested	% Complete	Amount Requested
LANDSCAPING MATERIALS AND INSTALLATION											
	evergreen trees	each									
	deciduous trees	each									
	shrubs	each									
	topsoil	CY									
	hydroseeding	SF									
IRRIGATION SYSTEM	irrigation system	each									
AS-BUILTS (NO ENGINEER'S STAMP); IRRIGATION MUST BE SHOWN FOR ALL CONDOMINIUM PROJECTS											
WEED DISTRICT SIGN-OFF, IF REQUIRED											
Total Estimated Cost											
Total Amount Guaranteed											
Warranty Amount (25%)											
Max. Release Permitted Prior To End Of Warranty Period											
RELEASE REQUESTED											

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<p>Development Plan Name & Number/Subdivision Name Warranty Agreement Exhibit A</p>	<p>Date By: Engineering Firm</p>
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TOTAL ESTIMATED COST				
TOTAL GUARANTEED				
TOTAL REQUIRED WARRANTY				
MAX. TOTAL RELEASE PRIOR TO END OF WARRANTY PERIOD				
FINANCIAL GUARANTEE - CURRENT BALANCE				
TOTAL RELEASE REQUESTED				
FINANCIAL GUARANTEE - REQUESTED BALANCE				

Note: Complete only when a request for reduction or release of security is submitted.

Percent of Work Complete Certified By: _____
Owner/Engineer's signature
 Name of Owner/Engineer
 Address
 Phone

Note: Certification by an *engineer* is required for public improvements and private drainage improvements.