

STC METROPOLITAN DISTRICT NO. 2

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 . 800-741-3254
Fax: 303-987-2032

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
James A. Brzostowicz	President	2020/May 2020
Angie Hulsebus	Treasurer	2020/May 2020
Terry Willis	Assistant Secretary	2020/May 2020
VACANT		2022/May 2020
VACANT		2022/May 2020
Peggy Ripko	Secretary	

DATE: April 1, 2020

TIME: 9:00 A.M.

PLACE: Location: DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD MEETING WILL BE HELD BY CONFERENCE CALL WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE CALL IN TO THE CONFERENCE BRIDGE AT **877-221-1978** AND WHEN PROMPTED, DIAL IN THE PASSCODE OF **9521151**. *Please email Peggy Ripko if there are any issues (pripko@sdmsi.com).*

I. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest.
-

- B. Approve Agenda, confirm quorum, location of the meeting and posting of meeting notices.
-

C. _____

II. CONSENT AGENDA

- Approve Minutes of the March 4, 2020 Regular Meeting (enclosure).
- _____

III. FINANCIAL MATTERS

- A. Review and ratify approval of payment of claims for the following period (enclosure):

Fund	Period Ending March 25, 2020
General	\$ 58,027.33
Debt	\$ -0-
Capital	\$ 14,462.00
Total	\$ 72,489.33

- B. Review and accept unaudited financial statements through the period ending _____, 2020 (to be distributed).
-

- C. Discuss status of operations and maintenance budget forecast (to be distributed).
-

IV. LEGAL MATTERS

- A. Discuss status of Resolution regarding Continuing Disclosure Policies and Procedures (to be distributed).
-

- B. _____

V. OPERATIONS AND MAINTENANCE

- A. _____

VI. COVENANT CONTROL

- A. Discuss Community Manager's Update (enclosure).
-

- B. _____

VII. CAPITAL PROJECTS

- A. Review and consider acceptance of improvement costs in the amount of \$325,317.80 under that certain Final Engineers Report and Certification #57 prepared by Ranger Engineering, LLC, dated March 5, 2020 (enclosure).
-

1. Discuss and consider approval of Requisition No. 5 (to be distributed).

B. Discuss and consider approval of Construction Management Agreement for FDP 1 Phase 9 with CFC Construction (to be distributed).

C. Review and consider approval of a proposal with SAMORA Construction for Superior Town Center Block 25 Phase 2 Walks and Landscaping, in the amount of \$878,155.03 (enclosure).

D. _____

VIII. DEVELOPER UPDATE

A. Status of lot and home sales.

IX. OTHER MATTERS

A. _____

X. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 6, 2020.**

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD MARCH 4, 2020

A Regular Meeting of the Board of Directors (referred to hereafter as the "Board") of the STC Metropolitan District No. 2 (referred to hereafter as the "District") was convened on Wednesday, the 4th day of March, 2020, at 9:00 A.M., at the offices of McGeady Becher P.C., 450 E. 17th Avenue, Suite 400, Denver, Colorado. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James A. Brzostowicz
Angie Hulsebus
Terry Willis

Also In Attendance Were:

Peggy Ripko; Special District Management Services, Inc. ("SDMS")

Kate Olson, Esq.; McGeady Becher P.C.

Diane Wheeler and Bill Flynn; Simmons & Wheeler, P.C.

David Andrews; Edifice North, LLC

Jessica Sergi, Sonia Chen, Carmen Wences, and Bill Jencks; Ranch Capital, LLC
(via speakerphone)

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board noted it was in receipt of disclosures of potential conflicts of interest statements for each of the Directors and that the statements had been filed with the Secretary of State at least seventy-two hours in advance of the meeting. Ms. Ripko requested that the Directors review the Agenda for the meeting and advised the Board to disclose any new conflicts of interest which had not been previously disclosed. No further disclosures were made by Directors present at the meeting.

ADMINISTRATIVE MATTERS

Agenda: Ms. Ripko distributed for the Board's review and approval a proposed Agenda for the District's Regular Meeting.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Agenda was approved, as presented.

Confirm Quorum, Location of Meeting and Posting of Meeting Notices: Ms. Ripko confirmed the presence of a quorum. The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within the District's boundaries, or within the County which the District is located, or within 20 miles of the District's boundaries to conduct this meeting, the meeting would be conducted at the above-stated location. The Board further noted that the notice of the time, date and location of the meeting was duly posted and that no objections to the location or any requests that the meeting place be changed were received from taxpaying electors within the District's boundaries.

Resignation of Secretary: The Board acknowledged the resignation of Lisa Johnson as Secretary to the Board of Directors and considered the appointment of Peggy Ripko as Secretary to the Board.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the approved Peggy Ripko as Secretary to the Board.

Election Status: Ms. Ripko presented to the Board the status of the Election and receipt of self-nomination forms from the current Directors.

CONSENT AGENDA

The Board considered the following actions:

- Approve Minutes of the February 5, 2020 Regular Meeting.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved the above action, as presented.

FINANCIAL MATTERS

Claims: Ms. Wheeler presented the Board with claims to consider ratifying approval of payment as follows:

RECORD OF PROCEEDINGS

Fund	Period Ending Feb. 19, 2019
General	\$ 40,063.709
Debt	\$ -0-
Capital	\$ 4,283.00
Total	\$ 44,346.70

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

Unaudited Financial Statements: Mr. Flynn reviewed with the Board the unaudited financial statements through the period ending December 31, 2019.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board accepted the unaudited financial statements through the period ending December 31, 2019.

Operations and Maintenance Budget Forecast: Ms. Ripko is working on the Operations and Maintenance Budget Forecast. The Board deferred further discussion at this time.

LEGAL MATTERS

Resolution Designating an Additional District Representative: The Board discussed a Resolution designating an additional District Representatives.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board adopted Resolution No. 2020-03-01; designating Directors Hulsebus and Willis and Ms. Wheeler as additional District Representatives.

A Designated Representative under the Cost Sharing Agreement to replace Lisa Johnson: The Board discussed a Designated Representative under the Cost Sharing Agreement to replace Lisa Johnson.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved Peggy Ripko as Designated Representative under the Cost Sharing Agreement to replace Lisa Johnson.

Resolution Regarding Continuing Disclosure Policies and Procedures: The Board deferred discussion at this time.

Acceptance of Tracts to be owned by the District: The Board discussed the timing for acceptance of Tracts. Action was deferred at this time.

RECORD OF PROCEEDINGS

OPERATIONS / MAINTENANCE

Medical Office Building and Inspection Certification: Ms. Ripko reported on the elevator passing annual inspection.

COMMUNITY MANAGEMENT/ COVENANT CONTROL

Community Management Report: Ms. Ripko reviewed with the Board the Community Manager's Report, noting that while she is Secretary to the Board, she will continue to work on Community Management issues. .

Snow Removal Services on the Aweida Property: Following discussion, the Board determined to add Snow Removal Services to the existing contract.

Installation of Lights by Mailboxes: Ms. Ripko discussed with the Board the homeowner request for installation of lights by the mailboxes at 500 Superior Drive. She noted that the installation of lights by the mailboxes could not be done and that she will reach out to the homeowner.

Proposal from Vargas Property Services for Pond Area Maintenance in August and September 2020: Following discussion, the Board determined that these services were not needed at this time.

CAPITAL PROJECTS

Final Engineer's Report and Certification #56 dated, January 30, 2020: Ms. Ripko reviewed with the Board the improvement costs in the amount of \$676,582.61 under the Final Engineer's Report and Certification #56, dated January 30, 2020, prepared by Ranger Engineering, LLC.

Following discussion, upon motion duly made by Director Hulsebus, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Board accepted the improvement costs in the amount of \$676,582.61 under the Final Engineer's Report and Certification #56, dated January 30, 2020, prepared by Ranger Engineering, LLC. It was noted that \$77,307.50 of closing costs for the Bonds would be deducted out of Certification # 57.

Project Requisition No. 4: The Board discussed Project Requisition No. 4.

Following discussion, upon motion duly made by Director Hulsebus, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Board accepted Project Requisition No. 4, in the amount of \$601,582.61.

Proposal for Construction Management for FDP 1 Phase 9 from CFC Construction: The Board deferred discussion until the April meeting.

RECORD OF PROCEEDINGS

Correction of Change Order No. 004, to the Construction Contract with SAMORA Construction for STC Block 14: Mr. Andrews discussed with the Board the Correction to Change Order No. 004, to the Construction Contract with SAMORA Construction for STC Block 14 in the amount of \$30,532.50.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved the Correction to Change Order No. 004, to the Construction Contract with SAMORA Construction for STC Block 14 in the amount of \$30,532.50.

Change Order No. 015 from SAMORA Construction for STC Block 25 Phase 2: The Board discussed Change Order No. 015 from SAMORA Construction for STC Block 25 Phase 2, in the amount of \$7,032.25.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved Change Order No. 015 from SAMORA Construction for STC Block 25 Phase 2, in the amount of \$7,032.25, subject to final review by the Project Manager.

DEVELOPER UPDATE

Lot and Home Sales: Mr. Jencks provided an update to the Board on lot and home sales. He noted that Remington Block 27 construction is in process, Toll Bros. is closed and mobilizing, and Morgan Ranch is set to close in early summer.

OTHER MATTERS

There were no other matters for discussion at this time.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Hulsebus, seconded by Brzostowicz, and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

RESOLUTION NO. 2020-03-1

**STC METROPOLITAN DISTRICT NO. 2
RESOLUTION DESIGNATING ADDITIONAL DISTRICT REPRESENTATIVES**

A. STC Metropolitan District No. 2, is a quasi-municipal corporation and political subdivision of the State of Colorado formed pursuant to Title 32 of the Colorado Revised Statutes (the “**District**”).

B. On December 9, 2019, the District adopted a Resolution (the “**Bond Resolution**”) approving the issuance of its \$90,790,000 Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2019A (the “**2019A Bonds**”) and \$19,770,000 Subordinate Limited Tax General Obligation and Special Revenue Bonds, Series 2019B⁽³⁾ (the “**2019B Bonds**” and together with the 2019A Bonds, the “**Bonds**”).

C. Pursuant to Section 7 of the Bond Resolution, the President of the Board was appointed as a District Representative, provided that a different District Representative may be appointed by resolution adopted by the Board and a certificate filed with the Trustee.

D. The Senior Indenture of Trust for the 2019A Bonds (“**Senior Indenture**”) and Subordinate Indenture of Trust for the 2019B Bonds (“**Subordinate Indenture**”) define “**District Representative**” as the District President or the person or persons at the time designated to act on behalf of the District by the Bond Resolution or as designated by written certificate furnished to the Trustee containing the specimen signatures of such person or persons and signed on behalf of the District by its President and attested by its Secretary, and any alternate or alternates designated as such therein.

E. The District has determined that the designation of additional District Representatives is appropriate to ensure the continued ability to process requisitions in the event of the absence of the District President.

F. The District has determined that Angie Hulsebus, Terry A. Willis, and Diane Wheeler, the District’s Treasurer, Assistant Secretary, and Accountant, respectively, should be named as additional District Representatives and that a certificate should be filed with the Trustee evidencing the District’s adoption of this Resolution and the addition of the District’s Treasurer, Assistant Secretary, and Accountant as District Representatives.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF STC METROPOLITAN DISTRICT NO. 2 HEREBY DECLARES AS FOLLOWS:

1. Pursuant to the Bond Resolution and the Senior and Subordinate Indentures, the District hereby appoints the District Treasurer, the District Assistant Secretary, and the District Accountant as additional District Representatives. Requisitions processed with the Trustee may be signed by either the President, Treasurer, Assistant Secretary, or Accountant of the District.

2. Upon adoption hereof, the District is directed and authorized to transmit a copy of this Resolution and a certificate to the Trustee.

3. All acts, orders, resolutions or parts thereof, of the District that are inconsistent or conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

4. The provisions of this Resolution shall take effect immediately upon its adoption and approval.

[SIGNATURE PAGE FOLLOWS]

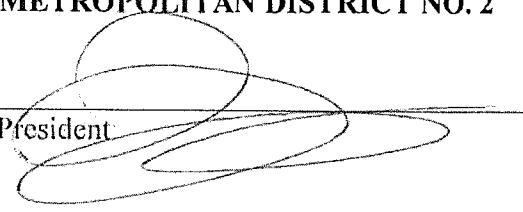
[SIGNATURE PAGE TO RESOLUTION DESIGNATING ADDITIONAL DISTRICT REPRESENTATIVES BY STC METROPOLITAN DISTRICT NO. 2]

RESOLUTION APPROVED, ADOPTED, AND EFFECTIVE on March 4, 2020.

STC METROPOLITAN DISTRICT NO. 2

By:

President

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the end.

Attest:

A handwritten signature in black ink, appearing to be a stylized 'R' followed by a horizontal line.

Secretary

**CERTIFICATE OF RESOLUTION OF STC METROPOLITAN DISTRICT NO. 2
DESIGNATING ADDITIONAL DISTRICT REPRESENTATIVES**

I, James Brzostowicz, President of the STC Metropolitan District No. 2 (the “**District**”), do hereby certify on behalf of the District that the attached “Resolution Designating Additional District Representatives” (“**Resolution**”) was duly adopted by the Board of Directors of the District on March 4, 2020, and that such Resolution is in full force and effect as of that date.

I further certify that pursuant to the attached Resolution, that either the District President, District Treasurer, District Assistant Secretary, or District Accountant (each a, “**District Representative**”), are each separately or jointly to perform all acts as the District Representative pursuant to the Bond Resolution, Senior Indenture, and Subordinate Indenture (as defined in the Resolution).

Per the definition of District Representative in the Senior Indenture and Subordinate Indenture, the specimen signatures for the additional District Representatives are provided herein:

Printed Name

Specimen Signature

ANGIE HULSEBUS
Angie Hulsebus

Angie Hulsebus

Printed Name

Specimen Signature

TERRY A. WILLIS
Terry A. Willis

Terry A. Willis

Printed Name

Specimen Signature


Diane Wheeler
Diane Wheeler


Diane Wheeler

[SIGNATURE PAGE FOLLOWS]


[SIGNATURE PAGE TO CERTIFICATE OF RESOLUTION OF STC
METROPOLITAN DISTRICT NO. 2 DESIGNATING ADDITIONAL DISTRICT
REPRESENTATIVES]

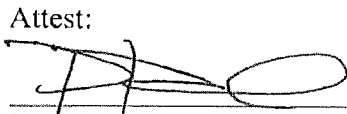
STC METROPOLITAN DISTRICT NO. 2

By: 
James Brzostowicz, its President

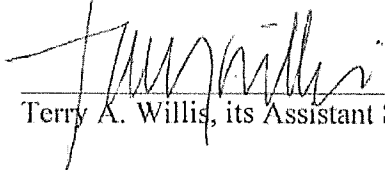
Attest: 
Secretary

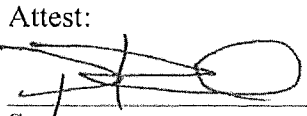
STC METROPOLITAN DISTRICT NO. 2

By: 
Angie Hulsebus, its Treasurer

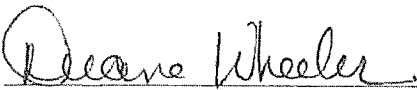
Attest: 
Secretary


STC METROPOLITAN DISTRICT NO. 2

By: 
Terry A. Willis, its Assistant Secretary

Attest: 
Secretary

STC METROPOLITAN DISTRICT NO. 2

By: 
Diane Wheeler, its Accountant

Attest: 
Secretary

STC Metropolitan District No.2
March-20

	General	Debt	Capital	Totals
Disbursements	\$ 57,842.63	\$ -	\$ 14,462.00	\$ 72,304.63
		\$ -	\$ -	\$ -
Payroll	\$ 184.70	\$ -		\$ 184.70
Payroll Taxes District Portion	\$ -	\$ -	\$ -	\$ -
Total Disbursements from Checking Acct	\$58,027.33	\$0.00	\$14,462.00	\$72,489.33

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1486						
03/25/2020	1 Above Elevator Inspections	117-20	Parking Structure	1-730	175.00	175.00
Total 1486:						175.00
1487						
03/25/2020	Comcast	16389 02/20	Parking Structure	1-730	153.01	153.01
Total 1487:						153.01
1488						
03/25/2020	Division of Oil and Public Safety	I-0008900	Parking Structure	1-730	30.00	30.00
Total 1488:						30.00
1489						
03/25/2020	Doody Calls	27599	O&M - Landscaping	1-720	218.50	218.50
03/25/2020	Doody Calls	35705	O&M - Landscaping	1-720	178.50	178.50
Total 1489:						397.00
1490						
03/25/2020	McGeady Becher P.C.	1190B 02/20	Bonding	3-795	4,719.00	4,719.00
03/25/2020	McGeady Becher P.C.	1190B 02/20	Legal	1-675	6,331.21	6,331.21
03/25/2020	McGeady Becher P.C.	1190B 02/20	Construction Mgt	3-765	2,168.00	2,168.00
Total 1490:						13,218.21
1491						
03/25/2020	Mountain Alarm	2027091	Parking Structure	1-730	210.00	210.00
03/25/2020	Mountain Alarm	2027092	Parking Structure	1-730	75.00	75.00
03/25/2020	Mountain Alarm	2027093	Parking Structure	1-730	75.00	75.00
Total 1491:						360.00
1492						
03/25/2020	Prairie Mountain Publishing	0000227211	Miscellaneous	1-685	167.64	167.64
Total 1492:						167.64
1493						
03/25/2020	Ranger Engineering, LLC	1127	Engineering	3-784	7,575.00	7,575.00
Total 1493:						7,575.00
1494						
03/25/2020	Simmons & Wheeler, P.C.	25951	Accounting	1-612	5,500.00	5,500.00
Total 1494:						5,500.00
1495						
03/25/2020	Special Dist Management Srvs	D1-02/20	Election	1-635	250.00	250.00
03/25/2020	Special Dist Management Srvs	D1-02/20	Management	1-680	112.00	112.00
03/25/2020	Special Dist Management Srvs	D1-02/20	Miscellaneous	1-685	33.00	33.00
03/25/2020	Special Dist Management Srvs	D1-02/20	Insurance/SDA Dues	1-670	56.00	56.00
03/25/2020	Special Dist Management Srvs	D2-02/20	Accounting	1-612	868.00	868.00
03/25/2020	Special Dist Management Srvs	D2-02/20	Election	1-635	236.00	236.00
03/25/2020	Special Dist Management Srvs	D2-02/20	Insurance/SDA Dues	1-670	56.00	56.00

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
03/25/2020	Special Dist Management Srvs	D2-02/20	Management	1-680	2,984.00	2,984.00
03/25/2020	Special Dist Management Srvs	D2-02/20	Miscellaneous	1-685	408.89	408.89
03/25/2020	Special Dist Management Srvs	D3-02/20	Election	1-635	180.00	180.00
03/25/2020	Special Dist Management Srvs	D3-02/20	Insurance/SDA Dues	1-670	56.00	56.00
03/25/2020	Special Dist Management Srvs	D3-02/20	Management	1-680	266.00	266.00
03/25/2020	Special Dist Management Srvs	D3-02/20	Miscellaneous	1-685	7.98	7.98
Total 1495:						5,513.87
1496						
03/25/2020	Thyssenkrupp Elevator Corporati	3005106507	O&M - Maintenance	1-735	170.41	170.41
Total 1496:						170.41
1497						
03/25/2020	Vargas Property Services, Inc.	28913	O&M - Maintenance	1-735	2,776.05	2,776.05
03/25/2020	Vargas Property Services, Inc.	29838	O&M - Landscaping	1-720	8,920.00	8,920.00
03/25/2020	Vargas Property Services, Inc.	29910	Snow Removal	1-725	4,480.00	4,480.00
03/25/2020	Vargas Property Services, Inc.	29938	Snow Removal	1-725	4,225.00	4,225.00
03/25/2020	Vargas Property Services, Inc.	29964	Snow Removal	1-725	3,075.00	3,075.00
03/25/2020	Vargas Property Services, Inc.	29998	Snow Removal	1-725	5,850.00	5,850.00
03/25/2020	Vargas Property Services, Inc.	30027	Snow Removal	1-725	3,790.00	3,790.00
03/25/2020	Vargas Property Services, Inc.	30060	Snow Removal	1-725	1,935.00	1,935.00
03/25/2020	Vargas Property Services, Inc.	30095	O&M - Landscaping	1-720	2,178.63	2,178.63
03/25/2020	Vargas Property Services, Inc.	30122	Snow Removal	1-725	1,785.00	1,785.00
Total 1497:						39,014.68
1498						
03/25/2020	Xcel Energy	674825632	Utilities	1-704	21.20	21.20
03/25/2020	Xcel Energy	674847467	Utilities	1-704	8.61	8.61
Total 1498:						29.81
Grand Totals:						72,304.63

**STC Metropolitan District
Community Management Report
April 1, 2020**

Architectural Reviews

No forms pending.

Inspections

TBD due to current situation

Compliance Update

No updates

Notes:

1. **Insurance-** We are still working to confirm who is responsible for what items, and who is therefore responsible for insuring.
2. **O&M Budget-** All information has been received; will be done by the meeting.



**STC METROPOLITAN DISTRICT NO. 2
ENGINEER'S REPORT and CERTIFICATION #57**

PREPARED FOR:

STC Metropolitan District No. 2
141 Union Blvd
Lakewood, CO 80228

PREPARED BY:

Ranger Engineering, LLC
2590 Cody Ct.
Lakewood, CO 80215

DATE PREPARED:

March 5, 2020

TABLE OF CONTENTS

Engineer’s Report

Introduction	3
Public Improvements as Authorized by the Service Plan	5
Scope of Certification.....	5
General Methodology	5
Phase I – Authorization to Proceed and Document Gathering.....	6
Phase II – Site Visits and Meetings.....	6
Phase III – Review of Documentation	6
Phase IV – Verification of Construction Quantities.....	6
Phase V – Verification of Construction Unit Costs and Indirect Costs	6
Phase VI – Verification of Payment for Public Costs	6
Phase VII – Determination of Costs Eligible for Reimbursement.....	7

Engineer’s Certification

Engineer’s Certification.....	9
-------------------------------	---

Appendices

Appendix A – Documents Reviewed.....	10
--------------------------------------	----

Tables

Table I Costs Certified to Date	3
Table II Cost Summary	12
Table III Construction Costs Summary by Category.....	13
Table IV Soft and Indirect Costs Summary by Category	14
Table V District Funded Costs Summary by Category.....	15
Table VI System Development Fee Costs Summary	NA
Table VII Construction Costs Detail.....	16
Table VIII Soft and Indirect Costs Detail.....	19
Table IX District Funded Costs Detail	20
Table X System Development Fee Costs.....	NA

ENGINEER’S REPORT

Introduction

Ranger Engineering, LLC. (“Ranger”) was retained by STC Metropolitan District No. 2 (“District”) as an Independent Consulting Engineer to certify costs associated with constructed Public Improvements associated with the District. Per the Cost Sharing Agreement between the Superior Urban Renewal Authority (“SURA”) representing the Town of Superior (“Town”), RC Superior LLC (“Developer”), and the District, a portion of the costs are eligible to be reimbursed by the Town of Superior. It should be noted that personnel from Ranger were formerly part of Tamarack Consulting, LLC and Manhard Consulting, Ltd., both of which have been engaged by the District to certify costs related to the Public Improvements.

The District is located within the Town of Superior, Colorado. The development area is approximately 91 acres. This certification considers soft & indirect and construction costs.

The attached Engineer’s Certification states that the Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in this Engineer’s Report, including both soft and hard costs from approximately December 2019 to January 2020, are valued at **\$325,317.80** for the District, and **\$316,468.55** for the Town. Table I summarizes costs certified to date.

Table I – Cost Certified to Date				
Cert No.	Date	Total Costs Paid	Total District Eligible Costs	Total Town Eligible Costs
1	17-Feb-15	\$4,643,001.98	\$3,207,467.82	\$3,207,467.82
2	16-Jul-15	\$701,094.68	\$322,489.80	\$322,489.80
3	14-Aug-15	\$959,075.78	\$489,247.48	\$489,247.48
4	17-Sep-15	\$1,219,271.89	\$683,402.69	\$683,402.69
5	19-Oct-15	\$2,119,386.67	\$1,446,709.01	\$1,446,709.01
6	17-Nov-15	\$1,231,778.40	\$984,437.64	\$984,437.64
7	21-Dec-15	\$1,017,615.94	\$910,069.14	\$910,069.14
8	19-Jan-16	\$739,528.78	\$563,708.01	\$563,708.01
9	25-Feb-16	\$495,715.12	\$461,463.79	\$461,463.79
10	17-Mar-16	\$332,878.20	\$300,162.73	\$300,162.73
11	18-Apr-16	\$198,444.34	\$173,549.33	\$173,549.33
12	20-May-16	\$398,396.63	\$334,538.75	\$334,538.75
13	20-Jun-16	\$772,592.31	\$627,210.02	\$627,210.02
14	27-Jul-16	\$647,191.62	\$622,677.30	\$622,677.30
15	15-Aug-16	\$414,015.43	\$374,344.41	\$374,344.41
16	23-Sep-16	\$674,802.27	\$652,819.56	\$652,819.56
17	20-Oct-16	\$1,127,902.22	\$991,366.52	\$991,366.52
18	23-Nov-16	\$1,358,809.86	\$1,176,715.72	\$1,176,715.72
19	19-Dec-16	\$813,631.42	\$661,258.25	\$661,258.25
20	25-Jan-17	\$834,276.57	\$757,405.36	\$757,405.36

21	23-Feb-17	\$784,846.38	\$694,206.67	\$694,206.67
22	17-Mar-17	\$663,385.40	\$571,156.39	\$571,156.39
23	20-Apr-17	\$912,437.74	\$894,668.66	\$894,668.66
24	17-May-17	\$488,722.33	\$477,391.96	\$477,391.96
25	29-Jun-17	\$2,648,255.90	\$842,092.22	\$842,092.22
26	3-Aug-17	\$476,010.18	\$425,687.34	\$425,687.34
27	17-Aug-17	\$995,465.07	\$781,719.74	\$781,719.74
28	21-Sep-17	\$2,202,490.66	\$1,813,800.55	\$1,813,800.55
29	11-Nov-17	\$2,372,127.66	\$2,363,679.49	\$2,363,679.49
30	22-Nov-17	\$1,914,639.28	\$1,929,475.33	\$1,711,298.63
31	19-Dec-17	\$1,731,761.49	\$1,561,854.08	\$1,440,391.55
32	16-Feb-18	\$582,701.05	\$559,378.98	\$461,363.52
33	10-Apr-18	\$932,657.82	\$858,000.53	\$690,670.88
34	10-Apr-18	\$670,283.35	\$623,505.43	\$519,950.65
35	18-Jun-18	\$1,053,420.34	\$695,052.19	\$469,031.50
36	13-Jul-18	\$1,315,446.78	\$998,428.76	\$805,440.44
37	31-Jul-18	\$1,097,722.72	\$1,019,716.46	\$910,204.30
38	23-Aug-18	\$998,452.43	\$790,429.34	\$757,296.58
39	26-Sep-18	\$1,181,782.21	\$1,008,881.48	\$851,219.77
40	10-Oct-18	\$506,528.48	\$438,293.56	\$395,834.23
41	06-Dec-18	\$883,785.69	\$837,473.61	\$444,364.63
42	03-Jan-19	\$223,714.21	\$179,926.82	\$137,852.65
43	09-Jan-19	\$266,323.20	\$198,080.87	\$180,809.72
44	24-Jan-19	\$105,648.98	\$82,117.55	\$82,117.55
45	21-Feb-19	\$291,779.76	\$259,508.79	\$259,508.79
46	20-Mar-19	\$325,500.49	\$212,355.06	\$212,355.06
47	25-Apr-19	\$315,703.35	\$288,250.21	\$288,250.21
48	24-May-19	\$3,889,134.73	\$2,984,557.18	\$900,749.68
49	21-Jun-19	\$5,047,252.81	\$2,986,639.50	\$2,775,141.50
50	23-Jul-19	\$857,721.41	\$697,366.45	\$697,366.45
51	21-Aug-19	\$980,208.74	\$872,480.78	\$530,358.78
52	24-Sep-19	\$628,822.07	\$438,346.69	\$438,346.69
53	29-Oct-19	\$1,803,938.03	\$1,507,214.33	\$1,379,096.84
54	10-Jan-20	\$1,027,263.21	\$901,622.48	\$690,742.53
55	10-Jan-20	\$1,294,723.05	\$812,019.39	\$593,009.92
56	30-Jan-20	\$713,484.44	\$676,582.61	\$622,306.27
57	05-Mar-20	\$418,709.59	\$325,317.80	\$316,468.55

TOTALS **\$63,936,087.85** **\$49,481,035.71** **\$44,299,707.30**

Table II summarizes the cost breakdown of the construction, soft and indirect, district funded costs, and system development fees. Tables III, IV, V, and VI provide category breakdowns of construction, soft and indirect, district funded costs, and system development fees reviewed for this certification. Table VII provides a detailed breakdown of the eligible hard costs per the Service Plan categories and the SURA categories. Table VIII provides a detailed breakdown of the eligible soft costs per the Service Plan categories and the SURA categories. Table IX provides a detailed breakdown of district funded costs per the Service Plan categories and the SURA categories. Table X provides a detailed breakdown of system develop fee costs per the Service Plan categories and the SURA categories.

Public Improvements as Authorized by the Service Plan

Ranger reviewed the Service Plan associated with Superior Town Center Metropolitan District No. 2 (“Service Plan”); dated May 13, 2013.

Section I-A of the Service Plan states:

It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of the anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of these public improvements.

Section V-A of the Service Plan States:

The District shall have the power and authority to provide the Public Improvements and related operations and maintenance services within and beyond the District Boundaries as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

Section V-A.8 limits debt issuance to \$145,000,000. Exhibit C-2 maps depict the Inclusion Area of Public Improvements at the time the Service Plan was approved. Ranger has determined that the constructed improvements and associated soft and indirect construction costs (“Public Improvements”) under consideration in this report and certification for reimbursement by the District are indeed authorized by the Service Plan.

Scope of Certification

The Cost Sharing Agreement has identified cost categories eligible for reimbursement. The cost categories reviewed for this report include earthwork, storm sewer, sanitary sewer, domestic water, and mob & temporary conditions. For a breakdown of district eligible costs, refer to Tables II - VIII.

General Methodology

Ranger employed a phased approach toward the preparation of this Engineer’s Report and Certification of Public Costs (“Engineer’s Certification”).

Phase I – Authorization to Proceed and Document Gathering

Ranger was authorized to proceed with the Engineer's Certification in December 2015 (as Tamarack Consulting, LLC). The initial construction documentation was provided by the District January 11, 2016. Subsequent supporting documentation for Phase II construction improvements was delivered by the District through the current cost certification.

Phase II – Site Visit and Meetings

Ranger has performed site visits to verify completion of work relating to District infrastructure during Phase II construction improvements. The site visits were to verify general conformance with contract documents and does not guarantee quality or acceptance of public improvements.

Phase III – Review of Documentation

Documentation was requested at the beginning of work. Requested documentation include the following:

- Executed Contracts and Bid Tabs
- Approved Construction Drawings
- Acceptable Proof of Payment (Cancelled checks and bank statements or lien waivers)
- Invoices and/or Pay Applications
- Approved changes or amendments to contract documents
- Copies of any agreements that will impact District funding

See Appendix A for a complete listing of documents reviewed, as deemed necessary, by Ranger.

Phase IV – Verification of Construction Quantities

Construction quantity take-offs were performed from applicable construction drawings. These quantity take-offs were used in conjunction with Phase V below to certify reasonableness of construction costs.

Phase V – Verification of Construction Unit Costs and Indirect Costs

Construction Unit Costs and Indirect Costs were reviewed for market reasonableness. Ranger took into consideration the type of construction and the timeframe during which the construction occurred. Ranger determined that the costs incurred were within a reasonable range.

Phase VI – Verification of Payment for Public Costs

Per current agreements, District funded costs are approved before payment is made. Contractors and consultants are to provide Conditional Lien Release Waivers for the amount of payment requested. After payment is made, the contractors and consultants are to provide Unconditional Lien Release Waivers. When applicable, cancelled checks and bank statements are also used to verify proof of payment. Certain

soft and indirect costs that have portions that are both publicly and privately funded but have not yet been paid are included in this certification. These costs are clearly identified in Table VII Soft and Indirect Costs Detail in the District and Developer Disbursement columns. These costs are included in order to identify the public and private costs and assign these costs to either the Developer or the District. The proof of payment in the form of cancelled checks and bank statements will be reviewed as payments are processed and reflected on future certifications.

Phase VII – Determination of Costs Eligible for Reimbursement

Ranger concluded the Engineer's Certification by determining which improvements were eligible for District and Town reimbursement and what percent of the costs for those improvements were reimbursable.

Cost Certification Phase II construction improvements that were reimbursable consisted of roadways, paths, & hardscape and temporary conditions.

In Cost Certification #24, an Xcel fee was determined eligible in the amount of \$72,886.93. This cost shows up on two separate District funding requests. A check was originally written to pay this fee but was canceled. After verification of the costs, the District wrote another check to pay for this fee per the June funding request, even though this cost was certified on Cost Certification #24.

A fee for American Fence directly paid by Lee Merritt of Ranch Capital was duplicated on Cost Certifications #24 and #25. There is a deduction on Cost Certification #26 to reconcile the overall costs paid to American Fence.

The Town of Superior provided a contribution of \$198,795.49 directly to the funding of the McCaslin Roundabout scope of work performed by Hall Irwin Corporation. On Cost Certification #27, a credit was identified for this amount to be applied to District costs. This credit did not impact the amount of reimbursable costs for the Town. The intent of this credit is to show the financial impact of the Town directly providing these funds.

Hudick Excavating Inc. ("HEI") provided Pay Application 1 directly to the District and Pay Application 2 to the Developer. The funding for these pay applications was allocated separately, but the costs were still determined to be District eligible.

On Cost Certification #31, Samora Construction Contract, costs were submitted for work related to Superior Roadway, which had the top 2" lift fail. Samora issued a credit in the amount of \$9,975 for the 2" failure on Cost Certification #32. When this work is accepted, the full line item will be billed. Costs submitted deemed District eligible for Ninyo & Moore on Cost Certification #20 were realized to be partially non-District. A negative cost of (-\$2,984.79) was identified on Cost Certification #31 to adjust for the non-District costs previously certified.

On Cost Certification #33, adjustments were made to account for errors in prior Cost Certification reports that were identified after performing an audit of certified costs to date. A Cut Above had duplicate costs certified on Certifications #21 and #22. There was a Special District Management Services, Inc invoice that was incorrectly captured as Capital costs as well. Lastly, there were various vendor invoices that were not included in final reports, and those costs were captured at this time.

During the review of Cost Certification #34, the Town notified associated parties that costs associated with the Medical Office Building Garage would not be eligible under SURA until approved by the Town Board, per Resolution No. R-36. Garage costs are currently determined to be District eligible and will become SURA eligible upon the Town Board approval.

System Development Fee backup was provided with Cost Certification #41 backup, but the costs were not included in the report, pending comments and coordination between the Town and the District.

In February 2019, the Town reviewed costs that had been applied to the *Public Park Amenities and Facilities* Town Category. Miscellaneous line items that were labeled under this category were updated to different Town Categories. The impact was that \$14,209.35 was reallocated to *Mob & Temporary Conditions*, \$719,328.02 was reallocated to *Roadways, Paths, & Hardscape*, and \$780,200.89 was reallocated from *Park Site Development* to *Public Park Amenities and Facilities*.

On Cost Certification #48, System Development fees were certified for the first time. Fees related to SDC – Planning Area 3 Residential were only District eligible, while fees related to SDC – Planning Area 1 and 2 Residential and Commercial, as well as SDC – Planning Area 3 Commercial were considered District and Town eligible.

On Cost Certification #49, the MOB Parking Structure (“MOBPS”) costs were certified as a District Funded Cost. The overall reconciled market value of the MOBPS was determined per a report prepared by National Valuation Consultants, Inc. (“NVC”). NVC determined that the MOB Parking Structure has a reconciled market value \$4,260,000 (assuming completion by January 11, 2018). A prorated amount of the MOBPS District value was determined per a memorandum provided by Walker Parking Consultants (“Walker”) based upon public versus private parking availability in the MOBPS. Ranger utilized the Declaration of Parking Structure Easement and Cost Sharing Agreement based upon the definitions of *MOB Spaces*, *Preferred Parking Period*, and *Public Spaces* to review a prorated value and determined that Walker’s percentage was reasonable. Utilizing the NVC market value and the Walker prorated percentage of 52%, a District value of \$2,215,200 was utilized in the Real Estate Sale Contract between the Developer and the District regarding the MOBPS. The full value of the Real Estate Sale Contract value was deemed eligible.

On Cost Certification #50, a subcategory of Civic Space was added as part of the Public Park Amenities and Facilities Town Eligible Categories. All costs under the Civic Space subcategory are rolled up into the overall Public Park Amenities and Facilities costs.

On Cost Certification #57, a credit of – (\$75,000) was issued against Spence Fane on soft costs. These costs were reimbursed through proceeds during bond closing and was adjusted to make sure cost reimbursements were not duplicated.

On Cost Certification #52-#57, costs related to the interior courtyard as part of Block 25 Phase 2 had the eligibility removed until further review was completed to determine the extent of public costs. These costs were related to stairs, retaining walls, and electrical systems for lighting, and are subject to being included as eligible at a later time.

ENGINEER'S CERTIFICATION

Collin D Koranda, P.E. / Ranger Engineering, LLC (the "Independent Consulting Engineer"), states as follows:

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.
2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.
3. The Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in the attached Engineer's Report dated March 5, 2020 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$325,317.80**. In the opinion of the Independent Consulting Engineer, the above stated estimated value for the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe in similar locales.

Sincerely,

Ranger Engineering, LLC

A handwritten signature in blue ink, appearing to read "Collin D. Koranda".

Collin D. Koranda, P. E.

APPENDIX A

Documents Reviewed

Agreements

- Cost Sharing Agreement between Superior Urban Renewal Authority, RC Superior, LLC, and STC Metropolitan District No 1, 2 and 3. Dated October 18, 2013.
- Development Agreement between the Town of Superior, CO, the Superior Metropolitan District No. 1, the Superior Urban Renewal Authority, and RC Superior LLC. Dated March 11, 2013.
- Public Finance Agreement between the Superior Urban Renewal Authority, the Superior McCaslin Interchange Metropolitan District, RC Superior LLC, and the Town of Superior, CO. Dated March 15, 2013.
- Cost Sharing and Reimbursement Agreement between Aweida Properties and STC Metropolitan District No. 2. Dated October 21, 2015.
- Declaration of Parking Structure Easement and Cost Sharing Agreement, by IISRE-Superior MOB, LLC. Dated March 28, 2017.
- Real Estate Sale Contract (MOB Parking Structure). Entered between RC Superior, LLC and STC Metropolitan District No. 2. August 2018.

Construction Plans

- Final Development Plan – Phase I Superior Town Center Infrastructure Plans. Prepared by Civil Resources LLC. Dated November 12, 2013.
- Final Development Plan #1 – Phase I Street Paving Plans. Prepared by Civil Resources LLC. Dated April 29, 2016.
- Final Development Plan 9 and 10 Superior Town Center. Prepared by Civil Resources LLC. Dated June 25, 2019.
- Final Plat Superior Town Center Filing No. 1B. Prepared by Civil Resources LLC. Dated December 4, 2013.
- Overlot Grading and Stormwater Management Plans for Superior Town Center Phase 1A. Prepared by Civil Resources LLC. Released for construction May 22, 2015.
- Superior Town Center Phase I Utility Infrastructure Plans. Prepared by Civil Resources LLC. Issued for Construction August 20, 2015.
- Town of Superior Town Center Lift Station Final Drawings Set 1 & Set 2 Rev 0. Prepared by Dewberry Engineers Inc. Dated July 25, 2014.
- Town of Superior McCaslin Blvd. Town Center Left Turn Lane Drawings. Dated February 24, 2016.
- Superior Town Center – Construction Plans – Phase 3 (McCaslin Roundabout). Prepared by Civil Resources Inc. Dated August 12, 2016. Accepted by Public Works September 9, 2016.

- Final Development Plan 1 – Phase 4 (Marshall Road Extension) – Construction Plans – Superior Town Center. Dated August 19, 2016.

Invoices

- Samora Construction Pay Application 11-702. Dated 1/31/2020.
- Samora Construction Pay Application 3-701. Dated 1/31/2020.
- Hudick STC Town Center 2D Pay Application 6. 1/31/2020.
- Down To Earth Compliance Invoices 49844. Dated 1/30/2020.

For soft and indirect costs, district funded costs, and System Development Fees reviewed, refer to Tables VIII, IX, and X.

Service Plan and Reports

- Superior Town Center Metropolitan District No. 2. Prepared by McGeady Sisneros, P.C. and dated May 13, 2013.
- Cost Sharing Agreement between Superior Urban Renewal Authority, RC Superior, LLC, and STC Metropolitan District Nos. 1, 2, and 3. Date October 22, 2013.
- Development Agreement between Town of Superior, CO, Superior Metropolitan District No. 1, Superior Urban Renewal Authority, and RC Superior, LLC. Date March 11, 2013.
- Public Finance Agreement between Superior Urban Renewal Authority, Superior McCaslin Interchange Metropolitan District, RC Superior, LLC and Town of Superior, CO. Dated March 15, 2013.
- Memorandum Superior Town Center – Block 12 Garage Allocations. Prepared by Walker Parking Consultants. Revised Date November 18, 2016.
- Appraisal Report of a Parking Structure. Prepared by National Valuation Consultants, Inc. Effective Date of Appraisal January 11, 2018.



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Project Costs Summary for District and Town

Table II

	Total Cost Invoiced		Maximum Eligible Costs		District Eligible Costs		Town Eligible Costs	
Direct Construction Costs	\$	203,627.64	\$	179,346.27	\$	179,346.27	\$	170,497.02
Soft and Indirect Costs	\$	92,313.20	\$	85,325.72	\$	85,325.72	\$	85,325.72
District Funded Costs	\$	122,768.75	\$	60,645.82	\$	60,645.82	\$	60,645.82
System Development Costs	\$	-	\$	-	\$	-	\$	-
Totals	\$	418,709.59	\$	325,317.80	\$	325,317.80	\$	316,468.55



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT

Construction Costs Summary By Category

Table III

Category	Total Eligible Hard Costs		Category Percentage
Total Town Eligible Costs			
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	91,937.17	53.9%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	-	0.0%
Sanitary Sewer	\$	77,580.80	45.5%
Reuse Water & Irrigation Piping	\$	-	0.0%
Domestic Water	\$	-	0.0%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	979.05	0.6%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancement	\$	-	0.0%
Public Park Amenities & Facilities	\$	-	0.0%
Civic Space (Part of PPA&F)	\$	-	-
	\$	170,497.02	100.0%
Total District Eligible Costs			
Street	\$	101,339.63	56.5%
Water	\$	-	0.0%
Sanitation	\$	78,006.64	43.5%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	-	0.0%
Non District	\$	-	-
Multiple	\$	-	-
	\$	179,346.27	100.0%



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT

Soft Costs Summary By Category

Table IV

Category	Total Eligible Soft Costs		Category Percentage
Total Town Eligible Costs			
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	58,121.68	68.1%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	-	0.0%
Sanitary Sewer	\$	-	0.0%
Reuse Water & Irrigation Piping	\$	-	0.0%
Domestic Water	\$	-	0.0%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	2,745.80	3.2%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancement	\$	12,500.00	14.6%
Public Park Amenities & Facilities		\$29,125.60	34.1%
Civic Space (Part of PPA&F)		\$7,700.60	
Other Eligible Costs	\$	(17,167.36)	-20.1%
	\$	85,325.72	100.0%

Total District Eligible Costs			
Organization	\$	-	0.0%
Capital	\$	85,325.72	100.0%
Street	\$	60,411.12	70.8%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	24,914.59	29.2%
	\$	85,325.72	100.0%



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT

District Funded Costs Summary

Table V

Category	Total Eligible DF Costs		Category Percentage
Total Town Eligible Costs			
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	-	0.0%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	-	0.0%
Sanitary Sewer	\$	-	0.0%
Reuse Water & Irrigation Piping	\$	-	0.0%
Domestic Water	\$	-	0.0%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	-	0.0%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancement	\$	-	0.0%
Public Park Amenities & Facilities	\$	-	0.0%
Other Eligible Costs	\$	60,645.82	100.0%
Not Eligible	\$	-	0.0%
\$		60,645.82	100.0%

Total District Eligible Costs			
Operation	\$	-	0.0%
Capital	\$	60,645.82	100.0%
Organization	\$	-	0.0%
Street	\$	42,937.61	70.8%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	17,708.21	29.2%
\$		60,645.82	100.0%



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Soft and Indirect Costs
Table VIII

		Invoices						Percent District	Amount District	Percent Town	Amount Town	Total	Certification
Vendor	Invoice Number	Description	Date	Amount Invoiced	District Category	District Powers	Town Categories	Eligible	Eligible	Eligible	Eligible	Eligible	Number
Cesare, Inc	19.3035.10	2019 Superior Town Center	01/24/20	\$ 11,412.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 11,412.00	100%	\$ 11,412.00	100%	57
Civil Resources, LLC	238.001.01.72	Superior Town Center - Infrastructure	01/25/20	\$ 53,625.92	Capital	Multiple	Other Eligible Costs	100%	\$ 53,625.92	100%	\$ 53,625.92	100%	57
CPP, Inc.	17158	Downtown Garage - Ventilation Simulation	01/30/20	\$ 12,500.00	Capital	Street	Parking & Architectural Enhanc	100%	\$ 12,500.00	100%	\$ 12,500.00	100%	57
DIG Studio Inc.	3627	STC Promenade/Plaza Landscape Design	02/05/20	\$ 21,425.00	Capital	Parks and Recreation	Public Park Amenities & Faciliti	100%	\$ 21,425.00	100%	\$ 21,425.00	100%	57
Edifce North	20-004	STC Construction Management	02/01/20	\$ 9,000.00	Capital	Multiple	Other Eligible Costs	47%	\$ 4,206.72	47%	\$ 4,206.72	47%	57
KTGY	147916	RCS Public Structural	01/31/20	\$ 3,752.60	Capital	Parks and Recreation	Civic Space (Part of PPA&F)	100%	\$ 3,752.60	100%	\$ 3,752.60	100%	57
KTGY	147917	RCS Public MEP	01/31/20	\$ 3,948.00	Capital	Parks and Recreation	Civic Space (Part of PPA&F)	100%	\$ 3,948.00	100%	\$ 3,948.00	100%	57
Loris (OTAK)	22000019	Marshal Road Bridge over Coal Creek	02/05/20	\$ 5,316.25	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 5,316.25	100%	\$ 5,316.25	100%	57
Moore Iacofano Goltsman, Inc.	0062733	STC - FDP 3 Phase 3	12/31/19	\$ 181.13	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 181.13	100%	\$ 181.13	100%	57
Moore Iacofano Goltsman, Inc.	0062734	STC - Blocks 6, 7, 9, 10, 11	12/31/19	\$ 28,663.75	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 28,663.75	100%	\$ 28,663.75	100%	57
Moore Iacofano Goltsman, Inc.	0062735	STC - Blocks 26, 27, and Central Park Circle	12/31/19	\$ 852.50	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 852.50	100%	\$ 852.50	100%	57
Rush Management	129899	Street Sweeping	01/31/20	\$ 4,140.00	Capital	Multiple	Mob & Temporary Conditions	47%	\$ 1,945.80	47%	\$ 1,945.80	47%	57
Spencer Fane	720455	2019-2020 Bond Issue Credit (Costs paid out of bond proceeds)	12/20/19	\$ (75,000.00)	Capital	Multiple	Other Eligible Costs	100%	\$ (75,000.00)	100%	\$ (75,000.00)	100%	57
Summit Services	29172	Stormwater Insepection	01/31/20	\$ 800.00	Capital	Multiple	Mob & Temporary Conditions	100%	\$ 800.00	100%	\$ 800.00	100%	57
Varagas Property Services Inc.	28913	Marshall Street Irrigation	08/01/19	\$ 2,776.05	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 2,776.05	100%	\$ 2,776.05	100%	57
Varagas Property Services Inc.	29838	Marshall Street Landscaping	12/31/19	\$ 8,920.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 8,920.00	100%	\$ 8,920.00	100%	57
				\$ 92,313.20					\$ 85,325.72	\$ 85,325.72			



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
District Funded Costs
Table IX

Vendor		Invoices	Description	Date	Amount Invoiced	District Category	District Powers	Town Categories	Percent District Eligible	Amount District Eligible	Percent Town Eligible	Amount Town Eligible	Total Eligible	District Capital Costs	District Operations Costs	Certification Number
Colorado Special Districts Property & Liability Pool	2051, 2052	STC MD No. 2 - Property & Liability Pool	12/01/19	\$ 4,030.00	Operation	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	\$ 4,030.00	57
Colorado Dept of Health	WC201093827	WQ Permits	11/20/19	\$ 135.00	Operation	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	\$ 135.00	57
Comcast	316389	Parking Structure	11/14/19	\$ 150.06	Operation	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	\$ 150.06	57
Comcast	316389	Parking Structure	12/14/19	\$ 150.06	Operation	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	\$ 150.06	57
Doody Calls	26821	Pet Waste Removal	12/15/19	\$ 185.00	Operation	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	\$ 185.00	57
McGeady Becher P.C.	11098 Nov 19	Legal fees for operations related matters	11/30/19	\$ 4,600.00	Operation	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	\$ 4,600.00	57
McGeady Becher P.C.	11098 Nov 19	Legal fees for capital related matters	11/30/19	\$ 40,978.35	Capital	Multiple	Other Eligible Costs	100%	\$ 40,978.35	100%	\$ 40,978.35	100%	\$ 40,978.35	\$ -	\$ -	57
McGeady Becher P.C.	11098 Dec 19	Legal fees for capital related matters	11/30/19	\$ 11,026.71	Operation	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	\$ 11,026.71	57
McGeady Becher P.C.	11098 Dec 19	Legal fees for capital related matters	11/30/19	\$ 11,792.47	Capital	Multiple	Other Eligible Costs	100%	\$ 11,792.47	100%	\$ 11,792.47	100%	\$ 11,792.47	\$ -	\$ -	57
Mountain Alaram	1946029-31	Parking Structure Alarm Monitoring	12/01/19	\$ 360.00	Operation	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	\$ 360.00	57
Ranger Engineering, LLC	1111	Cost Certification Services	12/04/19	\$ 7,875.00	Capital	Multiple	Other Eligible Costs	100%	\$ 7,875.00	100%	\$ 7,875.00	100%	\$ 7,875.00	\$ -	\$ -	57
Simmons & Wheeler, P.C.	25410	Accounting Services - Operations	11/30/19	\$ 4,178.75	Operation	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	\$ 4,178.75	57
Simmons & Wheeler, P.C.	25583	Accounting Services - Operations	12/31/19	\$ 2,498.75	Operation	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	\$ 2,498.75	57
Special District Management Services	Nov 2019	District Management Services	11/30/19	\$ 6,085.39	Operation	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	\$ 6,085.39	57
Special District Management Services	Dec 2019	District Management Services	12/31/19	\$ 6,449.30	Operation	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	\$ 6,449.30	57
T. Charles Wilson Insurance Services	7919, 7920	Insurance - District No. 2	11/14/19	\$ 990.00	Operation	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	\$ 990.00	57
Thyssenkrupp Elevator Corp	3004945779	Parking Structure	12/01/19	\$ 165.00	Operation	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	\$ 165.00	57
Thyssenkrupp Elevator Corp	3004990638	Parking Structure	01/02/20	\$ 165.00	Operation	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	\$ 165.00	57
Town of Superior	Src 2289, 290, 411, 438, 440, 505	Irrigation Costs	12/11/19	\$ 474.22	Operation	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	\$ 474.22	57
Vargas Property Services	29634-29749	Contract Maintenance, Trash, Watering	12/01/19	\$ 14,460.17	Operation	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	\$ 14,460.17	57
Vargas Property Services	29792	Snow Removal	01/02/20	\$ 4,255.00	Operation	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	\$ 4,255.00	57
Xcel Energy	5243-5751	Monthly Service	12/16/19	\$ 705.95	Operation	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	\$ 705.95	57
Xcel Energy	9466-5921	Monthly Service	01/16/19	\$ 1,058.57	Operation	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	\$ 1,058.57	57
					\$ 122,768.75			\$ 60,645.82	\$ 60,645.82	\$ 60,645.82	\$ 62,122.93					

SECTION 00300 BID FORM

BID FORM
(Exhibit "A" to Contract)

TO: Superior Town Center Metropolitan District No. 2
c/o Jim Brzostowicz
141 Union Boulevard, Suite 150
Lakewood, CO 80228

PROJECT: Superior Town Center BLOCK 25 PHASE 2 Walks and Landscaping

THE UNDERSIGNED BIDDER, having familiarized itself with the work required by the Contract Documents, the Site where the Work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the Work, and having satisfied itself of the expense and difficulties attending performance of the Work,

HEREBY PROPOSES and agrees, if this Bid is accepted, to enter into the Agreement in the form attached, to perform all work, including the assumption of all obligations, duties and responsibilities necessary to the successful completion of the Agreement and the furnishing of materials and equipment required to be incorporated into and form a permanent part of the Work, tools, equipment, supplies, transportation, facilities, labor, superintendence and services required to perform the Work; and Bond, insurance and submittals; all as indicated or specified in the Contract Documents to be performed or furnished by Contractor in accordance with the following Bid prices (Contractor must submit on Base Bid and Bid Alternates, if any, to be considered).

COMPUTER OUTPUT BID FORMS ATTACHED

A. BASE BID PRICE (Lump Sum):

Eight Hundred Seventy-Eight Thousand One Hundred Fifty-Five and 03/100 Dollars
(\$ 878,155.03).

B. BID FORM DISCREPANCIES: Add/deduct the following to/from above base bid for Bid Form Discrepancies: _____ Dollars
(\$ _____).

The undersigned Bidder agrees to furnish the required Bonds, certificates of insurance on ACORD Form 27, and copies of applicable insurance policies and enter into the Agreement within TEN (10) days after acceptance of this Bid, and further agrees to complete all work covered by the Bid, in accordance with specified requirements and in accordance with the following schedule:

<u>Activity</u>	<u>Date</u>
1. Estimated Contract Award/Execution	April 1, 2020
2. Estimated Start Construction Notice to Proceed (NTP)	April 1, 2020
3. Substantial Completion	October 1, 2020

C. LIQUIDATED DAMAGES. Owner and Contractor recognize that time is of the essence of this Agreement and that Owner will suffer financial loss if the Work is not substantially completed within the time specified above, plus any extensions thereof allowed in accordance with the General Conditions. They also recognize the delays, expense and difficulties involved in proving, in a legal or arbitration proceeding, the actual loss suffered by the Owner if the Work is not substantially complete on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay Owner in accordance with the following:

- | | | |
|----|---|---------------|
| 1. | Late Substantial completion
(Punchlist 20 items or less) | \$500 Per Day |
|----|---|---------------|

D. ADDENDA. Receipt of copies of the following addenda is hereby acknowledged.

<u>Addendum No.</u>	<u>Bidder's Signature</u>	<u>Date Acknowledged</u>
#1	<i>BT</i>	03/11/20
#2	<i>BT</i>	03/12/20

E. BID SECURITY. Enclosed herewith is the required Bid Security, in the form of Cashier's Check/Bid Bond (strike one), in the amount of 10% Dollars (\$) which the undersigned Bidder agrees is to be forfeited to and become the property of Owner, as liquidated damages, in connection with the Bid Security, should this Bid be accepted and Bidder fails to enter into the Agreement in the form prescribed and to furnish the required Bonds within ten (10) days, or should Bidder fail to enter such agreement and give such bond or bonds, if Bidder fails to pay to Owner the difference between the amount specified in this Bid and such larger amount for which Owner may in good faith contract with another party to perform the Work covered by this Bid, but otherwise the Bid Security will be returned upon Bidder signing the Agreement and delivering the Performance Bond, Labor and Materials Payment Bond certificates of insurance on ACORD Form 27 and copies of applicable insurance policies.

F. BID REJECTION. In submitting this Bid it is understood that Owner reserves the right to reject any and all Bids, to waive any informality, technicality or irregularity in any Bid, to disregard all non-conforming, non-responsive, conditional or alternate Bids, to negotiate contract terms with the Successful Bidder, to require statements or evidence of Bidder's qualifications, including financial statements, and to accept the proposal that in the opinion of the Owner is in its best interest. It is understood that this Bid may not be withdrawn during a period of sixty (60) days after the scheduled time for the receipt of Bids.

G. BID IS GENUINE. The undersigned Bidder hereby certifies (a) that this Bid is genuine and is not made in the interest of, or in the behalf of, any undisclosed person, firm, or corporation, and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; (b) that Bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham Bid; (c) that Bidder has not solicited or induced any person, firm, or corporation to refrain from bidding; and (d) that Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over the Owner.

H. EQUIPMENT RENTAL. Attached herewith is a copy of Bidder's equipment rental rate schedule and a copy of rate schedules related to protection of work during winter working conditions.

I. INTERESTED PARTIES. The full names and addresses of parties interested in this Bid as principals are as follows:

SAMORA Construction

5310 Ward Road, Suite G-01
Arvada, CO 80005

SIGNATURE OF BIDDER

Date: 3/17/20

If an Individual: (Signature)
print or type name: _____
doing business as: _____

If a Partnership: _____
by: (Signature)
General Partner
print or type name: _____

If a Corporation: SAMORA Construction
(a Colorado _____ Corporation)
by: (Signature)
print or type name: Brenda Torreyson
Title: Pres/CEO

Attest: (Signature)
Title: _____

If Bidder is a joint venturer, all venturers or their authorized agents must sign below.

Name of Joint Venture: _____
If Joint Venture is

If an Individual: (Signature)
print or type name: _____
doing business as: _____

If a Partnership: _____
by: (Signature)
General Partner
print or type name: _____

If a Corporation: _____
(a _____ Corporation)
by: (Signature)
print or type name: _____
Title: _____

Attest: _____
Title: _____

SECTION 00410 BID BOND

BID BOND

THE STATE OF COLORADO)
)
) ss.
COUNTY OF ARAPAHOE)

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned,
SAMORA, LLC dba SAMORA CONSTRUCTION, of the City of
Arvada, County of Jefferson and State of
Colorado (hereinafter called "Principal") as Principal, and
PHILADELPHIA INDEMNITY* (hereinafter called "Surety") as surety, a corporation organized and
existing under and by virtue of the laws of the State of Pennsylvania and authorized to do
business within the State of Colorado and to act as surety on bonds for principals, are held and
firmly bound unto Superior** Metropolitan District*** (hereinafter called "Owner") as obligee, in the
sum of
Ten Percent (10%) of the Total Amount of the Bid
Dollars (\$) in lawful money of the United States, for the payment of which
sum, well and truly to be made, the Principal and Surety, bind ourselves, our heirs, executors,
administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has submitted a Bid Form (Proposal) to enter into a certain
written agreement with Owner for Construction of Superior Town***; hereinafter referred to as
"Agreement."

NOW, THEREFORE, the condition of this obligation is such that if (1) Owner shall
accept the Bid Form (Proposal) of the Principal and Principal shall faithfully enter into
Agreement with the Owner in accordance with the terms of such Bid and give such Bonds as are
specified in the Bidding or Contract Documents, or (2) in the event of the failure of Principal to
enter such Agreement and give such Bond or Bonds, Principal or Surety shall pay to Owner the
difference not to exceed the sum hereof between the amount specified in said Bid and such larger
amount for which Owner may in good faith contract with another party to perform the work
covered by said Bid, then (3) this obligation shall be null and void, otherwise to remain in full
force and effect. The sum of this Bid Bond is not less than ten percent (10%) of the Principal's
Bid.

The sum of this Bid Bond is LIQUIDATED DAMAGES, and subject to the conditions
stated above, shall be forfeited to Owner upon failure of Principal to perform as contemplated in
clause (1) or (2) herein.

The Surety, for value received, hereby stipulates and agrees that the obligations of said
Surety and its Bond shall be in no way impaired or affected by any extension of the time within

{00338201.DOCX v:1 }
*INSURANCE COMPANY
**Town Center
***No. 2
****Center Block 25: Installation and Construction of Sidewalks, Stairs, Fine Grading, Landscaping, Irrigation and Site Lighting, Specialties, Metals

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **DOUGLAS J. ROTHEY, ZACHARY ROTHEY AND CYNTHIA M. BURNETT OF SURESCAPE INSURANCE SERVICES, LLC**, its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **\$50,000,000**.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November, 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

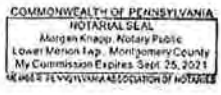
IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 27TH DAY OF OCTOBER, 2017.



(Seal)

Robert D. O'Leary Jr., President & CEO
Philadelphia Indemnity Insurance Company

On this 27th day of October, 2017, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.



(Notary Seal)

Notary Public: Margen Knapp
residing at: Bala Cynwyd, PA
My commission expires: September 25, 2021

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 27th day of October, 2017 are true and correct and are still in full force and effect. I do further certify that Robert D. O'Leary Jr., who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 17th day of March, 2020.



Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

SUPERIOR TOWN CENTER - BLOCK 25 PHASE 2 SIDEWALKS AND LANDSCAPE

3/12/2020

BID FORM - ATTACHMENT TO SECTION 00300



Item #	Item	Qty	Unit	Unit Cost	Total Cost
0	General Conditions/Bond/Profit				
1	GRADING	1	LS	\$	225,736.03
1.1	EROSION CONTROL	1	LS	\$	27,500.00
2	CONCRETE SIDEWALKS	1	LS	\$	25,192.50
3	CONCRETE STAIRWAYS	1	LS	\$	191,195.50
3.1	CONCRETE SEATWALLS	1	ls	\$	11,550.00
4	LANDSCAPING	1	LS	\$	5,100.00
5	IRRIGATION SYSTEM	1	LS	\$	202,709.00
6	ELECTRICAL SYSTEM AND LIGHTING	1	LS	\$	138,310.00
7	AMENITIES	1	LS	\$	10,000.00
8	PIPE BOLLARDS - ESTIMATED QUANTITY	25	EA	\$507	28,182.00
UNIT PRICES FOR CHANGE ORDER WORK					
C01	CONCRETE SIDEWALK (includes excavation, haul-off,import road base,compaction, concrete,finis	1	SY	56.25	56.25
Total Bid Price:				\$	878,155.03

Note: Bids excludes fences and unforeseen conditions

SECTION 00430 SUBCONTRACTOR LISTING

SUBCONTRACTOR LISTING

The following information is submitted for each subcontractor that will be used in the work if the Bidder is awarded the Agreement. Additional numbered pages shall be attached to this page as required. Each page shall be headed "SUBCONTRACTOR LISTING" and signed. All work to be subcontracted over \$25,000 shall be listed.

<u>Amount of Subcontract</u>	<u>Name and Address of Subcontractor</u>	<u>Portion of Work</u>	<u>Percentage of Total Agreement Price</u>
\$180,596	JMG Concrete 6345 Ivanhoe St, Suite 205 Commerce City, CO 80022	Concrete	20.56%
\$336,019	Vargas Property Services, Inc. 270 Interlocken Blvd. Broomfield, CO 80021	Landscape	38.26%



 Signature

END OF SECTION