

STC METROPOLITAN DISTRICT NO. 2

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 · 800-741-3254
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NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
James A. Brzostowicz	President	2023/May 2023
Angie Hulsebus	Treasurer	2023/May 2023
Terry Willis	Assistant Secretary	2023/May 2023
VACANT		2022/May 2022
VACANT		2022/May 2022
Peggy Ripko	Secretary	

DATE: August 5, 2020

TIME: 9:00 A.M.

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.

II. CONSENT AGENDA

- Approve Minutes of the July 1, 2020 Special Meeting (enclosure).
 - Ratify approval of Change Order No. 007 with SAMORA Construction for Block 14 in the amount of \$31,247.09.
-

III. FINANCIAL MATTERS

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

Fund	Period Ending July 16, 2020
General	\$ 40,457.37
Debt	\$ -0-
Capital	\$ 99.00
Total	\$ 40,741.07

- B. Review and accept unaudited financial statements through the period ending June 30, 2020 and schedule of cash position, dated June 30, 2020 (to be distributed).
-

IV. LEGAL MATTERS

- A. Discuss Sidewalk Easement.
-

- B. Review report / recommendation from North Slope Capital Advisors.
-

V. OPERATIONS AND MAINTENANCE

- A. _____

VI. COVENANT CONTROL

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

VII. CAPITAL PROJECTS

- A. Review and consider acceptance of improvement costs in the amount of \$417,022.95, under that certain Final Engineers Report and Certification #62 prepared by Ranger Engineering, LLC, dated July 27, 2020 (enclosure).
-

1. Discuss and consider approval of Requisition No. 9 (to be distributed).
-

- B. Discuss and consider approval of Change Order No. 002 with SAMORA Construction for STC Block 25 for Landscape and Sidewalks, in the amount of \$14,053.00 (enclosure).
-

- C. Discuss Request for Information (“RFI”) No. 05 with SAMORA Construction for STC Block 25 Landscape and Sidewalks (Old Rail Way New Irrigation Plan) (enclosure).
-

- D. Discuss RFI No. 07 with SAMORA Construction for STC Block 25 Landscape and Sidewalks (Communications and Power to Townhomes) (enclosure).
-

VIII. DEVELOPER UPDATE

- A. Status of lot and home sales.
-

IX. OTHER MATTERS

- A. _____
-

- X. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 2, 2020.**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD JULY 1, 2020

A Special 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 1st day of July, 2020, at 9:00 A.M. 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 was held by conference call without any individuals (neither District Representatives nor the General Public) attending in person. The meeting was open to the public via conference call.

ATTENDANCE

Directors In Attendance Were:

James A. Brzostowicz
Angie Hulsebus
Terry Willis

Also In Attendance Were:

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

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

Bill Flynn; Simmons & Wheeler, P.C.

Bill Jencks and Jessica Sergi; Ranch Capital, LLC

Guy “Anthony” Harrigan; Director on STC Metropolitan District No. 1 Board of Directors

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.

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS **Agenda:** Ms. Ripko distributed for the Board's review and approval a proposed Agenda for the District's Special Meeting.

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

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 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 would be held by conference call without any individuals (neither District Representatives nor the General Public) attending in person, as stated above. 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.

Consideration of Board Appointment After Publication of Notice of Vacancy: It was noted that pursuant to Section 32-1-808(2)(a)(I), C.R.S., publication of a Notice of Vacancy on the Board was made on April 24, 2020 in the *Boulder Daily Camera*. No Letters of Interest from qualified eligible electors were received within ten (10) days of the date of such publication.

CONSENT AGENDA

The Board considered the following actions:

- Approve Minutes of the June 3, 2020 Special Meeting.

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

FINANCIAL MATTERS

Claims: Mr. Flynn presented the Board with claims to consider for ratifying approval of payment as follows:

RECORD OF PROCEEDINGS

Fund	Period Ending June 18, 2020
General	\$ 23,702.29
Debt	\$ -0-
Capital	\$ 8,063.50
Total	\$ 31,765.79

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 and discussed.

Unaudited Financial Statements: Mr. Flynn reviewed with the Board the unaudited financial statements through the period ending April 30, 2020.

Following review and 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 April 30, 2020.

Unaudited Financial Statements: Mr. Flynn reviewed with the Board the unaudited financial statements through the period ending May 31, 2020 and schedule of cash position, dated May 31, 2020.

Following review and 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 May 31, 2020 and schedule of cash position, dated May 31, 2020.

2019 Budget Amendment Hearing: The President opened the public hearing to consider the Resolution of the Second Amendment to the 2019 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution of the Second Amendment to the 2019 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received and the public hearing was closed.

Following review and discussion, Director Brzostowicz moved to adopt the Resolution to the Second Amendment to the 2019 Budget, Director Hulsebus seconded the motion and, upon vote, unanimously carried, the Board adopted Resolution No. 2020-07-01 to the Second Amendment to the 2019 Budget. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

RECORD OF PROCEEDINGS

LEGAL MATTERS **Sidewalk Easement:** The Board deferred discussion at this time.

Engagement Letters Related to 2020 Bond Issuance

Engagement of D.A. Davidson & Co. as Underwriter: The Board discussed the engagement letter of D.A. Davidson & Co. as Underwriter.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the engagement letter of D.A. Davidson & Co. as Underwriter.

Engagement of Greenberg Traurig, LLP as Bond Counsel: The Board discussed the engagement letter of Greenberg Traurig, LLP as Bond Counsel.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the engagement letter of Greenberg Traurig, LLP as Bond Counsel.

Engagement of Simmons & Wheeler, P.C. for Financial Forecast: The Board discussed the engagement letter of Simmons & Wheeler, P.C. for Financial Forecast.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the engagement letter of Simmons & Wheeler, P.C. for Financial Forecast.

Report and Recommendation of North Slope Capital Advisors: Attorney Becher noted that the report is in process. The Board deferred discussion at this time.

**OPERATIONS /
MAINTENANCE**

There were no Operations or Maintenance matters for discussion at this time.

**COMMUNITY
MANAGEMENT/
COVENANT
CONTROL**

Community Management Report: Ms. Ripko reviewed with the Board the Community Manager's Report.

Proposals for Power Washing the Garage: The Board discussed proposals for Power Washing the Garage.

Following discussion, upon motion duly made by Director Willis, seconded by Director Robinson and, upon vote, unanimously carried, the Board approved the proposal from CAM Services for Power Washing the Garage.

The Board directed staff to obtain a proposal for a mirror in the garage to be able to see oncoming traffic. The Board also directed staff to order and post a "no skateboarding" sign to put in the garage.

RECORD OF PROCEEDINGS

Medical Office Building Snow Removal with Martinson Snow Removal, Inc.: The Board discussed Medical Office Building Snow Removal with Martinson Snow Removal, Inc.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved Medical Office Building Snow Removal with Martinson Snow Removal, Inc. in the amount of \$14,279.00.

CAPITAL PROJECTS

Final Engineer's Report and Certification #61 dated, June 23, 2020: Ms. Ripko reviewed with the Board the improvement costs in the amount of \$787,049.65, under the Final Engineer's Report and Certification #61, dated June 23, 2020, prepared by Ranger Engineering, LLC.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board accepted the improvement costs in the amount of \$787,049.65, under the Final Engineer's Report and Certification #61, dated June 23, 2020, prepared by Ranger Engineering, LLC.

Project Requisition No. 8: The Board discussed Project Requisition No. 8.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved Project Requisition No. 8 in the amount of \$1,315,676.56.

Change Order No. 001 with SAMORA Construction for STC Block 25 Landscape and Sidewalks: The Board discussed Change Order No. 001 with SAMORA Construction for STC Block 25 Landscape and Sidewalks.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved Change Order No. 001 with SAMORA Construction for STC Block 25 Landscape and Sidewalks in the amount of \$17,365.00.

Change Order No. 07 with SAMORA Construction for STC Block 14: The Board discussed Change Order No. 07 with SAMORA Construction for STC Block 14.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved Change Order No. 07 with SAMORA Construction for STC Block 14 in the amount of \$31,247.09.

RECORD OF PROCEEDINGS

**DEVELOPER
UPDATE**

Lot and Home Sales: Mr. Jencks provided a brief update.

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 Willis, seconded by Hulsebus, and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

STC Metropolitan District No.2

July-20

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 40,457.37	\$ -	\$ 99.00	\$ 40,556.37
		\$ -	\$ -	\$ -
Payroll	\$ 184.70	\$ -	\$ -	\$ 184.70
Payroll Taxes District Portion	\$ -	\$ -	\$ -	\$ -
Total Disbursements from Checking Acct	\$40,642.07	\$0.00	\$99.00	\$40,741.07

<u>Check Issue Date</u>	<u>Check Number</u>	<u>Payee</u>	<u>Amount</u>
07/16/2020	9177	Brzostowicz, James	
07/16/2020	9178	Hulsebus, Angie	92.35
07/16/2020	9179	Willis, Terry A.	92.35
Grand Totals:			
	<u>3</u>		<u>184.70</u>

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1529						
07/16/2020	Comcast	16389 06/20	Parking Structure	1-730	153.01	153.01
Total 1529:						153.01
1530						
07/16/2020	Doody Calls	38769	O&M - Landscaping	1-720	345.50	345.50
Total 1530:						345.50
1531						
07/16/2020	HSRE Superior MOB LLC	ACCESS ROAD RE	Snow Removal	1-725	14,279.00	14,279.00
Total 1531:						14,279.00
1532						
07/16/2020	McGeady Becher P.C.	1190B 06/20	Legal	3-675	99.00	99.00
07/16/2020	McGeady Becher P.C.	1190B 06/20	Legal	1-675	12,446.00	12,446.00
Total 1532:						12,545.00
1533						
07/16/2020	Simmons & Wheeler, P.C.	26852	Accounting	1-612	2,729.49	2,729.49
Total 1533:						2,729.49
1534						
07/16/2020	Special Dist Management Svcs	D1 06/2020	Election	1-635	28.00	28.00
07/16/2020	Special Dist Management Svcs	D1 06/2020	Management	1-680	1,036.00	1,036.00
07/16/2020	Special Dist Management Svcs	D2 06/2020	Accounting	1-612	588.00	588.00
07/16/2020	Special Dist Management Svcs	D2 06/2020	Management	1-680	2,724.50	2,724.50
07/16/2020	Special Dist Management Svcs	D2 06/2020	Miscellaneous	1-685	197.35	197.35
07/16/2020	Special Dist Management Svcs	D3 06/2020	Audit	1-615	42.00	42.00
07/16/2020	Special Dist Management Svcs	D3 06/2020	Management	1-680	1,036.00	1,036.00
Total 1534:						5,651.85
1535						
07/16/2020	Thyssenkrupp Elevator Corporati	3005318479	O&M - Maintenance	1-735	170.41	170.41
Total 1535:						170.41
1536						
07/16/2020	Vargas Property Services, Inc.	30719	O&M - Landscaping	1-720	3,235.63	3,235.63
Total 1536:						3,235.63
1537						
07/16/2020	Xcel Energy	690446411	Utilities	1-704	79.99	79.99
07/16/2020	Xcel Energy	690459710	Utilities	1-704	188.06	188.06
07/16/2020	Xcel Energy	690463361	Utilities	1-704	94.00	94.00
07/16/2020	Xcel Energy	690466921	Utilities	1-704	147.88	147.88
07/16/2020	Xcel Energy	690467015	Utilities	1-704	55.35	55.35
07/16/2020	Xcel Energy	690484229	Utilities	1-704	28.89	28.89
07/16/2020	Xcel Energy	690485191	Utilities	1-704	38.02	38.02
07/16/2020	Xcel Energy	690490379	Utilities	1-704	43.07	43.07
07/16/2020	Xcel Energy	690505633	Utilities	1-704	736.57	736.57
07/16/2020	Xcel Energy	690508697	Utilities	1-704	34.65	34.65

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
						<hr/>
						1,446.48
						<hr/>
						40,556.37
						<hr/> <hr/>

STC Metropolitan District
Community Management Report
August 5, 2020

Architectural Reviews

No forms pending.

Inspections

Inspections are occurring twice a month. No major issues noted.

Compliance Update

We have several homes being used as Air B&Bs. We have started the enforcement process on this. We are hearing that these were purchased with this as the intent so it might get interesting.

Notes:

1. Parking Garage

- a. **Exit Sign**- This has been corrected.
- b. **Mirrors**- This is still in process.
- c. **Sweeping & Power Washing**- This has been done. They also did some graffiti removal when they were out with my approval.



**STC METROPOLITAN DISTRICT NO. 2
ENGINEER'S REPORT and CERTIFICATION #62**

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:

July 27, 2020

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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 May 2020 to June 2020, are valued at **\$417,022.95** for the District, and **\$417,022.95** 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
58	3-Apr-20	\$1,094,717.91	\$743,899.62	\$575,581.62
59	30-Apr-20	\$737,369.81	\$509,456.14	\$475,389.39
60	28-May-20	\$2,923,897.99	\$1,268,546.96	\$1,268,546.96

61	23-Jun-20	\$868,994.22	\$787,049.65	\$707,759.92
62	24-Jul-20	\$931,245.58	\$417,022.95	\$417,022.95
TOTALS		\$70,567,313.35	\$53,282,011.03	\$47,818,782.87

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 #58, Construction Management (“CM”) fees were reviewed for the first time. The costs include multiple CM providers from the beginning of the project to present. Also, on this certification, a credit was applied against Vargas Property Services Inc. for costs that were certified on Cost Certification #57, but were also processed through the District.

On Cost Certification #52-#58, 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.

Beginning on Cost Certification #60, costs related to Toll Brothers development of Block 17 and Superlot 5 were reviewed and certified. Toll Brothers have a reimbursement agreement with the Developer for the buildout of this site. Certification #60 was the first submittal of costs related to the Toll Brothers development and included multiple months of costs to date. A site takeoff specific to this scope of work was performed, identifying a public eligibility of 62.15%.

The Remainder of This Page Intentionally Left Blank

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 July 27, 2020 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$417,022.95**. 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.
- Purchase and Sale Agreement between RC Superior LLC and Toll Southwest LLC dated January 9, 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 3-727. Dated 6/30/2020.
- Samora Construction Pay Application 8-728. Dated 6/30/2020.
- Samora Construction Invoice 725. Dated 6/23/20.
- Down To Earth Compliance Invoice 50713. Dated 6/29/2020.

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	\$ 325,269.33	\$ 315,937.52	\$ 315,937.52	\$ 315,937.52
Soft and Indirect Costs	\$ 574,395.16	\$ 93,021.93	\$ 93,021.93	\$ 93,021.93
District Funded Costs	\$ 31,581.09	\$ 8,063.50	\$ 8,063.50	\$ 8,063.50
System Development Costs	\$ -	\$ -	\$ -	\$ -
Totals	\$ 931,245.58	\$ 417,022.95	\$ 417,022.95	\$ 417,022.95



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	\$	270,505.25	85.6%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	-	0.0%
Sanitary Sewer	\$	-	0.0%
Reuse Water & Irrigation Piping	\$	43,793.10	13.9%
Domestic Water	\$	-	0.0%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	1,639.17	0.5%
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)	\$	-	
	\$	315,937.52	100.0%

Total District Eligible Costs			
Street	\$	271,916.02	86.1%
Water	\$	44,021.50	13.9%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	-	0.0%
Non District	\$	-	
Multiple			
	\$	315,937.52	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	\$	45,046.02	48.4%
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	\$	2,579.20	2.8%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancement	\$	-	0.0%
Public Park Amenities & Facilities		\$0.00	0.0%
Civic Space (Part of PPA&F)		\$0.00	
Other Eligible Costs	\$	45,396.72	48.8%
	\$	93,021.93	100.0%

Total District Eligible Costs			
Organization	\$	-	0.0%
Capital	\$	93,021.93	100.0%
Street	\$	93,021.93	100.0%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	-	0.0%
	\$	93,021.93	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	\$	8,063.50	100.0%
Not Eligible	\$	-	0.0%
	\$	8,063.50	100.0%

Total District Eligible Costs			
Operation	\$	-	0.0%
Capital	\$	8,063.50	100.0%
Organization	\$	-	0.0%
Street	\$	8,063.50	100.0%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	-	0.0%
	\$	8,063.50	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
AJ Gallagher & Co	3480664	STC Insurance	06/17/20	\$ 445,404.96	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	62
Cesare, Inc	19.3035.15	2019 Superior Town Center	06/26/20	\$ 8,309.55	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 8,309.55	100%	\$ 8,309.55	100%	62
Civil Resources, LLC	238.001.01.77	Superior Town Center - Infrastructure	06/29/20	\$ 41,190.00	Capital	Multiple	Other Eligible Costs	100%	\$ 41,190.00	100%	\$ 41,190.00	100%	62
Edifice North	20-015	STC Construction Management	07/01/20	\$ 9,000.00	Capital	Multiple	Other Eligible Costs	47%	\$ 4,206.72	47%	\$ 4,206.72	47%	62
Loris (OTAK)	62000005	Marshal Road Bridge over Coal Creek	06/03/20	\$ 15,845.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 15,845.00	100%	\$ 15,845.00	100%	62
Loris (OTAK)	72000066	Marshal Road Bridge over Coal Creek	07/07/20	\$ 17,296.25	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 17,296.25	100%	\$ 17,296.25	100%	62
Restruction Corporation	19303-1	Inlet Box Repair	07/02/20	\$ 25,340.00	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	62
Rush Management	131879	Street Sweeping	06/30/20	\$ 3,360.00	Capital	Multiple	Mob & Temporary Conditions	47%	\$ 1,579.20	47%	\$ 1,579.20	47%	62
Summit Services	30421	Stormwater Inseption	06/30/20	\$ 1,000.00	Capital	Multiple	Mob & Temporary Conditions	100%	\$ 1,000.00	100%	\$ 1,000.00	100%	62
Town of Superior	1012	FDP #1 Infrastructure	06/25/20	\$ 7,649.40	Capital	Multiple	Roadways, Paths, & Hardscape	47%	\$ 3,595.22	47%	\$ 3,595.22	47%	62
				\$ 574,395.16					\$ 93,021.93		\$ 93,021.93		



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
District Funded Costs
Table IX

Vendor		Invoices				District Category		District Powers		Town Categories		Percent District	Amount District	Percent Town	Amount Town	Total	Developer	District	District	Certification
Vendor	Invoice Number	Description	Date	Amount Invoiced	Check No	Check Written	District Category	District Powers	Town Categories	Eligible	Eligible	Eligible	Eligible	Eligible	Eligible	Reimbursement	Capital Costs	Operations Costs	Number	
Colorado Dept of Health	WC201095083	WQ Permits	06/23/20	\$ 88.00	1520	06/18/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ 88.00	62
Comcast	16389	Parking Structure	06/20/20	\$ 153.01	1521	06/18/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ 153.01	62
McCleady Becher P.C.	11098 May 20	Legal fees for capital related matters	05/31/20	\$ 12,870.25	1522	06/18/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ 12,870.25	62
McCleady Becher P.C.	11098 May 20	Legal fees for capital related matters	05/31/20	\$ 4,276.00	1522	06/18/20	Capital	Multiple	Other Eligible Costs	100%	\$ 4,276.00	100%	\$ 4,276.00	100%	\$ 4,276.00	100%	\$ 4,276.00	\$ -	\$ -	62
Ranger Engineering, LLC	1151	Cost Certification Services	06/03/20	\$ 3,787.50	1151	06/18/20	Capital	Multiple	Other Eligible Costs	100%	\$ 3,787.50	100%	\$ 3,787.50	100%	\$ 3,787.50	100%	\$ 3,787.50	\$ -	\$ -	62
Special District Management Services	May 2020	District Management Services	05/31/20	\$ 6,304.32	1524	06/18/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ 6,304.32	62
Thyssenkrupp Elevator Corp	3005276061	Parking Structure	06/01/20	\$ 170.41	1525	06/18/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ 170.41	62
Town of Superior	Src 2289, 290, 411, 438, 440, 505	Irrigation Costs	06/11/20	\$ 1,018.22	1526	06/18/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ 1,018.22	62
Vargas Property Services	30478	Contract Maintenance, Trash, Watering	06/01/20	\$ 2,178.63	1527	06/18/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ 2,178.63	62
Xcel Energy	687104097	Monthly Service	06/15/20	\$ 734.75	1519	05/28/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ 734.75	62
				\$ 31,581.09							\$ 8,063.50			\$ 8,063.50						

SECTION 00680 CHANGE ORDER

CHANGE ORDER

Project: STC Block 25 Landscape & Sidewalks **Date of Issuance:** 7/24/2020

Owner: Superior Town Center Metropolitan District No. 2 **Change Order No:** 002
Address: c/o 12775 El Camino Real, Suite 100
San Diego, CO 92130

Contractor: SAMORA Construction **Construction Manager:** Dave Torreyson

You are directed to make the following changes in the Contract Documents:

Description: STC Block 25 Landscape & Sidewalks

1. Vargas - Bore Wok and IR Repairs	\$	7,365.00
2. Vargas - Trench work and IR layout changes	\$	4,855.00
Subtotal		\$ 12,220.00
Overhead/Profit/Bond/Insurance	\$	1,833.00
Total		\$ 14,053.00

Purpose of Change Order: _____
STC Block 25 - Landscape and Sidewalks

Attachments (List Documents Supporting Change): _____

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 878,155.03

Previous Change Orders:

\$ 17,365.00

Contract Price Prior to this Change Order:

\$ 895,520.03

Net Increase of this Change Order:

\$ 14,053.00

Net Decrease of this Change Order:

Net Change of this Change Order:

\$ 14,053.00

Contract Price with all Approved Change Orders:

\$ 909,573.03

CHANGE IN CONTRACT TIME:

Original Contract Time:

(days)

Net Change from Previous Change Order:

(days)

Contract Time Prior to this Change Order:

(days)

Net Increase of this Change Order:

Net Decrease of this Change Order:

Net Change of this Change Order:

Contract Time with all Approved Change Orders:

(days)

RECOMMENDED:

By: _____
Engineer

APPROVED:

By: _____
Owner

APPROVED: SAMORA Construction

By: _____
Contractor

**CHANGE ORDER REQUEST
SUMMARY SHEET
COR NO.: #002**



Date: 7/24/2020

Project Name: STC Block 25 - Landscape and Sidewalks

Project Location: Superior, CO

Project No.: 20-001

Description of Change:

- | | |
|---|------------|
| 1. Vargas - Bore and IR line repair | \$7,365.00 |
| 2. Vargas - Trenching and IR layout changes | \$4,855.00 |

Subtotal \$12,220.00

Overhead/Profit/Bond/Insurance \$1,833.00

Change Order Request Total \$14,053.00

Note: SAMORA Construction not responsible for any unforeseen conditions or schedule delays.

**ACCEPTED:
SAMORA CONSTRUCTION**

By: _____

Brenda Torreyson

President/CEO



July 22, 2020

Brenda Torreyson
Samora Construction
btorreyson@samoragroup.com

Re: Buttercup Alley : RFI #07 Blk 25 Bore Work Request for Change Order

Hello Brenda,

Following is our price for the bore work at Buttercup Alley. This work was requested on April 1, 2020 and was completed May 8th, 2020.

LANDSCAPE IRRIGATION

Description	Base Bid
Bore Work & IR Line Repair	7,365.00
Total	\$7,365.00

1

Thank you. If there are any questions, please do not hesitate to contact this office.

Sincerely,

Vince Vargas,
Estimator
Vargas Property Services, Inc.
Ph: 303-466-9196
Fax: 303-438-9579



July 22, 2020

Brenda Torreyson
Samora Construction
btorreyson@samoragroup.com

Re: Old Rail Way : RFI #05 Blk 25 Request for Change Order

Hello Brenda,

Following is our price for the trenching the Irrigation Layout work at Old Rail Way. This work was requested on May 19th, 2020 and was completed June 23rd, 2020.

LANDSCAPE IRRIGATION

Description	Base Bid
Trench Work to change IR Layout and IR Materials	4,855.00
Total	\$ 4,855.00

2

Thank you. If there are any questions, please do not hesitate to contact this office.

Sincerely,

Vince Vargas,
Estimator
Vargas Property Services, Inc.
Ph: 303-466-9196
Fax: 303-438-9579



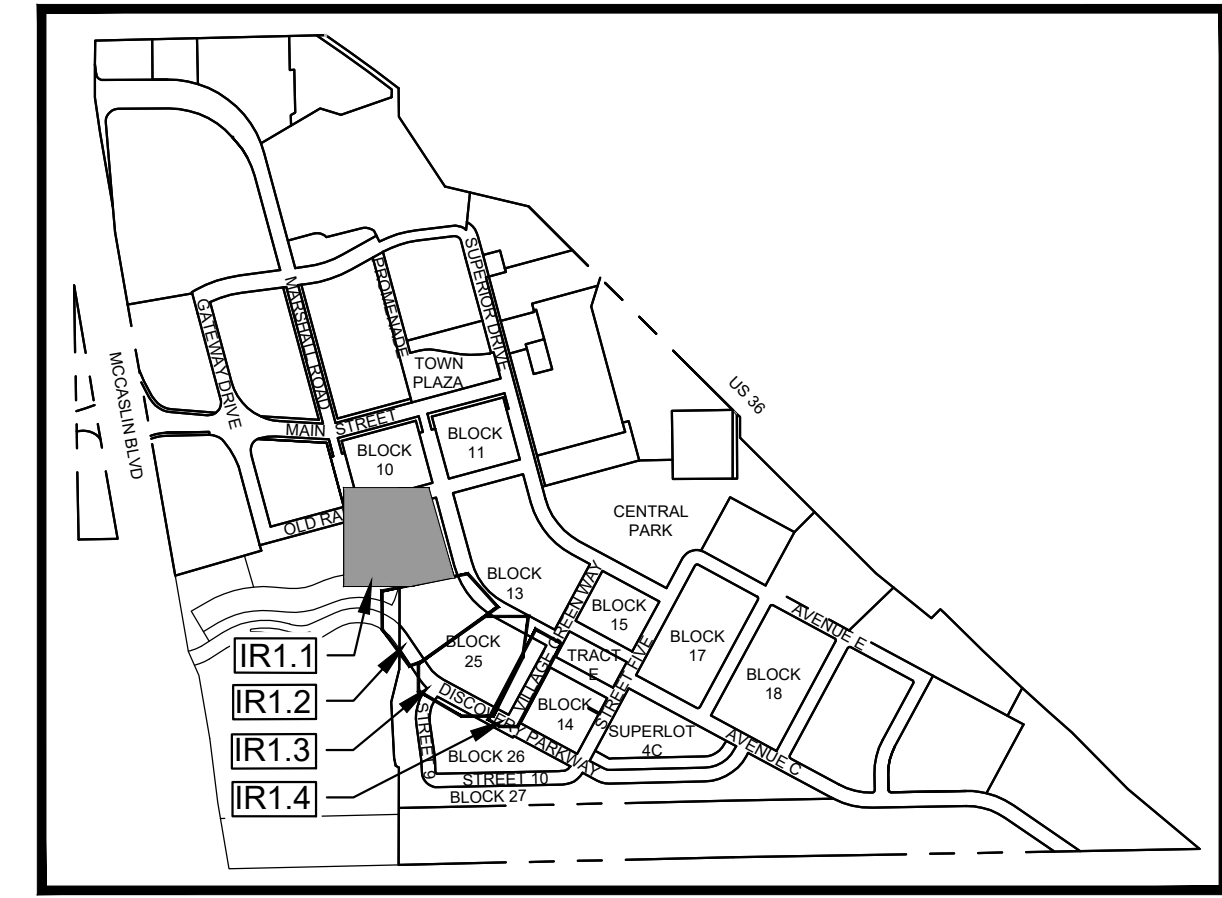
REQUEST FOR INFORMATION

Project: STC Block 25 Landscape & Sidewalks Project Address: STC	RFI No.: 0 Sub RFI No.: Job No.: 20-01 Date Issued: 5/13/20		
Subcontractor (if applicable): JMG & Vargas			
Subject Park strip new section irrigation plan	Reply Req'd By: 5/20/20		
<input type="checkbox"/> Schedule Impact <input type="checkbox"/> Cost Impact			
Dwg/Spec No. Planting L 1.1, IR 1.2	Detail/Sec. No.: ROW Irrigation layout needed		
Problem: On IR 1.1 top right corner note says 'FDP 2 Block 13 ...' set of plans for ROW irrigation. Could we be provided with the irrigation plans for this area?			
Proposed Solution By: DT	Date: 4/27/20	Reviewed By:	
Response by Architect/Engineer: Revised irrigation plan is attached.			
Solution By: Angie Hulsebus	Date: 5/19/2020	Reviewed By:	Date:

REFER TO SHEET
 IR1.0
 IR1.1 TO IR1.4
 IR2.0
 IR2.1 TO IR2.2

IRRIGATION OVERALL PLAN
 IRRIGATION PLAN
 IRRIGATION NOTES & SCHEDULE
 IRRIGATION DETAILS

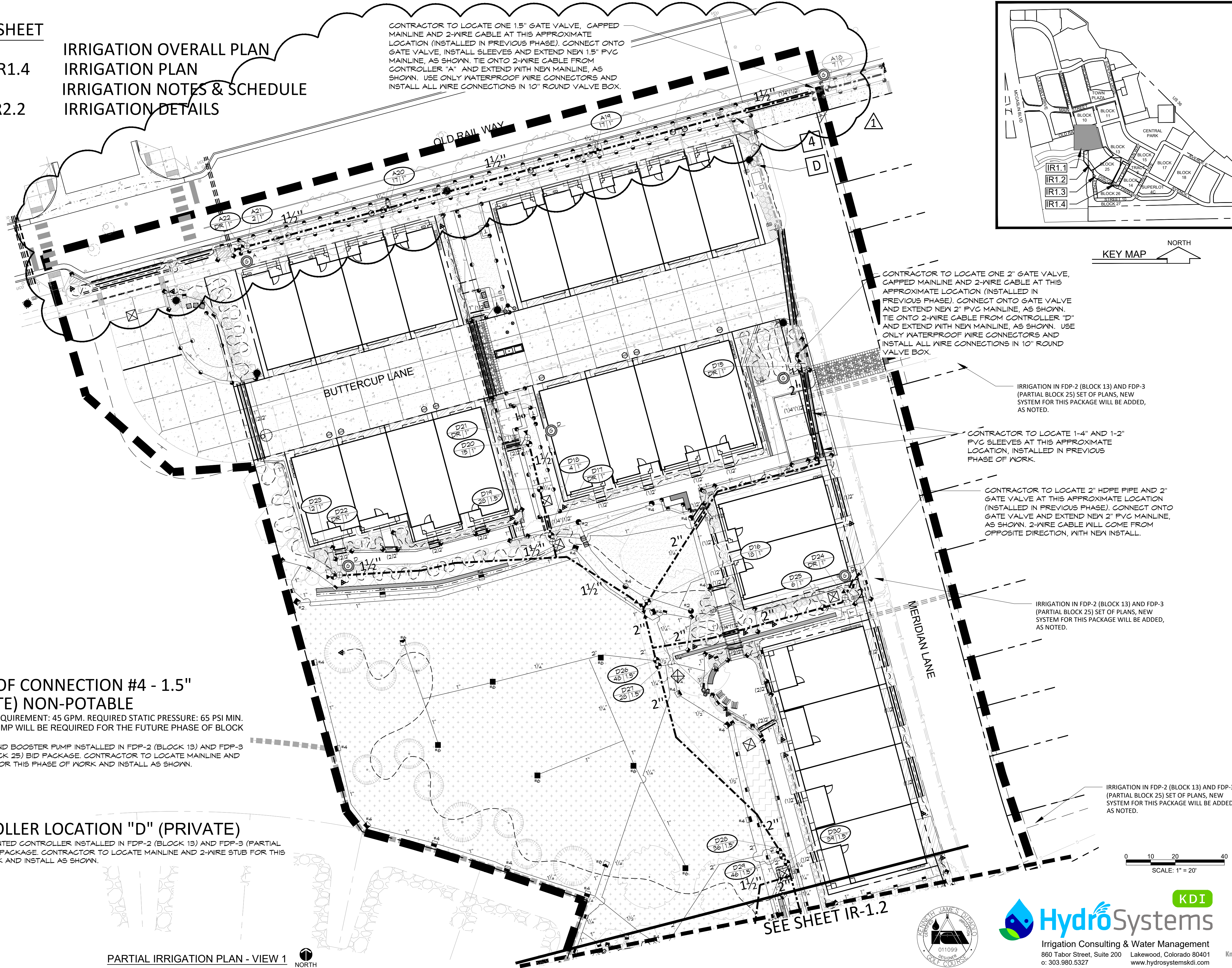
CONTRACTOR TO LOCATE ONE 1.5" GATE VALVE, CAPPED MAINLINE AND 2-WIRE CABLE AT THIS APPROXIMATE LOCATION (INSTALLED IN PREVIOUS PHASE). CONNECT ONTO GATE VALVE, INSTALL SLEEVES AND EXTEND NEW 1.5" PVC MAINLINE, AS SHOWN. TIE ONTO 2-WIRE CABLE FROM CONTROLLER "A" AND EXTEND WITH NEW MAINLINE, AS SHOWN. USE ONLY WATERPROOF WIRE CONNECTORS AND INSTALL ALL WIRE CONNECTIONS IN 10" ROUND VALVE BOX.



KEY MAP
 NORTH

141 UNION BLVD., STE 150
 LAKEWOOD, CO 80228

SUPERIOR TOWN CENTER
 BLOCK 25 PHASE 2
 CONSTRUCTION PLANS



CONTRACTOR TO LOCATE ONE 2" GATE VALVE, CAPPED MAINLINE AND 2-WIRE CABLE AT THIS APPROXIMATE LOCATION (INSTALLED IN PREVIOUS PHASE). CONNECT ONTO GATE VALVE AND EXTEND NEW 2" PVC MAINLINE, AS SHOWN. TIE ONTO 2-WIRE CABLE FROM CONTROLLER "D" AND EXTEND WITH NEW MAINLINE, AS SHOWN. USE ONLY WATERPROOF WIRE CONNECTORS AND INSTALL ALL WIRE CONNECTIONS IN 10" ROUND VALVE BOX.

IRRIGATION IN FDP-2 (BLOCK 13) AND FDP-3 (PARTIAL BLOCK 25) SET OF PLANS, NEW SYSTEM FOR THIS PACKAGE WILL BE ADDED, AS NOTED.

CONTRACTOR TO LOCATE 1-4" AND 1-2" PVC SLEEVES AT THIS APPROXIMATE LOCATION, INSTALLED IN PREVIOUS PHASE OF WORK.

CONTRACTOR TO LOCATE 2" HDPE PIPE AND 2" GATE VALVE AT THIS APPROXIMATE LOCATION (INSTALLED IN PREVIOUS PHASE). CONNECT ONTO GATE VALVE AND EXTEND NEW 2" PVC MAINLINE, AS SHOWN. 2-WIRE CABLE WILL COME FROM OPPOSITE DIRECTION, WITH NEW INSTALL.

IRRIGATION IN FDP-2 (BLOCK 13) AND FDP-3 (PARTIAL BLOCK 25) SET OF PLANS, NEW SYSTEM FOR THIS PACKAGE WILL BE ADDED, AS NOTED.

IRRIGATION IN FDP-2 (BLOCK 13) AND FDP-3 (PARTIAL BLOCK 25) SET OF PLANS, NEW SYSTEM FOR THIS PACKAGE WILL BE ADDED, AS NOTED.

4 POINT OF CONNECTION #4 - 1.5" (PRIVATE) NON-POTABLE
 PEAK FLOW REQUIREMENT: 45 GPM. REQUIRED STATIC PRESSURE: 65 PSI MIN. (BOOSTER PUMP WILL BE REQUIRED FOR THE FUTURE PHASE OF BLOCK 25).
 TAP, METER AND BOOSTER PUMP INSTALLED IN FDP-2 (BLOCK 13) AND FDP-3 (PARTIAL BLOCK 25) BID PACKAGE. CONTRACTOR TO LOCATE MAINLINE AND 2-WIRE STUB FOR THIS PHASE OF WORK AND INSTALL AS SHOWN.

D CONTROLLER LOCATION "D" (PRIVATE)
 PEDESTAL MOUNTED CONTROLLER INSTALLED IN FDP-2 (BLOCK 13) AND FDP-3 (PARTIAL BLOCK 25) BID PACKAGE. CONTRACTOR TO LOCATE MAINLINE AND 2-WIRE STUB FOR THIS PHASE OF WORK AND INSTALL AS SHOWN.

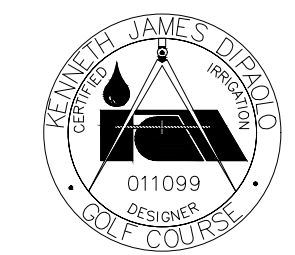
REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	02/20/2019
2	REVISIONS -RFI No.0	05/15/2020

DESIGNED BY: KJD DATE: 12/20/2018
 DRAWN BY: KJD SCALE: AS SHOWN
 CHECKED BY: JSB
 JOB NO.:
 DWG NAME:

SCALE: 1" = 20'

PARTIAL IRRIGATION PLAN - VIEW 1

SEE SHEET IR-1.2

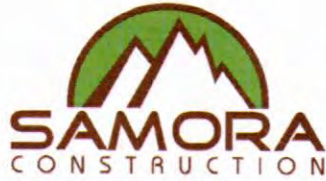


HydroSystems
 Irrigation Consulting & Water Management
 860 Tabor Street, Suite 200 Lakewood, Colorado 80401
 o: 303.980.5327 www.hydrosystemsmdi.com

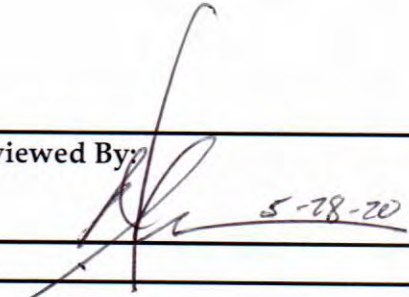


PARTIAL IRRIGATION PLAN -1

IR1.1



REQUEST FOR INFORMATION

Project: STC Block 25 Landscape & Sidewalks Project Address: STC Block 25	RFI No.: 07 Sub RFI No.: Job No.: 20-01 Date Issued: 5/28/20	
Subcontractor (if applicable): JMG & Vargas		
Subject Communications and power to Town Homes	Reply Req'd By: 5/28/20	
<input type="checkbox"/> Schedule Impact <input type="checkbox"/> Cost Impact		
Dwg/Spec No. Attached photo of plan	Detail/Sec. Attachment	
<p>Problem: At several locations no conduit was places for the communications under the sidewalks before being poured. It will be necessary to short bore under the sidewalk for 2" conduits, 7 ea. Today. Dave Andrews is aware of this situation, just doing an RFI to Document costs.</p>		
Proposed Solution By: DT	Date: 5/27/20	Reviewed By: 
Response by Architect/Engineer: Please install the 2" conduits in the locations specified on the attached exhibit. This should be a change order to the block 25 landscape contract at T&M.		



Solution By:	Date:	Reviewed By:	Date:
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