

Fund	Period Ending July 26, 2019
General	\$ 10,862.97
Debt	\$ -0-
Capital	\$ 9,603.62
Total	\$ 20,466.59

B. Review and accept unaudited financial statements through the period ending June 30, 2019, including the period ending May 31, 2019 as it was deferred (to be distributed).

C. Discuss status of the 2018 Audit.

D. Review and discuss operations and maintenance budget forecast.

IV. LEGAL MATTERS

A. Discuss status of 2019 Refunding and Improvement Bonds.

B. Ratify approval of engagement of Development Strategies for Market and Revenue Study.

C. Consider approval of Resolution No. 2019-08-__ Amended and Restated Resolution Establishing Regular Meeting Dates, Time and Location and Designating Locations for posting of 24-Hour Notices and Establishing District Website (to be distributed).

V. OPERATIONS AND MAINTENANCE

A. Discuss and consider approval of Change Order to the MSA with Vargas Property Services, Inc. to maintain pond area along the south fence (to be distributed).

VI. COVENANT CONTROL

A. Review Community Manager's Report (enclosure).

B. _____

VII. CAPITAL PROJECTS

A. Review and consider approval of improvement costs in the amount of \$697,366.45 under that certain Final Engineers Report and Certification #50 prepared by Ranger Engineering, LLC, dated July 23, 2019 (enclosure).

B. Discussion regarding next major phase of work along Main Street.

C. Discussion of project delivery for FDP 1 Phase 9 and FDP 10.

D. Consider approval of Change Order No. 009, Superior Town Center Block 25 Phase 2 under the Construction Contract between the District and SAMORA Construction for Block 26 Excavating and Landscaping, for an increase in the contract amount of \$234,058.51 (enclosure).

E. Consider approval of Change Order No. 005, Superior Town Center FDP 2/FDP 3 Phase 1 South Courtyard under the Construction Contract between the District and SAMORA Construction for Block 13 - Top Lift, for an increase in the contract amount of \$160,286.36 (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 4, 2019.**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD JULY 2, 2019

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 Tuesday, the 2nd day of July, 2019, 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
Terry Willis

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the absence of Director Hulsebus was excused.

Also In Attendance Were:

Lisa A. Johnson; Special District Management Services, Inc. ("SDMS")

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

Dean Northey; Simmons & Wheeler, P.C.

Bill Jencks, Sonia Chin, and Jessica Sergi; Ranch Capital, LLC (via speakerphone)

Dave Andrews; Edifice, LLC

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. Johnson 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. Johnson 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 Willis and, upon vote, unanimously carried, the Agenda was approved, as amended.

Confirm Location of Meeting, Posting of Meeting Notices and Quorum: Ms. Johnson 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 Willis and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within the District's boundaries, within the County which the District is located, or within 20 miles of its 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.

Mr. Merritt's Decision to Serve: Mr. Merritt determined to withdraw his interest to serve on the Board of Directors at this time. His Oath of Office was never administered.

CONSENT AGENDA

The Board considered the following actions:

- Approve Minutes of the June 5, 2019 Regular Meeting.
- Ratification of approval of Change Order No. 2 to Service Agreement with Summit Services Group, for updating Stormwater Management Plan in an amount not to exceed \$1,500.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved and/or ratified approval of, as appropriate, the above actions, as presented.

FINANCIAL MATTERS

Claims: The Board considered ratifying approval of the payment of claims as follows:

RECORD OF PROCEEDINGS

Fund	Period Ending June 26, 2019
General	\$ 17,125.33
Debt	\$ -0-
Capital	\$ 4,676.65
Total	\$ 21,801.98

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

Unaudited Financial Statements: Mr. Northey introduced himself as the new accountant replacing Mark Chambers. Due to the change in accountants, there were no unaudited financial statements presented at this time and discussion was deferred.

2018 Audit: Mr. Northey noted that extension paperwork for the 2018 Audit is in process.

Operation and Maintenance Budget Forecast: The Board deferred discussion at this time.

LEGAL MATTERS

2019 Refunding and Improvement Bonds: Attorney Becher presented the Board with an update of the 2019 Refunding and Improvement Bonds. It was noted that the schedule anticipates a fourth quarter issuance of the Bonds.

New Legislation Concerning Posting of Meeting Notices: Attorney Becher presented to the Board the new legislation concerning posting of meeting notices. The Board directed Attorney Becher to draft a Resolution and the Board will approve at the August Meeting.

OPERATIONS / MAINTENANCE

Additional Pet Waste Stations: Ms. Johnson presented to the Board an update on the additional pet waste stations. She noted that installations are now complete.

COMMUNITY MANAGEMENT/ COVENANT CONTROL

Community Management Report: Ms. Johnson presented to the Board the Community Manager's Report.

Proposal from Animal & Pest Control Specialist, Inc.: The Board discussed a proposal from Animal & Pest Control Specialist, Inc. for vole mitigation around the detention pond.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the proposal from Animal & Pest Control Specialist, Inc. for an initial treatment in the amount of \$150.00 and monthly treatments in the amount of \$120.00.

CAPITAL PROJECTS

Final Engineer's Report and Certification #49 dated June 24, 2019: Ms. Johnson reviewed with the Board the improvement costs in the amount of \$2,986,639.50 under the Final Engineer's Report and Certification #49, dated June 24, 2019, prepared by Ranger Engineering, LLC.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board accepted the improvement costs in the amount of \$2,986,639.50 under that certain Final Engineer's Report and Certification #49, dated June 24, 2019, prepared by Ranger Engineering, LLC.

Change Order No. 004, Superior Town Center Block 25 Phase 2 under the Construction Contract between the District and SAMORA Construction for Permit Plans: The Board discussed and reviewed Change Order No. 004, Superior Town Center Block 25 Phase 2 under the Construction Contract between the District and SAMORA Construction for Permit Plans in the amount of \$111,772.87.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved Change Order No. 004, Superior Town Center Block 25 Phase 2 under the Construction Contract between the District and SAMORA Construction for Permit Plans in the amount of \$111,772.87.

Change Order No. 005, Superior Town Center Block 25 Phase 2 and Block 26 under the Construction Contract between the District and SAMORA Construction for an Extension of Time: The Board discussed and reviewed Change Order No. 005, Superior Town Center Block 25 Phase 2 and Block 26 under the Construction Contract between the District and SAMORA Construction for an extension of time for one day to complete work due to weather delay.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved Change Order No. 005, Superior Town Center Block 25 Phase 2 and Block 26 under the Construction Contract between the District and SAMORA Construction for an extension of time for one day to complete work due to weather delay.

RECORD OF PROCEEDINGS

Change Order No. 006, Superior Town Center Block 25 Phase 2 under the Construction Contract between the District and SAMORA Construction for Excavating Pipeline Relocation: The Board discussed and reviewed Change Order No. 006, Superior Town Center Block 25 Phase 2 under the Construction Contract between the District and SAMORA Construction for Excavating Pipeline Relocation for an increase in the contract amount o \$81,363.42.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved Change Order No. 006, Superior Town Center Block 25 Phase 2 under the Construction Contract between the District and SAMORA Construction for Excavating Pipeline Relocation in the amount of \$81,363.42.

Change Order No. 007, Superior Town Center Block 25 Phase 2 under the Construction Contract between the District and SAMORA Construction for an Extension of Time: The Board discussed and reviewed Change Order No. 007, Superior Town Center Block 25 Phase 2 under the Construction Contract between the District and SAMORA Construction for an extension of time for multiple days to complete work due to weather delay.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved Change Order No. 007, Superior Town Center Block 25 Phase 2 under the Construction Contract between the District and SAMORA Construction for an extension of time for multiple days to complete work due to weather delay.

Change Order No. 008, Superior Town Center Block 25 Phase 2 under the Construction Contract between the District and SAMORA Construction for Excavating: The Board discussed and reviewed Change Order No. 008, Superior Town Center Block 25 Phase 2 under the Construction Contract between the District and SAMORA Construction for Excavating for an increase of \$167,415.28.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved Change Order No. 008, Superior Town Center Block 25 Phase 2 under the Construction Contract between the District and SAMORA Construction for Excavating in the amount of \$167,415.28.

DEVELOPER UPDATE

Lot and Home Sales: Mr. Jencks provided an update to the Board on lot and home sales, noting the sale has closed for Block 25.

RECORD OF PROCEEDINGS

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

Respectfully submitted,

By _____
Secretary for the Meeting

STC Metropolitan District No.2
July-19

	General	Debt	Capital	Totals
Disbursements	\$ 10,647.67	\$ -	\$ 9,603.62	\$ 20,251.29
		\$ -	\$ -	\$ -
Payroll	\$ 200.00	\$ -		\$ 200.00
Payroll Taxes District Portion	\$ 15.30	\$ -	\$ -	\$ 15.30
Total Disbursements from Checking Acct	\$10,862.97	\$0.00	\$9,603.62	\$20,466.59

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1393						
07/24/2019	Doody Calls	23629	O&M - Maintenance	1-735	60.00	60.00
Total 1393:						60.00
1394						
07/24/2019	McGeady Becher P.C.	1190B JUNE 19	Legal	3-675	7,215.26	7,215.26
07/24/2019	McGeady Becher P.C.	1190B JUNE 19	Legal	1-675	1,415.54	1,415.54
Total 1394:						8,630.80
1395						
07/24/2019	Ranger Engineering, LLC	1079	Engineering	3-784	1,800.00	1,800.00
Total 1395:						1,800.00
1396						
07/24/2019	Simmons & Wheeler, P.C.	24627	Accounting	1-612	588.36	588.36
07/24/2019	Simmons & Wheeler, P.C.	24627	Accounting	3-612	588.36	588.36
Total 1396:						1,176.72
1397						
07/24/2019	Special Dist Management Svcs	#1 JUNE 2019	Management	1-680	810.72	810.72
07/24/2019	Special Dist Management Svcs	#2 JUNE 2019	Management	1-680	3,226.53	3,226.53
07/24/2019	Special Dist Management Svcs	#2 JUNE 2019	Accounting	1-612	686.00	686.00
07/24/2019	Special Dist Management Svcs	#2 JUNE 2019	Covenant Control	1-682	988.00	988.00
07/24/2019	Special Dist Management Svcs	#3 JUNE 2019	Management	1-680	463.40	463.40
Total 1397:						6,174.65
1398						
07/24/2019	Thyssenkrupp Elevator Corporati	3004662347	Parking Structure	1-730	165.00	165.00
Total 1398:						165.00
1399						
07/24/2019	Town of Superior	2289 7/19	Utilities	1-704	8.94	8.94
07/24/2019	Town of Superior	290 7/19	Utilities	1-704	296.17	296.17
07/24/2019	Town of Superior	411 7/19	Utilities	1-704	797.37	797.37
07/24/2019	Town of Superior	438 7/19	Utilities	1-704	8.94	8.94
07/24/2019	Town of Superior	505487.00 7/19	Utilities	1-704	161.45	161.45
Total 1399:						1,272.87
1400						
07/24/2019	Vargas Property Services, Inc.	28705	O&M - Maintenance	1-735	150.00	150.00
Total 1400:						150.00
1401						
07/24/2019	Xcel Energy	64361370	Utilities	1-704	160.03	160.03
07/24/2019	Xcel Energy	643717580	Utilities	1-704	115.29	115.29
07/24/2019	Xcel Energy	643732204	Utilities	1-704	106.60	106.60
07/24/2019	Xcel Energy	643738069	Utilities	1-704	142.51	142.51
07/24/2019	Xcel Energy	643745803	Utilities	1-704	245.24	245.24
07/24/2019	Xcel Energy	643747871	Utilities	1-704	51.58	51.58

<u>Check Issue Date</u>	<u>Check Number</u>	<u>Payee</u>	<u>Amount</u>
07/26/2019	9126	Brzostowicz, James	
07/26/2019	9127	Hulsebus, Angie	92.35
Grand Totals:			
	<u>2</u>		<u>92.35</u>

**STC Metropolitan District
Community Management Report
August 7, 2019**

Architectural Reviews

No forms pending.

Inspections

Inspection was conducted on July 18.

Compliance Update

There are very few violations; even trash cans are being put away!

Pending Items:

1. **Insurance-** We are still working to confirm who is responsible for what items, and who is therefore responsible for insuring.



**STC METROPOLITAN DISTRICT NO. 2
ENGINEER'S REPORT and CERTIFICATION #50**

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 23, 2019

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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 2019 to June 2019, are valued at **\$697,366.45** for the District, and **\$697,366.45** 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

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.

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 23, 2019 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$697,366.45**. 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 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 4-667. Dated 6/30/19.
- Hall Irwin 16021-1.Ret. 4/30/18
- Hudick Excavating Inc. Pay Application 21. Dated 6/30/19.
- Down To Earth Compliance Invoices 48455, 48644. Dated 6/12/19 – 7/11/19.

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.
- 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	\$ 696,445.42	\$ 575,201.54	\$ 575,201.54	\$ 575,201.54
Soft and Indirect Costs	\$ 119,167.17	\$ 111,244.17	\$ 111,244.17	\$ 111,244.17
District Funded Costs	\$ 42,108.82	\$ 10,920.74	\$ 10,920.74	\$ 10,920.74
System Development Costs	\$ -	\$ -	\$ -	\$ -
Totals	\$ 857,721.41	\$ 697,366.45	\$ 697,366.45	\$ 697,366.45



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT

Construction Costs Summary By Category

Table III

Category	Total Eligible Soft Costs	Category Percentage
Total Town Eligible Costs		
Earthwork	\$ -	0.0%
Roadways, Paths, & Hardscape	\$ 358,700.98	62.4%
Offsite Roadways	\$ -	0.0%
Walls and Structures	\$ 347.50	0.1%
Storm Sewer	\$ 30,050.40	5.2%
Sanitary Sewer	\$ -	0.0%
Reuse Water & Irrigation Piping	\$ 33,018.44	5.7%
Domestic Water	\$ 89,374.42	15.5%
Dry Utilities	\$ -	0.0%
Park Site Development	\$ -	0.0%
Mob & Temporary Conditions	\$ 63,709.81	11.1%
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)	\$ -	0.0%
	\$ 575,201.54	100.0%
Total District Eligible Costs		
Operation	\$ -	0.0%
Capital	\$ 575,201.54	100.0%
Non District	\$ -	0.0%
	\$ 575,201.54	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	\$ 41,160.09	37.0%
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	\$ 1,721.25	1.5%
Mob & Temporary Conditions	\$ 4,419.00	4.0%
SDC - Planning Area 1 and 2	\$ -	0.0%
SDC - Planning Area 3	\$ -	0.0%
Parking & Architectural Enhancement	\$ -	0.0%
Public Park Amenities & Facilities	\$ 37,673.48	33.9%
Civic Space (Part of PPA&F)	\$37,673.48	
Other Eligible Costs	\$ 26,270.35	23.6%
	\$ 111,244.17	100.0%
Total District Eligible Costs		
Organization	\$ -	0.0%
Operation	\$ -	0.0%
Capital	\$ 111,244.17	100.0%
	\$ 111,244.17	100.0%



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT

District Funded Costs Summary

Table V

Category	Total Eligible Soft 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	\$	10,920.74	100.0%
Not Eligible	\$	-	0.0%
	\$	10,920.74	100.0%
Total District Eligible Costs			
Operation	\$	-	0.0%
Capital	\$	10,920.74	100.0%
Organization	\$	-	0.0%
	\$	10,920.74	100.0%



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Construction Costs
Table VII

Table with columns: Work Description, Contract Values (Quantity, Unit, Unit Price, Amount), Invoiced Values (Amount Invoiced, Retainage Held, Amount Less Retainage, Percent Invoiced), District Eligibility (District Type, District Powers, Town Category, Percent District Eligible, Amount District Eligible, Town Eligible, Amount Town Eligible, Total Percent Eligible, Total Eligible, Pending, Non-District), Certification Number, Inv. No., and Invo. Date. The table is divided into sections for Semore Construction, Change Order 1, Change Order 3, Change Order 4, Change Order 5, and Hall Inlet Incorporation - McCaslin Roundabout - FOP Phase 1.



Work Description	Contract Values				Invoiced Values				District Eligibility										Certification Number	Inw. Date	Inw. Date Cont 50	Cont 50 Rate													
	Quantity	Unit	Unit Price	Amount	Amount Invoiced	Retainage Held	Amount Less Retainage	Percent Invoiced	District Type	District Powers	Town Category	Percent District		Amount Town		Total Percent Eligible	Total Eligible	Pending					Non-District												
												Eligible	Amount Eligible	Town Eligible	Amount Town Eligible																				
1 Gallon Permeals	37000 EA	\$	18.69	7,064.82	0	353.24	\$	593.24	3%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	353.24	100%	353.24	100%	0	353.24	0	0	0	0	0	0	0	0	0	0					
Wood Chip Mulch	2600 SF	\$	2.59	6,734.00	0	128.70	\$	128.70	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	128.70	100%	128.70	100%	0	128.70	0	0	0	0	0	0	0	0	0	0	0	0			
Strub Bed Mulch	148000 SF	\$	1.17	16,800.00	0	819.00	\$	819.00	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	819.00	100%	819.00	100%	0	819.00	0	0	0	0	0	0	0	0	0	0	0	0	0		
Metal Edger	50 LF	\$	4.95	2,475.00	0	123.38	\$	123.38	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	123.38	100%	123.38	100%	0	123.38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Additional w/ Finish Gravel & Soil Prep	693	\$	117.00	80,781.00	0	2,670.00	\$	2,670.00	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	2,670.00	100%	2,670.00	100%	0	2,670.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Salvaged and Reused Landscape Boulders	31 EA	\$	109.94	3,408.14	0	170.41	\$	170.41	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	170.41	100%	170.41	100%	0	170.41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Landscape Boulder #1 - 18"x24"	150 EA	\$	208.88	31,333.20	0	156.66	\$	156.66	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	156.66	100%	156.66	100%	0	156.66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Landscape Boulder #1 - 7"x12"	571 EA	\$	57.16	32,710.36	0	428.75	\$	428.75	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	428.75	100%	428.75	100%	0	428.75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Landscape Boulder #1 - 4"x5"	1500 EA	\$	1,139.22	1,708,830.00	0	989.42	\$	989.42	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	989.42	100%	989.42	100%	0	989.42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Topsoil & Soil Prep	1230 CY	\$	28.58	35,154.40	0	1,757.67	\$	1,757.67	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	1,757.67	100%	1,757.67	100%	0	1,757.67	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2" Gate Valve w/ Valve Box	300 EA	\$	342.92	102,876.00	0	2,144	\$	2,144	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	2,144	100%	2,144	100%	0	2,144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2 1/2" Gate Valve w/ Valve Box	8 EA	\$	1,977.88	15,823.04	0	579.51	\$	579.51	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	579.51	100%	579.51	100%	0	579.51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Quick Coupling Valve w/ Valve Box	800 EA	\$	208.88	1,671,040.00	0	835.5	\$	835.5	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	835.5	100%	835.5	100%	0	835.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Manual Drain Valve w/ Valve Box	200 EA	\$	87.99	17,598.00	0	2,199	\$	2,199	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	2,199	100%	2,199	100%	0	2,199	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3/4" AWG Wire	1150 LF	\$	0.11	127.50	0	0.11	\$	0.11	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	0.11	100%	0.11	100%	0	0.11	0	0	0	0	0	0	0	0	0	0	0	0	0		
2 Wire Cable	2000 LF	\$	4.27	8,540.00	0	439.7	\$	439.7	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	439.7	100%	439.7	100%	0	439.7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PE 89 Cable	1 EA	\$	2,638.45	2,638.45	0	531.92	\$	531.92	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	531.92	100%	531.92	100%	0	531.92	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2" Master Valve w/ Valve Box	7 EA	\$	1,539.00	10,773.00	0	769.5	\$	769.5	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	769.5	100%	769.5	100%	0	769.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2" Flow Sensor	1 EA	\$	9,069.66	9,069.66	0	453.48	\$	453.48	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	453.48	100%	453.48	100%	0	453.48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Two Sensor Controller w/ Pedestal & Rain Sensor	2500 LF	\$	2.70	6,750.00	0	96.3	\$	96.3	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	96.3	100%	96.3	100%	0	96.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2.5" PVC Mainline	950 LF	\$	8.25	7,837.50	0	391.88	\$	391.88	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	391.88	100%	391.88	100%	0	391.88	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6" PVC Sizing	3900 LF	\$	12.64	49,224.00	0	2,212.00	\$	2,212.00	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	2,212.00	100%	2,212.00	100%	0	2,212.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6" PVC Sizing	500 LF	\$	6.05	3,025.00	0	157.30	\$	157.30	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	157.30	100%	157.30	100%	0	157.30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1" PVC Lateral	1700 LF	\$	5.50	9,350.00	0	129.25	\$	129.25	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	129.25	100%	129.25	100%	0	129.25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1.25" PVC Lateral	200 LF	\$	6.05	1,210.00	0	6.05	\$	6.05	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	6.05	100%	6.05	100%	0	6.05	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1.5" PVC Lateral	3000 LF	\$	6.40	19,200.00	0	52.30	\$	52.30	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	52.30	100%	52.30	100%	0	52.30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6" Pop-up Spray w/ Nozzle	41 EA	\$	15.39	630.99	0	31.55	\$	31.55	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	31.55	100%	31.55	100%	0	31.55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1" Control Valve Assembly w/ Valve Box & Decoder	1 EA	\$	637.62	637.62	0	31.88	\$	31.88	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	31.88	100%	31.88	100%	0	31.88	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1" Control Valve w/ Valve Box & Decoder	1 EA	\$	709.55	709.55	0	31.88	\$	31.88	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	31.88	100%	31.88	100%	0	31.88	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1" Dip Valve Assembly w/ Valve Box & Decoder	1 EA	\$	285.83	285.83	0	71.46	\$	71.46	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	71.46	100%	71.46	100%	0	71.46	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3/4" Drip Tubing w/ Emitters	4400 LF	\$	1.98	8,712.00	0	435.60	\$	435.60	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	435.60	100%	435.60	100%	0	435.60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
9'x6'x4' w/ 120'x36"	1 EA	\$	441.82	441.82	0	563.82	\$	563.82	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	563.82	100%	563.82	100%	0	563.82	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Surge Protectors	7 EA	\$	219.87	1,539.09	0	76.95	\$	76.95	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	76.95	100%	76.95	100%	0	76.95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1" Electrical Conduit	1300 LF	\$	12.09	15,717.00	0	78.59	\$	78.59	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	78.59	100%	78.59	100%	0	78.59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2" Electrical Conduit	7 EA	\$	37.59	263.13	0	21.99	\$	21.99	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	21.99	100%	21.99	100%	0	21.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6" Electrical Conduit	9000 LF	\$	42.87	385,980.00	0	192.92	\$	192.92	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	192.92	100%	192.92	100%	0	192.92	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Type 2 Pull Box	2 EA	\$	412.26	824.53	0	41.23	\$	41.23	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	41.23	100%	41.23	100%	0	41.23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Writing	1000 LF	\$	357.37	357,370.00	0	27.87	\$	27.87	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	27.87	100%	27.87	100%	0	27.87	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Light Standard Foundation	7 EA	\$	1,488.36	10,418.52	0	380.93	\$	380.93	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	0	380.93	100%	380.93	100%	0	380.93	0														



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Soft and Indirect Costs
Table VIII

Vendor	Invoice Number	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	Certification Number
ADCON	2297-1	Monumnet Signs	06/26/19	\$ 10,653.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 10,653.00	100%	\$ 10,653.00	100%	50
Cesare, Inc	17.3079.22	Storm Sewer and Materials testing / FDP 1 Phase 2B Streets	07/02/19	\$ 183.50	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 183.50	100%	\$ 183.50	100%	50
Cesare, Inc	19.3035.3	Block 25 Phase 2	07/03/19	\$ 14,983.95	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 14,983.95	100%	\$ 14,983.95	100%	50
Cesare, Inc	18.3030.12	Main St. & Gateway Dr. Roundabout Evaluation	07/02/19	\$ 118.50	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 118.50	100%	\$ 118.50	100%	50
Civil Resources, LLC	238.001.01.65	Superior Town Center - Infrastructure	06/27/19	\$ 26,270.35	Capital	Multiple	Other Eligible Costs	100%	\$ 26,270.35	100%	\$ 26,270.35	100%	50
KTGY	142362	Public Architecture	06/30/19	\$ 37,673.48	Capital	Parks and Recreation	Civic Space (Part of PPA&F)	100%	\$ 37,673.48	100%	\$ 37,673.48	100%	50
Loris (OTAK)	71900035	Marshal Road Bridge over Coal Creek	07/03/19	\$ 3,636.25	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 3,636.25	100%	\$ 3,636.25	100%	50
McGeady Sisneros, P.C.	1156B	Impact Sports Ground Lease Review	06/30/19	\$ 1,057.50	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	50
Moore Iacofano Goltsman, Inc.	0059327	STC - Blocks 13-25 ROW CD's	06/26/19	\$ 1,721.25	Capital	Parks and Recreation	Park Site Development	100%	\$ 1,721.25	100%	\$ 1,721.25	100%	50
Moore Iacofano Goltsman, Inc.	0059328	STC - FDP 3 Phase 3	06/26/19	\$ 412.13	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 412.13	100%	\$ 412.13	100%	50
Moore Iacofano Goltsman, Inc.	0059329	STC - Main St. FDP 1 Phase 1	06/26/19	\$ 3,551.35	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 3,551.35	100%	\$ 3,551.35	100%	50
Moore Iacofano Goltsman, Inc.	0059330	STC - Blocks 6, 7, 9, 10, 11	06/26/19	\$ 6,000.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 6,000.00	100%	\$ 6,000.00	100%	50
Otten Johnson PC	431558	Legal - PIF Covenant	06/14/19	\$ 2,577.50	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	50
Rush Management	126872	Street Sweeping	05/31/19	\$ 3,740.00	Capital	Multiple	Mob & Temporary Conditions	47%	\$ 1,757.80	47%	\$ 1,757.80	47%	50
Rush Management	127241	Street Sweeping	06/30/19	\$ 3,960.00	Capital	Multiple	Mob & Temporary Conditions	47%	\$ 1,861.20	47%	\$ 1,861.20	47%	50
Summit Services	27339	Stormwater Inseption	06/30/19	\$ 800.00	Capital	Multiple	Mob & Temporary Conditions	100%	\$ 800.00	100%	\$ 800.00	100%	50
Town of Superior	886	FDP #1 Infrastructure	06/28/19	\$ 1,828.41	Capital	Multiple	Roadways, Paths, & Hardscape	89%	\$ 1,621.41	89%	\$ 1,621.41	89%	50
				\$ 119,167.17				\$ 111,244.17	\$ 111,244.17				



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
District Funded Costs
Table IX

Vendor	Invoice Number	Invoices Description	Date	Amount Invoiced	District Category	District Powers	Town Categories	Percent District Eligible	Amount District Eligible	Percent Town Eligible	Amount Town Eligible	Certification Number
Comcast	316389	Parking Structure	05/14/19	\$ 139.97	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	50
Doody Calls	22359	Pet Waste Removal	04/26/19	\$ 75.00	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	50
Doody Calls	23005	Pet Waste Removal	05/31/19	\$ 60.00	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	50
McGeedy Becher P.C.	11098 Apr 19	Legal fees for operations related matters	04/30/19	\$ 5,312.10	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	50
McGeedy Becher P.C.	11098 Apr 19	Legal fees for capital related matters	04/30/19	\$ 3,778.00	Capital	Multiple	Other Eligible Costs	100%	\$ 3,778.00	100%	\$ 3,778.00	50
McGeedy Becher P.C.	11098 May 19	Legal fees for operations related matters	05/31/19	\$ 5,008.55	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	50
McGeedy Becher P.C.	11098 May 19	Legal fees for capital related matters	05/31/19	\$ 2,389.15	Capital	Multiple	Other Eligible Costs	100%	\$ 2,389.15	100%	\$ 2,389.15	50
Mountain Alarm	1824296-182498	Parking Structure Alarm Monitoring	05/25/19	\$ 360.00	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	50
Prairie Mountain Publishing	1595596	Publishing - Notice	05/13/19	\$ 32.12	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	50
Ranger Engineering, LLC	1066	Cost Certification Services	05/02/19	\$ 1,275.00	Capital	Multiple	Other Eligible Costs	100%	\$ 1,275.00	100%	\$ 1,275.00	50
Ranger Engineering, LLC	1075	Cost Certification Services	05/30/19	\$ 2,287.50	Capital	Multiple	Other Eligible Costs	100%	\$ 2,287.50	100%	\$ 2,287.50	50
Simmons & Wheeler, P.C.	24314	Accounting Services - Operations	03/31/19	\$ 630.24	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	50
Simmons & Wheeler, P.C.	24314	Accounting Services - Capital	03/31/19	\$ 630.23	Capital	Multiple	Other Eligible Costs	100%	\$ 630.23	100%	\$ 630.23	50
Simmons & Wheeler, P.C.	24468	Accounting Services - Operations	04/30/19	\$ 560.86	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	50
Simmons & Wheeler, P.C.	24468	Accounting Services - Capital	04/30/19	\$ 560.86	Capital	Multiple	Other Eligible Costs	100%	\$ 560.86	100%	\$ 560.86	50
Special District Management Services	Apr 2019	District Management Services	04/30/19	\$ 4,573.95	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	50
Special District Management Services	Apr 2019	District Management Services	04/30/19	\$ -	Capital	Multiple	Other Eligible Costs	100%	\$ -	100%	\$ -	50
Special District Management Services	May 2019	District Management Services	05/31/19	\$ 6,962.13	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	50
Special District Management Services	May 2019	District Management Services	05/31/19	\$ -	Capital	Multiple	Other Eligible Costs	100%	\$ -	100%	\$ -	50
Thyssenkrupp Elevator Corp	3004485596	Parking Structure	05/01/19	\$ 165.00	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	50
Thyssenkrupp Elevator Corp	3004618331	Parking Structure	06/01/19	\$ 165.00	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	50
Town of Superior	Src 2289, 290, 411, 438	Irrigation Costs	05/11/19	\$ 44.62	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	50
Town of Superior	Src 2289, 290, 411, 438	Irrigation Costs	06/11/19	\$ 47.42	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	50
Vargas Property Services	28481	Contract Maintenance, Trash, Watering	05/01/19	\$ 2,115.17	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	50
Vargas Property Services	25810-28617	Contract Maintenance, Trash, Watering	06/01/19	\$ 3,745.17	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	50
Xcel Energy	3968-5546	Monthly Service	05/17/19	\$ 629.02	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	50
Xcel Energy	5013-7290	Monthly Service	06/17/19	\$ 561.76	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	50
				\$ 42,108.82					\$ 10,920.74		\$ 10,920.74	

SECTION 00680 CHANGE ORDER

CHANGE ORDER

Project: STC Block 25 Phase 2 **Date of Issuance:** 7/25/2019

Owner: Superior Town Center Metropolitan District No. 2 **Change Order No:** 009
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:	Block 26		
	1 E-Z Excavating - Furnish and install 1 irrigation triangle top	\$	241.00
	2. E-Z Excavating - Pothole for repair reuse wate gate valve	\$	4,902.50
	3. JMG - Remove and replace 30' curb and gutter	\$	3,885.00
	4.JMG - Install road base Class 6	\$	2,590.50
	5.JMG - Remove and replace 5" concrete side walk	\$	2,555.00
	6.JMG - Demo sidewalk and install I30LF 5" concrete	\$	8,010.00
	7. Vargas - Landscape/Irrigation	\$	118,292.00
	8. Greiner - power to the irrigation pump not including pricing	\$	7,859.00
	9. E-Z Excavating - Partial Detention Pon clean up and backfill	\$	29,127.50
	10. Additional General Conditions 6 Weeks for Landscape/Lighting	\$	26,066.64
		Subtotal	\$ 203,529.14
		Overhead/Profit/Bond/Insurance	\$ 30,529.37
		Total	\$ 234,058.51

Purpose of Change Order: _____

Attachments (List Documents Supporting Change): _____

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$1,795,098.32

Previous Change Orders:

\$ 764,346.80

Contract Price Prior to this Change Order:

\$2,559,445.12

Net Increase of this Change Order:

\$ 234,058.51

Net Decrease of this Change Order:

\$ -

Net Change of this Change Order:

\$ 234,058.51

Contract Price with all Approved Change Orders:

\$2,793,503.63

CHANGE IN CONTRACT TIME:

Original Contract Time:

(days)

Net Change from Previous Change Order:

14 (days)

Contract Time Prior to this Change Order:

14 (days)

Net Increase of this Change Order:

(days)

Net Decrease of this Change Order:

Net Change of this Change Order:

(days)

Contract Time with all Approved Change Orders:

(days)

RECOMMENDED:

By: _____

Engineer

APPROVED:

By: _____

Owner

APPROVED: SAMORA Construction

By: _____

Contractor

Digitally signed by Brenda Torreyson
Date: 2019.07.25 14:33:37 -0600

CHANGE ORDER REQUEST
SUMMARY SHEET
COR NO.: #009



Date: 7/25/2019
Project Name: STC Block 26 Phase 2
Project Location: Superior, CO
Project No.: 19-004

Description of Change:

Block 26


1.	E-Z Excavating -Furnish and install 1 irrigation triangle top	Block 26	\$241.00
2.	E-Z Excavating Pothole for repair reuse water gate valve	Block 26	\$4,902.50
3.	JMG - Remove and replace 30' curb and gutter	Block 26	\$3,885.00
4.	JMG - Install road base class 6	Block 26	\$2,590.50
5.	JMG - Remove and replace 5" concrete sidewalk	Block 26	\$2,555.00
6.	JMG - Demo sidewalk and install 130 LF 5" sidewalk	Block 26	\$8,010.00
7.	Vargas - Landscape/Irrigation	Block 26	\$118,292.00
8.	Greiner - power to the irrigation pump not included in electrical pricing	Block 26	\$7,859.00
9.	E-Z Excavating - Partial Detention Pond clean sediment, backfill	Block 26	\$29,127.50
10.	Additional Conditions - 6 weeks for Landscaping and Lighting	Block 26	\$26,066.64

Subtotal \$203,529.14

Overhead/Profit/BondInsurance \$30,529.37
Change Order Request Total \$234,058.51

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

ACCEPTED:
SAMORA CONSTRUCTION

By:  Digitally signed by Brenda Torreyson
Date: 2019.07.25 14:33:14 -0600

Brenda Torreyson
President/CEO

Change Order



NO. 09

P.O. Box 1439
Longmont, Colorado 80502

(303) 772-8121
Fax (303) 772-3640

ATTN:	Dave Torryson	DATE:	7/3/2019
COMPANY:	Samora Construction	JOB #:	7537
ADDRESS:	Discovery Parkway & Centra Park Circle	LOCATION:	Superior.CO
PHONE #:	303-422-4285	Bid Number	

FAX #:
Description of work:

Furnish and Install 1 Irrigation Triangle Top 17- S.Screw Rite Riser with outside screw.

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST
1	Irrigation/ Triangle top 17- Riser	1.00	EA	\$ 217.00	\$ 217.00
2	Irrigation / Triangle Riser Lid	1.00	EA	\$ 24.00	\$ 24.00
Total:					\$ 241.00

The Contract Time will be extended by _____ days

Firm: _____
 Signature: _____
 Print Name: _____
 Title: _____
 Date: _____

Contractor: E-Z Excavating, Inc.
 Signature: *Arnold Alvarado*
 Print Name: Arnold Alvarado
 Title: Project Manager
 Date: 6/21/2019

JMG Concrete Services LLC

6345 Ivanhoe St, #203
 Commerce City, CO 80022

Invoice

Date	Invoice #
6/28/2019	673

Bill To
Samora Construction 5310 Ward Rd, Suite G-01 Arvada, CO 80002

Ship To
1 Superior Drive Superior, CO 80027

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt		6/28/2019			Superior Town Center
Quantity	Item Code	Description			Price Each	Amount
		Block 26 / Phase 1 Change Order:				
	04 Concrete	Remove & replace 6" Concrete (Pump House) 1 LS			1,950.00	1,950.00
	04 Concrete	Remove & replace 30" curb & gutter - 105 LF			3,885.00	3,885.00
	04 Concrete	Install road base class 6 - 34.54 tons @ \$75.00/ton			2,590.50	2,590.50
	04 Concrete	Remove & replace 5" - 255 SF			2,555.00	2,555.00
Thank you for your business.					Total	\$10,980.50 \$ 9,030.50

JMG Concrete Services LLC

6345 Ivanhoe St, #203
 Commerce City, CO 80022

Invoice

Date	Invoice #
7/24/2019	704

Bill To
Samora Construction 5310 Ward Rd. Suite G-01 Arvada, CO 80002

Ship To
block 26 1 Superior Drive Superior, CO 80027

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt		7/24/2019			Superior Town Center
Quantity	Item Code	Description			Price Each	Amount
	02.10 Demo	Demo sidewalk, install road base & Compacted			3,460.00	3,460.00
	04 Concrete	Install 5' Sidewalk 130 LF			4,550.00	4,550.00
					Total	\$8,010.00



July 10, 2019
Dave Torreyson
Samora Construction

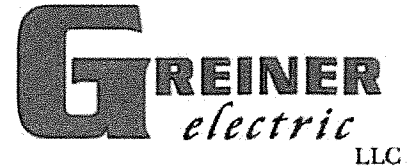
Re: Superior Partial Block 26: Landscape and Irrigation Proposal.

Hello Dave,

Following is our price for the landscape and irrigation at the above referenced project. All prices are per the plans and the provided specifications and include all material, labor, mobilization and taxes to complete the project. All numbers reflect our plant count and measurements of the plan.

LANDSCAPE IRRIGATION

Description	Base Bid
Trees and Plants	38,030.00
Edging, Mulch, Fabric, Boulders	23,555.00
Benches(2); Bike Racks(4); Dog Station(2)	7,790.00
Artificial Turf	10,390.00
Crusher Fines	2,335.00
Soil Prep	4,215.00
Sod	3,152.00
Irrigation	21,420.00
1Yr. Maintenance/Warranty	6,675.00
Tax	8,520.00
Mobilization	0.00
	<hr/>
	\$ 126,082.00
	(\$7,790.00)
	\$118,292.00



July 24, 2019

Attention: Dave Torreyson
Samora Construction
5310 Ward Road, Suite G-01
Arvada, CO 80002
Phone: 720.533.3307
Email: dtorreyson@samoragroup.com

EST# SE 647

RE: Superior Town Center - Block 26 – Exterior Lighting Installation – Change Order.

Greiner Electric proposes to furnish the necessary labor, materials, equipment and / or tools to accomplish the electrical scope of work for the above-mentioned project for the sum of:

Project Value

\$7,859.00

Seven Thousand Eight Hundred Fifty-Nine and 00/100 Dollars

INCLUSIONS/EXCLUSIONS

- Final Terminations / Testing Procedures: INCLUDED
- Mobilization & Setup Procedures: INCLUDED
- Cleanup & Disposal Procedures: INCLUDED
- Labor, Materials and Sales Tax: INCLUDED
- City of Superior Permit / Inspections: INCLUDED
- Purchasing of Pole lights and Concrete Work: EXCLUDED
- Electrical Engineering & One-Line-Diagrams: EXCLUDED
- Upgrades to existing conditions that are non-code compliant per 2017 National Electrical Code (NEC) and / local regulatory divisions: EXCLUDED

WORK SCOPE

- Installation of (1) 1 1/4" PVC conduit from new meter pedestal to location of new irrigation controller and pump (280').
- Installation of (1) 25A/240V single phase and (1) 20A/120V circuit to support irrigation controller and new pump.
- Installation of (1) 30A disconnect to support new pump.
- Final wire termination and testing.

SOUTHERN COLORADO
1110 Elkton Drive, Unit C
Colorado Springs, CO 80907
Office: 719.465.8515

DENVER
12456 Burnmont Way
Littleton, CO 80125
Office: 303.470.8702

NORTHERN COLORADO
418 SE 8th Street, B4
Loveland, CO 80537
Office: 970.667.9546

Change Order



NO. 12

P.O. Box 1439
Longmont, Colorado 80502

(303) 772-8121
Fax (303) 772-3640

ATTN: Dave Torryson	DATE: 7/23/2019
COMPANY: Samora Construction	JOB #: 7537
ADDRESS: Discovery Parkway & Central Park Circle	LOCATION: Superior, CO
PHONE #: 303-422-4285	Bid Number
FAX #:	

Partial Dentention Pond- Clean Sediment, strip Vegetation, Backfill.

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST
7/1/2019	Continue Existing Berm- Finish Grading.				
	Cat 330 Excavator	7.0	HR	\$ 165.00	\$ 1,155.00
	Cat 330 Excavator	7.0	HR	\$ 165.00	\$ 1,155.00
	John Deere 644 Wheel Loader	7.0	HR	\$ 130.00	\$ 910.00
	Laborer	7.0	MH	\$ 45.00	\$ 315.00
7/3/2019	Cleaning the Pond				
	Cat 330 Excavator	6.0	HR	\$ 165.00	\$ 990.00
	John Deere 644 Wheel Loader	6.0	HR	\$ 130.00	\$ 780.00
	Operator	2.5	MH	\$ 50.00	\$ 125.00
	Operator	3.0	MH	\$ 50.00	\$ 150.00
	Laborer	8.5	MH	\$ 45.00	\$ 382.50
	Laborer	8.5	MH	\$ 45.00	\$ 382.50
7/8/2019	Backfill the Pond				
	Cat 330 Excavator	8.0	HR	\$ 165.00	\$ 1,320.00
	John Deere 644 Wheel Loader	8.0	HR	\$ 130.00	\$ 1,040.00
	Cat 563 Compactor- Sheeps Foot	6.0	HR	\$ 115.00	\$ 690.00
	Operator	2.0	MH	\$ 50.00	\$ 100.00
	Operator	4.0	MH	\$ 50.00	\$ 200.00
	Operator	2.5	MH	\$ 50.00	\$ 125.00
7/9/2019	Backfill the Pond				
	Cat 330 Excavator	9.0	HR	\$ 165.00	\$ 1,485.00
	John Deere 644 Wheel Loader	9.0	HR	\$ 130.00	\$ 1,170.00
	Cat 563 Compactor- Sheeps Foot	9.0	HR	\$ 115.00	\$ 1,035.00
	Operator	1.5	MH	\$ 50.00	\$ 75.00
	Operator	1.0	MH	\$ 50.00	\$ 50.00
	Operator	1.0	MH	\$ 50.00	\$ 50.00
7/10/2019	Backfill the Pond				
	Cat 330 Excavator	9.0	HR	\$ 165.00	\$ 1,485.00
	John Deere 644 Wheel Loader	9.0	HR	\$ 130.00	\$ 1,170.00
	Cat 563 Compactor- Sheeps Foot	9.0	HR	\$ 115.00	\$ 1,035.00

	Operator	1.0	MH	\$ 50.00	\$ 50.00
	Operator	1.0	MH	\$ 50.00	\$ 50.00
	Operator	1.0	MH	\$ 50.00	\$ 50.00
	Laborer	10.5	MH	\$ 45.00	\$ 472.50
7/11/2019	Trucking- MOB/ Backfill the Pond				
	Truck & Low Boy Trailer/Moved in different Compactor	1.5	HR	\$ 130.00	\$ 195.00
	Cat 563 Compactor- Sheeps Foot	7.0	HR	\$ 115.00	\$ 805.00
	John Deere 644 Wheel Loader	7.0	HR	\$ 130.00	\$ 910.00
	Cat 330 Excavator	7.0	HR	\$ 165.00	\$ 1,155.00
	Cat 420 Backhoe	4.0	HR	\$ 115.00	\$ 460.00
	Operator	6.5	MH	\$ 50.00	\$ 325.00
	Operator	3.0	MH	\$ 50.00	\$ 150.00
	Operator	3.0	MH	\$ 50.00	\$ 150.00
	Operator	3.0	MH	\$ 50.00	\$ 150.00
	Laborer	10.0	MII	\$ 45.00	\$ 450.00
	Laborer	10.0	MII	\$ 45.00	\$ 450.00
7/12/2019	Backfill the Pond				
	Water Truck	8.0	HR	\$ 85.00	\$ 680.00
	John Deere 644 Wheel Loader	8.0	HR	\$ 130.00	\$ 1,040.00
	Cat 563 Compactor- Sheeps Foot	8.0	HR	\$ 115.00	\$ 920.00
	Operator	2.0	MII	\$ 50.00	\$ 100.00
	Operator	2.0	MH	\$ 50.00	\$ 100.00
	Operator	2.5	MH	\$ 50.00	\$ 125.00
7/15/2019	Backfill the Pond				
	Water Truck	8.0	HR	\$ 85.00	\$ 680.00
	John Deere 644 Wheel Loader	8.0	HR	\$ 130.00	\$ 1,040.00
	Cat 563 Compactor- Sheeps Foot	8.0	HR	\$ 115.00	\$ 920.00
	Operator	2.0	MH	\$ 50.00	\$ 100.00
	Operator	2.0	MH	\$ 50.00	\$ 100.00
	Operator	2.5	MH	\$ 50.00	\$ 125.00
Total:					\$ 29,127.50

9

The Contract Time will be extended by _____ days

Firm: _____
 Signature: _____
 Print Name: _____
 Title: _____
 Date: _____

Contractor: E-Z Excavating, Inc.
 Signature: *Arnold Alvarado*
 Print Name: Arnold Alvarado
 Title: Project Manager
 Date: _____

SECTION 00680 CHANGE ORDER

CHANGE ORDER

Project: STC- FDP 2/FDP 3 Phase 1 South Courtyard Date of Issuance: 7/25/2019

Owner: Superior Town Center Metropolitan District No. 2 Change Order No: 005
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:

Table with 4 columns: Description, Item Number, Amount, and Total. Rows include: 1. E-Z Excavating - Top Lift Block 13 (\$ 113,843.00), 2. S&S Striping and Signage - Striping (\$ 19,192.00), 3. Sweeping and Cleaning (\$ 2,000.00), 4. General Conditions (\$ 4,344.44), Subtotal (\$ 139,379.44), Overhead/Profit/Bond (\$ 20,906.92), Total (\$ 160,286.36)

Purpose of Change Order:

Attachments (List Documents Supporting Change): See attached backup

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 832,088.72

Previous Change Orders:

\$ 93,901.74

Contract Price Prior to this Change Order:

\$ 925,990.46

Net Increase of this Change Order:

\$ 160,286.36

Net Decrease of this Change Order:

Net Change of this Change Order:

\$ 160,286.36

Contract Price with all Approved Change Orders:

\$1,086,276.82

CHANGE IN CONTRACT TIME:

Original Contract Time:

(days)

Net Change from Previous Change Order:

TBD (days)

Contract Time Prior to this Change Order:

TBD (days)

Net Increase of this Change Order:

TBD

Net Decrease of this Change Order:

Net Change of this Change Order:

TBD

Contract Time with all Approved Change Orders:

TBD (days)


RECOMMENDED:

By: _____
Engineer

APPROVED:

By: _____
Owner

APPROVED: SAMORA Construction

By:  _____
Contractor

Digitally signed by Brenda Torreyson
Date: 2019.07.25 12:14:13 -0800

CHANGE ORDER REQUEST
SUMMARY SHEET
COR NO.: #005



Date 7/25/2019
Project Name: STC South Courtyard
Project Location: Superior, CO
Project No.: 18-001

Description of Change:
Block 13 - Top Lift

1. E-Z Excavating - Top Lift Block 13	\$113,843.00
2. S&S Striping and Signage - Striping	\$19,192.00
3. Sweeping and Cleaning	\$2,000.00
4. General Conditions - 1 Week	\$4,344.44


Subtotal \$139,379.44

Overhead/Profit/Bond \$20,906.92

Change Order Request Total \$160,286.36

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

ACCEPTED:
SAMORA CONSTRUCTION

By: 
Brenda Torreyson
President/CEO

Digitally signed by Brenda Torreyson
Date: 2019.07.25 12:13:47 -0500



Proposal

P.O. Box 1439
Longmont, CO 80502

(303) 772-8121
Fax (303) 772-3640

ATTN:	Dave Torreyson	DATE:	7/24/2019
COMPANY:	Samora Construction	JOB NAME:	Superior Town Center- Asphalt Toplift
	5310 Ward Road, Suite G-01	LOCATION:	Promenade Dr, Village Green Way, Superior Dr.
	Arvada, CO. 80002		Superior, CO.
Phone #:	(303) 422-4285	ENGINEER:	Civil Resources, LLC
email	dtorreyson@samoragroup.com	DATE OF PRINTS:	7/5/2019

E-Z EXCAVATING, INC hereby submit specifications and estimates for:

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST
ASPHALT PAVING					
1	Mobilization - Asphalt Prep & Pave	1	EA	\$ 2,140.00	\$ 2,140.00
2	Rotomill / Removal Of Asphalt Ramps	1	LS	\$ 4,102.00	\$ 4,102.00
3	Sweep & Clean For Toplift	7,080	SY	\$ 0.40	\$ 2,832.00
4	2" Asphalt Paving	7,080	SY	\$ 11.60	\$ 82,128.00
5	Manhole Adjustment	19	EA	\$ 527.00	\$ 10,013.00
6	Watervalve Adjustment	17	EA	\$ 335.00	\$ 5,695.00
7	Traffic Control	1	LS	\$ 6,933.00	\$ 6,933.00
8					\$ -
9					\$ -
Asphalt Paving Subtotal:					\$ 113,843.00

EXCLUDED FROM THIS PROPOSAL are the following:

Seal coating, Crackfill, Infrared Asphalt, Asphalt Patching, Over Excavation & Recompaction, Chemical Stabilization, Hazardous Materials Removal or Abatement, Bumper Blocks, Signage, Staking, Surveying, Engineering, Inspections, Soils Testing, Asphalt Density Testing, NPDES Permit, SWMP, Erosion Control, Landscaping, Seeding, Irrigation, Permits, Fees, or Bond (Add 2% if reqd).

NOTE:

- * Pricing subject to Change upon review of final approved set of plans.
- * Any Soft of unstable areas will be corrected on an hourly basis at the direction of the Owner's Rep.
- * Final billing will be based on actual field measured quantities installed.
- * While every attempt will be made to insure proper drainage, we cannot guarantee complete drainage in those areas with less than 2 percent slope. Small Water puddles may occur.

PAYMENT FOR SERVICES:

Net 10th. Finance charges of 1.5% per month will be charged on past due billings. All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications. Scope changes involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

This proposal is VALID for sixty (60) days from the date of Proposal above.

7/24/2019

Date

Signature

E-Z Excavating, Inc.

Allen Alvarado, Estimator, E-Z Excavating, Inc.

Print Name & Title

Acceptance of Proposal

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date

Signature

Print Name & Title



14415 Shadow Wood Ct Brighton, CO 80603
 Office: (720)-599-3670 Fax: 720-599-3675



Estimate

Date	Estimate #
7/25/2019	7096

Name / Address
SAMORA, LLC 5310 WARD RD, SUITE G-01 ARVADA, CO 80002

Description	Qty	Rate	Total
Superior Town Center - FDP Phase 2 - FDP 2 & 3 Phase 1			
Epoxy Mobilization	1	1,500.00	1,500.00
4" Epoxy Paint (Roadway) Per LF	3,752	1.00	3,752.00
4" Double Yellow Epoxy Paint (Roadway) Per LF	1,420	2.00	2,840.00
Crosswalk Preformed Thermoplastic per SF	624	12.00	7,488.00
Stopbar Preformed Thermoplastic per SF	176	12.00	2,112.00
Bike Symbol Preformed Thermoplastic (EA) (Includes Symbol & Arrow)	4	375.00	1,500.00
*Estimated from Sheets 2.1 thru 2.8 Dated 7/5/2019			
EXCLUSIONS UNLESS LISTED IN ESTIMATE:		0.00	0.00
Private Locates	Core Drilling		
Surface Cleaning	Sandblasting/Grinding		
Concrete Cure Removal	Epoxy Paint		
Thermoplastic Markings	Bonding		
Davis Bacon Wages	Traffic Control		
Certified Payroll	Permits		
Temporary Striping	Hydro Excavation		
Additional Mobs \$250.00			
NOTE: Warranty Items			
*All surfaces must be clean and cleared by others of all debris prior to pavement marking application			
*Asphalt cure times vary per project specifications, any pavement marking application prior to specified cure time will void warranty.			
*All Concrete must have a minimum 30 day cure prior to pavement marking application			
*All Curing compounds must be removed prior to pavement marking application			
*Any pavement marking application below 40 degrees for oil base paints and 50 degrees for waterborne paints will void warranty			
Any applications between November and Feb are subject to warranty restrictions			

Thank you for your Business!!! Spencer Lee	Total	\$19,192.00
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SIGN AND RETURN TO ACCEPT THIS ESTIMATE: