STC METROPOLITAN DISTRICT NO. 2

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

NOTICE OF SPECIAL MEETING AND AGENDA

Board of Directors:	Office:	Term/Expires:
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

- <u>DATE:</u> <u>May 13, 2020</u>
- 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.

C. Discuss results of the May 5, 2020 Election (enclosure).

D. Consideration of Board appointment after publication of notice of vacancy in Boulder Daily Camera on April 24, 2020.

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E.	Consider appointment of Officers:	
	President	
	Treasurer	
	Secretary	
	Asst. Secretary	_
	Asst. Secretary	
	Asst. Secretary	

II. CONSENT AGENDA

• Approve Minutes of the April 1, 2020 Regular Meeting (enclosure).

III. FINANCIAL MATTERS

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

	F	Period Ending
Fund	4	Apr 22, 2020
General	\$	29,971.26
Debt	\$	-0-
Capital	\$	2,880.00
Total	\$	32,851.26

- B. Review and accept unaudited financial statements through the period ending February 29, 2020 (enclosure).
- C. Discuss status of operations and maintenance budget forecast (to be distributed).
- D. Review and consider approval of 2019 Audited Financial Statements (to be distributed draft Audit) and authorize execution of Representations Letter (to be distributed).

IV. LEGAL MATTERS

- A. ____
- V. OPERATIONS AND MAINTENANCE
 - A.

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- VI. COVENANT CONTROL
 - A. Discuss Community Manager's Update.

VII. CAPITAL PROJECTS

- A. Review and consider acceptance of improvement costs in the amount of \$743,899.62 under that certain Final Engineers Report and Certification #58 R1 prepared by Ranger Engineering, LLC, dated April 3, 2020 (enclosure).
 - 1. Discuss and consider approval of Requisition No. 6 (to be distributed).
- B. Review and consider acceptance of improvement costs in the amount of \$509,456.14 under that certain Final Engineers Report and Certification #59 prepared by Ranger Engineering, LLC, dated April 30, 2020 (enclosure).
- C. Review and consider approval of Corrected Change Order No. 005 with SAMORA Construction Contract for STC Block 14, in the amount of \$100,373.53 (enclosure).
- D. Review and consider approval of Change Order No. 006 with SAMORA Construction Contract for STC Block 14, in the amount of \$38,868.56 (enclosure).
- E. _____

VIII. DEVELOPER UPDATE

A. Status of lot and home sales.

IX. OTHER MATTERS

- A.
- X. ADJOURNMENT THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 3, 2020.

RESOLUTION OF DESIGNATED ELECTION OFFICIAL REGARDING CANCELLATION OF ELECTION AND DECLARATION DEEMING CANDIDATES ELECTED

STC METROPOLITAN DISTRICT NO. 2 Boulder County, Colorado

A. The Designated Election Official of the STC Metropolitan District No. 2 ("**District**") has been duly authorized by the Board of Directors of the District to cancel the election and declare candidates elected at the close of business on the sixty-third (63^{rd}) day before the election to be conducted on May 5, 2020, pursuant to that certain Resolution Calling Election attached hereto as **Exhibit A**.

B. On the sixty-third (63rd) day before the election, there were not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates.

NOW, THEREFORE, be it resolved by the Assistant Designated Election Official of the District that:

1. The regular election to be conducted on May 5, 2020, is hereby cancelled pursuant to Section 1-13.5-513, C.R.S.

2. The following candidates are declared elected for the following terms of office:

<u>Name</u>

James Brzostowicz Angie Hulsebus Terry Willis Vacant Vacant <u>Term</u>

Second Regular Election, May 2023 Second Regular Election, May 2023 Second Regular Election, May 2023 Next Regular Election, May 2022 Next Regular Election, May 2022

DATED this 3 day of March, 2020.

STC METROPOLITAN DISTRICT NO. 2

By:

Peggy Ripko, Assistant Designated Election Official STC Metropolitan District No. 2 141 Union Boulevard, Suite 150 Lakewood, Colorado 80228 Phone: (303) 987-0835

EXHIBIT A

Resolution Calling Election

RESOLUTION NO. 2019-11-05

A RESOLUTION OF THE BOARD OF DIRECTORS OF STC METROPOLITAN DISTRICT NO. 2 CALLING A REGULAR ELECTION FOR DIRECTORS MAY 5, 2020

A. The term of the office of Director Brzostowicz shall expire upon the election of his successor at the regular election, to be held on May 5, 2020 ("**Election**"), and upon such successor taking office.

B. The terms of the offices to which Directors Hulsebus and Willis have previously been appointed expire upon their election, or the election of their successors at the Election, and upon such successor taking office.

C. Two vacancies currently exist on the Board of Directors of the District.

D. In accordance with the provisions of the Special District Act ("Act") and the Uniform Election Code ("Code"), the Election must be conducted to elect two (2) Directors to serve until the next regular election, to occur May 3, 2022, and three (3) Directors to serve until the second regular election, to occur May 2, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the STC Metropolitan District No. 2 (the "**District**") of the County of Boulder, Colorado:

1. <u>Date and Time of Election</u>. The Election shall be held on May 5, 2020, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, two (2) Directors shall be elected to serve until the next regular election, to occur May 3, 2022, and three (3) Directors shall be elected to serve until the second regular election, to occur May 2, 2023.

2. <u>Precinct</u>. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. <u>Conduct of Election</u>. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. <u>Designated Election Official</u>. <u>USA A. John SM</u> shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished. 5. <u>Absentee Ballot Applications</u>. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with the Designated Election Official of the District, c/o Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, CO 80228, between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 28, 2020).

6. <u>Self-Nomination and Acceptance Forms</u>. Self-nomination and acceptance forms are available at the office of the Designated Election Official located at the above address. All candidates must file a self-nomination and acceptance form with the Designated Election Official no later than 3:00 P.M. on February 28, 2020.

7. <u>Cancellation of Election</u>. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on March 3, 2020, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

8. <u>Severability</u>. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

9. <u>Repealer</u>. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

10. <u>Effective Date</u>. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of STC Metropolitan District No. 2.

[SIGNATURE PAGE FOLLOWS]

2

[SIGNATURE PAGE TO RESOLUTION CALLING A REGULAR ELECTION FOR DIRECTORS MAY 5, 2020]

RESOLUTION APPROVED AND ADOPTED on November 6, 2019.

STC METROPOLITAN DISTRICT NO. 2

By: President

Attest: Musm Secretary

NOTICE OF CANCELLATION and CERTIFIED STATEMENT OF RESULTS

§1-13.5-513(6), 32-1-104, 1-11-103(3) C.R.S.

NOTICE IS HEREBY GIVEN by the STC Metropolitan District MD 2, Boulder County, Colorado, that at the close of business on the sixty-third day before the election, there were not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates; therefore, the election to be held on May 5, 2020 is hereby canceled pursuant to section 1-13.5-513(6) C.R.S.

The following candidates are declared elected for the following terms of office:

<u>Name</u>

James A. Brzostowicz Angie Hulsebus Terry Willis Vacant Vacant <u>Term</u>

Second Regular Election, May 2023 Second Regular Election, May 2023 Second Regular Election, May 2023 Next Regular Election, May 2022 Next Regular Election, May 2022

<u>/s/ Peggy Ripko</u> (Assistant Designated Election Official)

Contact Person for the District: Telephone Number of the District: Address of the District: District Facsimile Number: District Email:

Peggy Ripko 303-987-0835 141 Union Boulevard, Suite 150, Lakewood, CO 80228 303-987-2032 pripko@sdmsi.com

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

A Regular Meeting of the Board of Directors (referred to hereafter as the "Board") of the STC Metropolitan District No. 2 (referred to hereafter as the "District") was convened on Wednesday, the 1st day of April, 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.

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

Bill Jencks, Jessica Sergi, and Sonia Chen; Ranch Capital, LLC

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

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

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

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

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board determined that 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, therefore, the meeting would be conducted 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.

<u>CONSENT</u> <u>AGENDA</u> The Board considered the following actions:

• Approve Minutes of the March 4, 2020 Regular Meeting.

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

<u>FINANCIAL</u> <u>MATTERS</u> <u>Claims</u>: Mr. Flynn presented the Board with claims to consider ratifying approval of payment as follows:

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

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.

<u>Unaudited Financial Statements</u>: Mr. Flynn reviewed with the Board the unaudited financial statements through the period ending January 31, 2020.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board accepted the unaudited financial statements through the period ending January 31, 2020.

Operations and Maintenance Budget Forecast: Ms. Ripko is working on the Operations and Maintenance Budget Forecast. She noted that it will be distributed by the end of the week.

LEGAL MATTERS Resolution Regarding Continuing Disclosure Policies and Procedures: Attorney Olson discussed with the Board a Resolution Regarding Continuing Disclosure Policies and Procedures.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board adopted the Resolution Regarding Continuing Disclosure Policies and Procedures, subject to final review by Ranch Capital.

<u>OPERATIONS /</u> There were no Operations or Maintenance Matters for discussion by the Board at this time.

<u>COMMUNITY</u>	Community Management Repor	<u>t</u> : Ms.	Ripko	reviewed	with	the	Board	the
<u>MANAGEMENT/</u>	Community Manager's Report.							
COVENANT								
<u>CONTROL</u>								

<u>CAPITAL</u> <u>PROJECTS</u>

Final Engineer's Report and Certification #57 dated, March 5, 2020: Ms. Ripko reviewed with the Board the improvement costs in the amount of \$325,317.80 under the Final Engineer's Report and Certification #57, dated March 5, 2020, prepared by Ranger Engineering, LLC.

Following discussion, upon motion duly made by Director Hulsebus, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Board accepted the improvement costs in the amount of \$325,317.80 under the Final Engineer's Report and Certification #57, dated March 5, 2020, prepared by Ranger Engineering, LLC.

Project Requisition No. 5: The Board discussed Project Requisition No. 5.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board accepted Project Requisition No. 5, in the amount of \$400,317.81.

<u>Construction Management Agreement with CFC Construction for FDP 1 Phase</u> <u>9</u>: The Board discussed a Construction Management Agreement with CFC Construction for FDP1 Phase 9. No action taken as the Agreement will not be entered into by the District.

<u>Proposal with SAMORA Construction for Superior Town Center ("STC") Block</u> <u>25 Phase 2 Walks and Landscaping</u>: The Board discussed a proposal from SAMORA Construction for STC Block 25 Phase 2 Walks and Landscaping, in the amount of \$878,155.03.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved the proposal from SAMORA Construction for STC Block 25 Phase 2 Walks and Landscaping, in the amount of \$878,155.03.

DEVELOPERLot and Home Sales: It was noted that Morgan Ranch is delayed and a few additionalUPDATEland sales are on hold due to COVID-19.

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

ST	C	Metropolitan l April-20	ict No.2		
		General	Debt	Capital	Totals
Disbursements	\$	29,786.56	\$ -	\$ 2,880.00	\$ 32,666.56
			\$ -	\$ -	\$ -
Payroll	\$	184.70	\$ -		\$ 184.70
Payroll Taxes District Portion	\$	-	\$ -	\$ -	\$ -
Total Disbursements from Checking Acct		\$29,971.26	\$0.00	\$2,880.00	\$32,851.26

STC Metropo	litan Distri		Check Register - STC MD No.2 eport Dates: 4/1/2020-4/30/2020	Page: 1 Apr 22, 2020 03:09PM
Check Issue Date	Check Number	Payee	Amount	
04/22/2020	9168	Brzostowicz, James		
04/22/2020	9169	Hulsebus, Angie	92.35	
04/22/2020	9170	Willis, Terry A.	92.35	
Grand	Totals:			
	3		184.70	

STC Metropolitan District No.2 Check Register - STCMD No.2 Check Issue Dates: 4/1/2020 - 4/30/2020 A							
Check	No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1499	04/00/0000	0	4 6 3 8 9 9 9 / 2 9		4 700	452.04	452.04
	04/22/2020	Comcast	16389 03/20	Parking Structure	1-730	153.01	153.01
	Total 1499:						153.01
1500	04/22/2020 04/22/2020	Doody Calls Doody Calls	36610 36727	O&M - Landscaping O&M - Landscaping	1-720 1-720	205.00 282.75	205.00 282.75
	Total 1500:						487.75
1501	04/22/2020 04/22/2020	McGeady Becher P.C. McGeady Becher P.C.	1190B 03/20 1190B 03/20	Bonding Legal	3-795 1-675	1,680.00 7,532.50	1,680.00 7,532.50
	Total 1501:						9,212.50
1502	04/22/2020	Ranger Engineering, LLC	1130	Engineering	3-784	1,200.00	1,200.00
	Total 1502:						1,200.00
1503	04/22/2020	Simmons & Wheeler, P.C.	26130	Accounting	1-612	4,326.79	4,326.79
	Total 1503:						4,326.79
1504							
	04/22/2020	Special Dist Management Srvs	D1 03/20	Accounting	1-612	56.00	56.00
	04/22/2020	Special Dist Management Srvs	D1 03/20	Audit	1-615	14.00	14.00
	04/22/2020	Special Dist Management Srvs	D1 03/20	Election	1-635	406.00	406.00
	04/22/2020	Special Dist Management Srvs	D1 03/20	Management	1-680	294.00	294.00
	04/22/2020	Special Dist Management Srvs	D1 03/20	Miscellaneous	1-685	1.60	1.60
	04/22/2020	Special Dist Management Srvs	D2 03/20	Accounting	1-612	910.00	910.00
	04/22/2020	Special Dist Management Srvs	D2 03/20	Audit	1-615	14.00	14.00
	04/22/2020	Special Dist Management Srvs	D2 03/20	Election	1-635	294.00	294.00
	04/22/2020	Special Dist Management Srvs	D2 03/20	Management	1-680	1,921.00	1,921.00
	04/22/2020	Special Dist Management Srvs	D2 03/20	Miscellaneous	1-685	192.10	192.10
	04/22/2020	Special Dist Management Srvs	D3 03/20	Audit	1-615	14.00	14.00
	04/22/2020	Special Dist Management Srvs	D3 03/20	Election	1-635	210.00	210.00
	04/22/2020 04/22/2020	Special Dist Management Srvs Special Dist Management Srvs	D3 03/20 D3 03/20	Management Miscellaneous	1-680 1-685	42.00 2.58	42.00 2.58
	Total 1504:						4,371.28
1505							
	04/22/2020	Thyssenkrupp Elevator Corporati	3005165172	O&M - Maintenance	1-735	170.41	170.41
	Total 1505:						170.41
1506	04/22/2020	Vargas Property Services, Inc.	30157	Snow Removal	1-725	7,094.00	7,094.00
	04/22/2020	Vargas Property Services, Inc.	30202	O&M - Landscaping	1-720	2,178.63	2,178.63
	04/22/2020	Vargas Property Services, Inc.	30230	Snow Removal	1-725	1,712.50	1,712.50
	04/22/2020	Vargas Property Services, Inc.	30249	Snow Removal	1-725	872.50	872.50
	Total 1506:						11,857.63

STC Metropolitan District N	lo.2	Check Register - S Check Issue Dates: 4/1/2	Page: 2 Apr 22, 2020 03:19PM			
Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
507						
04/22/2020	Xcel Energy	678594473	Utilities	1-704	138.73	138.73
04/22/2020	Xcel Energy	678594865	Utilities	1-704	62.82	62.82
04/22/2020	Xcel Energy	678602545	Utilities	1-704	350.02	350.02
04/22/2020	Xcel Energy	678603879	Utilities	1-704	35.29	35.29
04/22/2020	Xcel Energy	678608093	Utilities	1-704	115.24	115.24
04/22/2020	Xcel Energy	678613738	Utilities	1-704	32.66	32.66
04/22/2020	Xcel Energy	678617813	Utilities	1-704	25.13	25.13
04/22/2020	Xcel Energy	678627590	Utilities	1-704	74.62	74.62
04/22/2020	Xcel Energy	678989786	Utilities	1-704	23.48	23.48
04/22/2020	Xcel Energy	679009258	Utilities	1-704	29.20	29.20

Grand Totals:

32,666.56

STC Metropolitan District No. 2 Financial Statements

February 29, 2020

SIMMONS & WHEELER, P.C.

304 Inverness Way South, Suite 490, Englewood, CO 80112

ACCOUNTANT'S COMPILATION REPORT

Board of Directors STC Metropolitan District No. 2

Management is responsible for the accompanying financial statements of each major fund of STC Metropolitan District No. 2, as of and for the period ended February 29, 2020, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the two months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to STC Metropolitan District No. 2 because we performed certain accounting services that impaired our independence.

Semmon & Wheeler P.C.

April 28, 2020 Englewood, Colorado

STC Metropolitan District No 2 Balance Sheet - Governmental Funds and Account Groups February 29, 2020

Assets	General <u>Fund</u>		Debt Service <u>Fund</u>		Capital Projects <u>Fund</u>		Account <u>Groups</u>		Total <u>All Funds</u>
Current assets									
Cash in checking \$	177,438	\$	-	\$	-	\$	-	\$	177,438
UMB Series 2019A Bond Project Fund	-	*	-	*	23,612,137	*	-	Ŧ	23,612,137
UMB Series 2019A Bond COI Fund	-		-		19,589		-		19,589
UMB Series 2019B Bond Project Fund	-		-		19,239,671		-		19,239,671
UMB Series 2019A Bond Fund	-		6,320,534				-		6,320,534
UMB Series 2019A Reserve Fund	_		7,069,628				_		7,069,628
Prepaid Expenses	_		7,000,020				_		7,000,020
Taxes receivable	414		7,004				_		7,418
MOB Receivable	414		7,004				_		7,410
Due from District No. 1	3,612		3,648		-		-		7,260
Due from District No. 1	125		546		-		-		671
Due From Other funds			540		-		-		
Due From Other runds	199,468		-						199,468
Other assets	381,057		13,401,360		42,871,397				56,653,814
Capital improvements							51,069,059		51,069,059
Amount available in debt service fund	-		-		-		, ,		, ,
	-		-		-		13,347,062		13,347,062
Amount to be provided for							07.040.000		07 040 000
retirement of debt	-		-		-		97,212,938		97,212,938
	-		-				110,560,000		161,629,059
\$	381,057	\$	13,401,360	\$	42,871,397	\$	110,560,000	\$	218,282,873
Liabilities and Equity									
Current liabilities									
Accounts payable \$	80,851	\$	-	\$	-	\$	-	\$	80,851
Payroll Taxes Payable	92		-		-		-		92
Due To Other funds	-		54,298		145,170		-		199,468
	80,943		54,298		145,170		-		280,411
Long-Term liabilities									
Bonds Payable - Series 2019A	-		-		-		90,790,000		90,790,000
Bonds Payable - Series 2019B	-		-		-		19,770,000		19,770,000
Total liabilities	80,943		54,298		145,170		110,560,000		110,840,411
Fund Equity									
Investment in capital improvements	_		_		_		51,069,059		51,069,059
Fund balance (deficit)	290,663		13,347,062		42,726,227		51,009,059		56,363,952
Emergency reserves			13,347,002		42,720,227		-		
	9,451		-						9,451
	300,114		13,347,062		42,726,227		_		107,442,462
	300,114		13,347,002		42,120,221				107,442,402
\$	381,057	\$	13,401,360	\$	42,871,397	\$	110,560,000	\$	218,282,873

STC Metropolitan District No 2 Statement of Revenues, Expenditures and Changes in Fund Balance Budget and Actual For the Two Months Ended February 29, 2020 General Fund

Expenditures \$ 155 \$ - \$ (155) Specific Ownership Taxes 8,200 837 (7,383) SURA Property Tax Increment 90,423 - (90,423) Parking Garage Cost Share 22,000 205 (21,795) Developer Advance - - - - Miscellaneous/Interest Income 2,670 - (2,670) Transfer from District 1 68,021 3,929 (64,092) Transfer from District 3 27,1389 252 (27,137) Z18,858 5,223 (213,635) Expenditures - - 11,000 - Addit 11,000 - 11,000 - 11,000 Directors' Fees 5,000 600 4,400 13,924 1,076 Election 1,500 890 610 Legal 40,000 13,354 26,464 Miscellaneous 1,000 998 2 - - - -	Revenues	Annual <u>Budget</u>		Actual		Variance Favorable <u>(Unfavorable)</u>
Specific Ownership Taxles 8,200 837 (7,363) SURA Property Tax Increment 90,423 - (90,423) Parking Garage Cost Share 22,000 205 (21,785) Developer Advance - - - Miscellaneous/Interest Income 2,670 - (2,670) Transfer from Capital Projects - - - Transfer from District 1 68,021 3,929 (64,092) Transfer from District 3 27,389 252 (27,137) 218,858 5,223 (21,685) Expenditures (2,670) - 11,000 Accounting 25,000 12,558 12,442 Audt 11,000 - Insurance/SDA Dues 16,000 14,924 1,076 - - - Legal 40,000 13,354 26,646 Management 50,000 - 65,00 - - O&M - Covenant Control 18,000 - 15,000 - 15,000<		455	^		•	
SURA Property Tax Increment 90,423 - (90,423) Parking Garage Cost Share 22,000 205 (21,795) Developer Advance - - - Transfer from Capital Projects - - - Transfer from District 1 68,021 3,929 (64,092) Transfer from District 3 27,389 252 (27,137) 218,858 5,223 (213,635) 24,422 Audit 11,000 - 11,000 Directors' Fees 5,000 14,924 1,076 Election 1,500 890 610 Legal 40,000 13,354 26,646 Management 50,000 7,612 42,388 Miscellaneous 1,000 - 18,000 O&M - Covenant Control 18,000 - 16,500 O&M - Covenant Control 18,000 - 1,500 O&M - Equipment 1,500 - 1,500 O&M - Equipment 1,500 - 1,500<			\$	-	\$	
Parking Garage Cost Share 22,000 205 (21,795) Developer Advance -				837		
Developer Advance -				-		
Miscellaneous/Interest Income 2,670 - (2,670) Transfer from Capital Projects - <td< td=""><td></td><td>22,000</td><td></td><td>205</td><td></td><td>(21,795)</td></td<>		22,000		205		(21,795)
Transfer from Capital Projects - <	Developer Advance	-		-		-
Transfer from District 1 68,021 3,929 (64,092) Transfer from District 3 27,389 252 (27,137) 218,858 5,223 (213,635) Expenditures (24,092) (27,137) Accounting 25,000 12,558 12,442 Audit 11,000 - 11,000 Directors' Fees 5,000 600 4,400 Insurance/SDA Dues 16,000 14,924 1,076 Election 1,500 890 610 Legal 40,000 13,354 26,646 Management 50,000 7,612 42,388 Miscellaneous 1,000 998 2 Aweida Inclusion Expense - - - O&M - Covenant Control 18,000 - 18,000 O&M - Covenant Control 18,000 - 1,500 O&M - Field Services 6,500 - 6,500 O&M - Equipment 1,500 - 1,500 O&M - Parking Garage	Miscellaneous/Interest Income	2,670		-		(2,670)
Transfer from District 3 27,389 252 (27,137) Z18,858 5,223 (213,635) Expenditures Accounting 25,000 12,558 12,442 Audit 11,000 - 11,000 Directors' Fees 5,000 600 4,400 Insurance/SDA Dues 16,000 14,924 1,076 Election 1,500 890 610 Legal 40,000 13,354 26,646 Management 50,000 7,612 42,388 Miscellaneous 1,000 - - O&M - Covenant Control 18,000 - 18,000 O&M - Covenant Control 18,000 - 1,500 O&M - Landscaping 45,000 7,123 37,877 O&M - Covenant Control 18,000 - 1,500 O&M - Equipment 1,500 - 1,500 O&M - Reads & Sidewalks Snow Removal 40,000 25,140 14,860 O&M - Nailboxes 2,000 - 2,0	Transfer from Capital Projects	-		-		-
Transfer from District 3 27,389 252 (27,137) 218,858 5,223 (213,635) Expenditures Accounting 25,000 12,558 12,442 Audit 11,000 - 11,000 Directors' Fees 5,000 600 4,400 Insurance/SDA Dues 16,000 14,924 1,076 Election 1,500 890 610 Legal 40,000 13,354 26,646 Management 50,000 7,612 42,388 Miscellaneous 1,000 - - O&M - Covenant Control 18,000 - 18,000 O&M - Covenant Control 18,000 - 1,500 O&M - Covenant Control 18,000 - 1,500 O&M - Covenant Control 18,000 - 1,500 O&M - Covenant Control 1,500 - 1,500 O&M - Reads & Sidewalks Snow Removal 40,000 25,140 14,860 O&M - Reads & Sidewalks Snow Removal 40,000	Transfer from District 1	68,021		3,929		(64,092)
218,858 5,223 (213,635) Expenditures Accounting 25,000 12,558 12,442 Audit 11,000 - 11,000 Directors' Fees 5,000 600 4,400 Insurance/SDA Dues 16,000 14,924 1,076 Election 1,500 890 610 Legal 40,000 13,354 26,646 Management 50,000 7,612 42,388 Miscellaneous 1,000 998 2 Aweida Inclusion Expense - - - O&M - Covenant Control 18,000 - 18,000 O&M - Equipment 1,500 - 1,500 O&M - Equipment 1,500 - 1,500 O&M - Vilities 5,000 1,849 3,151 O&M - Roads & Sidewalks Snow Removal 40,000 25,140 14,860 O&M - Parking Garage 4,000 3,988 40,012 O&M - Mailboxes 2,000 - 2,000 <	Transfer from District 3					
Expenditures 25,000 12,558 12,442 Audit 11,000 - 11,000 Directors' Fees 5,000 600 4,400 Insurance/SDA Dues 16,000 14,924 1,076 Election 1,500 890 610 Legal 40,000 13,354 26,646 Management 50,000 7,612 42,388 Miscellaneous 1,000 998 2 Aweida Inclusion Expense - - - O&M - Covenant Control 18,000 - 18,000 O&M - Field Services 6,500 - 6,500 O&M - Equipment 1,500 - 1,500 O&M - Equipment 1,500 - 1,500 O&M - Parking Garage 44,000 3,988 40,012 O&M - Nailboxes 2,000 - 2,000 O&M - Reserve 3,224 - 3,224 Treasurer's Fees 3 - 3 Payroll Taxes						
Accounting 25,000 12,558 12,442 Audit 11,000 - 11,000 Directors' Fees 5,000 600 4,400 Insurance/SDA Dues 16,000 14,924 1,076 Election 1,500 890 610 Legal 40,000 13,354 26,646 Management 50,000 7,612 42,388 Miscellaneous 1,000 998 2 Aweida Inclusion Expense - - - O&M - Covenant Control 18,000 - 18,000 O&M - Landscaping 45,000 7,123 37,877 O&M - Equipment 1,500 - 1,500 O&M - Equipment 1,500 - 1,489 O&M - Vitilities 5,000 1,849 3,151 O&M - Mailboxes 2,000 25,140 14,860 O&M - Mailboxes 2,000 - 2,000 O&M - Mailboxes 3,024 - 3,224 Treasurer's F		218,858		5,223		(213,635)
Audit 11,000 - 11,000 Directors' Fees 5,000 600 4,400 Insurance/SDA Dues 16,000 14,924 1,076 Election 1,500 890 610 Legal 40,000 13,354 26,646 Management 50,000 7,612 42,388 Miscellaneous 1,000 998 2 Aweid Inclusion Expense - - - O&M - Covenant Control 18,000 - 18,000 O&M - Field Services 6,500 - 6,500 O&M - Equipment 1,500 - 1,500 O&M - Equipment 1,500 - 1,600 O&M - Vulilites 5,000 1,849 3,151 O&M - Roads & Sidewalks Snow Removal 40,000 25,140 14,860 O&M - Parking Garage 44,000 3,988 40,012 O&M - Reserve 3,224 - 3,224 Treasurer's Fees 3 - 3	-					
Directors' Fees 5,000 600 4,400 Insurance/SDA Dues 16,000 14,924 1,076 Election 1,500 890 610 Legal 40,000 13,354 26,646 Management 50,000 7,612 42,388 Miscellaneous 1,000 998 2 Aweida Inclusion Expense - - - O&M - Covenant Control 18,000 - 18,000 O&M - Field Services 6,500 - 6,500 O&M - Equipment 1,500 - 1,500 O&M - Vitilities 5,000 1,849 3,151 O&M - Parking Garage 44,000 25,140 14,860 O&M - Parking Garage 40,000 25,140 14,860 O&M - Reserve 3,224 - 3,224 Treasurer's Fees 3 - 3 Payroll Taxes 300 46 254 Utilities 4,000 - 4,000 Contingency<	-			12,558		
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Election 1,500 890 610 Legal 40,000 13,354 26,646 Management 50,000 7,612 42,388 Miscellaneous 1,000 998 2 Aweida Inclusion Expense - - - O&M - Covenant Control 18,000 - 18,000 O&M - Field Services 6,500 - 6,500 O&M - Landscaping 45,000 7,123 37,877 O&M - Equipment 1,500 - 1,500 O&M - Equipment 1,500 - 1,500 O&M - Roads & Sidewalks Snow Removal 40,000 25,140 14,860 O&M - Parking Garage 44,000 3,988 40,012 O&M - Mailboxes 2,000 - 2,000 O&M - Reserve 3,224 - 3,224 Treasurer's Fees 3 - 3 Payroll Taxes 300 46 254 Utilities 4,000 - 4,000 Conti	Directors' Fees	5,000		600		4,400
Legal 40,000 13,354 26,646 Management 50,000 7,612 42,388 Miscellaneous 1,000 998 2 Aweida Inclusion Expense - - - O&M - Covenant Control 18,000 - 18,000 O&M - Field Services 6,500 - 6,500 O&M - Landscaping 45,000 7,123 37,877 O&M - Equipment 1,500 - 1,500 O&M - Field Services 5,000 1,849 3,151 O&M - Mailboxes 5,000 1,849 3,151 O&M - Naads & Sidewalks Snow Removal 40,000 25,140 14,860 O&M - Parking Garage 44,000 3,988 40,012 O&M - Mailboxes 2,000 - 2,000 O&M - Reserve 3,224 - 3,224 Treasurer's Fees 3 - 3 Payroll Taxes 300 46 254 Utilities 4,000 - 4,000 <t< td=""><td>Insurance/SDA Dues</td><td>16,000</td><td></td><td>14,924</td><td></td><td>1,076</td></t<>	Insurance/SDA Dues	16,000		14,924		1,076
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Miscellaneous 1,000 998 2 Aweida Inclusion Expense - - - - O&M - Covenant Control 18,000 - 18,000 - 6,500 O&M - Field Services 6,500 - 6,500 - 6,500 O&M - Landscaping 45,000 7,123 37,877 - 1,500 - 1,500 O&M - Equipment 1,500 - 2,000 - 2,000 - 2,000 - 2,000 - 2,000 - 2,000 - 2,000	Legal	40,000		13,354		26,646
Aweida Inclusion Expense - 0 0 8 000 - 18,000 - 6,500 0 0 8 0 0 0 8 - 6,500 - 6,500 0 0 8 - 1,500 - <td>Management</td> <td>50,000</td> <td></td> <td>7,612</td> <td></td> <td>42,388</td>	Management	50,000		7,612		42,388
Aweida Inclusion Expense - 0 0 8 000 - 18,000 - 6,500 0 0 8 0 0 0 8 - 6,500 - 6,500 0 0 8 - 1,500 - <td>-</td> <td>1,000</td> <td></td> <td>998</td> <td></td> <td></td>	-	1,000		998		
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O&M - Landscaping 45,000 7,123 37,877 O&M - Equipment 1,500 - 1,500 O&M - Utilities 5,000 1,849 3,151 O&M - Roads & Sidewalks Snow Removal 40,000 25,140 14,860 O&M - Parking Garage 44,000 3,988 40,012 O&M - Mailboxes 2,000 - 2,000 O&M - Reserve 3,224 - 3,224 Treasurer's Fees 3 - 3 Payroll Taxes 300 46 254 Utilities 4,000 - 4,000 Contingency 122,457 - 122,457 Emergency reserve 9,451 - 9,451 450,935 89,082 361,853 Excess (deficiency) of revenues (232,077) (83,859) 148,218 Fund balance - beginning 232,077 383,973 151,896				-		
O&M - Equipment 1,500 - 1,500 O&M - Utilities 5,000 1,849 3,151 O&M - Roads & Sidewalks Snow Removal 40,000 25,140 14,860 O&M - Parking Garage 44,000 3,988 40,012 O&M - Mailboxes 2,000 - 2,000 O&M - Reserve 3,224 - 3,224 Treasurer's Fees 3 - 3 Payroll Taxes 300 46 254 Utilities 4,000 - 4,000 Contingency 122,457 - 122,457 Emergency reserve 9,451 - 9,451 450,935 89,082 361,853 Excess (deficiency) of revenues over expenditures (232,077) (83,859) 148,218 Fund balance - beginning 232,077 383,973 151,896				7 123		
O&M - Utilities 5,000 1,849 3,151 O&M - Roads & Sidewalks Snow Removal 40,000 25,140 14,860 O&M - Parking Garage 44,000 3,988 40,012 O&M - Mailboxes 2,000 - 2,000 O&M - Reserve 3,224 - 3,224 Treasurer's Fees 3 - 3 Payroll Taxes 300 46 254 Utilities 4,000 - 4,000 Contingency 122,457 - 122,457 Emergency reserve 9,451 - 9,451 450,935 89,082 361,853 Excess (deficiency) of revenues over expenditures (232,077) (83,859) 148,218 Fund balance - beginning 232,077 383,973 151,896	· •			-		
O&M - Roads & Sidewalks Snow Removal 40,000 25,140 14,860 O&M - Parking Garage 44,000 3,988 40,012 O&M - Mailboxes 2,000 - 2,000 O&M - Reserve 3,224 - 3,224 Treasurer's Fees 3 - 3 Payroll Taxes 300 46 254 Utilities 4,000 - 4,000 Contingency 122,457 - 122,457 Emergency reserve 9,451 - 9,451 450,935 89,082 361,853 Excess (deficiency) of revenues over expenditures (232,077) (83,859) 148,218 Fund balance - beginning 232,077 383,973 151,896				1 849		
O&M - Parking Garage 44,000 3,988 40,012 O&M - Mailboxes 2,000 - 2,000 O&M - Reserve 3,224 - 3,224 Treasurer's Fees 3 - 3 Payroll Taxes 300 46 254 Utilities 4,000 - 4,000 Contingency 122,457 - 122,457 Emergency reserve 9,451 - 9,451 450,935 89,082 361,853 Excess (deficiency) of revenues over expenditures (232,077) (83,859) 148,218 Fund balance - beginning 232,077 383,973 151,896						
O&M - Mailboxes 2,000 - 2,000 O&M - Reserve 3,224 - 3,224 Treasurer's Fees 3 - 3 Payroll Taxes 300 46 254 Utilities 4,000 - 4,000 Contingency 122,457 - 122,457 Emergency reserve 9,451 - 9,451 450,935 89,082 361,853 Excess (deficiency) of revenues over expenditures (232,077) (83,859) 148,218 Fund balance - beginning 232,077 383,973 151,896						
O&M - Reserve 3,224 - 3,224 Treasurer's Fees 3 - 3 Payroll Taxes 300 46 254 Utilities 4,000 - 4,000 Contingency 122,457 - 122,457 Emergency reserve 9,451 - 9,451 450,935 89,082 361,853 Excess (deficiency) of revenues over expenditures (232,077) (83,859) 148,218 Fund balance - beginning 232,077 383,973 151,896				3,900		
Treasurer's Fees 3 - 3 Payroll Taxes 300 46 254 Utilities 4,000 - 4,000 Contingency 122,457 - 122,457 Emergency reserve 9,451 - 9,451 450,935 89,082 361,853 Excess (deficiency) of revenues over expenditures (232,077) (83,859) 148,218 Fund balance - beginning 232,077 383,973 151,896				-		
Payroll Taxes 300 46 254 Utilities 4,000 - 4,000 Contingency 122,457 - 122,457 Emergency reserve 9,451 - 9,451 450,935 89,082 361,853 Excess (deficiency) of revenues over expenditures (232,077) (83,859) 148,218 Fund balance - beginning 232,077 383,973 151,896				-		
Utilities 4,000 - 4,000 Contingency 122,457 - 122,457 Emergency reserve 9,451 - 9,451 450,935 89,082 361,853 Excess (deficiency) of revenues over expenditures (232,077) (83,859) 148,218 Fund balance - beginning 232,077 383,973 151,896				-		
Contingency 122,457 - 122,457 Emergency reserve 9,451 - 9,451 450,935 89,082 361,853 Excess (deficiency) of revenues over expenditures (232,077) (83,859) 148,218 Fund balance - beginning 232,077 383,973 151,896	5			46		
Emergency reserve 9,451 - 9,451 450,935 89,082 361,853 Excess (deficiency) of revenues over expenditures (232,077) (83,859) 148,218 Fund balance - beginning 232,077 383,973 151,896		,		-		
450,935 89,082 361,853 Excess (deficiency) of revenues over expenditures (232,077) (83,859) 148,218 Fund balance - beginning 232,077 383,973 151,896	÷ ·			-		
Excess (deficiency) of revenues over expenditures (232,077) (83,859) 148,218 Fund balance - beginning 232,077 383,973 151,896	Emergency reserve	9,451				9,451
over expenditures (232,077) (83,859) 148,218 Fund balance - beginning 232,077 383,973 151,896		450,935		89,082		361,853
over expenditures (232,077) (83,859) 148,218 Fund balance - beginning 232,077 383,973 151,896						
Fund balance - beginning 232,077 383,973 151,896		(232.077)		(83 859)		1/18 218
		(202,017)		(03,039)		140,210
Fund balance - ending \$\$ \$\$ 300,114 \$\$ 300,114	Fund balance - beginning	232,077		383,973		151,896
	Fund balance - ending \$		\$	300,114	\$	300,114

STC Metropolitan District No 2 Statement of Revenues, Expenditures and Changes in Fund Balance Budget and Actual For the Two Months Ended February 29, 2020 Debt Service Fund

Revenues	Annual <u>Budget</u>		Actual	Variance Favorable <u>(Unfavorable)</u>
Property Taxes	\$ 545	\$	1	\$ (544)
Specific Ownership Taxes	19,064		2,929	(16,135)
SURA Property Tax Increment	2,199,911		-	(2,199,911)
Interest income	18,000		35,188	17,188
Transfer from Capital Projects	-		-	-
Transfer from STCMD No. 1	358,148		-	(358,148)
Transfer from STCMD No. 3	27,389		504	(26,885)
	0 000 057			
	2,623,057		38,622	(2,584,435)
Expenditures				
Bond principal - 2015B	-		-	-
Bond interest - 2015B	4,374,450		-	4,374,450
Miscellaneous Expense	500		-	500
Treasurer's Fees	8		-	8
Trustee / paying agent fees	8,000		-	8,000
	4,382,958		-	4,382,958
Excess (deficiency) of revenues				
over expenditures	(1,759,901)		38,622	1,798,523
over experiancies	(1,703,301)		50,022	1,750,525
Fund balance - beginning	13,630,586		13,308,440	(322,146)
5 5	, ,	•	· · ·	· · · /
Fund balance - ending	\$ 11,870,685	\$	13,347,062	\$ 1,476,377

STC Metropolitan District No 2 Statement of Revenues, Expenditures and Changes in Fund Balance Budget and Actual For the Two Months Ended February 29, 2020 Capital Projects Fund

Revenues	Annual <u>Budget</u>	Actual	Variance Favorable <u>(Unfavorable)</u>
Developer Advance	5,000,000	-	(5,000,000)
2019A & B Bond Proceeds	-	-	-
2019A Bond Premium Interest	- 1,000	- 116,455	- 115,455
interest	1,000	110,433	115,455
	5,001,000	116,455	(4,884,545)
Expenditures			
Accounting	5,000	-	5,000
Legal	55,000	11,170	43,830
Management	2,500	-	2,500
Cost of Issuance	-	-	-
Construction Expenses	38,833,559	1,689,248	37,144,311
Developer Reimbursement Engineering	- 200,000	- 7,575	- 192,425
Transfer to Debt Service	200,000	7,575	192,425
Transfer to General Fund	-	-	-
Miscellaneous	1,000		1,000
	39,097,059	1,707,993	37,389,066
Excess (deficiency) of revenues			
over expenditures	(34,096,059)	(1,591,538)	32,504,521
Fund balance - beginning	37,298,059	44,317,765	7,019,706
Fund balance (deficit) - ending	\$ 3,202,000	\$ 42,726,227	\$ 39,524,227



STC METROPOLITAN DISTRICT NO. 2 ENGINEER'S REPORT and CERTIFICATION #58 R1

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:

April 3, 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 January 2020 to February 2020, are valued at **\$743,899.62** for the District, and **\$575,581.62** 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			

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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

\$50,299,935.33

\$44,950,288.92



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 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 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.

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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 April 3, 2020 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$743,899.62**. 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

Collin D. Koranda, P. E.



APPENDIX A

Documents Reviewed

Agreements

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

Construction Plans

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



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

Invoices

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

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

Service Plan and Reports

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



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT

Project Costs Summary for District and Town

		Total Cost Invoiced	Ν	Aaximum Eligible Costs		District Eligible Costs	Town Eligible Costs
Direct Construction Costs	\$	176,420.88	\$	164,747.45	\$	164,747.45	\$ 164,747.45
Soft and Indirect Costs	\$	749,979.03	\$	410,834.18	\$	410,834.18	\$ 410,834.18
District Funded Costs	\$	-	\$	-	\$	-	\$ -
System Development Costs	\$	168,318.00	\$	168,318.00	\$	168,318.00	\$ -
Totals	\$	1,094,717.91	\$	743,899.62	\$	743,899.62	\$ 575,581.62



Construction Costs Summary By Category

Table III

Category	Total Eligible Hard Costs	Category Percentage
• •	own Eligible Costs	Ŭ
Earthwork	\$ -	0.0%
Roadways, Paths, & Hardscape	\$ 148,907.35	90.4%
Offsite Roadways	\$ -	0.0%
Walls and Structures	\$ -	0.0%
Storm Sewer	\$ 12,215.10	7.4%
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	\$ 3,625.00	2.2%
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)	\$ -	
	\$ 164,747.45	100.0%

	Total District Eli	gible Costs	
Street	\$	152,257.53	92.4%
Water	\$	-	0.0%
Sanitation	\$	12,489.92	7.6%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	-	0.0%
Non District	\$	-	
Multiple			
	\$	164,747.45	100.0%



Soft Costs Summary By Category

Table IV

Category		Total Eligible Soft Costs	Category Percentage
То	tal To	own Eligible Costs	
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	54,231.60	13.2%
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	\$	800.00	0.2%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancement	\$	-	0.0%
Public Park Amenities & Facilities		\$28,143.94	6.9%
Civic Space (Part of PPA&F)		\$0.00	
Other Eligible Costs	\$	327,658.64	79.8%
	\$	410,834.18	100.0%

	Total District Eli	gible Costs	
Organization	\$	-	0.0%
Capital	\$	410,834.18	100.0%
Street	\$	260,035.37	63.3%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	150,798.81	36.7%
	\$	410,834.18	100.0%



System Development Charges Costs Summary

Table VI

			Category
Category	Total Eligible SD Costs		Percentage
Tot	al Town Eligible Costs		
Earthwork	\$	-	#DIV/0!
Roadways, Paths, & Hardscape	\$	-	#DIV/0!
Offsite Roadways	\$	-	#DIV/0!
Walls and Structures	\$	-	#DIV/0!
Storm Sewer	\$	-	#DIV/0!
Sanitary Sewer	\$	-	#DIV/0!
Reuse Water & Irrigation Piping	\$	-	#DIV/0!
Domestic Water	\$	-	#DIV/0!
Dry Utilities	\$	-	#DIV/0!
Park Site Development	\$	-	#DIV/0!
Mob & Temporary Conditions	\$	-	#DIV/0!
SDC - Planning Area 1 and 2	\$	-	#DIV/0!
SDC - Planning Area 3	\$	-	#DIV/0!
Parking & Architectural Enhancement	\$	-	#DIV/0!
Public Park Amenities & Facilities	\$	-	#DIV/0!
Other Eligible Costs	\$	-	#DIV/0!
Not Eligible	\$	-	#DIV/0!
	\$	-	#DIV/0!

	Total District Elig	ible Costs	
Operation	\$	-	0.0%
Capital	\$	168,318.00	100.0%
Organization	\$	-	0.0%
	\$	168,318.00	100.0%

Contract Values

Invoiced Values

Work Description		Contract Values			Invoiced Value	ы К				District Eligibility							inv. No.
				Amount Invoiced Retai	nage Held	Amount Less Pero Retainage Invo	ent iced			Percent District Amount District Eligible Eligible	Town Amount Town Eligible Eligible	Total Percent			Certification Number		
Samora Construction	Quantity U	nit Unit Price	Amount	1			District Typ	e District Power	S Town Category	Eligible Eligible	Eligible Eligible	Eligible To	otal Eligible Pendi	ing Non-District	Number	Pay App Number	w. Date Cert 58
																Pay App Date	
Miscellaneous Site Tasks (Invoice 691, Lien Waiver 3/3/20) Repair Work	1 LS	\$ 9,637.50	\$ 9,637.50	\$ 9,637.50 \$	-	\$9,637.50	100% Non District	Non District	Not Eligible	0%\$ -	0% \$ -	0% S	-	\$ 9,637.50			\$9,637.50
																Subtotal	
			\$ 9,637.50	\$ 9,637.50 \$	- \$	9,637.50				\$ -	\$ -	\$		\$ 9,637.50			
																Check # or PLW Amount	PLW
																Date	
Samora Construction																Pay App Number	12-705
																Pay App Date	2/29/2020
STC Block 25 Phase 2 General Conditions / Bond / OCIP	1 LS	\$ 202,311.07	\$ 202,311.07	\$0.00 \$		\$0.00	00 000 000	Multiple	Mob & Temporary Conditions	100% \$ -	100% \$ -	100% \$					
Grading	115	\$ 86,700.00	\$ 86,700.00	s - s		\$0.00	0% Capital 0% Capital	Street	Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$		s .			
Treated Subgrade	1 LS		\$ 71,275.00	s - s		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$		s .			
Curb and Gutter Concrete Cross Pans	1 LS 1 LS	\$ 19,770.00 \$ 3,600.00		s · s		\$0.00 \$0.00	0% Capital 0% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ - 100% \$ -	100% \$ -	100% \$ 100% \$		s .			
Concrete Lanes Concrete Sidewalks	1 LS 1 LS	\$ 193,525.00	\$ 193,525.00	s - s		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ -	100% \$ - 100% \$ -	100% \$ 100% \$		\$			
Concrete Sidewalks Stair A	1 LS	\$ 68,073.25 \$ 7,760.00	\$ 68,073.25 \$ 7,760.00	s - s s - s		\$0.00	0% Capital 0% Non District	Street Non District	Roadways, Paths, & Hardscape Not Eligible	100% \$ - 0% \$ -	100% \$ - 0% \$ -	100% S 0% S		\$ ·			
Stair B	1 LS	\$ 6,320.00	\$ 6,320.00	\$. \$		\$0.00	0% Non District	Non District	Not Eligible	0% \$ -	0%\$ -	0% \$		\$.			
Stair C Stair D	1 L5 1 L5	\$ 4,520.00 \$ 7,760.00	\$ 4,520.00 \$ 7,760.00	S - S c . c		\$0.00 \$0.00	0% Non District 0% Non District	Non District Non District	Not Eligible Not Eligible	0% \$ - 0% \$ -	0% \$ - 0% \$ -	0% \$ 0% \$		\$ - ¢ .			
Stair F	1 LS	\$ 7,040.00	\$ 7,040.00	s - s		\$0.00	0% Non District	Non District	Not Eligible	0%\$ -	0% \$ -	0% \$		s -			
Stair H Stair I	1 LS 1 LS	\$ 6,320.00 \$ 3,800.00	\$ 6,320.00 \$ 3,800.00	s · s		\$0.00 \$0.00	0% Non District 0% Non District 0% Non District	Non District Non District	Not Eligible Not Eligible	0% \$ ·	0% \$ - 0% \$ -	0% \$ 0% \$		s .			
Concrete Ramp	1 L5	\$ 21,600.00	\$ 21,600.00	\$. \$		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$		s -			
Asphalt Pavement Curb Underdrain System	1 LS	\$ 28,690.00	\$ 28,690.00 \$ 20,700.00	s - s		\$0.00 \$0.00	0% Capital	Street Sanitation	Roadways, Paths, & Hardscape Storm Sewer	100% \$ - 100% \$ -	100% \$ -	100% \$ 100% \$		\$ -			
Curb Underdrain System Storm Drainage System	1 LS 1 LS	\$ 20,700.00 \$ 200,738.00		\$. \$		\$0.00	0% Capital 0% Capital	Sanitation	Storm Sewer Storm Sewer	100% \$ -	100% \$ - 100% \$ -	100% \$ 100% \$		\$ ·			
Domestic Water System	1 LS	\$ 210,880.00	\$ 210,880.00	s - s		\$0.00	0% Capital	Water	Domestic Water	100% \$ -	100% \$ -	100% \$		\$ -			
Utility Sleeves Sanitary Sewer Systems with Underdrain	1 LS 1 LS	\$ 20,440.00	\$ 20,440.00	s - s		\$0.00	0% Capital	Street	Dry Utilities Sanitary Sewer	100% \$ · 100% \$ ·	100% \$ - 100% \$ -	100% \$ 100% \$		s -			
Retaining Walls & Guard Rail	1 LS	\$ 53,695.00	\$ 53,695.00	\$ - \$		\$0.00 \$0.00	0% Capital 0% Non District	Sanitation Non District	Not Eligible	0%\$-	0%\$ -	0% \$		s -			
Signs	1 LS	\$ 22,725.00	\$ 22,725.00			\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$		s -			
Electrical Systems for Lighting	1 15	\$ 285,731.00	\$ 285,731.00	\$. \$		\$0.00	0% Non District	Non District	Not Eligible	0%\$.	0%\$-	0% \$		ş -			
Change Order 1																	
Overhead/Profit/Bond/Insurance JMG Concrete/Washout	1 LS 1 LS	\$ 86,005.48 \$ 91,914.50	\$ 85,005.48 \$ 91,914.50	s - s		\$0.00 \$0.00	0% Capital 0% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ - 100% \$ -	100% \$ - 100% \$ -	100% \$ 100% \$		\$ - c			
EZ Excavating - Storm Pipd per Redland Plans	1 LS	\$ 119,399.00	\$ 119,399.00	\$. \$		\$0.00	0% Capital	Sanitation	Storm Sewer	100% \$ -	100% \$ -	100% \$		\$ -			
	1 LS	\$ 42,400.00	\$ 42,400.00	s - s		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$		s -			
Survey Erosion Control	1 LS	\$ 10,000.00 \$ 5,000.00	\$ 10,000.00 \$ 5,000.00	s - s s - s		\$0.00	0% Capital 0% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$ 100% \$		\$ - \$ -			
Cauliking and Signage	1 LS	\$ 14,320.00		\$. \$		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$		\$.			
Change Order 3																	
Overhead/Profit/Bond/Insurance	1 LS	\$ 8,881.25	\$ 8,881.25	s . s		\$0.00	0% Capital	Sanitation	Storm Sewer	100% \$.	100% \$ -	100% \$		\$ -			
Reclaim Water Line - EZ Excavating	1 LS	\$ 25,875.00	\$ 25,875.00	s - s		\$0.00	0% Capital	Sanitation	Storm Sewer	100% \$ -	100% \$ -	100% \$		\$ ·			
Change Order 4																	
Thoutt Brothers - Retaining Wall	1 LS	\$ 20,779.80	\$ 20,779.80	s · s		\$0.00	0% Non District	Non District	Not Eligible	0%\$ -	0%\$-	0% \$		\$-			
JMG Concrete Service - Concrete Nelson Pipeline - Inlets/Manholes	1 LS 1 LS	\$ 1,100.00 \$ 2,110.00	\$ 1,100.00 \$ 2,110.00	\$. \$		\$0.00 \$0.00	0% Capital 0% Capital	Street Sanitation	Roadways, Paths, & Hardscape Storm Sewer	100% \$ · 100% \$ ·	100% \$ - 100% \$ -	100% \$ 100% \$		\$.			
Int Ironworks - Guard Rail / Stair Ramp Rails	1 L5	\$ 10,262.00	\$ 10,262.00	\$ - \$		\$0.00	0% Non District	Non District	Not Eligible	0% \$ -	0% \$ -	0% \$		\$ -			
Elevated Excavation - Roadbase for trickle channel DTEC - Erosion Control	1 LS	\$ 2,087.00 \$ 32,630.00	\$ 2,087.00 \$ 32,630.00	s · s		\$0.00 \$0.00	0% Capital 0% Capital	Sanitation Street	Storm Sewer Roadways, Paths, & Hardscape	100% \$ - 47% \$ -	100% \$ - 47% \$ -	100% S 47% S		s .			
Additional Sleeves	1 L5	\$ 32,630.00		s · s		\$0.00	0% Capital	Street	Roadways Paths & Hardscane	4/% \$ -	47% 5 -	47% 5		s .			
Excavation for retaining walls	1 LS	\$ 6.250.00	\$ 6.250.00	s - s		\$0.00	0% Non District	Non District	Not Eligible Roadways, Paths, & Hardscape	0% \$ -	0%\$-	0% \$		\$ -			
Additional GC Overbead/Profit/Rond/Insurance	1 L5	\$ 17,600.00 \$ 14,579.07	\$ 17,600.00 \$ 14,579.07	s · s		\$0.00 \$0.00	0% Capital 0% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	31% \$ -	31% \$ - 31% \$ -	31% \$ 31% \$		s .			
			• • • • • • • • • • • • • • • • • • • •														
Change Order 6 EZ Excavating - Overlot earthwork 12" recycle	115	\$ 45,965.80	\$ 45,965.80			\$0.00	0% Non District	Non District	Not Eligible	0% \$ -	0% \$ -	0% S					
EZ Excavating - Overlot earthwork 12 Hoycle EZ Excavating - Removal 12" HDPE Drain line	115	\$ 1,785.00	\$ 1,785.00	\$. \$		\$0.00	0% Non District 0% Non District 0% Non District	Non District	Not Eligible	0% \$ -	0% \$ -	0% \$		\$.			
Nelson Pipeline - RFO #10 - Relocated Sewer Service Overhead/Profit/Bond/Insurance	1 LS	\$ 23,000.00	\$ 23,000.00	s - s		\$0.00	0% Non District	Non District	Not Eligible	0% \$ -	0% \$ -	0% \$		s -			
	1 LS	\$ 10,612.62	\$ 10,612.62	\$. \$		\$0.00	0% Non District	Non District	Not Eligible	0% \$ -	0%\$-	0% \$		ş -			
Change Order 8 Block 26 Weather Delays																	
EZ Excavating - Prime Fly Ash EZ Excavating - Export Utility Spoils	1 L5	\$ 3,225.00 \$ (4,140.00)	\$ 3,225.00 \$ (4,140.00)	\$\$ cc		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$ 100% \$		\$ ·			
E7 Excausting - Concerts to Existing water meter	1 LS	\$ 4,312.00	\$ 4,312.00	s - s		\$0.00	0% Capital 0% Capital	Street	Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$		\$ -			
EZ Excavating - Flowfill back fill overage		\$ 9,135.00		s - s		\$0.00 \$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$		s .			
EZ Excavating - Removal of curb and gutter/sidewalk EZ Excavating - Asphalt Paving	1 LS 1 LS	\$ 516.00 \$ 24.051.00	\$ 516.00 \$ 24.051.00	s . s		\$0.00	0% Capital 0% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ ·	100% \$ - 100% \$ -	100% \$ 100% \$		s .			
EZ Excavating - Asphalt Paving EZ Excavating - Cut to fill, cut to stock pile, incline lots 11-14	1 LS	\$ 27,981.50	\$ 27,981.50	s - s		\$0.00	0% Capital 0% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$.	100% \$ -	100% \$		\$ -			
EZ Excavating - Scarify, recompact 12" compaction, soils sterilant Exterior Electrical - Electrical/Light poles/Luminaries	1 LS 1 LS	\$ (7,761.60) \$ 62,570.00		s - s s , s		\$0.00 \$0.00	0% Capital 0% Non District	Street Non District	Roadways, Paths, & Hardscape Not Eligible	100% \$ · 0% \$ ·	100% \$ - 0% \$ -	100% \$ 0% \$		s -			
Site Amenities - Benches/Trash Receptacles/Mailboxes/Bike Rack		\$ 25,689.60	\$ 25,689.60	\$. \$		\$0.00	0% Capital 0% Capital	Street	Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$		\$.			
OH/Profit/Bond/Insurance	1 L5	\$ 21,836.78	\$ 21,836.78	s . s		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$		\$ -			
Change Order 9 Block 26																	
EZ Excavating - Furnish and Install 1 Irrigation triangle top EZ Excavating - Pothole for repair reuse water gate valve JMG - Remove and replace 30° C&G	115	\$ 241.00 \$ 4,902.50	\$ 241.00 \$ 4,902.50	\$ - \$ \$	-	\$0.00 \$0.00	0% Capital 0% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ · 100% \$ ·	100% \$ - 100% \$ -	100% \$ 100% \$		\$ -			
JMG - Remove and replace 30° C&G	1 LS 1 LS	\$ 3,885.00	\$ 3,885.00	s - s s - s		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$		\$ -			
IMG - Install road base Class 6	1 IS	\$ 2,590.50	\$ 2,590.50	s - s		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$		s -			
JMG - Remove and repaice 5" concrete side walk JMG - Demo sidewalk and install 130 LF 5" Concrete	1 LS 1 LS	\$ 8.010.00	\$ 8.010.00	\$ - \$ \$ - \$		\$0.00 \$0.00	0% Capital 0% Capital	Street Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ · 100% \$ ·	100% \$ - 100% \$ -	100% \$ 100% \$		\$ - \$ -			
Vargas - Landscape / irrigation	115	\$ 118,292.00	\$ 118,292.00	\$. \$		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$		s -			
Greiner - power to the irrigation pump (not included in pricing) EZ Excavating - Partial Dention Pond clean up and backfill	1 LS	\$ 7,859.00	\$ 7,859.00	s - s s - s		\$0.00 \$0.00	0% Capital 0% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ ·	100% \$ -	100% \$ 100% \$		s -			
Additional GC 6 weeks of landscape/lighting	115	\$ 29,127.50 \$ 26,066.64	\$ 29,127.50 \$ 26,066.64	s - s		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$ -	100% \$.	100% \$		s - s -			
OH/Profit/Bond/Insurance	1 LS	\$ 26,066.64 \$ 30,529.37	\$ 30,529.37	s - s		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$		\$ -			
Change Order 10 Block 25																	
EZE - Dig up & raising Manholes at Meridian	1 15	\$ 2,125.70	\$ 2,125.70	s - s		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$.	100% \$ -	100% \$		\$ -			
EZE - Sleeve insallation at Block 25 underwall EZE - Primae area to seal fly ash with asphalt emulsion		\$ 1,788.88 \$ 8,600.00		\$ · \$		\$0.00 \$0.00	0% Capital 0% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$		\$ - c			
E2E - Primae area to seal try ash with asphalt emulsion E2E - TC flagger w/ signs	1 15	\$ 8,600.00 \$ 901.00	\$ 8,600.00 \$ 901.00	s - s s - s		\$0.00	0% Capital 0% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ - 100% \$ -	100% \$ - 100% \$ -	100% \$ 100% \$		s -			
EZE - TC flagger w/ signs EZE - Curb Stop water meter repairs Block 26 thrive	115	\$ 1,357.71 \$ 4,972.50	\$ 1357.71	s . s		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$		s -			
Flatirons - Survey Dry Utilities Flatirons - Restake EDC	1 LS 1 LS	\$ 4,972.50 \$ 1,332.50	\$ 4,972.50 \$ 1,332.50	> · \$ \$ · \$		\$0.00 \$0.00	0% Capital 0% Capital	Street Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ · 100% \$ ·	100% \$ - 100% \$ -	100% \$ 100% \$		\$ - \$ -			
Flatirons - Staking 8" Relcaim Main and McCaslin	1 LS	\$ 1,292.50	\$ 1,292.50	\$. \$		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$		\$ -			
Elevated - Roadbase for parking areas on Meridian Add GC - 2 weeks for dry utilities	1 LS	\$ 6,600.00 \$ 8,688.00	\$ 6,600.00 \$ 8,688.00	s - s s - s		\$0.00 \$0.00	0% Capital 0% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ - 100% \$ -	100% \$ - 100% \$ -	100% S 100% S		s -			
Add GC - 3 weeks pavement design	1 LS	\$ 13,032.00	\$ 13,032.00	s - s		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$		\$.			
OH/Profit/Bond/Insurance	1 LS	\$ 7,603.62	\$ 7,603.62	s - s		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$		\$ -			
Changer Order 11 Block 25																	
EZE - Excavate4 150' Sidewalk, grade, add 6" base course	1 LS	\$ 2,937.54		s - s		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$ -	100% \$ -	100% \$		s -			
EZE - Block 25 raise manholes, vlaves in fly ash area SAMDRA - moving excess soils Remineton Homes/Sturgeon	1.15	\$ 8,742.50 \$ 4,320.00	\$ 4320.00	s , s		\$0.00 \$0.00	0% Capital 0% Non District	Street Non District	Roadways, Paths, & Hardscape Not Eligible	100% \$ - 0% \$ -	100% \$ - 0% \$ -	100% \$ 0% \$		\$ - \$ -			
ELE - Block 25 faither manifolds, stated in thy astrated SAMORA - moving excess soils Remington Homes/Sturgeon OH/Profit/Bond/Insurance	1 15	\$ 2,400.01	\$ 2,400.01	s - s		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	73% \$ -	73% \$ -	73% \$		s -			
				1			1										

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT Construction Costs Table VII

District Eligibility



| escription | | Contract Val | lues
 |

 | Amount Invoiced Ret | invoiced value | s
AmountLess Pr
Retainage In | rcent |
 | | Percent District Am | trict Eligibility | Town 🏼 | ount Town 👻 | Total Percent
 | | | Certification | inv. | . No. |
|--|--|---
--

--
---|--|---|--
--|--|--|--|---
--|---|--|---|--|---------------------------------|-----------------------|-------------------------|
| | Quantity U | Init Unit P | Price A
 | mount

 | Net Net | | Retainage In | District Type | e District Powe
 | S Town Category | Eligible | Eligible | Eligible | ount Town T
Eligible | Eligible Tot
 | tal Eligible Pe | anding Non-Di | District Number | Inv. D | Date Cert 58 |
| hange Order 12 Block 25
EZE - Removal of 24" existing subgrade | 115 | \$ 98.0 | .610.00 \$
 | 98.610.00 \$

 | s | | \$0.00 | 0% Non District | Non District
 | Not Eligible | 0% S | | 0% S | | 0% S
 | | s | | | |
| EZE - Additional stair excavation stair E | 1 LS | \$ 4,5 | 912.24 \$
 | 4,912.24 \$

 | - \$ | | \$0.00 | 0% Non District | Non District
 | Not Eligible | 0% \$
0% \$ | | 0% \$ | | 0% \$
 | | s | | | |
| EZE - Water meter repairs at 414 Promenade | 115 | \$ 11 | 650.00 \$
 | 1.650.00 \$

 | - \$ | | \$0.00 | 0% Non District
0% Non District | Non District
Non District
 | Not Flighte | 0% \$ | | 0% \$ | | 0% \$
 | | s | | 1 | |
| Thoutt - RFI #24 Wall Items | 115 | \$ 2,0 | 654.20 \$
160.00) \$
376.00 \$
 | 2,654.20 \$

 | - \$ | | \$0.00 | | Non District
 | Not Eligible
Not Eligible | 0% \$
0% \$ | | 0% \$ | | 0% \$
 | | ş | | | |
| Fly Ach Credit
Samora - GC Remington | 115 | \$ (15,: | 276.00 \$
 | (15,160.00) \$

 | - \$ | | \$0.00 | 0% Non District
0% Non District | Non District
 | Not Eligible | 0% \$ | | 0% \$ | | 0% \$
 | | 5 | | | |
| Samora - Dry Utilities | 115 | \$ 261 | 064.00 \$
 | 26.064.00 \$

 | | | 50.00 | 0% Non District | Non District
 | Not Eligible | 0% \$ | | 0% 5 | | 0% \$
 | | s | | | |
| Samora - GC Old Rail Road Pavement | 1 LS | \$ 17,3 | 376.00 \$
 | 17,376.00 \$

 | - \$ | | \$0.00 | 0% Non District | Non District
 | Not Eligible
Not Eligible | 0% \$ | | 0% \$ | | 0% \$
 | | s | | | |
| OH/P/B/I | 1 L5 | \$ 23,0 | 022.37 \$
 | 23,022.37 \$

 | \$ | | \$0.00 | 0% Non District | Non District
 | Not Eligible | 0% \$ | | 0% \$ | | 0% \$
 | | \$ | | | |
| ange Order 13 Block 25
EZE - Jet Vac existing sanitary sewer manholes | 1 15 | S 4.1 | .800.00 S
 | 4.800.00 S

 | - \$ | | \$0.00 | 0% Capital | Sanitation
 | Sanitary Sewer | 100% S | | 100% \$
0% \$ | | 100% S
 | | s | | | |
| EZE - Jet Vac existing sanitary sewer manholes
Vargas Property Services - 826 Alley Grading | 1 L5 | \$ 8, | 100.00 \$
 | 4,800.00 \$
8,100.00 \$

 | | | \$0.00
\$0.00 | 0% Capital | Street
 | Sanitary Sewer
Roadways, Paths, & Hardscape
Roadways, Paths, & Hardscape | 100% \$
100% \$ | | 0% \$ | | 100% \$
100% \$
100% \$
 | | ŝ | | | |
| Vargas Property Services - 826 Alley Grading
SAMORA - Block 26 Bore for additional sleeves
OH/P/BI | 1 LS | \$ 4,1
\$ 8,3
\$ 9,3
\$ 3,3 | 372.50 \$
 | 9,372.50 \$
3.340.88 \$

 | - 5 | | \$0.00 | 0% Capital | Street
 | Roadways, Paths, & Hardscape
Roadways, Paths, & Hardscape | 100% \$
100% \$ | | 100% \$
64% \$ | | 100% \$
 | | s | 1.1 | | |
| | 10 | \$ 3,: | ,340.88 3
 | 3,340.88 \$

 | | | 50.00 | 0% Capital | sueer
 | Roadways, Fatts, & Hardscape | 100% \$ | | 0475 3 | | 100% 5
 | | 2 | | | |
| inge Order 14 Block 25
Exposy rebar for cross pans and alleys/Old Rail Way
EX2E Overlot grading south of Canary LN | 1 L5 | \$ 15,1 | ,814.00 \$
 | 15,814.00 \$

 | 15,814.00 \$ | 790.70 | \$15,023.30 | 100% Capital | Street
 | Roadways, Paths, & Hardscape | 100% \$ | 15,023.30 | 100% \$ | 15,023.30 | 100% \$
 | 15,023.30 | \$ | | | \$15, |
| EXZE Overlot grading south of Canary LN
SAMORA - STC Block 26 additional boring | 1 LS
1 LS | \$ 1,1 | 825.00 \$
.055.00 \$
 | 1,825.00 \$
4.055.00 \$

 | 1,825.00 \$
4,055.00 \$ | 91.25
202.75 | \$1,733.75
\$3.852.25 | 100% Capital
100% Capital | Non District
Street
 | Not Eligible
Roadways, Paths, & Hardscape | 0% \$
100% \$ | 3.852.25 | 0% \$
100% \$ | . 3.852.25 | 0% \$
100% \$
 | | \$ 1 | 1,733.75 | _ | \$1 |
| SAMURA - STC BICOK 26 additional boring | 115 | \$ 4,1 | 000.00 \$
 | 4,055.00 \$

 | 4,055.00 \$ | 202.75 | \$3,852.25 | 100% Capital |
 | Roadways, Paths, & Hardscape
Roadways, Paths, & Hardscape | 100% \$ | 3,852.25 | 100% \$ | 3,852.25 | 100% \$
 | 3,852.25 | 5 | | | 54 |
| MG Remove and replace ADA crosswalk
Asphalt Specialties - Change Pavement Thickness | 115 | \$ 2,1 | 457.51 \$
 | 2,000.00 \$
5,457.51 \$

 | 2,000.00 \$
5,457.51 \$ | 272.88 | \$1,900.00
\$5,184.63 | 100% Capital
100% Capital | Street
 | Roadways, Paths, & Hardscape
Roadways, Paths, & Hardscape | 100% \$
100% \$ | 1,900.00
5,184.63 | 100% \$
100% \$ | 5,184.63 | 100% \$
100% \$
 | 5,184.63 | ŝ | 1.1 | | \$2 |
| OH/P/BI | 1 LS | \$ 4,3 | ,372.73 \$
 | 4,372.73 \$

 | 4,372.73 \$ | 218.64 | \$4,154.09 | 100% Capital | Street
 | Roadways, Paths, & Hardscape | 94% \$ | 3,894.03 | 94% \$ | 3,894.03 | 94% \$
 | 3,894.03 | \$ | 260.06 | | \$4 |
| | | |
 | ,105,840.52 \$

 | 33,524.24 \$ | 1070 31 4 | 31,848.03 | | |
 | | ş | 29,854.22 | | 29,854.22 |
 | 29,854.22 | \$ 1 | | Amount Less Retainage | \$33
\$31 |
| | | | 2 3
 | ,105,840.52 5

 | 33,524.24 5 | 1,070.21 5 | 31,848.03 | |
 | | \$ | 29,034.22 | \$ | 29,634.22 | \$
 | 29,634.22 | 2 1 | ,993.81 | Check # or PLW | PLW |
| | | |
 |

 | | | | | |
 | | | | | |
 | | | | Amount
Date | \$31
3/ |
| nstruction | | |
 |

 | | | | | |
 | | | | | |
 | | | | Pay App Number | 4-706 |
| STC - Block 14 | | |
 |

 | | | | | |
 | | | | | |
 | | | | Pay App Date | 2/2 |
| General Conditions
Survey | 1 LS | \$ 135, | 491.72 \$
 | 135,491.72 \$

 | 27,947.92 \$ | | \$26,550.52 | 21% Capital | Street
 | Roadways, Paths, & Hardscape | 100% \$ | 26,508.41 | 100% \$ | 26,508.41 | 100% \$
 | 26,508.41 | s | 42.12 | | \$ 27,
\$1 |
| Survey
Grading | 1 L5
1 L5 | \$ 10,0 | 000.00 \$
 | 10,000.00 \$
10,000.00 \$

 | 1,262.50 \$ | 63.13 | \$1,199.38
\$0.00 | 13% Capital
0% Capital | Street
 | Roadways, Paths, & Hardscape
Roadways, Paths, & Hardscape | 100% \$
100% \$ | 1,199.38 | 100% \$
100% \$ | 1,199.38 | 100% \$
100% \$
 | 1,199.38 | ş | | | \$1 |
| Grading
Erosion Control/Fence | 1 LS | > 10,0
¢ 17.0 | ,000.00 \$
,075.33 \$
 | 10,000.00 \$
13.075.33 \$

 | - 5 | | \$0.00 | 0% Capital
0% Capital | Street
 | Roadways, Paths, & Hardscape
Roadways, Paths, & Hardscape | 100% \$
100% \$ | | 100% \$
100% \$ | | 100% \$
100% \$
 | | s
c | <u> </u> | 1 | |
| Treated Subgrade | 1 LS | \$ 14,0 | ,075.33 \$
 | 14,005.00 \$

 | | | \$0.00 | 0% Capital | Street
 | Roadways, Paths, & Hardscape | 100% \$ | | 100% \$ | | 100% \$
 | | s | | | |
| Outpand Gutter | 1 LS | \$ 18,3 | 796.00 S
 | 18 796 00 \$

 | - \$ | | \$0.00 | 0% Capital | Street
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| Concrete Lanes | 1 LS
1 LS | | 665.00 \$
,862.60 \$
 | 30,665.00 \$
77,862.60 \$

 | | | \$0.00
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Roadways, Paths, & Hardscape | 100% \$
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| Concrete Lanes | 1 LS | \$ 77,1 | ,862.60 \$
 | 77,862.60 \$

 | - \$ | | \$0.00 | 0% Capital | Street
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| Concrete Sidewalks | 1 LS | \$ 28.0 | .000.00 S
 | 28.000.00 S

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 | Roadways, Paths, & Hardscape | 100% S | | 100% S | | 100% S
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| Concrete Stairs
Handrail | 1 LS
1 LS | \$ 10, | 460.00 \$
 | 10,460.00 \$
1,600.00 \$

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Roadways, Paths, & Hardscape | 100% \$
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| Handrail
Storm Drainage System | 1 LS | 5 1,1
c cr- | ,600.00 \$
753.00 \$
 | 1,600.00 \$ 55,753.00 \$

 | 12,858.00 \$ | 642.90 | \$12,215.10 | 0% Capital
23% Capital | Sanitation
 | Roadways, Paths, & Hardscape
Storm Sewer | 100% S
100% \$ | 12,215.10 | 100% \$ | 12,215.10 | 100% \$
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 | 12,215.10 | s
c | <u> </u> | | \$13 |
| Storm Drainage System
Domestic Water System | 115 | | ,115.00 \$
 | 55,753.00 \$
62,115.00 \$

 | 12,030.00 \$ | 042.90 | \$12,215.10 | 0% Capital | Water
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Domestic Water | 100% \$ | 12,215.10 | 100% \$ | | 100% \$
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| Littlitu Cleanor | 1 LS | c | . c
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 | Roadways, Paths, & Hardscape | 100% \$ | | 100% S | | 100% \$
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| Sanitary Sewer System w/ Underdrain
Misc Utility Items | 1 LS | \$ 143,1 | 804.00 \$
300.00 \$
 | 143,804.00 \$

 | | | \$0.00 | | Sanitation
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| Misc Utility Items | 1 LS
1 LS | \$ 35,3 | ,300.00 \$
 | 143,804.00 \$
35,300.00 \$

 | 1,492.50 \$ | 74.63 | \$1,417.88 | 0% Capital
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Roadways, Paths, & Hardscape | 100% \$
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| Landscaping | 1 LS | \$ 41,4 | 489.67 \$
 | 41,489.67 \$

 | - \$ | | \$0.00 | 0% Capital | Street
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| Irrigation System | 1 LS | \$ 46,0 | ,098.00 \$
 | 46,098.00 \$

 | - \$ | | \$0.00 | 0% Capital | Water
 | Reuse Water & Irrigation Piping | 100% \$ | | 100% \$ | | 100% \$
 | | \$ | | | |
| Electrical Systems and Lighting | 1 LS | \$ 85,5 | 900.00 \$
 | 85,900.00 \$

 | 37,728.00 \$ | 1,886.40 | \$35,841.60
\$0.00 | 44% Capital | Street
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Roadways, Paths, & Hardscape | 100% \$ | 35,841.60 | 100% \$
100% \$ | 35,841.60 | 100% \$
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 | 35,841.60 | s | | 1 | \$37 |
| Street Signs | 1 15 | \$ 8,1 | ,000.00 \$
,192.00 \$
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3,192.00 \$

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| Retainaing Walls
Coordination w/ Dry Utilities Installation | 1 LS | \$ 3,:
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| Coordination w/ bry utilities installation
Amenities | 115 | \$ 18, | . \$
 | 18,742.00 \$

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 | tion Public Park Amenities & Facilities | 100% \$ | | 100% \$ | | 100% \$
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| Change Order #001-R2 | | |
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| F7F Permit Plans TOS Sners | 1 L5 | \$ 47, | ,752.50 \$
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 | 47,752.50 \$ | 2,387.63 | \$45,364.88 | 100% Capital | Street
 | Roadways, Paths, & Hardscape | 100% \$ | 45,364.88 | 100% \$ | 45,364.88 | 100% \$
 | 45,364.88 | \$ | | | \$47 |
| EZE Recycled Concrete Roadbase | 1 LS | \$ | - Ş
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| Traded subgrade included in bid | 1 15 | \$ | - \$
.055.00 \$
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| JMG Permit Plans TOS Specs
Summit Services - Erosion Control | 115 | \$ 22,0
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 | 22,055.00 \$

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| Vargas Property - Permit Plans | 115 | \$ 2,2 | ,880.00 \$
 | 2,880.00 \$

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| Add GC 24 vs 18 weeks | 115 | \$ 583 | ,800.00 \$
 | 58,800.00 \$

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| EZE Unual heavy snow removal | 1 LS | \$ 3,3 | ,217.00 \$
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| EZE Interior sikagard 62
EZE sleeving plan dated 1/9/20 | 1 LS | \$ 31,9 | ,913.52 \$
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| Parkway Electric - Block 14 Transformer
OH/P/B/I | 1 LS
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		Contract \	values			Invoiced Val	ues				Dis	trict Eligibility							
on					Amount Invoiced	Retainage Held	Amount Less Retainage	Percent Invoiced	District Powers			ount District Eligible	Town Amount To Eligible Eligible				Certification	inv. N	
CD 1 Storm Manhole Coating	Quantity Unit 2 EA		it Price 5.900.00 \$	Amount 11,800.00			\$0.00	District Type 0% Capital	Sanitation	Town Category Storm Sewer	Eligible 100% S	Eligible	100% S	- Eligible	Total Eligible Pe		Number	Inv. Dai	te Cert 58
	2 EA 1 LS		5,900.00 \$ 15.750.00 \$	15,750.00	5 - 1		50.00		Sanitation	Storm Sewer Storm Sewer	100% \$					\$ - \$ -			
CO 1 Storm Sewer Testing CO 1 Storm Sewer Bedding Detail	115		5,700.00 \$	5,700.00	s - 1 s - 1		\$0.00		Sanitation	Storm Sewer	100% 5		100% 5	- 100% - 100%		5 .			
CO 1 Concrete Cap Storm Stub	1 LS 1 EA		1,695.00 \$	1,695.00	5 - 1		\$0.00		Sanitation	Storm Sewer	100% \$			- 100%		¢ .			
CO 1 Insulation	3 EA	\$	620.00 \$	1,860.00	5		\$0.00		Water	Domestic Water	100% \$		100% \$	- 100%		5 .			
CO 1 12 Gate Valve	1 EA	ç	7,750.00 \$	7,750.00	5 - 1		\$0.00		Water	Domestic Water	100% \$			- 100%		s .			
CO 1 8 Gate Valve	2 EA		6,150.00 \$	12,300.00	5		\$0.00		Water	Domestic Water	100% \$		100% \$	- 100%		s -			
CO 1 6 Gate Valve	1 EA		2,400.00 \$	2,400.00	5 - 1		\$0.00		Water	Domestic Water	100% \$			- 100%		¢ .			
CO 16 DIP	27 LF	s	52.00 \$	1,404.00	5 - 1		\$0.00		Water	Domestic Water	100% \$			- 100%		s -			
CO 1 Fire Hydrant	1 EA		7,190.00 \$	7,190.00	5 - 1		\$0.00		Water	Domestic Water	100% \$			- 100%		¢ .			
CO 1 3/4 Service w Meter Pit	10 EA		3.100.00 S	31.000.00	5		\$0.00		Water	Domestic Water	100% \$		100% \$	- 100%		\$			
CO 1 Sampling Station	1 EA		6,900.00 \$	6.900.00	\$		\$0.00		Water	Domestic Water	100% \$		100% \$	- 100%		¢ .			
CO 1 Domestic Water Bedding Detail	115		8 930 00 \$	8 930 00	· · ·		\$0.00	0% Capital	Water	Domestic Water	100% \$		100% \$	100%		\$			
CO 1 8 C900	38 LF	¢ .	50.00 \$	1.900.00	\$		\$0.00		Water	Domestic Water	100% \$		100% \$	- 100%		¢ .			
CO 1 8 Gate Valve	1 EA	¢	5,150.00 \$	5.150.00	· · ·		\$0.00		Water	Domestic Water	100% \$		100% \$	- 100%		\$			
CO 18 Tee	1 EA		2.010.00 S	2,010.00	\$		\$0.00		Water	Domestic Water	100% \$		100% \$	- 100%		¢ .			
CO18 Bend	3 EA		1,545.00 \$	4,635.00	5		\$0.00		Water	Domestic Water	100% \$		100% \$	- 100%		s -			
CO18x2 Blowoff	1 EA		4,050.00 \$	4,050.00	5 - 1		\$0.00		Water	Domestic Water	100% \$		100% \$	- 100%		é .			
CO 1 8 x2 Blowoff CO 1 1 Irrigation Service	1 EA 2 EA		4,050.00 \$ 3,980.00 \$	7,960.00	5		\$0.00		Water	Reuse Water & Irrigation Piping	100% \$		100% \$	· 100%		÷ ·			
CO 1 1 Irrigation Service CO 1 DED 1.5 Irrigation Service	2 EA -2 EA		3,980.00 \$ 4,500.00 \$	7,960.00			\$0.00		Water Water		100% \$ 100% \$					· ·			
	-2 EA		4,500.00 \$	(9,000.00) 8.930.00	5 - 5		\$0.00 \$0.00		Water	Reuse Water & Irrigation Piping	100% \$ 100% \$					\$ -			
CO 1 Reuse Water Bedding Detail					5 - 1					Reuse Water & Irrigation Piping						\$ ·			
CO 1 Sanitary Manhole Coating	6 EA 1 EA		6,900.00 \$ 1.285.00 \$	41,400.00	\$ • •		\$0.00		Sanitation	Sanitary Sewer	100% \$ 100% \$			- 100% - 100%		\$ -			
CO 1 Concrete Cap Sanitar y Stub				48,000,00	5 - 1				Sanitation	Sanitary Sewer						\$ -			
CO 1 Fly Ash Treated Subg rade	100 TN		480.00 \$		5 - 1		\$0.00		Street	Roadways, Paths, & Hardscape	100% \$			- 100%		\$ ·			
CO 1 DED Lime Treated Subgrade	-1 LS		40,400.00 \$	(40,400.00)	s - :		\$0.00			Roadways, Paths, & Hardscape	100% \$		100% \$			\$ -			
CO 2 Corner Repairs due to lowboy	1.00 EA		14,202.00 \$	14,202.00	5 - 1		\$0.00		Non District	Not Eligible	0% \$			- 0%		\$ -			
CO 2 Irrigation Repairs due to builders damage	1.00 EA		1,685.00 \$	1,685.00	s - :		\$0.00		Non District	Not Eligible	0% \$		0% \$	- 0%		s -			
CO 2 DED 10' Type R Inlet	1.00 EA		11,230.00) \$	(11,230.00)	s - :		\$0.00		Sanitation	Storm Sewer	100% \$			- 100%		ş -			
CO 2 15' Type R Inlet	1.00 EA		19,505.00 \$	19,505.00	5 - 1		\$0.00	0% Capital	Sanitation	Storm Sewer	100% \$		100% \$	- 100%		\$ -			
CO 2 Extend Superior Drive 20'	1.00 LS		9,865.00 \$	9,865.00	5 - 1		\$0.00		Street	Roadways, Paths, & Hardscape	100% \$			- 100%		ş -			
CO 3 Cut to Stockpile	1809.00 CY	\$	5.00 \$	9,045.00	5 - 1		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$		100% \$	- 100%		\$ -			
CO 3 Haul North of Superior Drive	1809.00 CY	\$	6.00 \$	10,854.00	5 - 1		\$0.00		Street	Roadways, Paths, & Hardscape	100% \$			- 100%		\$ -			
CO 3 2" Roadbase	1809.00 CY	ş	60.00 \$	108,540.00	5 - 1		\$0.00		Street	Roadways, Paths, & Hardscape	100% \$		100% \$	- 100%		\$ -			
CO 3Fly ash treated subgrade	-100.00 TN	\$	480.00 \$	(48,000.00)	5 - 1	5 -	\$0.00		Street	Roadways, Paths, & Hardscape	100% \$		100% \$	- 100%		\$-			
CO 3 Corner Repairs	1.00 LS	\$	6,234.00 \$	6,234.00	\$. !	5 -	\$0.00		Non District	Not Eligible	0% \$		0% \$	- 0%		\$ -			
CO 3 Colored Concrete Crosswalk	700.00 SF	\$	46.00 \$	32,200.00	5 - 1	5 -	\$0.00		Street	Roadways, Paths, & Hardscape	100% \$		100% \$	- 100%		\$-			
CO 3 18 Thermoplastic Strip	240.00 SF	\$	22.00 \$	5,280.00	5 - 1	5 -	\$0.00		Street	Roadways, Paths, & Hardscape	100% \$		100% \$	- 100%		\$ -			
CO 3 Extra Seeding	1.00 AC		1,380.00 \$	1,380.00	\$ 1,380.00 5		\$1,311.00		Street	Roadways, Paths, & Hardscape	100% \$	1,311.00		1.00 100%		\$-			\$ 1
CO 4 Winter Protection	1.00 LS	\$ 1	11,955.00 \$	11,955.00	5 - 1		\$0.00		Street	Roadways, Paths, & Hardscape	100% \$		100% \$	- 100%		\$-			
CO 4 Flashfill Intersection	138.00 CY	\$	109.00 \$	15,042.00	5 - 1		\$0.00		Street	Roadways, Paths, & Hardscape	100% \$		100% \$	- 100%		\$ -			
CO 4 4" Grey Conduit Sleeves	450.00 LF	\$	15.00 \$	6,750.00	\$		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$		100% \$	- 100%		\$-			
CO 4 6" Grey Conduit Sleeves	96.00 LF	\$	20.00 \$	1,920.00	\$- 1	5 -	\$0.00		Street	Roadways, Paths, & Hardscape	100% \$			- 100%		\$-			
CO 5 Extra Curb Boots	2.00 EA	\$	1,100.00 \$	2,200.00	5 - 1	5 -	\$0.00		Street	Roadways, Paths, & Hardscape	100% \$		100% \$	- 100%		\$ -			
CO 5 Snow Removal	1.00 LS		8,740.00 \$	8,740.00	5 - 1	5 -	\$0.00		Non District	Not Eligible	0% \$		0% \$	- 0%		\$ -			
CO 5 Grade Path to Cemetery	1.00 LS	\$	4,304.00 \$	4,304.00	s - :		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$			- 100%	s -	\$-			
CO 5 Rough Grade Export Site	1.00 LS		2,869.00 \$	2,869.00	\$. !	5 -	\$0.00		Street	Roadways, Paths, & Hardscape	100% \$		100% \$	- 100%	\$ -	s -			
CO 6 Do Not Enter Sign	2.00 EA	\$	350.00 \$	700.00	\$ 700.00 \$		\$665.00	100% Capital	Street	Roadways, Paths, & Hardscape	100% \$	665.00	100% \$ 64	5.00 100%	\$ 665.00	\$ -			\$
CO 6 12' Type III Barricade delineator	2.00 EA	\$	1,200.00 \$	2,400.00	\$ 2,400.00		\$2,280.00		Street	Roadways, Paths, & Hardscape	100% \$	2,280.00		10.00 100%		\$-			\$ 3
CO 6 Road Cloased Sign	2.00 EA		350.00 \$	700.00	5 700.00		\$665.00		Street	Roadways, Paths, & Hardscape	100% \$	665.00		5.00 100%		\$.			\$
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			\$	1,290,121.00	\$ 9,180.00	5 459.00 \$	8,721.00				\$	8,721.00	\$ 8,7	1.00	\$ 8,721.00	s -	4	Amount Less Retainage	\$
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Compliance																	0	nvoice Number Date	
Erasion Control - Invoice 49941 (2/14/20) LW 2/17/20	1 15	s	2.197.50 \$	2,197.50	\$ 2,197.50 \$	s .	\$2.197.50	100% Capital	Multiple	Mob & Temporary Conditions	100% \$	2.197.50	100% \$ 2,19	7.50 100%	\$ 2.197.50	s -	58		\$ 3
Erosion Control - Invoice 50023 (2/28/20) LW 03/3/20	115		1,427.50 \$	1,427.50	5 1,427.50		\$1,427.50		Multiple	Mob & Temporary Conditions	100% \$	1,427.50	100% \$ 1,4			\$.	58		\$ 1
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SUPERIOR TOWN CENTER METROPOLITAN DISTRICT Soft and Indirect Costs Table VIII

	the star at the	Invoices		and a product of	P14 14 P			Amount District		Amount Town	Total	District	Certification
Vendor	Invoice Number	Description		mount Invoiced District Category	District Powers	Town Categories	Eligible	Eligible	Eligible	Eligible		Reimbursement	Number
505 Design, Inc.	12686	Superior Sign Planning & Design - Phase 2	02/23/20 \$		Street	Roadways, Paths, & Hardscape	100% \$	4,100.00	100% \$	4,100.00	100% \$	4,100.00	
ADCON	2297-1-3	Monumnet Signs	02/26/20 \$		Street	Roadways, Paths, & Hardscape	100% \$	22,190.64	100% \$	22,190.64	100% \$	22,190.64	
Auxilious, LLC	78 84	STC Construction Management	07/01/17 \$		Multiple	Other Eligible Costs	47% \$	5,453.15	47% \$	5,453.15	47% \$	5,453.15	
Auxilious, LLC	84	STC Construction Management	08/01/17 \$		Multiple	Other Eligible Costs	47% \$ 47% \$	5,453.15 5.494.75	47% \$ 47% \$	5,453.15 5,494.75	47% \$ 47% \$	5,453.15 5.494.75	5
Auxilious, LLC	85	STC Construction Management / Site materials	09/01/17 \$		Multiple	Other Eligible Costs	47% \$ 47% \$		47% \$ 47% \$		47% \$ 47% \$		5
Auxilious, LLC	88	STC Construction Management / Site materials	10/01/17 \$		Multiple	Other Eligible Costs		7,812.73		7,812.73		7,812.73	5
Auxilious, LLC		STC Construction Management	11/01/17 \$		Multiple	Other Eligible Costs	47% \$	5,544.83	47% \$	5,544.83	47% \$		
Auxilious, LLC	92 93	STC Construction Management	12/01/17 \$		Multiple	Other Eligible Costs	47% \$	5,470.31	47% \$	5,470.31	47% \$	5,470.31	5
Auxilious, LLC		STC Construction Management / Permit	01/01/18 \$		Multiple	Other Eligible Costs	47% \$	6,324.83	47% \$	6,324.83	47% \$	6,324.83	5
Auxilious, LLC	94 96	STC Construction Management	02/01/18 \$		Multiple	Other Eligible Costs	47% \$	5,453.15	47% \$	5,453.15	47% \$ 47% \$	5,453.15 5.453.15	5
Auxilious, LLC	98	STC Construction Management	03/01/18 \$		Multiple	Other Eligible Costs	47% \$	5,453.15	47% \$	5,453.15	47% \$ 47% \$	5,453.15	5
Auxilious, LLC		STC Construction Management	04/01/18 \$		Multiple	Other Eligible Costs	47% \$	5,453.15	47% \$	5,453.15			5
Auxilious, LLC	101	STC Construction Management / Site materials / Permit	05/01/18 \$		Multiple	Other Eligible Costs	47% \$	5,857.77	47% \$	5,857.77	47% \$	5,857.77	5
Auxilious, LLC	103	STC Construction Management/ Permit	06/01/18 \$		Multiple	Other Eligible Costs	47% \$	5,554.81	47% \$	5,554.81	47% \$	5,554.81	-
Auxilious, LLC	105	STC Construction Management	07/01/18 \$		Multiple	Other Eligible Costs	47% \$	5,453.15	47% \$	5,453.15	47% \$	5,453.15	5
Auxilious, LLC	107	STC Construction Management/ Water meter payment	08/01/18 \$		Multiple	Other Eligible Costs	47% \$	5,566.42	47% \$	5,566.42	47% \$	5,566.42	5
Auxilious, LLC	108	STC Construction Management / Permit	09/01/18 \$		Multiple	Other Eligible Costs	47% \$	5,591.27	47% \$	5,591.27	47% \$	5,591.27	5
Auxilious, LLC	109	STC Construction Management	10/01/18 \$		Multiple	Other Eligible Costs	47% \$	5,453.15	47% \$	5,453.15	47% \$	5,453.15	5
Cesare, Inc	19.3035.11	2019 Superior Town Center	02/26/20 \$		Street	Roadways, Paths, & Hardscape	100% \$	14,736.80	100% \$	14,736.80	100% \$	14,736.80	5
Civil Resources, LLC	238.001.01.73	Superior Town Center - Infrastructure	03/02/20 \$		Multiple	Other Eligible Costs	100% \$	45,666.08	100% \$	45,666.08	100% \$	-	5
Commuting Solutions	Letter	Advocacy Membership	03/01/20 \$	1,265.00 Non District	Non District	Not Eligible	0% \$		0% \$		0% \$		5
DIG Studio Inc.	3474	STC Promenade/Plaza Landscape Design	11/30/19 \$			Public Park Amenities & Facilitie	100% \$	12,143.94	100% \$	12,143.94	100% \$	12,143.94	5
DIG Studio Inc.	3728	STC Promenade/Plaza Landscape Design	03/11/20 \$			Public Park Amenities & Facilitie	100% \$	16,000.00	100% \$	16,000.00	100% \$	16,000.00	5
Edifice North	20-007	STC Construction Management	03/01/20 \$		Multiple	Other Eligible Costs	47% \$	4,206.72	47% \$	4,206.72	47% \$	4,206.72	5
Edifice North	20-010	STC Construction Management	04/01/20 \$	9,000.00 Capital	Multiple	Other Eligible Costs	47% \$	4,206.72	47% \$	4,206.72	47% \$	4,206.72	5
Edifice North	19-015	STC Construction Management	03/01/19 \$	9,000.00 Capital	Multiple	Other Eligible Costs	47% Ş	4,206.72	47% Ş	4,206.72	47% \$	4,206.72	58
Edifice North	19-019	STC Construction Management	04/01/19 \$	9,000.00 Capital	Multiple	Other Eligible Costs	47% \$	4,206.72	47% \$	4,206.72	47% \$	4,206.72	58
Edifice North	19-024	STC Construction Management	05/01/19 \$	9,000.00 Capital	Multiple	Other Eligible Costs	47% \$	4,206.72	47% \$	4,206.72	47% \$	4,206.72	58
Edifice North	19-032	STC Construction Management	06/01/19 \$	9,000.00 Capital	Multiple	Other Eligible Costs	47% \$	4,206.72	47% \$	4,206.72	47% \$	4,206.72	5
Edifice North	19-002	STC Construction Management	07/01/19 \$	9,000.00 Capital	Multiple	Other Eligible Costs	47% \$	4,206.72	47% \$	4,206.72	47% \$	4,206.72	5
Edifice North	19-003	STC Construction Management	08/01/19 \$	9,000.00 Capital	Multiple	Other Eligible Costs	47% \$	4,206.72	47% \$	4,206.72	47% \$	4,206.72	5
Edifice North	19-005	STC Construction Management	09/01/19 \$	9,000.00 Capital	Multiple	Other Eligible Costs	47% \$	4,206.72	47% \$	4,206.72	47% \$	4,206.72	5
Edifice North	19-006	STC Construction Management	10/01/19 \$	9,000.00 Capital	Multiple	Other Eligible Costs	47% \$	4,206.72	47% \$	4,206.72	47% \$	4,206.72	5
Edifice North	19-008	STC Construction Management	11/01/19 \$	9,000.00 Capital	Multiple	Other Eligible Costs	47% \$	4,206.72	47% \$	4,206.72	47% \$	4,206.72	5
Edifice North	19-010	STC Construction Management	12/01/19 \$	9,000.00 Capital	Multiple	Other Eligible Costs	47% \$	4,206.72	47% \$	4,206.72	47% \$	4,206.72	5
Edifice North	20-002	STC Construction Management	01/01/20 \$	9,000.00 Capital	Multiple	Other Eligible Costs	47% \$	4,206.72	47% \$	4,206.72	47% \$	4,206.72	5
Lee Merritt	2013 W2	Year End Project Mangaement Costs	12/31/13 \$	11,404.18 Capital	Multiple	Other Eligible Costs	47% \$	5,330.46	47% \$	5,330.46	47% \$	5,330.46	5
Lee Merritt	2014 W2	Year End Project Mangaement Costs	12/31/14 \$	71,627.28 Capital	Multiple	Other Eligible Costs	47% \$	33,479.51	47% \$	33,479.51	47% \$	33,479.51	5
Lee Merritt	2015 W2	Year End Project Mangaement Costs	12/31/15 \$	70,000.08 Capital	Multiple	Other Eligible Costs	47% \$	32,718.94	47% \$	32,718.94	47% \$	32,718.94	5
Lee Merritt	2016 W2	Year End Project Mangaement Costs	12/31/16 \$	83,600.08 Capital	Multiple	Other Eligible Costs	47% \$	39,075.75	47% \$	39,075.75	47% \$	39,075.75	5
Lee Merritt	2017 W2	Year End Project Mangaement Costs	12/31/17 \$	6,550.00 Capital	Multiple	Other Eligible Costs	47% \$	3,061.55	47% \$	3,061.55	47% \$	3,061.55	5
Lee Merritt	2017 W2	Year End Project Mangaement Costs	12/31/17 \$		Multiple	Other Eligible Costs	47% \$	22,249.24	47% \$	22,249.24	47% \$	22,249.24	5
Loris (OTAK)	32000022	Marshal Road Bridge over Coal Creek	03/04/20 \$		Street	Roadways, Paths, & Hardscape	100% \$	11,953.75	100% \$	11,953.75	100% \$	11,953.75	5
Moore lacofano Goltsman, Inc.	0062323	STC - FDP 3 Phase 3	03/05/20 \$		Street	Roadways, Paths, & Hardscape	100% \$	1,449.00	100% \$	1,449.00	100% \$	-	5
Moore lacofano Goltsman, Inc.	0063227	STC - Blocks 6, 7, 9, 10, 11	03/05/20 \$		Street	Roadways, Paths, & Hardscape	100% \$	4,876.25	100% \$	4,876.25	100% \$		5
Moore lacofano Goltsman, Inc.	0063228	Marshall Road Bridge and ROW FDP & CDs	03/05/20 \$	533.13 Capital	Street	Roadways, Paths, & Hardscape	100% \$	533.13	100% \$	533.13	100% \$		5
Moore lacofano Goltsman, Inc.	0063229	STC - Blocks 26, 27, and Central Park Circle	03/05/20 \$	387.50 Capital	Street	Roadways, Paths, & Hardscape	100% \$	387.50	100% \$	387.50	100% \$		5
Spencer Fane	726086	General - Development Agreements	02/06/20 \$		Non District	Not Eligible	0% S	-	0% \$	-	0% \$	-	5
Spencer Fane	726087	General - Development Agreements	02/06/20 \$		Non District	Not Eligible	0% S		0% S		0% S		5
Summit Services	29330	Stormwater Insepction	02/28/20 \$		Multiple	Mob & Temporary Conditions	100% S	800.00	100% S	800.00	100% \$	800.00	5
Town of Superior	961	FDP #1 Infrastructure	01/29/20 \$	1,814.13 Capital	Multiple	Roadways, Paths, & Hardscape	47% S	852.64	47% \$	852.64	47% \$	-	5
Town of Superior	975	FDP #1 Infrastructure	02/28/20 9		Multiple	Roadways, Paths, & Hardscape	47% \$ 47% \$	4.847.94	47% \$ 47% \$	4.847.94	47% \$ 47% \$		5
Varagas Property Services Inc.	28913	Marshall Street Irrigation Credit	08/01/19 \$		Street	Roadways, Paths, & Hardscape	47% \$ 100% \$	(2,776.05)	47% \$ 100% \$	(2,776.05)	47% \$ 100% \$	(2,776.05)	
Varagas Property Services Inc.	29838	Marshall Street Landscaping Credit	12/31/19 \$		Street	Roadways, Paths, & Hardscape	100% \$	(8,920.00)	100% \$	(8,920.00)	100% \$	(8,920.00)	5
varagas rioperty Services IIIc.	23030	warshan suleer randstapnig credit	12/51/19 2	(0,520.00) Cdpitdi	Jueer	nuauways, rauis, & natustape	100% \$	(0,920.00)	100% \$	(6,920.00)	100% \$	(0,920.00)	3
				749,979.03				410.834.18	s	410.834.18		352,221.64	



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT System Development Charges Costs

elopment Char Table X

		Invoices					Pro	of of Payment						Percent District	Amount District	Percent Town	Amount Town	Certification
Builder Name	Invoice Number	Description	Туре	Date Amo	ount Invoiced	Paid By	Check No Cl	neck Written Ch	heck Cleared Amo	ount Paid	District Category	District Powers	Town Categories	Eligible	Eligible	Eligible	Eligible	Number
Remington Homes	442-446	Block 25, Lots 75-77	Residential	02/19/20 \$	68,202.00 RC	Superior, LLC	Wire	02/20/20	02/20/20 \$	68,202.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 68,202.00	0%	\$-	58
Remington Homes	541-549	Block 25, Lots 44-47	Residential	02/12/20 \$	100,116.00 RC	Superior, LLC	Wire	02/13/20	02/13/20 \$ 1	00,116.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 100,116.00	0%	\$-	58
				\$	168,318.00				\$ 1	68,318.00					\$ 168,318.00		\$ -	



STC METROPOLITAN DISTRICT NO. 2 ENGINEER'S REPORT and CERTIFICATION #59

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:

April 30, 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 February 2020 to March 2020, are valued at **\$509,456.14** for the District, and **\$475,389.39** 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		

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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



TOTALS	\$65,843,175.57	\$50,809,391.47	\$45,425,678.31

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 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 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.

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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 April 30, 2020 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$509,456.14.** 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

Collin D. Koranda, P. E.



APPENDIX A

Documents Reviewed

Agreements

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

Construction Plans

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



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

Invoices

- Samora Construction Invoices 680 and 708. Dated 3/3/20 and 4/3/20.
- Samora Construction Pay Application 13-715 & 14-716 Ret. Dated 3/31/2020.
- Samora Construction Pay Application 5-710. Dated 3/31/2020.
- Samora Construction Pay Application 5-714 Ret. Dated 3/31/2020.
- Samora Construction Pay Application 7-712 & 7-713 Ret. Dated 3/31/2020.
- Down To Earth Compliance Invoices 50224. Dated 4/30/2020.

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

Service Plan and Reports

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



Project Costs Summary for District and Town

l able li							
		Total Cost Invoiced	ſ	Maximum Eligible Costs		District Eligible Costs	Town Eligible Costs
Direct Construction Costs	\$	390,886.18	\$	339,119.02	\$	339,119.02	\$ 338,653.27
Soft and Indirect Costs	\$	210,406.00	\$	117,991.12	\$	117,991.12	\$ 117,991.12
District Funded Costs	\$	102,476.63	\$	18,745.00	\$	18,745.00	\$ 18,745.00
System Development Costs	\$	33,601.00	\$	33,601.00	\$	33,601.00	\$ -
Totals	\$	737,369.81	\$	509,456.14	\$	509,456.14	\$ 475,389.39



Construction Costs Summary By Category

Table III

Category		Total Eligible Hard Costs	Category Percentage
То	tal T	own Eligible Costs	
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	199,796.04	59.0%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	20,957.32	6.2%
Storm Sewer	\$	35,149.96	10.4%
Sanitary Sewer	\$	12,296.25	3.6%
Reuse Water & Irrigation Piping	\$	-	0.0%
Domestic Water	\$	53,659.56	15.8%
Dry Utilities	\$	1,022.00	0.3%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	15,772.13	4.7%
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)	\$	-	
	\$	338,653.27	100.0%

	Total District Eli	gible Costs	
Street	\$	233,081.53	68.7%
Water	\$	56,276.95	16.6%
Sanitation	\$	49,760.53	14.7%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	-	0.0%
Non District	\$	-	
Multiple			
	\$	339,119.02	100.0%



Soft Costs Summary By Category

Table IV

Category		Fotal Eligible Soft Costs	Category Percentage
То	tal Tov	vn Eligible Costs	
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	9,881.73	8.4%
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	\$	1,000.00	0.8%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancement	\$	8,000.00	6.8%
Public Park Amenities & Facilities		\$48,982.80	41.5%
Civic Space (Part of PPA&F)		\$44,982.80	
Other Eligible Costs	\$	50,126.60	42.5%
	\$	117,991.12	100.0%

	Total District Eli	gible Costs	
Organization	\$	-	0.0%
Capital	\$	117,991.12	100.0%
Street	\$	25,374.15	21.5%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	92,616.98	78.5%
	\$	117,991.12	100.0%



District Funded Costs Summary

Table V

Category	Tota	al Eligible DF Costs	Category Percentage
		ligible Costs	rereentuge
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	\$	18,745.00	100.0%
Not Eligible	\$	-	0.0%
	\$	18,745.00	100.0%

	Total District Eli	gible Costs	
Operation	\$	-	0.0%
Capital	\$	18,745.00	100.0%
Organization	\$	-	0.0%
Street	\$	4,031.14	21.5%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	14,713.86	78.5%
	\$	18,745.00	100.0%



System Development Charges Costs Summary

Table VI

Catagory	Total Elizible SD Costs		Category
Category	Total Eligible SD Costs		Percentage
Tot	al Town Eligible Costs		
Earthwork	\$	-	#DIV/0!
Roadways, Paths, & Hardscape	\$	-	#DIV/0!
Offsite Roadways	\$	-	#DIV/0!
Walls and Structures	\$	-	#DIV/0!
Storm Sewer	\$	-	#DIV/0!
Sanitary Sewer	\$	-	#DIV/0!
Reuse Water & Irrigation Piping	\$	-	#DIV/0!
Domestic Water	\$	-	#DIV/0!
Dry Utilities	\$	-	#DIV/0!
Park Site Development	\$	-	#DIV/0!
Mob & Temporary Conditions	\$	-	#DIV/0!
SDC - Planning Area 1 and 2	\$	-	#DIV/0!
SDC - Planning Area 3	\$	-	#DIV/0!
Parking & Architectural Enhancement	\$	-	#DIV/0!
Public Park Amenities & Facilities	\$	-	#DIV/0!
Other Eligible Costs	\$	-	#DIV/0!
Not Eligible	\$	-	#DIV/0!
	\$	-	#DIV/0!

	Total District Eligible Costs					
Operation	\$	-	0.0%			
Capital	\$	33,601.00	100.0%			
Organization	\$	-	0.0%			
	\$	33,601.00	100.0%			

Change Order 12 Block 25

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Contract Values

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lion	Quantity Hote	Unit Price	Amount	Amount Invoiced Reta	ainage Held	Amount Less Retainage	Percent Invoiced District Type	District Powe	015 Taur Calur	Percent District An Eligible	ount District	Town Amount T Eligible Eligible	wn Total Percent Elizible	Total Elizible	Certificatio	n Inv.	No. ute Cert 55
EZE - Removal of 24° existing subgrade EZE - Additional stair excavation stair E	1 LS 1 LS	\$ 98,610.00 \$ \$ 4,912.24 \$	98,610.00 \$ 4,912.24 \$	· \$		\$4,930.50 \$245.61	0% Non District	Non District Non District	Not Eligible Not Eligible	0% \$ 0% \$	- ingrow	0% \$	- 0%	s - s	4,930.50 245.61		ute Cert 55
EZE - Water meter repairs at 414 Promenade	1 L5	\$ 1,650.00 \$	1,650.00 \$	- 5		\$82.50	0% Non District	Non District	Not Eligible	0% \$		0% \$	- 0%	s - s	82.50		
Thoutt - RFI #24 Wall Items	1 LS	\$ 2,654.20 \$ \$ (15,160.00) \$	2,654.20 \$	- \$		\$132.71 \$0.00	0% Non District	Non District Non District	Not Eligible Not Eligible	0% \$ 0% \$		0% \$	- 0%		132.71		
Fly Ach Credit Samora - GC Remington	1 LS 1 LS	\$ 17,376.00 \$	(15,160.00) \$ 17,376.00 \$	- \$		\$868.80	0% Non District	Non District	Not Flighte	0% \$		0% \$ 0% \$	- 0% - 0%	s - s	868.80		
Samora - Dry Utilities Samora - GC Old Rail Road Pavement	1 LS 1 LS	\$ 26,064.00 \$ \$ 17,376.00 \$	26,064.00 \$ 17,376.00 \$	- \$		\$1,303.20 \$868.80	0% Non District 0% Non District	Non District Non District	Not Eligible Not Eligible	0% \$ 0% \$		0% \$ 0% \$	- 0%	s - s	1,303.20 868.80		
OH/P/B/I	115	\$ 23,022.37 \$	23,022.37 \$	- 5		\$1,151.12	0% Non District	Non District	Not Eligible	0% \$		0% \$	- 0%	s - s s - s	1,151.12		
Order 13 Block 25 EZE - Jet Vac existing sanitary server manholes		\$ 4,800.00 \$	4,800.00 \$	- \$		\$240.00	0% Capital	Sanitation	Sanitary Sewer	100% \$	240.00	100% \$ 2	0.00 100%	\$ 240.00 \$			
Vargas Property Services - 826 Alley Grading SAMORA - Block 26 Bore for additional sleeves OH/P/BI	1 LS 1 LS 1 LS	\$ 8,100.00 \$ \$ 9,372.50 \$ \$ 3,340.88 \$	8,100.00 \$ 9,372.50 \$ 3,340.88 \$	- \$ - \$ - \$		\$405.00 \$468.63 \$167.04	0% Capital 0% Capital 0% Capital	Street Street Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ 100% \$ 100% \$	405.00 468.63 167.04		. 100% 8.63 100% 6.29 100%	\$ 405.00 \$ \$ 468.63 \$ \$ 167.04 \$			
Order 14 Block 25 Exposy rebar for cross pans and alleys/Old Rail Way	415	\$ 15,814.00 \$	15.814.00 S	- \$		\$790.70	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$	790.70	100% \$ 7	0.70 100%	\$ 790.70 \$			
EXEC Overlag rading south of Canary LN SAMORA - STC Block 26 addtional boring	115	\$ 1,825.00 \$ \$ 4,055.00 \$	1,825.00 \$			\$91.25	0% Capital	Non District	Not Eligible Roadways, Paths, & Hardscape	0% \$ 100% \$		0% \$. 0%		91.25		
SAMORA - STC Block 26 additional boring	115	\$ 4,055.00 \$	4,055.00 \$	- S		\$202.75	0% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$	202.75	100% \$ 2	2.75 100%	\$ 202.75 \$ \$ 100.00 \$			
JMG Remove and replace ADA crosswalk Asphalt Specialties - Change Pavement Thickness O(I/)//BI		\$ 5,457.51 \$ \$ 4,372.73 \$		- \$		\$272.88 \$218.64	0% Capital 0% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ 94% \$	272.88	100% \$ 2	2.88 100% 4.95 94%	\$ 272.88 \$	13.69		
Order 15 Block 25																	
Raise inlet per RFI 30 Install Jersey Barricades per Rick Davis on Ol Rail Additional Handrail at Stair E	1 LS 1 LS	\$ 1,225.00 \$ \$ 1,800.00 \$ \$ 520.00 \$	1,225.00 \$ 1,800.00 \$ 520.00 \$	1,225.00 \$ 1,800.00 \$		\$1,225.00 \$1,800.00 \$520.00	100% Capital 100% Capital	Street Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ 100% \$ 0% \$	1,225.00 1,800.00	100% \$ 1,2 100% \$ 1,8	0.00 100%	s 1800.00 S			\$1,225.00 \$1,800.00 \$520.00
	1 15	\$ 520.00 \$ \$ 870.00 \$	520.00 \$ 870.00 \$	520.00 \$ 870.00 \$		\$520.00 \$870.00	100% Capital 100% Capital	Non District	Not Eligible Not Eligible	0% \$		0% \$ 0% \$	- 0%	c . c	870.00		\$520.00 \$870.00
Guardrail top rail increaded from 2.5" - 3.5" Per RFI 1 OH/P/BI	1 L5 1 L5	\$ 1,700.00 \$ \$ 917.25 \$	1,700.00 \$ 917.25 \$	1,700.00 \$ 917.25 \$		\$1,700.00 \$917.25	100% Capital 100% Capital	Non District Street	Not Eligible Roadways, Paths, & Hardscape	0% \$ 49% \$	453.75	0% S	- 0% 3.75 49%	\$. \$ \$ 453.75 \$	1,700.00 463.50		\$1,700.00 \$917.25
			3,112,872.77 \$	7,032.25 \$	- S						119,409.59	\$ 118,9		\$ 119,409.59 \$		Amount I and Data lance	\$7,032.25
		\$	3,112,8/2.7/ \$	7,032.25 \$. >	163,082.28				\$	119,409.59	\$ 118,9	3.84	\$ 119,409.59 \$	43,672.89	Amount Less Retainage Check # or PLW Amount	\$6,680.64 PLW PI \$6,680.64
ruction																Pay App Number	4/4/2020 5-710
STC - Block 14 General Conditions	110	\$ 135,491.72 \$	135,491.72 \$	27,947.92 \$	1,397.40	\$26,550.52	21% Canital	Stree*	Roadways, Paths, & Hardscape	100% \$	26,508.41	100% \$ 26,5	8.41 100%	\$ 26,508.41 \$	42.12	Pay App Date	3/31/2020 \$ 27,947.92
Survey	1 L5	\$ 10,000.00 \$	10,000.00 \$	27,947.92 \$ 1,960.00 \$	1,397.40 98.00	\$1,862.00	21% Capital 20% Capital	Street	Roadways Paths & Hardscane	100% \$	26,508.41 1,862.00	100% \$ 1,8	2.00 100%		42.12		\$1,960.00
Grading Erosion Control/Fence	115	\$ 10.000.00 S	10.000.00 S	- S		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% S		100% S	100%	s			\$0.00
	115	\$ 13,075.33 \$ \$ 14,005.00 \$	14.005.00 S	3,000.00 \$	150.00	\$2,850.00	23% Capital 0% Capital	Street	Roadways, Paths, & Hardscape	100% \$ 100% \$	2,850.00	100% \$ 2,8	- 100%	s - s			\$3,000.00
Curb and Gutter	1 LS	\$ 18,796.00 \$	18,796.00 \$	- \$		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$		100% \$	- 100%	s - s			
Concrete Cross Pans and Driveway Aprons Concrete Lanes	115	\$ 30,665.00 \$	30,665.00 \$	- \$		\$0.00 \$0.00	0% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$		100% \$	- 100%	s - s			
Concrete Lanes Concrete Sidewalks	1 LS 1 LS 1 LS	\$ 77,862.60 \$ \$ 28,000.00 \$	28.000.00 \$	- \$		\$0.00	0% Capital 0% Capital	Street Street Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ 100% \$		100% \$ 100% \$	- 100% - 100%	s . s			
Concrete Sidewalks Concrete Stairs	1 L5	\$ 10,460.00 \$	10,460.00 \$	- \$		\$0.00		Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$		100% \$	- 100%	s - s			
Handrail Storm Drainage System	1 LS 1 LS	\$ 1,600.00 \$ \$ 55,753.00 \$	1,600.00 \$ 55,753.00 \$. \$ 17,011.00 \$	850.55	\$0.00 \$16,160.45	0% Capital 31% Capital	Street Sanitation	Roadways, Paths, & Hardscape Storm Sewer	100% \$ 100% \$	16,160.45	100% \$ 100% \$ 16,1	- 100%	s - s			\$17,011.00
Domestic Water System	1 LS	\$ 62,115.00 \$	62,115.00 \$	17,011.00 \$ 45,384.80 \$	2,269.24	\$43,115.56	73% Capital	Water	Domestic Water	100% \$	43,115.56	100% \$ 43,1	5.56 100%	\$ 43,115.56 \$			\$45,384.80
Utility Sleeves	1 L5	\$. \$ \$ 143,804.00 \$. \$	- \$		\$0.00		Street	Roadways, Paths, & Hardscape	100% \$		100% \$	- 100%	s . s			\$0.00
Sanitary Sewer System w/ Underdrain Misc Utility Items	1 LS 1 LS	\$ 35300.00 \$	143,804.00 \$ 35,300.00 \$. S 5,560.50 \$	278.03	\$0.00 \$5,282.48	0% Capital 16% Capital	Sanitation Street	Sanitary Sewer Roadways, Paths, & Hardscape	100% \$ 100% \$	5,282.48	100% \$ 100% \$ 5,2	. 100% 2.48 100%	\$\$ \$5,282.48 \$			\$0.00 \$5,560.50
Landscaping Irrigation System	1 LS 1 LS	\$ 41,489.67 \$ \$ 46,098.00 \$	41,489.67 \$ 46,098.00 \$	- \$		\$0.00 \$0.00	0% Capital 0% Capital	Street Water	Roadways, Paths, & Hardscape Reuse Water & Irrigation Piping	100% \$ 100% \$		100% \$ 100% \$	· 100% · 100%	s . s			
Irrigation System Electrical Systems and Lighting	1 LS 1 LS	\$ 85,900,00 \$		· \$		\$0.00 \$0.00	0% Capital 0% Capital	Water Street	Reuse Water & Irrigation Piping Roadways, Paths, & Hardscape	100% \$ 100% \$		100% \$ 100% \$	- 100% - 100%	\$-\$ \$.c			
Street Signs	1 LS	\$ 8,000.00 \$	8,000.00 \$	- \$		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$		100% \$	- 100%	\$-\$			
Retaining Walls Coordination w/ Dry Utilities Installation	1 LS 1 LS		3,192.00 \$	3,192.00 \$	159.60		100% Capital #DIV/01 Capital	Street Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	64% \$ 100% \$	1,955.10	64% \$ 1,9 100% \$	- 100%	\$ 1,955.10 \$ \$ · \$	1,077.30		\$3,192.00
Amenities Change Order #001-R2	115	\$ 18,742.00 \$	18,742.00 \$	- \$		\$0.00	0% Capital	Parks and Recre	ation Public Park Amenities & Facilities	100% \$		100% \$	- 100%	s - \$			
Change Order #001-R2 EZE Permit Plans TOS Specs EZE Recycled Concrete Roadbase	1 LS 1 LS	\$ 47,752.50 \$ \$	47,752.50 \$	- \$ - \$		\$0.00 \$0.00		Street Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ 100% \$		100% \$ 100% \$	- 100% - 100%	s - s s - c			
Traded subgrade included in bid	115	\$ - \$	- 5	- \$		\$0.00	#DIV/01 Capital #DIV/01 Capital	Street	Roadways, Paths, & Hardscape	100% \$		100% \$	- 100%	s - s			
JMG Permit Plans TOS Specs	1 LS	\$ 22,055.00 \$	22,055.00 \$	- S		\$0.00	0% Capital	Street Street	Roadways, Paths, & Hardscape	100% \$		100% S	100%	\$. \$			
Summit Services - Erosion Control Vareas Property - Permit Plans	1 LS 1 LS	\$ 2,880.00 \$ \$	2,880.00 \$	1,990.00 \$	99.50	\$1,890.50 \$0.00	#DIV/01 Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ 100% \$	1,890.50	100% \$ 1,8 100% \$	0.50 100%	\$ 1,890.50 \$ \$. \$			\$1,990.00
Add GC 24 vs 18 weeks	1 LS	\$ 58,800.00 \$		- \$		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$		100% \$	- 100%				
OH/P/B/I	1 LS	\$ 19,723.13 \$	19,723.13 \$	- \$		\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$		100% \$. 100%				
Change Order #003-R2 EZE Unual heavy snow removal EZE Interior sikasard 62	1 LS	\$ 3,217.00 \$ \$ 31.913.52 \$	31.913.52	3,217.00 \$ \$31,913.52 \$	160.85 1.595.68	\$3,056.15 \$30.317.84	100% Capital 100% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ 100% \$	3,056.15 30.317.84	100% \$ 3,0 100% \$ 30.3	6.15 100% 7.84 100%	\$ 3,056.15 \$ \$ 30,317.84 \$			\$3,217.00 \$31,913.52
EZE sleeving plan dated 1/9/20	1 LS	\$ 19,863.00 \$	19,863.00 \$	\$31,913.52 \$	-	\$0.00	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$		100% \$	- 100%	\$ - \$			~31,913.32
Parkway Electric - Block 14 Transformer OH/P/B/I	1 LS	\$ 1,075.00 \$ \$ 8,410.28 \$	1,075.00 \$ 8,410.28 \$	- \$		\$0.00 \$0.00	0% Non District 0% Capital	Non District Street	Not Eligible Roadways, Paths, & Hardscape	0% \$ 100% \$		0% \$ 100% \$	· 0%	s - s			
		c	1,066,038.75 \$	141.176.74 \$	7.058.84 \$	134.117.90				s	132,998.49	\$ 132,9	8.49	\$ 132,998.49 \$	1.119.42	Amount Less Retainage	\$141,176.74 \$ 134,117.90
		,								,		, ala, r				Check # or PLW	PLW
																Amount Date	\$134,117.90 4/3/2020
uction																Pay App Number	5
STC Entrance Signage General Conditions / Bond / OCIP / Fee	1 LS	\$ 44,575.65 \$	44,575.65 \$	- \$		\$2,228.78	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$	2,228.78	100% \$ 2,2	8.78 100%	\$ 2,228.78 \$ \$ 675.00 \$		Pay App Date	
Site Preparation Landscaping	1 L5	\$ 12,500.00 \$ \$ 63,453.75 \$	12,500.00 \$ 63,453.75 \$	· \$		\$625.00 \$3,172.69	0% Capital 0% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ 100% \$	625.00 3,172.69	100% \$ 6 100% \$ 3,1	5.00 100% 2.69 100%	\$ 625.00 \$ \$ 3,172.69 \$			
Irrigation System	1 LS	\$ 19.969.25 \$	19.969.25 S	- 5		\$998.46	0% Capital	Street	Roadways, Paths, & Hardscape	100% S	998.46	100% \$ 9	8.45 100%	\$ 998.46 \$			
Electrical Systems and Lighting	1 LS	\$ 39,190.00 \$	39,190.00 \$	- \$		\$1,959.50	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$	1,959.50	100% \$ 1,9	9.50 100%	\$ 1,959.50 \$			
		\$	179,688.65 \$	- \$	- \$	8,984.43				ş	8,984.43	\$ 8,9	4.43	\$ 8,984.43 \$		Amount Less Retainage Check # or PLW	
																Amount Date	P
ruction STC Entrance Signage #2						, ··		(here a)	Desidence Data and			1004				Pay App Number Pay App Date	7-712 7 3/31/2020
Demolition of existing plants Excavation and backfill	1 15	\$ 5,000.00 \$ \$ 32,675.88 \$	32.675.88 \$	- \$		\$250.00 \$1,633.79	0% Capital 0% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ 100% \$	250.00 1,633.79	100% \$ 1.5	0.00 100%	\$ 1.633.79 \$			
Rammed Earth Walls	1 LS	\$ 34,402.79 \$	34,402.79 \$	- \$		\$1,720.14	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$	1,720.14	100% \$ 1,7	0.14 100%	\$ 1,720.14 \$			
Concrete Footing and Foundation Curved Steel for Sign	1 L5 1 L5	\$ 114,526.26 \$ \$ 34,340.00 \$	114,526.26 \$ 34,340.00 \$	- \$		\$5,726.31	0% Capital 0% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$ 100% \$	5,726.31	100% \$ 5,7	6.31 100% 7.00 100%	\$ 5,726.31 \$ \$ 1,717.00 \$			
Survey	1 LS	\$ 2,000.00 \$	2,000.00 \$	· \$		\$100.00	0% Capital	Street Street	Roadways, Paths, & Hardscape	100% \$	100.00	100% \$ 1	0.00 100%	\$ 100.00 \$			
Permit	1 LS	\$ 750.00 \$ \$ 9.600.00 \$	750.00 \$	- \$		\$37.50	0% Capital	Street	Roadways, Paths, & Hardscape	100% \$	37.50	100% \$	7.50 100% 0.00 100%	\$ 37.50 \$ \$ 480.00 \$			
Supervision Profit, OH, and Bond	1 LS 1 LS	\$ 28,461.97 \$		- \$		\$480.00	0% Capital	Street	Roadways, Paths, & Hardscape Roadways, Paths, & Hardscape	100% \$	1,423.10	100% \$ 4					
CO#1 - Rammed Earth Wall Bid 5' Tall, OH/P/B/I		\$ 17,250,00 \$. \$		\$862.50	0% Capital	Street	Walls and Structures	100% \$	862.50	100% \$ 8	2.50 100%				
CO#2 - Rammed Earth wall saw cut/Landscape/Parkway Electric	1 L5	\$ 20,094.82 \$	20,094.82 \$	20,094.82 \$	1,004.74	\$20,094.82	100% Capital	Street	Walls and Structures	100% \$	20,094.82	100% \$ 20,0	4.82 100%	\$ 20,094.82 \$			\$20,094.82
		s	299,101.72 \$	20,094.82 \$	1,004.74 \$	34,045.17					34,045.17	\$ 34,0		\$ 34,045.17 \$		Amount Less Retainage	\$ 20,094.82 \$

		Con	ntract Values			Invoiced V	alues					Distri	ict Eligibility										
Ork Description	Quantity	Unit	Unit Price	Amount	Amount Invoiced	Retainage Held	Amount L Retainaj			e District Powers	Town Category	Percent District Eligible	Amount District Eligible	Town Eligible	Amount Town Eligible		Total Eligible	Non-District	Certification Number		Inv. No.	Cert 59	
																				Amount	PLW		
																				Date	\$		12/10/1940 4/3/2020
wn to Earth Compliance																				Invoice Number			
																				Date			
Erosion Control - Invoice 50224 (4/3/20) LW 4/9/20	1	LS	\$ 5,656.58	5,656.58	\$ 5,656.58	\$ -	\$5	,656.58 10	00% Capital	Multiple	Mob & Temporary Conditions	100% \$	\$ 5,656.58	100%	\$ 5,656.58	100%	\$ 5,656.51	3\$-	59			5,656.58	
																				Subtotal		5,656.58	
			:	5,656.58	\$ 5,656.58	\$ -	\$ 5	656.58				\$	\$ 5,656.58		\$ 5,656.58		\$ 5,656.51	3\$-		Amount Less Retaina	ige \$	11,313.16	
																				Check # or PLW			
				4,708,358.25	\$ 218,960.21		\$ 390	886.18				(\$ 339.119.02		\$ 338,653.27		\$ 339,119.03	,					



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT Soft and Indirect Costs Table VIII

		Invoices					Percent District	Amount District	Percent Town	Amount Town	Total	District	Certification
Vendor	Invoice Number	Description	Date Am	nount Invoiced District Category	District Powers	Town Categories	Eligible	Eligible	Eligible	Eligible	Eligible	Reimbursement	Number
Civil Resources, LLC	238.001.01.74	Superior Town Center - Infrastructure	03/27/20 \$	45,919.88 Capital	Multiple	Other Eligible Costs	100% \$	45,919.88	100%	\$ 45,919.88	100% \$	45,919.88	
Cohn Markeing	11950	Monthly Makreting, PR & Social Media	04/01/20 \$	45,475.00 Non District	Non District	Not Eligible	0% \$	-	0%	\$-	0% \$	-	
CPP, Inc.	17309	Downtown Garage - Ventilation Simulation	03/31/20 \$	8,000.00 Capital	Street	Parking & Architectural Enhance	100% \$	8,000.00	100%	\$ 8,000.00	100% \$	8,000.00	
DIG Studio Inc.	3816	STC Promenade/Plaza Landscape Design	04/12/20 \$	4,000.00 Capital	Parks and Recreation	Public Park Amenities & Facilitie	100% \$	4,000.00	100%	\$ 4,000.00	100% \$	4,000.00	
Edifice North	20-012	STC Construction Management	05/01/20 \$	9,000.00 Capital	Multiple	Other Eligible Costs	47% \$	4,206.72	47%	\$ 4,206.72	47% \$	4,206.72	
KTGY	149353	RCS Public Structural	03/31/20 \$	9,912.80 Capital	Parks and Recreation	Civic Space (Part of PPA&F)	100% \$	9,912.80	100%	\$ 9,912.80	100% \$	9,912.80	
KTGY	149355	RCS Public Landscape	03/31/20 \$	1,020.00 Capital	Parks and Recreation	Civic Space (Part of PPA&F)	100% \$	1,020.00	100%	\$ 1,020.00	100% \$	1,020.00	
KTGY	149465	RCS Public MEP	03/31/20 \$	7,050.00 Capital	Parks and Recreation	Civic Space (Part of PPA&F)	100% \$	7,050.00	100%	\$ 7,050.00	100% \$	7,050.00	
KTGY	149467	Public Architecture	03/31/20 \$	24,000.00 Capital	Parks and Recreation	Civic Space (Part of PPA&F)	100% \$	24,000.00	100%	\$ 24,000.00	100% \$	24,000.00	
TGY	149469	Public Architecture	04/01/20 \$	3,000.00 Capital	Parks and Recreation	Civic Space (Part of PPA&F)	100% \$	3,000.00	100%	\$ 3,000.00	100% \$	3,000.00	
Moore lacofano Goltsman, Inc.	0063637	STC - Blocks 6, 7, 9, 10, 11 ROW Design	04/01/20 \$	232.50 Capital	Street	Roadways, Paths, & Hardscape	100% \$	232.50	100%	\$ 232.50	100% \$	232.50	
Moore lacofano Goltsman, Inc.	0063638	Marshall Road Bridge and ROW FDP & CDs	04/01/20 \$	2,055.00 Capital	Street	Roadways, Paths, & Hardscape	100% \$	2,055.00	100%	\$ 2,055.00	100% \$	2,055.00	
Moore lacofano Goltsman, Inc.	0063639	STC - Blocks 26, 27, and Central Park Circle	04/01/20 \$	3,132.25 Capital	Street	Roadways, Paths, & Hardscape	100% \$	3,132.25	100%	\$ 3,132.25	100% \$	3,132.25	
Otten Johnson PC	443428	Legal - PIF Covenant	04/02/20 \$	1,286.00 Non District	Non District	Not Eligible	0% \$	-	0%	\$-	0% \$	-	
Spencer Fane	732438	Remington - 84 Lots at STC	03/12/20 \$	2,069.00 Non District	Non District	Not Eligible	0% \$	-	0%	\$-	0% \$	-	
Spencer Fane	732439	Toll Brothers PSA	03/12/20 \$	28,209.00 Non District	Non District	Not Eligible	0% \$	-	0%	\$-	0% \$		
Spencer Fane	732440	Morgan Bond	03/12/20 \$	5,551.00 Non District	Non District	Not Eligible	0% \$	-	0%	\$-	0% \$	-	
Summit Services	29703	Stormwater Insepction	03/31/20 \$	1,000.00 Capital	Multiple	Mob & Temporary Conditions	100% \$	1,000.00	100%	\$ 1,000.00	100% \$	1,000.00	
Town of Superior	984	FDP #1 Infrastructure	03/27/20 \$	9,493.57 Capital	Multiple	Roadways, Paths, & Hardscape	47% \$	4,461.98	47%	\$ 4,461.98	47% \$	4,461.98	
			Ś	210,406.00			Ś	117,991.12		\$ 117,991.12	Ś	117,991.12	

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT District Funded Costs

Table IX

	Inv	oices							Percent District	Amount Distr	ict Percent Town	Amount Town	Total	Devloper	District	District	Certification
Vendor	Invoice Number	Description	Date Amo	unt Invoiced Check N	o Check Written	District Category	District Powers	Town Categories	Eligible	Eligible	Eligible	Eligible	Eligible	Reimbursement	Capital Costs	Operations Costs	Number
1 Above Elevator Inspections	117-20	Parking Structure	02/01/20 \$	175.00 1486	03/25/20 0	Operation	Non District	Other Eligible Costs	0	6 \$	- (1%\$-	0%	\$-	ş -	\$ 175.00	5
Comcast	316389	Parking Structure	02/19/20 \$	153.01 1472	02/19/20 0	Operation	Non District	Not Eligible	0	6 \$	- 1	1%\$-	0%	\$-	ş -	\$ 153.01	5
Comcast	316389	Parking Structure	03/19/20 \$	153.01 1487	03/25/20 0	Operation	Non District	Not Eligible	0	6 \$	- (1%\$-	0%	\$-	ş -	\$ 153.01	5
Division of Oil and Public Safety	8900	Conveyance Certificate Parking Structure	02/07/20 \$	30.00 1488	03/25/20 0	Operation	Non District	Not Eligible	0	6 \$	- 1	1%\$-	0%	\$-	ş -	\$ 30.00	5
Doody Calls	35057	Pet Waste Removal	02/15/20 \$	189.61 1473	02/19/20 0	Dperation	Non District	Not Eligible	0	6 \$	- (1%\$-	0%	ş -	ş -	\$ 189.61	5
Doody Calls	27599	Pet Waste Removal	03/15/20 \$	218.50 1489	03/25/20 0	Operation	Non District	Not Eligible	0	6 \$	- 1	1%\$-	0%	ş -	ş -	\$ 218.50	5
Doody Calls	35705	Pet Waste Removal	03/15/20 \$	178.50 1489	03/25/20 0	Operation	Non District	Not Eligible	0	6 \$	- (1%\$-	0%	ş -	ş -	\$ 178.50	5
McGeady Becher P.C.	1109B Jan 20	Legal fees for capital related matters	01/31/20 \$	7,022.80 1474	02/19/20 0	Operation	Non District	Not Eligible	0	6 \$	- 1	1%\$-	0%	\$-	ş -	\$ 7,022.80	5
McGeady Becher P.C.	1109B Jan 20	Legal fees for capital related matters	01/31/20 \$	4,283.00 1474	02/19/20 0	Capital	Multiple	Other Eligible Costs	100	6 \$ 4,283	1.00 10	% \$ 4,283.00	100%	\$ 4,283.00	\$ 4,283.00	ş -	5
McGeady Becher P.C.	1109B Feb 20	Legal fees for capital related matters	02/29/20 \$	6,331.21 1490	03/25/20 0	Dperation	Non District	Not Eligible	0	6\$	- (1%\$-	0%	ş -	ş -	\$ 6,331.21	5
McGeady Becher P.C.	1109B Feb 20	Legal fees for capital related matters	02/29/20 \$	6,887.00 1490	03/25/20 0	Capital	Multiple	Other Eligible Costs	100	6,88	.00 10	1% \$ 6,887.00	100%	\$ 6,887.00	\$ 6,887.00	ş -	5
Mountain Alaram	2027091-93	Parking Structure Alarm Monitoring	03/01/20 \$	360.00 1491	03/25/20 0	Operation	Non District	Not Eligible	0	6 \$	- 1	1%\$-	0%	ş -	ş -	\$ 360.00	5
Prairie Mountain Publishing	227211	Publishing - Notice	03/01/20 \$	167.64 1492	03/25/20 0	Operation	Non District	Not Eligible	0	6 \$	- (1%\$-	0%	ş -	ş -	\$ 167.64	5
Ranger Engineering, LLC	1127	Cost Certification Services	02/28/20 \$	7,575.00 1493	03/25/20 0	Capital	Multiple	Other Eligible Costs	100	6\$ 7,57	5.00 10	1% \$ 7,575.00	100%	\$ 7,575.00	\$ 7,575.00	ş -	5
Simmons & Wheeler, P.C.	25756	Accounting Services - Operations	01/31/20 \$	3,436.75 1475		Operation	Non District	Not Eligible			- (1%\$-	0%		ş -		5
Simmons & Wheeler, P.C.	25951	Accounting Services - Operations	02/29/20 \$	5,500.00 1494	03/25/20 0	Operation	Non District	Not Eligible	0	6 \$	- 1	1%\$-	0%	ş -	ş -	\$ 5,500.00	5
Special District Management Services	Jan 2020	District Management Services	01/31/20 \$	6,639.12 1476	02/19/20 0	Operation	Non District	Not Eligible	0	6\$	- (1%\$-	0%	ş -	ş -	\$ 6,639.12	5
Special District Management Services	Feb 2020	District Management Services	02/29/20 \$	5,513.87 1495	03/25/20 0	Operation	Non District	Not Eligible	0	6\$	- 1	1%\$-	0%	\$-	ş -	\$ 5,513.87	5
Special Districts Association	2020	District Dues and Insurance	02/19/20 \$	822.15 1477	02/01/20 0	Operation	Non District	Non District	0	6\$	- (1%\$-	0%	ş -	\$ -	\$ 822.15	5
Thyssenkrupp Elevator Corp	300502424	Parking Structure	02/01/20 \$	170.41 1478	02/19/20 0	Dperation	Non District	Not Eligible	0	6\$	- (1%\$-	0%	ş -	\$ -	\$ 170.41	5
Thyssenkrupp Elevator Corp	3005106507	Parking Structure	03/01/20 \$	170.41 1496	03/25/20 0	Operation	Non District	Not Eligible	0	6\$	- (1%\$-	0%	ş -	\$ -	\$ 170.41	5
Vargas Property Services	29286	Contract Maintenance, Trash, Watering	02/01/20 \$	5,635.82 1479	02/19/20 0	Operation	Non District	Not Eligible	0	6\$	- 1	1%\$-	0%	ş -	\$ -	\$ 5,635.82	5
Vargas Property Services	28913	Contract Maintenance, Trash, Watering	03/01/20 \$	39,014.68 1497	03/25/20 0	Operation	Non District	Not Eligible	0	6\$	- (1%\$-	0%	ş -	\$ -	\$ 39,014.68	5
Xcel Energy	2647-1862	Monthly Service	02/15/19 \$	1,819.33 1480	02/19/20 0	Operation	Non District	Not Eligible	0	6\$	- 1	1%\$-	0%	ş -	\$ -	\$ 1,819.33	5
Xcel Energy	25632	Monthly Service	03/15/19 \$	29.81 1498	03/25/20 0	Operation	Non District	Not Eligible	0	6\$	- 1	1%\$-	0%	\$ -	\$-	\$ 29.81	5
			\$	102.476.63						\$ 18.74	5.00	\$ 18.745.00		\$ 18.745.00	\$ 18.745.00	\$ 83.731.63	



System Development Charges Costs

		Invoices					Proof of	f Payment					Percent District	Amount District	Percent Town	Amount Town	Certification
Builder Name	Invoice Number	Description	Туре	Date Amo	unt Invoiced	Paid By	Check No Check	Written Ch	eck Cleared Amount Pa	id District Category	District Powers	Town Categories	Eligible	Eligible	Eligible	Eligible	Number
Remington Homes	559	Block 25, Lots 41	Residential	04/15/20 \$	33,601.00 R	C Superior, LLC	Wire 04	4/15/20	04/15/20 \$ 33,601.	JO Capital	Multiple	SDC - Planning Area 3	100%	\$ 33,601.00	0%	\$ -	59
				\$	33,601.00				\$ 33,601.	00			1	\$ 33,601.00		\$ -	

SECTION 00680 CHANGE ORDER

CHANGE ORDER

Project:	STC Block 14	Date of Issuance:	4/22/2020
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:

Description: STC Block 14

Total	\$	100,373.53
Overhead/Profit/Bond/Insurance	\$	13,092.20
	·	.,
Subtotal	\$	87,281.3
	·	,
7. General Conditions - 6 weeks	\$	25,800.0
6. Project extension - 12 weeks due to wather and utilities Permit Re	quiremen	ıt
5. E-Z Excavating - Place and compaction for dirt - RFI 7	\$	4,075.0
4. E-Z Excavating - Traffice Control for irrigation Tap	\$	110.0
3. E-Z Excavating - Hand dig around existing utilities and place flow	1\$	34,202.0
2. Colorado Specialties - Change in Trash/Recycle Receptacles	\$	366.0
1. Vargas Property Services - Permit Plans	\$	22,728.3

Purpose of Change Order: STC Block 14

Attachments (List Documents Supporting Change):

CHANGE IN CONTRACT PRICE: CHANGE IN CONTRACT TIME: Original Contract Price: Original Contract Time: \$ 850,349.32 (days) Previous Change Orders: Net Change from Previous Change Order: \$ 246,221.93 (days) Contract Time Prior to this Change Order: Contract Price Prior to this Change Order: (days) \$1,096,571.25 Net Increase of this Change Order: Net Increase of this Change Order: \$ 100,373.53 Net Decrease of this Change Order: Net Decrease of this Change Order: Net Change of this Change Order: Net Change of this Change Order: \$ 100,373.53 Contract Price with all Approved Change Orders: Contract Time with all Approved Change Orders: \$1,196,944.78 (days) **RECOMMENDED: APPROVED:**

 RECOMMENDED:
 APPROVED:
 APPROVED: SAMORA Construction

 By:
 By:
 By:

 Engineer
 Owner
 Contractor

CHANGE ORDER REQUEST SUMMARY SHEET COR NO.: #005



Date 4/22/2020 Project Name: STC Block 14 Project Location: Superior, CO Project No.: 19-004

Description of Change:

1.	Vargas Property - Permit Plans	\$22,728.33
2.	Colorado Specialties - Change in Trash/Recycle Bins	\$366.00
3.	E-Z Excavating - Hand dig around existing utilities and place flow fill	\$34,202.00
4.	E-Z Excavating - Traffic Control for irrigation tap	\$110.00
5.	E-Z Excavating - Block 14 Place and compact dirt - RFI 7	\$4,075.00
6.	Project time extension - 12 Weeks due to weather and utilities Permit Requirements	
7.	General Conditions - 6 weeks	\$25,800.00

Subtotal \$87,281.33

Overhead/Profit/Bond/Insurance	\$13,092.20
Change Order Request Total	\$100,373.53

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

ACCEPTED: SAMORA CONSTRUCTION By:______ Brenda Torreyson President/CEO



November 1, 2019 Dave Torreyson Samora Construction

Re: Superior Block 14: 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.

Description	Base Bid
Trees and Plants	19,725.00
Edging, Mulch, Fabric	12,492.00
Soil Prep	3,985.00
Sod	2,796.00
Irrigation	58,410.00
1Yr. Maintenance/Warranty	5,780.00
Tax	7,128.00
Mobilization	0.00
	\$ 110,316.00
	Original Bid (\$87 587 67)

LANDSCAPE IRRIGATION

Original Bid (\$87,587.67) \$22,728.33



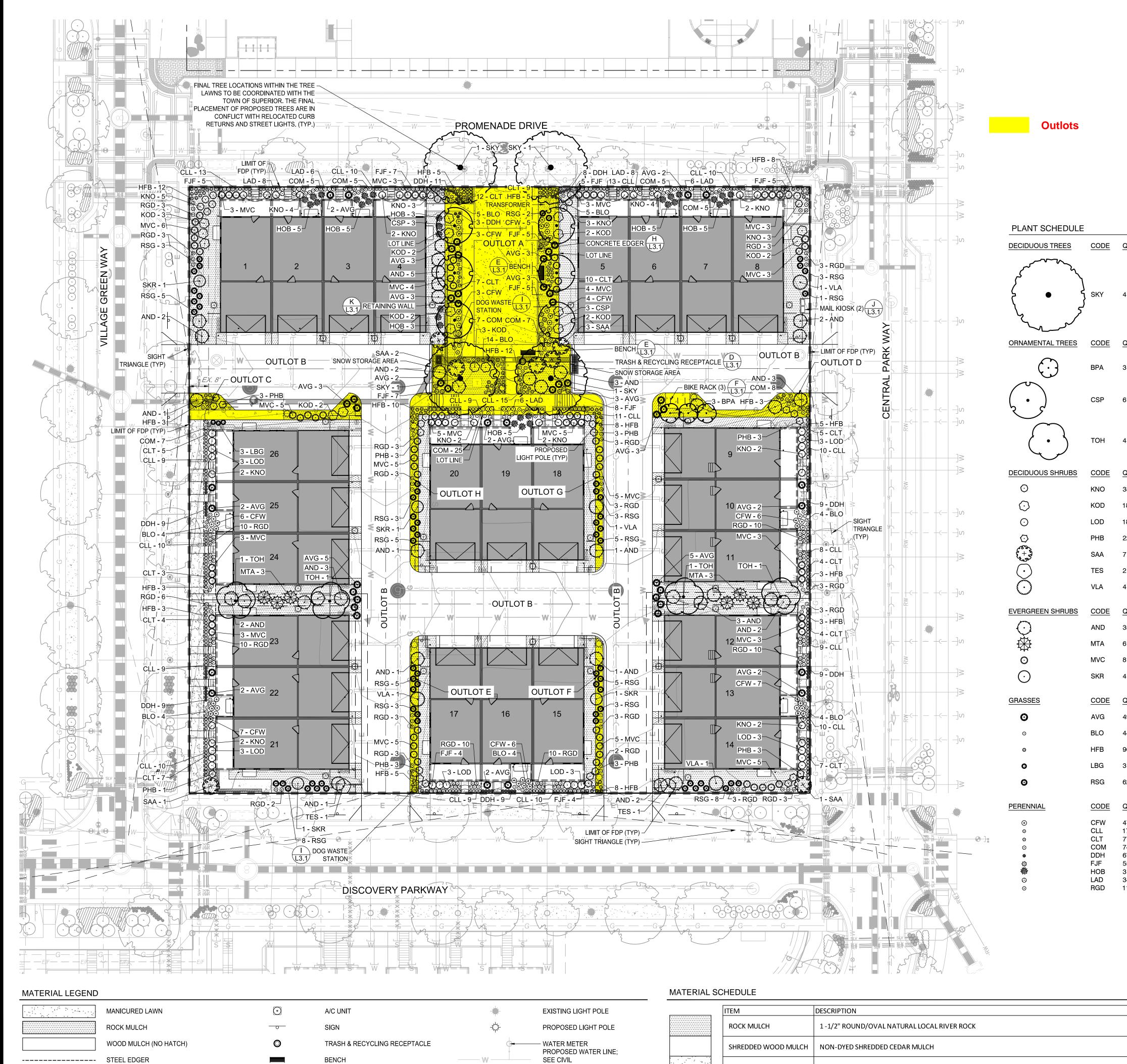
CLARIFICATIONS:

1. This price specifically <u>includes</u> the <u>importation</u> and <u>spreading</u> of <u>topsoil</u>. Vargas Property Services, Inc. must receive the grade within \pm .10 foot.



REQUEST FOR INFORMATION

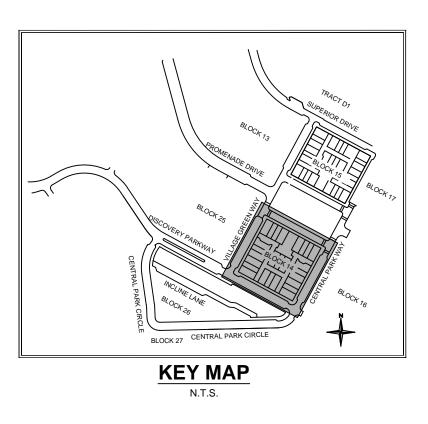
Droingt STC Plack 14 % 15	RFI No.: 02	
Project: STC Block 14 & 15	Sub RFI No.:	
Project Address:		
	Job No.: `19-10	
	Date Issued: 10/15/19	
Subcontractor (if applicable):		
EZ, Vargas,		
Subject: Irrigation and Landscape	Reply Req'd By: 10/17/19	
X Schedule Impact X Cost Impact		
Dwg/Spec No.: Sheet IR 1.1&2 L2.1 &2	Detail/Sec. No.: Outlots Highli	ighted
Problem:		
	a highlighted drawings for the landscap	e and
irrigation for Block 14 & 15?		
It is difficult to fine the line bet	tween the Metro Dist. and Thrive's resp	onsibility.
Proposed Solution By: DT Date:	: 10/10/19 Reviewed By:	
	· · ·	
Response by Architect/Engineer:		
Solution By: Date:	Reviewed By: Date	e:



PROPOSED TRANSFORMER;

SEE CIVIL

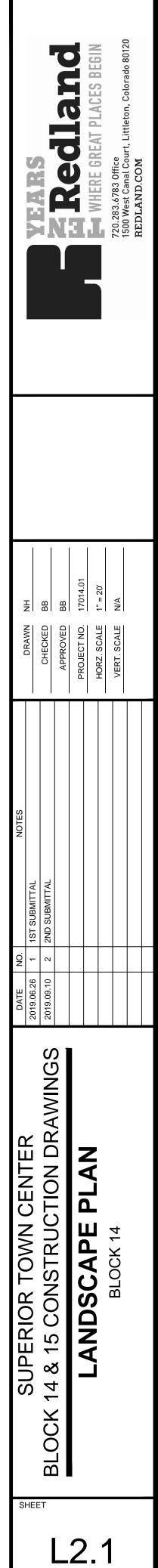
[]	ITEM	DESCRIPTION	QTY.
	ROCK MULCH	1 -1/2" ROUND/OVAL NATURAL LOCAL RIVER ROCK	10,639 SF
	SHREDDED WOOD MULCH	NON-DYED SHREDDED CEDAR MULCH	3,180 SF
	MANICURED LAWN	ALL SOD SHALL BE TEXAS HYBRID BLUEGRASS 'DURABLE' OR 'THERMAL BLUE' OR APPROVED EQUAL	2,341 SF
	STEEL EDGER	14 GAUGE STEEL EDGING WITH ROLLED TOP OR APPROVED EQUAL 3/16" x 5-1/2" RYERSON TYPE METAL EDGING WITH MILLED EDGE AND ANCHOR STAKED PER MANUFACTURERS SPECIFICATION	220 LF

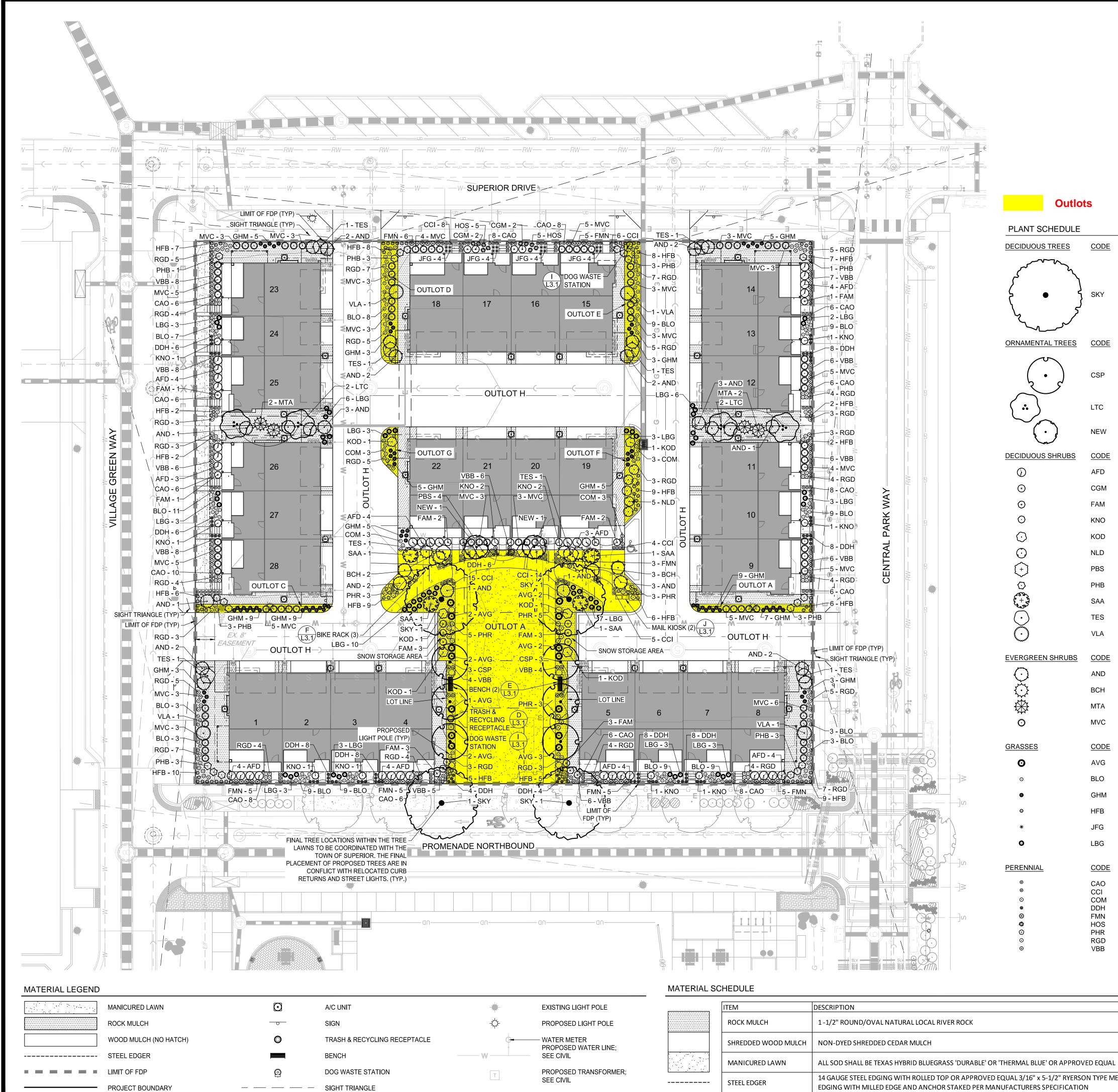


<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	
4	Gleditsia triacanthos inermis `Skycole`	Skyline Thornless Honey Locust	2.5" Cal.	B&B
<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	
3	Betula platyphylla `Jefpark`	Parkland Pillar Birch	2" Cal.	B&B
6	Pyrus calleryana `Chanticleer`	Chanticleer Pear	2" Cal.	B&B
4	Crataegus x mordenensis `Toba`	Toba Hawthorn	2" Cal.	B&B
<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	
38	Rosa x `Radrazz`	Knock Out Shrub Rose	#5	
18	Diervilla rivularis `G2X88544`	Kodiak Orange Honeysuckle	#5	
18	Ligustrum vulgare `Lodense`	Lodense Privet	#5	
22	Buddleia x `Purple Haze`	Purple Haze Butterfly Bush	#5	
7	Rhus trilobata `Autumn Amber`	Autumn Amber Sumac	#5	
2	Rhus typhina `Bailtiger`	Tiger Eyes Sumac	#5	
4	Viburnum lantana	Wayfaring Viburnum	#5	
<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	
35	Juniperus horizontalis plumosa `Youngstown`	Youngstown Juniper	#5	
6	Pinus mugo `Tannenbaum`	Tannenbaum Mugo Pine	#15	
81	Pinus mugo `Valley Cushion`	Valley Cushion Mugo Pine	#5	
4	Juniperus virginiana `Skyrocket`	Skyrocket Juniper	#15	
<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	
49	Helictotrichon sempervirens	Blue Avena	#5	
44	Bouteloua gracilis `Blonde Ambition`	Blonde Ambition Blue Grama	#5	
96	Pennisetum alopecuroides `Little Bunny`	Hardy Little Bunny Fountain Grass	#5	
3	Schizachyrium scoparium	Little Bluestem	#5	
62	Panicum virgatum `Shenandoah`	Shenandoah (Red) Switch Grass	#5	
<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	
47 175	Echinacea purpurea `Alba` Heuchera x `Lava Lamp`	White Coneflower Lava Lamp Coral Bells	#1 #1	
77	Nepeta `Psfike`	Little Trudy Catmint	#1	
74 67	Coreopsis verticillata `Moonbeam` Hemerocallis x `Happy Returns`	Moonbeam Coreopsis Happy Returns Daylily	#1 #1	
55 31	Brunnera macrophylla `Jack Frost` Hosta x `Blue Giant`	Jack Frost False Forget-me-not Blue Giant Hosta	#1 #1	
34	Alchemilla mollis	Lady`s Mantle	#1 #1	
115	Rudbeckia fulgida `Goldsturm`	Black Eyed Susan	πı	



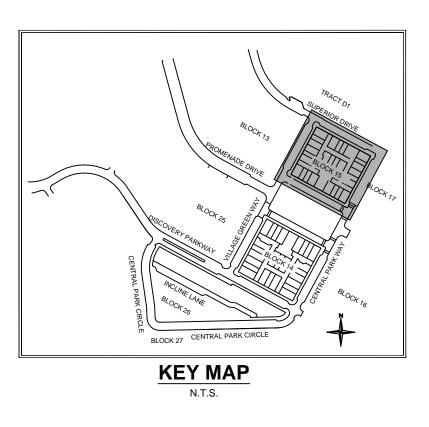
SCALE: 1" = 20'



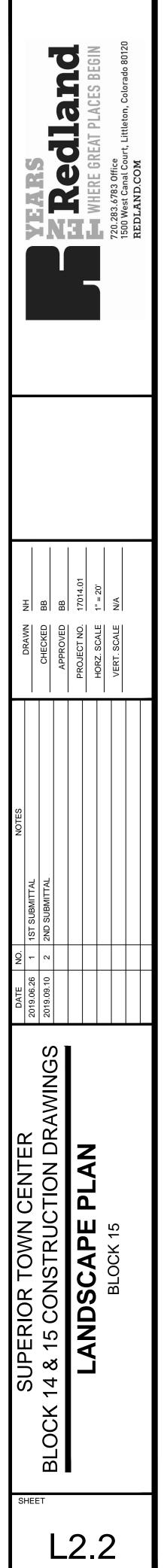


	WATER METER
	PROPOSED WATER LINE;
	SEE CIVIL

 ITEM	DESCRIPTION	QTY.
ROCK MULCH	1-1/2" ROUND/OVAL NATURAL LOCAL RIVER ROCK	8,622 SF
SHREDDED WOOD MULCH	NON-DYED SHREDDED CEDAR MULCH	3,415 SF
MANICURED LAWN	ALL SOD SHALL BE TEXAS HYBRID BLUEGRASS 'DURABLE' OR 'THERMAL BLUE' OR APPROVED EQUAL	3,557 SF
 STEEL EDGER	14 GAUGE STEEL EDGING WITH ROLLED TOP OR APPROVED EQUAL 3/16" x 5-1/2" RYERSON TYPE METAL EDGING WITH MILLED EDGE AND ANCHOR STAKED PER MANUFACTURERS SPECIFICATION	210 LF

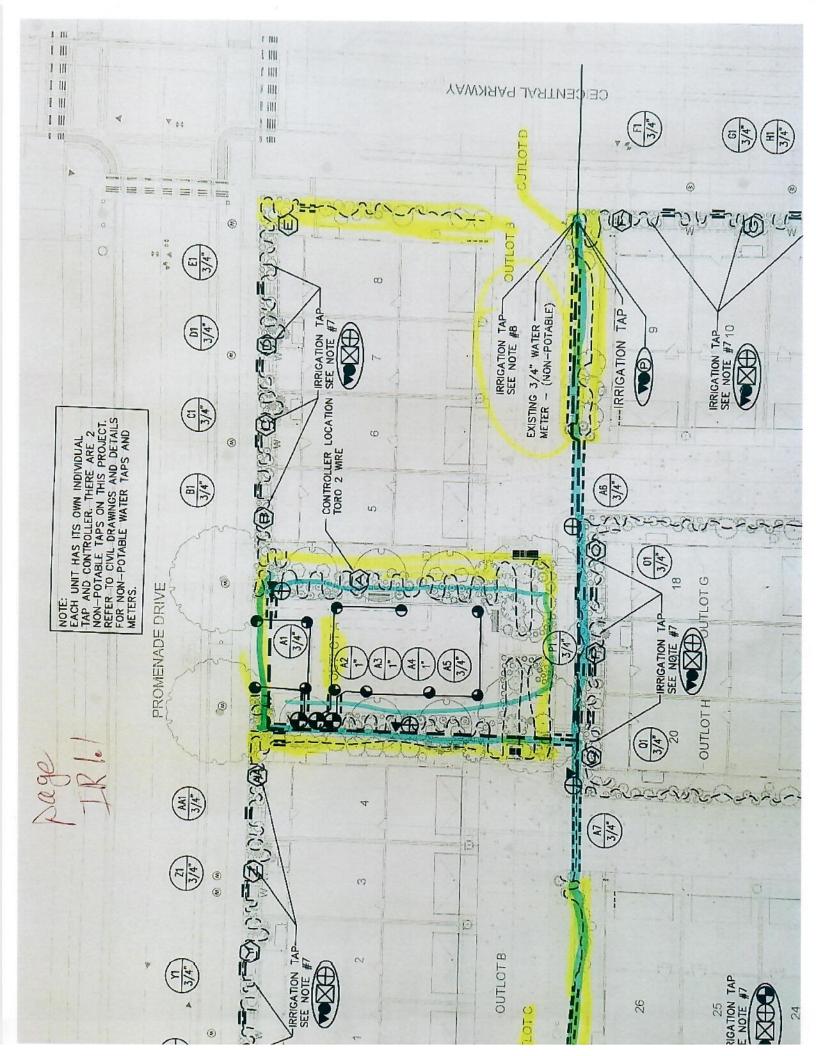


<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	<u>CONTAINER</u>
4	Gleditsia triacanthos inermis `Skycole`	Skyline Thornless Honey Locust	2.5" Cal.	B&B
<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	<u>CONTAINER</u>
6	Pyrus calleryana `Chanticleer`	Chanticleer Pear	2" Cal.	B&B
4	Syringa reticulata	Japanese Tree Lilac (Clump)	2" Cal.	B&B
2	Prunus cerasifera `Newport`	Newport Plum	2" Cal.	B&B
<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	
34	Cornus stolonifera `Farrow`	Arctic Fire Dogwood	#5	
4	Ribes alpinum `Green Mound`	Green Mound Currant	#5	
19	Rosa x`Noa97400A`	Amber Flower Carpet Rose	#5	
12	Rosa x `Radrazz`	Knock Out Shrub Rose	#5	
6	Diervilla rivularis `G2X88544`	Kodiak Orange Honeysuckle	#5	
5	Physocarpus opulifolius `Donna May`	Little Devil Ninebark	#5	
4	Prunus besseyi `Pawnee Buttes`	Pawnee Buttes Sand Cherry	#5	
20	Buddleia x `Purple Haze`	Purple Haze Butterfly Bush	#5	
4	Rhus trilobata `Autumn Amber`	Autumn Amber Sumac	#5	
8	Rhus typhina `Bailtiger`	Tiger Eyes Sumac	#5	
4	Viburnum lantana	Wayfaring Viburnum	#5	
<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	
28	Juniperus horizontalis plumosa `Youngstown`	Youngstown Juniper	#5	
5	Juniperus horizontalis `Blue Chip`	Blue Chip Juniper	#5	
4	Pinus mugo `Tannenbaum`	Tannenbaum Mugo Pine	#15	
85	Pinus mugo `Valley Cushion`	Valley Cushion Mugo Pine	#5	
<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	
14	Helictotrichon sempervirens	Blue Avena	#5	
101	Bouteloua gracilis `Blonde Ambition`	Blonde Ambition Blue Grama	#5	
71	Panicum virgatum `Heavy Metal`	Heavy Metal Switch Grass	#5	
103	Pennisetum alopecuroides `Little Bunny`	Hardy Little Bunny Fountain Grass	#5	
16	Hakonechloa macra `Aureola`	Japanese Forest Grass	#5	
58	Schizachyrium scoparium	Little Bluestem	#5	
<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	
98 52	Heuchera x `Obsidian` Heuchera x `Citronelle`	Obsidian Coral Bells Citronelle Coral Bells	#1 #1	
12 74	Coreopsis verticillata `Moonbeam` Hemerocallis x `Happy Returns`	Moonbeam Coreopsis Happy Returns Daylily	#1 #1	
34	Brunnera macrophylla	False Forget-me-not	#1	
10 19	Hosta x `Royal Standard` Penstemon digitalis `Husker Red`	Royal Standard Hosta Husker Red Penstemon	#1 #1	
123 80	Rudbeckia fulgida `Goldsturm` Veronica x `Sunny Border Blue`	Black Eyed Susan Sunny Border Blue Veronica	#1 #1	
		•		





SCALE: 1" = 20'





9305 Northfield Blvd. Denver, CO 80238 PHONE: 303.295.1100 FAX: 303.295.2464

Date: 03/31/2020

Superior Town Center Block 14 (Revision 1) Super Town Center Block 14, Louisville, CO 80027

Plans Dated: Specifications Seen? Bid To: Addenda #'s Seen: Tax:	No No Project Estimator N/A 8.635%,		Est. I	Estimator: Email: Valid Until: nstall Date:	Sydney Demhasaj sydneyr@coloradospecialties.com 05/30/2020 Unknown			
We propose to furnish la	bor and/or materials at the prices and terms designated to perform	work to the e	extent as:					
Mailboxes							\$	E 522.00
Furnish and Install the fo	llowing Mailboxes:						Ş	5,522.00
Room:								
	Manuf	acturer: Auth	Florence					
Item	Description	Qty	Item		Description	Qty		
CBU-8 Type	e I CBU mailbox with 8 tenant boxes, 1 outgoing compartment and 2 parcel lockers.	1	CBU-12		U mailbox with 12 tenant boxes, 1 outgoing compartment and 1 parcel locker.	1		
Bicycle Racks							\$	1,556.00
Furnish and Install the fol Room:	Ilowing Bicycle Racks:							
	Ma	nufacturer: M	ladrax					
Item	Description	Qty	Item		Description	Qty		
UX238-LB-SF-P UX	" Rack with lean bar - 2 3/8 OD tube 30L surface mounted, powder coated black	3						
Site Furnishings							\$	10,453.00
Furnish and Install the fol Room:	llowing Site Furnishings:							
	Ма	nufacturer: D	umor					
Item	Description	Qty	Item		Description	Qty		
287-32-SH-SO	32 Gallon Trash receptacle, side opening with shield	1	63-725-6/S-2	6' slatt	ed bench with 2 arms, surface mounted	2		
Dog Waste Station							\$	1,577.00
	llowing Dog Waste Station:						-	1,577.00
	Manufa	cturer: Zero W	Vaste.com					
Item	Description	Qty	Item		Description	Qty		
	The Sentry Dog Waste Station - Green	2				1000		
Dog Waste Station Qualif	fications: Chan	ges in ⁻	Trash/Recyc	le Rec	eptacles			
						Total	\$	19,108.00
							14.0	-
					Included in Origina	Bid	(\$18	8,742.00)

Difference

\$366.00 #2

CHANGE ORDER NO. 09 P.O. Box 1439 (303) 772-8121 Longmont, Colorado 80502 Fax (303) 772-3640 Dave Torreyson ATTN: 4/20/2020 DATE: SAMORA CONSTRUCTION COMPANY: JOB #: 7568 **SUPERIOR TOWN CENTER BLOCK 14** JOB NAME: LOCATION: Superior Description of work: Hand dig around existing utilities and place flow fill around utilities. Water Meters Extension **ITEM #** DESCRIPTION QUANTITY UNIT **UNIT COST ITEM COST** Hand Dig around Utilities Mini Ex Cat 304 3 HR \$ 110.00 \$ 330.00 Laborer 285 HR \$ 45.00 \$ 12,825.00 **Install Flow Fill** Flow Fill 148 CY \$ 134.00 \$ 19,832.00 Laborer 27 HR \$ 45.00 \$ 1,215.00 TOTAL: \$ 34,202.00 The Contract Time will be extended by 0 days Firm: Contractor: E-Z Excavaling, Inc. Signature: Signature: Annald Alearado Print Name: Print Name: Arnold Alvarado Title: Title: Project Manager Date: Date: 4/20/2020 E-Z Management Use Only: CO Added to CO Log **Owner** CO B2W Estimate CO TROB Created Approved Status: Track Budget Updated Pending Foundation Budget Updated Rejected Excel Billing Sheet Updated Internal

#3

	7	IANGE ORDER		NO		0
EXCAVA	TING			NO.	97.5	0 6806
P.O. Box 1439					(303) 772	
Longmont, Colo	rado 80502			Fax	(303) 772	2-3640
ATTN: COMPANY:	Dave Torreyson SAMORA CONSTRUCTION	DATE: JOB #: JOB NAME: LOCATION:	4/21/2020 7568 SUPERIO Superior	R TOWN CENT	ER BLOC	CK 14
Description o Traffic Contro	ol Plan for Block 14 per Dave's request.	For Irrigation Tap				
ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM	COST
4/8/2020	TOP					
	T.C.P.	1	LS	\$ 110.00	\$	110.0
		and the second se		and the second se	¢	
				TOTAL:	\$	- 110.0
The Contract	Time will be extended by	0	days	TOTAL:		- 110.0
	Time will be extended by					- 110.0
Firm:	Time will be extended by	Contractor:	E-Z Excava	ating, Inc.		110.0
Firm: Signature:	Time will be extended by	Contractor:	E-Z Excave Arnold As	ating, Inc.		- 110.0
Firm: Signature: Print Name:	Time will be extended by	Contractor: Signature: Print Name:	E-Z Excave Arneld As	ating, Inc. learade varado		- 110.0
Firm: Signature: Print Name: Title:	Time will be extended by	Contractor: Signature: Print Name: Title:	E-Z Excave Arnold As	ating, Inc. learade varado		- 110.0
Firm: Signature: Print Name: Title: Date:	Time will be extended by	Contractor: Signature: Print Name: Title:	E-Z Excava Arnold An Arnold An Project Ma	ating, Inc. learade varado		- 110.0



Change Order

				NO.	26 R1
EXCA	VATING				97.53726
P.O. Box 1439					(303) 772-8121
Longmont, Colo	rado 80502			Fax	(303) 772-3640
ATTN:	Dave Torryson	DATE:	4/22/2020		
COMPANY:	Samora Construction	JOB #:	7537		
ADDRESS:	Discovery Parkway & Central Park Circle				
PHONE #:	303-422-4285	LOCATION: Bid Number	Superior,CO		
FAX #:			Block 14 - P	lace and compa	ction fill - RFI #7

Remove excess dirt and place in various low areas per Dave Torryson's request

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNI	COST	ITI	EM COST
1/30/2020				-			
1	CAT 950k Wheel Loader	8.5	HR	\$	130.00	\$	1,105.00
2	Trucking - Tandem	11	HR	\$	95.00	\$	1,045.00
3	Trucking - Tandem	10	HR	\$	95.00	\$	950.00
4/9/2020							
4	CAT 950k Wheel Loader	7.5	HR	\$	130.00	\$	975.00
				1	TOTAL:	\$	4,075.00

The Contract Time will be extended by	da	ys	
Firm:	Contractor:	E-Z Excavating, Inc.	
Signature:	Signature:	Arnold Alearade	
Print Name:	Print Name:	Arnold Alvarado	
Title:	Title:	Project Manager	
Date:	Date:	4/22/2020	

S	Block
5	8
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2	14
Schedule	4
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pdate	ŝ
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Mon 9/30/19 Mon 10/28/19 Mon 10/28/19 Mon 3/21/20 Tue 2/25/20 Fri 3/20/20 Mon 4/13/20 Mon 4/13/20 Mon 4/17/20 Mon 5/11/20 Mon 5/11/20 Fri 5/15/20 Mon 6/11/20 Thu 5/14/20 Thu 5/14/20 Mon 6/1/20		Mon 9/30/19 4/12 Mon 10/28/19 Fri 11/8/19 Fri 11/8/19 Mon 3/2/20 Tue 4/7/20 Tue 4/7/20 Fri 3/20/20 Fri 3/20/20 Fri 4/17/20 Fri 4/17/20 Fri 4/17/20 Fri 5/15/20 Fri 5/15/20 Fri 6/12/20 Thu 5/28/20 Fri 6/12/20 Wed 5/27/20 Fri 6/12/20 Fri 6/12/20 Fri 6/12/20	4/12 4/19 4/2 Mon 9/30/19 Fri 11/8/19 Mon 3/2/20 Fri 11/8/19 Mon 3/16/20 Fri 3/20/20 Tue 4/7/20 Fri 3/20/20 Fri 3/20/20 Fri 4/17/20 Fri 4/17/20 EZ Fri 5/15/20 Fri 5/15/20 Fri 5/15/20 Fri 5/15/20 Fri 5/15/20 EZ Fri 6/12/20 Fri 6/12/20 Fri 5/15/20 Fri 6/12/20 Fri 6/12/20 Fri 6/12/20 Mon 6/1/20 Fri 6/12/20 Fri 6/12/20	4/12 4/19 4/26 5/3 Mon 10/28/19 Fri 11/8/19 Mon 3/2/20 Fri 11/8/19 Mon 3/2/20 Tue 4/7/20 Fri 3/20/20 Fri 3/20/20 Fri 3/20/20 Fri 4/17/20 Fri 4/17/20 Fri 5/15/20 Fri 5/15/20 Fri 5/15/20 EZ Fri 5/15/20 Fri 5/15/20 Fri 5/15/20 Fri 5/15/20 Fri 5/15/20 Fri 5/15/20 Fri 5/15/20 Fri 5/15/20 Fri 5/15/20 Fri 5/15/20 Fri 5/15/20 Fri 5/15/20 Fri 5/15/20 Fri 6/12/20 Mon 6/1/20 Fri 6/12/20 Fri 6/12/20 Mon 6/1/20 Fri 6/12/20 Fri 6/12/20 Fri 6/12/20	4/12 4/19 4/26 5/3 5/10 Mon 10/28/19 Fri 11/8/19 Mon 3/2/20 Tue 4/7/20 Fri 11/8/19 Mon 3/2/20 Tue 4/7/20 Fri 3/20/20 Fri 3/20/20 Fri 3/20/20 Koel Fri 4/17/20 Fri 5/15/20 EZ Xcel Koel Koel Fri 5/15/20 Fri 5/15/20 EZ Xcel Koel Koel Koel Fri 5/15/20 Fri 5/15/20 EZ Kcel Koel Koel	4/12 4/19 4/26 5/3 Mon 10/28/19 Fri 11/8/19 Mon 3/2/20 Tue 1/7/20 Tue 4/7/20 Fri 3/20/20 Fri 3/20/20 Fri 3/20/20 Fri 4/17/20 Fri 4/17/20 EZ Xon 5/15/20 Fri 5/15/20 Fri 5/15/20 EZ Xon 5/12/20 Fri 5/15/20 Fri 5/15/20 Fri 5/15/20 Xon 6/1/20 Fri 5/15/20 Fri 5/15/20 Fri 5/15/20 Xon 6/1/20 Fri 6/12/20 Fri 6/12/20 Xon 6/1/20 Xon 6/1/20 Wed 6/10/20 Fri 6/12/20 Xon 6/1/20 Xon 6/1/20 Wed 6/10/20 Fri 6/12/20 Fri 6/12/20 Xon 6/1/20	Mon 9/30/19 4/12 4/19 4/26 5/3 5/10 5/17 5/2 Mon 10/28/19 Fri 11/8/19 Mon 3/2/20 Image: straight straign straight straight straign straight straight str	Mon 9/30/19 4/12 4/19 4/26 5/3 5/10 5/17 5/2 Mon 10/28/19 Fri 11/8/19 Mon 3/2/20 Image: straight straign straight straight straign straight straight str	4/12 4/19 4/26 5/3 5/10 5/17 5/24 5/31 6/7 Mon 9/30/19 Mon 9/30/19 Mon 10/28/19 Fill Fill	Mon 9/30/19 4/12 4/19 4/26 5/3 5/10 5/17 5/2 Mon 10/28/19 Fri 11/8/19 Mon 3/2/20 Image: straight straign straight straight straign straight straight str	4/12 4/19 4/26 5/3 5/10 5/17 5/24 5/31 6/7 6/14 6/21 Mon 9/30/15 Fri 1/18/15 Fri 1/17/20 EZ Fri 1/17/20 Fri 1/110/10 Fri 1/10/10 Fri
	Mon 9/30/19 Fri 11/8/19 Fri 11/8/19 Mon 3/2/20 Tue 4/7/20 Fri 3/20/20 Fri 4/17/20 Fri 4/17/20 Fri 4/17/20 Fri 5/15/20 Fri 5/15/20 Fri 5/15/20 Fri 5/15/20 Fri 4/17/20 Fri 5/15/20 Fri 6/12/20 Wed 6/10/20 Fri 6/26/20 VWed 6/10/20 Fri 6/26/20	4/12	4/12 4/19 4/26 EZ	4/12 4/19 4/26 5/3	4/12 4/19 4/26 5/3 5/10 EZ	4/12 4/19 4/26 5/3 5/10 EZ	4/12 4/19 4/26 5/3 5/10 5/17 5/2 EZ Xcel JMG JMG JMG	4/12 4/19 4/26 5/3 5/10 5/17 5/2 EZ EZ Kcel JMG JMG JMG	4/12 4/19 4/26 5/3 5/10 5/17 5/24 5/31 6/7 EZ EZ EZ EZ EZ EZ EZ EZ EZ EZ EZ EZ EZ	4/12 4/19 4/26 5/3 5/10 5/17 5/24 5/31 6/7 EZ EZ EZ ARS JMG ARS JMG S&S Parkway/Conc. Bas T	4/12 4/19 4/26 5/3 5/10 5/17 5/24 5/31 6/7 6/14 EZ EZ

Page 1

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#6 \$ #7



Superior Town Center Blocks 14 and 15

Date: October 8, 2019 Subject: Preconstruction Meeting Agenda

DEVELOPMENT: Superior Town Center

CONTRACT/OWNER: Ranch Capital

PROJECT MANAGER/DEVELOPER: Dave Andrews, Edifice North

CONTRACTOR: Dave Torreyson, Samora Construction

Piek fome ENGINEER: Jim Brzostowicz P.E., Civil Resources

PUBLIC IMPROVEMENTS CONSTRUCTION INSPECTION: Town of Superior - Rick Davis, CPII

MATERIAL TESTING AND QUALITY CONTROL: Cesare Inc.

STORMWATER MANAGEMENT INSPECTION: By Contractors Certified SWMP Inspector

1. Representatives Sign In: (See sign in sheet)

2. Town of Superior Emergency Phone Numbers / Contact List:

- Rick Davis TOS Senior Construction Inspector Cell: (303) 709-6726
- Ed Johnson TOS Maintenance Supervisor . Cell: (303) 709-6727
- Alex Ariniello _ TOS Public Works Director • Cell: (303) 579-9839
- Alex Gorsevski TOS Civil Engineer .
- Jim Widner TOS Utilities Superintendent . Cell: (720) 363-0959
- Matt Rarick TOS Parks Superintendent .
- Alex Bullen TOS GIS and Permits Cell: (303) 826-2613

3. Licenses and Permits

- Permits for the project
 - Town of Superior Stormwater Quality Permit Required 0
 - 0 Town of Superior ROW Permit - Required
 - State Construction Stormwater Permit Required 0
 - Construction Trailer Special Use Permit Bequired. Do Not Install Without Permit. 0

Cell: (303) 513-7171

Cell: (303) 349-8926

- Sign(s) Special Use Permit Required. Do Not Install Without Permit. 0
- Sales Trailer Special Use Permit Required. Do Not Install Without Permit. 0

- Asphalt paving and joint plan 0
- Asphalt release agent 0
- Cast Iron (Manholes Ring and Cover, Sanitary Sewer Cleanouts) 0
- Valve Boxes (Castings Inc. Patented Lock Down Sections, Product Number CI-550 with 0 160 Oval Base. No Approved Equal)
- Reuse Water Valve Boxes Triangle Lids Marked "Irrigation" 0
- Cleanout Boxes are Castings Inc CO8030CI Only. No Approved Equal. 0
- Impervious pavers 0
- **Electrical Materials** 0
- Signage and Striping Materials 0
- "Irrigated With Reuse Water" Signs 0
- Misc 0
- **Contractors Emergency Contact List**
 - **Document Pre-Existing Site Conditions** surveys
- As-Builts
- 6. Construction Inspection. (see construction inspection sequencing and procedures handout)
 - Hours of work are M-F, 7:00am-5:00pm ONLY. No Saturday, Sunday or Holidays .
 - Town Observed Holidays (No Work Days)
 - New Year's Day 0
 - Martin Luther King Jr. Day 0
 - President's Day 0
 - Memorial Day 0
 - Independence Day 0
 - Labor Day 0
 - Veterans Day 0
 - Thanksgiving and Day After Thanksgiving 0
 - Christmas Eve 0
 - Christmas Day 0
 - 24 Hour Notice Required For Inspections. .
 - Contractor Responsible For Preparing Work For Inspection, Providing Necessary Workforce, . And Providing Safe Access To The Work In Accordance With OSHA Regulations.
 - Additional Fees Shall Apply For After Hours And Reinspections. .
 - Sanitary sewer inspections
 - 0 Bedding
 - **Under Drain** 0
 - Pipe Slope 0
 - Wye's 0
 - Service Lines 0

of Rock.

- Backfill Uniformly Moisture Conditioned Soils, MAXIMUM 8 INCH Lifts, MAXIMUM 4 INCH Lifts For Mechanical Hand Compaction Around Manholes, Storm Inlets.
- o Storm Inlets
 - Rebar And Form Inspections
 - Drain Weep Holes 12 Inches Below Flow Line on Front of Inlet. Under Drain 6 Inch Sleeve 32 Inches Below Top of Deck, Behind Curb. Mirafi 140 Fabric Over Weep Holes and #67 Crushed Rock.

Concrete

- Subgrade Uniformly Moisture Conditioned Soils, MAXIMUM 8 INCH Lifts, MAXIMUM 4 INCH Lifts For Mechanical Hand Compaction.
- All Subgrade Is Proof Rolled. Concrete Curb And Gutter, Sidewalks, Trails, Concrete Paving, Pavers, Etc. Proof Roll To Be Conducted Using A Tandem Axle Dump Truck Or Water Truck With An 18KIP Per Axle Weight.
- Proof Rolls Tests Valid For 24 Hours, Or Unless Weather Effects Subgrade.
- Moisture Density Soils Testing -- Tests Valid For 24 Hours, Or Unless Weather Effects Subgrade.
- Form Inspections
- Rebar Inspections
- o Grade Stakes And Hubs Required To Remain In Place Until After Concrete Is Placed.
- All Concrete To Be Plant Batched. The Use Of Hand Mixed Concrete On Site Is Not Permitted.
- Concrete Tests With 5 Test Cylinders Every 50 Yards Or Portion Thereof Per Day.
- Batch Weights Required For Each Concrete Delivery To The Site. <u>Deliveries Without</u> <u>Batch Weights Will Be Rejected.</u>
- 90 Minutes From Batch Time To Have Concrete Truck Empty.
- o No Water To Be Used To Aid In Finishing.
- o The Use Of Confilm, Or Other Finishing Aid Products Is Prohibited.
- Placements That Stop For 30 Minutes Require The Concrete To Be Scored, Trimmed And 24 Inch #4 Epoxy Coated Rebar Dowels Placed Prior To Continuing With Placement. Place 24 Inch #4 Epoxy Coated Rebar Dowels At The End Of Each Concrete Placement.
- Tooled Joints 10 Feet On Center, Unless Plans Require Special Joint Patterns.
- o Handicap Ramps Behind Truncated Domes Require Tooled Joints 9 Inches On Center.
- o Light Broom Finish
- Sanitary Sewer Service Locations To Be Stamped On Curb Face With A Minimum 4 Inch Tall "S" Stamp.
- Water Service Locations To Be Stamped On Curb Face With A Minimum 4 Inch Tall "W" Stamp
- Dry Utility Sleeve Crossings To Be Stamped On Top Of Curb Head With A Minimum 4 Inch Tall "C" Stamp
- Impervious White Curing Compound Shall Be Applied Under Pressure By Mechanical Sprayers At The Rate Of Not Less Than 1 Gallon Per 150 Square Feet Of Surface. Curing Compound To Be Applied In Two Directions For Complete Coverage. Spotting

- Moisture Density Soils Testing -- Tests Valid For 24 Hours, Or Unless Weather Effects Subgrade.
- Finish Asphalt Surface To Be ½ Inch Above The Lip Of Gutter. Adjust Crown Accordingly.
- Median Finish Grade To Be Flush With Lip Of Gutter.
- <u>All Roads Shall Have A Minimum 2% Cross Slope From The High Side Lip Of Gutter (Plus ½</u> Inch), Unless Shown Otherwise On The Approved Construction Plans.
- Grade Check Using Contractor/Surveyor Set Blue Tops And String Line To Be Performed Prior To Approving Subgrade For Asphalt Paving/Concrete Paving.

Asphalt Paving

- Asphalt Tie-Ins Shall Be Neatly Sawcut Vertically, Full Depth, And Perpendicular To The Roadway
- 200 Ton Compaction Test Strip And Roller Pass Study Required For Each Grading Of Asphalt, And When Previously Used Equipment Is Replaced.
- Asphalt Weights Required For Each Load Delivered To The Site. <u>Deliveries Without Weights</u> <u>Will Be Rejected.</u>
- All Loads To Be Tarped, And Remain Tarped, Until Backed To The Paver For Placement, Regardless Of The Time Of Year.
- The Use Of Diesel Fuel For Tools, Truck Beds, Pavers, Rollers Is Strictly Prohibited. Use Approved Release Agent Only.
- Self-Propelled Paver With Automatic Cross Slope And Grade Control.
- 30 Foot Ski For Grade Control Is Required On All Pavers For All Lifts Of Asphalt Placed.
- Smooth Drum And Pneumatic Rollers Required.
- Density Specification 92-96%.
- Joint Density Specification Is 92-96%, Plus Or Minus 2%
- The Town Utilizes The National Asphalt Pavement Association App, Multicool To Aid In Asphalt Rolling Time And Temperatures.
- Asphalt Joints Shall Be Located At Centerline Of Street, Or On Center Line Of Painted Skip/Turn Pocket Lines. Joints In A Wheel Path Are Prohibited.
- Raking Of Joints/Edges, <u>Bump And Stop.</u> Do Not Broadcast Rocks Across The Asphalt Mat Surface. All Rocks To Be Removed From Surface Prior To Breakdown Rolling.
- Sampling
 - o Every 500 Tons, Or Portion Thereof, Per Day, Per Mix.
- Testing
 - o Every 250 Lineal Feet Per Lane Mile, Per Lift. Joints Every 250 Lineal Feet.
 - Standard Cdot Testing Utilizing 4 One Minute Tests. Average Of 4 Tests
 - Mark Gauge Location On Asphalt Surface. Record Percent Density On Asphalt Surface.
- Immediately After Finish Rolling, And Before The Asphalt Surface Temperature Drops Below 175 Degrees, Apply Tack Coat A Minimum Of 6 Inches Both Sides Of The Joint To Seal The Joint. On Patches Of 40 Square Feet Or Less, Apply Tack Coat To The Entire Surface And Extend Outside The Joint 6 Inches Onto Existing Pavement Surface.
- Manhole, Cleanouts And Valve Box Adjustments.

o No Weekend Or Holiday Work.

- Employee Parking: Keep To Contractor Staging Area. If Staging Area Is Inadequately Sized, Expand To Accommodate All Vehicles/Equipment.
- Project Meetings: To Be Held Weekly With Owner And Town Staff. This Shall Be A Separate Meeting From The GC's Sub Meeting. Subs Will Be Requested To Attend As Necessary.
 - At Meeting Current Project Schedule, RFI Log, Change Order Log, Agenda/Minutes, Submittal Log Shall Be Present To Discuss.

9. Other Issues

- Construction Trailers, Sales Trailers, and Signs Require a Special Use Permit Prior To Placement On The Project. Trailers Must Be Shown On The Approved SWMP.
- Utility Locates
 - New Development Projects Require Private Locate Services When The Town Has Not Accepted New Improvements.
 - Parks Electrical and Irrigation Locates Matt Rarick Cell: (303) 349-8926
 - Traffic Signal Electrical and Town Owned Street Light Locates Alex Bullen Cell: (303) 862-2613

10. Action items

- Xcel Energy, Comcast, CenturyLink Schedules and Coordination.
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- .
- •
- .

SECTION 00680 CHANGE ORDER

CHANGE ORDER

Project:	STC Block 14	Date of Issuance	ce: <u>4/23/202</u>	: 4/23/2020				
Owner: Address: c/o	Superior Town Center Metropolitan District No. 2 12775 El Camino Real, Suite 100 San Diego, CO 92130	Change Order N 	0: 006					
Contractor:	SAMORA Construction	Construction Manage	er: Dave To	rreyson				
	ed to make the following changes in the Contra	ect Documents:						
Description:	STC Block 14 Town of Super new specifications not included in bid - 8' lifts, 4' wide around each manhole and							
	cleanouts.							
	1. E-Z Excavating - Hand compaction manholes	/cleanouts	\$	33,798.75				
		Subtotal	\$	33,798.75				
	Overhead/Profit/Bond/Insurance		\$	5,069.81				
	Overneau/F1011/B0110/Insurance	Total	۰ \$	38,868.56				
		i otul	Ψ	20,000.00				

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Purpose of Change Order: STC Block 14

Attachments (List Documents Supporting Change):

CHANGE IN CONTRACT PRICE:Original Contract Price:\$ 850,349.32	CHANGE IN CONTRACT TIME: Original Contract Time: (days)
Previous Change Orders: \$ 346,595.46	Net Change from Previous Change Order:
	(days)
Contract Price Prior to this Change Order: \$1,196,944.78	Contract Time Prior to this Change Order: (days)
Net Increase of this Change Order: \$ 38,868.56	Net Increase of this Change Order:
Net Decrease of this Change Order:	Net Decrease of this Change Order:
Net Change of this Change Order: \$ 38,868.56	Net Change of this Change Order:
Contract Price with all Approved Change Order \$1,235,813.34	s: Contract Time with all Approved Change Orders: (days)
RECOMMENDED: APPROVED:	APPROVED: SAMORA Construction

 RECOMMENDED:
 APPROVED:
 APPROVED: SAMORA Construction

 By:
 By:
 By:

 Engineer
 Owner
 Contractor

CHANGE ORDER REQUEST SUMMARY SHEET COR NO.: #006



Date 4/23/2020 Project Name: STC Block 14 Project Location: Superior, CO Project No.: 19-004

De	scription of Change: Hand Compaction - Utilities Town of Superior new specifications not included in bid 8' lifts, 4' wide around each manhole and cleanouts	
1.	E-Z Excavating - Hand compaction manholes/cleanouts	\$33,798.75

Subtotal \$33,798.75

Overhead/Profit/Bond/Insurance	\$5,069.81
Change Order Request Total	\$38,868.56

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

ACCEPTED: SAMORA CONSTRUCTION By:______ Brenda Torreyson President/CEO

CHANGE ORDER



Longmont, Colorado 80502

NO.

11

(303) 772-8121

Fax (303) 772-3640

ATTN:	Dave Torreyson / Brenda Torryson	DATE:	4/23/2020
COMPANY:	SAMORA CONSTRUCTION	JOB #:	7568
ADDRESS	5310 Ward Rd. Suite G-01	JOB NAME:	SUPERIOR TOWN CENTER BLOCK 14
Phone #	Arvada, CO. 303-422-4285	LOCATION:	Superior

Town of Superior new specifications not included in bid - 8' lifts, 4' wide around each manhole and Description of work: cleanouts

Due to Changes in the Town of Superior Specs, EZ Excavating was required to compact the newly installed Sanitary Manholes unconventionally. The new Specs call for compacting around the Sanitary Manholes with a Jumping Jack Compactor. Typically, an Excavator's Packing Wheel is used for the vast majority of this work. This method made the work become days (2.5) for each Manhole, instead of a few Hours it usually takes. Below is a log of the extra work that had to be performed as a result of the Spec

ITEM #	DESCRIPTION	QUANTITY	UNIT	UN	IT COST	IT	EM COST
12/20/2019		_				100	
	330 CAT Excavator	2.0	HR	\$	170.00	\$	340.00
	Jumping Jack Compactor	1.0	DY	\$	105.00	\$	105.00
	Operator	3.5	HR	\$	52.50	\$	183.7
	Laborer	3.5	HR	\$	47.50	\$	166.2
12/23/2019						\$	
	330 CAT Excavator	8.0	HR	\$	170.00	\$	1,360.0
	Jumping Jack Compactor	1.0	DY	\$	105.00	\$	105.0
	Operator	8.0	HR	\$	52.50	\$	420.0
	Laborer	8.0	HR	\$	47.50	\$	380.0
1/6/2020							
	330 CAT Excavator	7.0	HR	\$	170.00	\$	1,190.0
	Jumping Jack Compactor	1.0	DY	\$	105.00	\$	105.0
	Operator	7.5	HR	\$	52.50	\$	393.7
	Laborer	7.5	HR	\$	47.50	\$	356.2
1/7/2020				1			
	330 CAT Excavator	8.5	HR	\$	170.00	\$	1,445.0
	Jumping Jack Compactor	1.0	DY	\$	105.00	\$	105.0
	Operator	9.5	HR	\$	52.50	\$	498.7
	Laborer	9.0	HR	\$	47.50	\$	427.5
1/8/2020							
	330 CAT Excavator	3.0	HR	\$	170.00	\$	510.0
	Jumping Jack Compactor	1.0	DY	\$	105.00	\$	105.0
	Operator	3.5	HR	\$	52.50	\$	183.7
	Laborer	3.5	HR	\$	47.50	\$	166.2
1/17/2020							
	330 CAT Excavator	6.0	HR	\$	170.00	\$	1,020.0
	Jumping Jack Compactor	2.0	DY	\$	105.00	\$	210.0
	Operator	9.0	HR	\$	52.50	\$	472.5
	Laborer	18.0	HR	\$	47.50	\$	855.0
1/22/2020						Ì	

	330 CAT Excavator	2.0	HR	\$	170.00	\$	340.0
	Jumping Jack Compactor	1.0	DY	\$	105.00	\$	105.0
	Operator	2.0	HR	\$	52.50	\$	105.0
	Laborer	2.0	HR	\$	47.50	\$	95.0
1/23/2020		Ì					
	330 CAT Excavator	2.0	HR	\$	170.00	\$	340.0
	Jumping Jack Compactor	1.0	DY	\$	105.00	\$	105.
	Operator	2.0	HR	\$	52.50	\$	105.
	Laborer	2.0	HR	\$	47.50	\$	95.
1/24/2020							
	330 CAT Excavator	3.0	HR	\$	170.00	\$	510.
	Jumping Jack Compactor	1.0	DY	\$	105.00	\$	105.
	Operator	3.5	HR	\$	52.50	\$	183.
	Laborer	3.5	HR	\$	47.50	\$	166.
1/27/2020	1						
	330 CAT Excavator	8.5	HR	\$	170.00	\$	1,445.
	Jumping Jack Compactor	1.0	DY	\$	105.00	\$	105.
	Operator	9.5	HR	\$	52.50	\$	498.
	Laborer	9.5	HR	\$	47.50	\$	451.
1/28/2020							
	330 CAT Excavator	8.5	HR	\$	170.00	\$	1,445.
	Jumping Jack Compactor	1.0	DY	\$	105.00	\$	105.
	Operator	9.5	HR	\$	52.50	\$	498.
	Laborer	9.5	HR	\$	47.50	\$	451.
1/29/2020			1	-		-	
	330 CAT Excavator	8.5	HR	\$	170.00	\$	1,445.
	Jumping Jack Compactor	1.0	DY	\$	105.00	\$	105.
	Operator	9.5	HR	\$	52.50	\$	498.
	Laborer	9.5	HR	\$	47.50	\$	451.
1/30/2020				1		-	
	330 CAT Excavator	8.5	HR	\$	170.00	\$	1,445.
	Jumping Jack Compactor	1.0	DY	\$	105.00	\$	105.
	Operator	9.5	HR	\$	52.50	\$	498.
	Laborer	9.5	HR	\$	47.50	\$	451.
1/31/2020				+			
	330 CAT Excavator	8.0	HR	\$	170.00	\$	1,360.
	Jumping Jack Compactor	1.0	DY	\$	105.00	\$	1,500.
	Operator	9.5	HR	\$	52.50	\$	498.
	Laborer	9.5	HR	\$	47.50	\$	451.
2/3/2020		7.0		1			
	330 CAT Excavator	5.5	HR	\$	170.00	\$	935.
	Jumping Jack Compactor	1.0	DY	\$	105.00	\$	105.
	Operator	6.5	HR	\$	52.50	\$	341.
	Laborer	6.5	HR	\$	47.50	\$	308.
2/6/2020		0.0	1			-	500.
0, 2020	330 CAT Excavator	4.5	HR	\$	170.00	\$	765.
	Jumping Jack Compactor	1.0	DY	\$	105.00	\$	105.
	Operator	5.5	HR	\$	52.50	\$	288.
	Laborer	5.5	HR	\$	47.50	\$	261.
2/17/2020		J.J		Ψ	77.50	Ψ	201.
.1112020	330 CAT Excavator	8.0	HR	\$	170.00	\$	1,360.
	JJU CAT EXCavalui	0.0	111	1 10	170.00	Ψ	
	Jumping Jack Compactor	1.0	DY	\$	105.00	\$	105.

	Laborer	9.5	HR	\$	47.50	\$	451.25
2/18/2020							
	330 CAT Excavator	8.5	HR	\$	170.00	\$	1,445.00
	Jumping Jack Compactor	1.0	DY	\$	105.00	\$	105.00
	Operator	9.5	HR	\$	52.50	\$	498.75
	Laborer	9.5	HR	\$	47.50	\$	451.25
		_		1	OTAL:	\$	33,798.75
The Contract	Time will be extended by	N/A	days				
Firm:		Contractor:	E-Z Excavating, Inc.				
Signature:		Signature:	Arnold Alvarado				
Print Name:		Print Name:	Annald Alexando				
Title:		Title:	Project Manager				
Date:		Date:	4/23/2020				
E-Z Manage	ment Use Only:						
	CO Added to CO Log			Own	er CO		
	B2W Estimate CO TROB Created		Status:	Appr	oved		
	Track Budget Updated			Pend	ing		
	Foundation Budget Updated			Reje	cted		
	Excel Billing Sheet Updated			Inter	nal		