

**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**

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

**DATE:**      **May 13, 2020**

**TIME:**        9:00 A.M.

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

**I.        ADMINISTRATIVE MATTERS**

A.        Present Disclosures of Potential Conflicts of Interest.

\_\_\_\_\_

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

\_\_\_\_\_

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.

\_\_\_\_\_

- 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):

Fund	Period Ending Apr 22, 2020
General	\$ 29,971.26
Debt	\$ -0-
Capital	\$ 2,880.00
<b>Total</b>	<b>\$ 32,851.26</b>

- 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. \_\_\_\_\_

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).
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1. Discuss and consider approval of Requisition No. 6 (to be distributed).
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- 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).
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- 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<sup>rd</sup>) 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 (63<sup>rd</sup>) 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>	<u>Term</u>
James Brzostowicz	Second Regular Election, May 2023
Angie Hulsebus	Second Regular Election, May 2023
Terry Willis	Second Regular Election, May 2023
Vacant	Next Regular Election, May 2022
Vacant	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. Date and Time of Election. 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. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. 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. Designated Election Official. Lisa A. Johnson 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. Absentee Ballot Applications. 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. Self-Nomination and Acceptance Forms. 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. Cancellation of Election. 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. Severability. 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. Repealer. 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. Effective Date. 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.

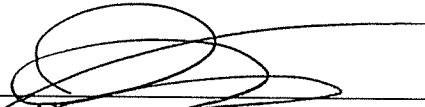
**[SIGNATURE PAGE FOLLOWS]**

[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:

\_\_\_\_\_  
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>	<u>Term</u>
James A. Brzostowicz	Second Regular Election, May 2023
Angie Hulsebus	Second Regular Election, May 2023
Terry Willis	Second Regular Election, May 2023
Vacant	Next Regular Election, May 2022
Vacant	Next Regular Election, May 2022

/s/ Peggy Ripko  
(Assistant Designated Election Official)

Contact Person for the District:	Peggy Ripko
Telephone Number of the District:	303-987-0835
Address of the District:	141 Union Boulevard, Suite 150, Lakewood, CO 80228
District Facsimile Number:	303-987-2032
District Email:	pripko@sdmsi.com

## RECORD OF PROCEEDINGS

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### 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 POTENTIAL CONFLICTS OF INTEREST

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

#### ADMINISTRATIVE MATTERS

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

## RECORD OF PROCEEDINGS

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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.

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### **CONSENT AGENDA**

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.

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### **FINANCIAL MATTERS**

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

Fund	Period Ending Mar. 25, 2020
General	\$ 58,027.33
Debt	\$ -0-
Capital	\$ 14,462.00
<b>Total</b>	<b>\$ 72,489.33</b>

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.

## RECORD OF PROCEEDINGS

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**Unaudited Financial Statements:** 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.

### **OPERATIONS / MAINTENANCE**

There were no Operations or Maintenance Matters for discussion by the Board at this time.

### **COMMUNITY MANAGEMENT/ COVENANT CONTROL**

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

### **CAPITAL PROJECTS**

**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.

**RECORD OF PROCEEDINGS**

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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.

**Construction Management Agreement with CFC Construction for FDP 1 Phase 9:** 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.

**Proposal with SAMORA Construction for Superior Town Center (“STC”) Block 25 Phase 2 Walks and Landscaping:** 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.

**DEVELOPER  
UPDATE**

**Lot and Home Sales:** It was noted that Morgan Ranch is delayed and a few additional land 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

STC Metropolitan District No.2

April-20

	General	Debt	Capital	Totals
Disbursements	\$ 29,786.56	\$ -	\$ 2,880.00	\$ 32,666.56
		\$ -	\$ -	\$ -
Payroll	\$ 184.70	\$ -		\$ 184.70
Payroll Taxes District Portion	\$ -	\$ -	\$ -	\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$29,971.26</b>	<b>\$0.00</b>	<b>\$2,880.00</b>	<b>\$32,851.26</b>

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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
<b>Grand Totals:</b>			
	<u>3</u>		<u>184.70</u>

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1499						
04/22/2020	Comcast	16389 03/20	Parking Structure	1-730	153.01	153.01
Total 1499:						153.01
1500						
04/22/2020	Doody Calls	36610	O&M - Landscaping	1-720	205.00	205.00
04/22/2020	Doody Calls	36727	O&M - Landscaping	1-720	282.75	282.75
Total 1500:						487.75
1501						
04/22/2020	McGeady Becher P.C.	1190B 03/20	Bonding	3-795	1,680.00	1,680.00
04/22/2020	McGeady Becher P.C.	1190B 03/20	Legal	1-675	7,532.50	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	Special Dist Management Srvs	D3 03/20	Management	1-680	42.00	42.00
04/22/2020	Special Dist Management Srvs	D3 03/20	Miscellaneous	1-685	2.58	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



Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1507						
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
Total 1507:						887.19
Grand Totals:						32,666.56

STC Metropolitan District No. 2  
Financial Statements

February 29, 2020

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.

*Simmons & Wheeler, P.C.*

April 28, 2020  
Englewood, Colorado

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

See Accountant's Compilation Report

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

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

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<b>Revenues</b>			
Property Taxes	\$ 155	\$ -	\$ (155)
Specific Ownership Taxes	8,200	837	(7,363)
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 Capital Projects	-	-	-
Transfer from District 1	68,021	3,929	(64,092)
Transfer from District 3	27,389	252	(27,137)
	<u>218,858</u>	<u>5,223</u>	<u>(213,635)</u>
<b>Expenditures</b>			
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 - Field Services	6,500	-	6,500
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
	<u>450,935</u>	<u>89,082</u>	<u>361,853</u>
Excess (deficiency) of revenues over expenditures	(232,077)	(83,859)	148,218
Fund balance - beginning	<u>232,077</u>	<u>383,973</u>	<u>151,896</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ 300,114</u>	<u>\$ 300,114</u>

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

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
<b>Revenues</b>			
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)
	<u>2,623,057</u>	<u>38,622</u>	<u>(2,584,435)</u>
<b>Expenditures</b>			
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
	<u>4,382,958</u>	<u>-</u>	<u>4,382,958</u>
Excess (deficiency) of revenues over expenditures	(1,759,901)	38,622	1,798,523
Fund balance - beginning	<u>13,630,586</u>	<u>13,308,440</u>	<u>(322,146)</u>
Fund balance - ending	<u>\$ 11,870,685</u>	<u>\$ 13,347,062</u>	<u>\$ 1,476,377</u>

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

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues			
Developer Advance	5,000,000	-	(5,000,000)
2019A & B Bond Proceeds	-	-	-
2019A Bond Premium	-	-	-
Interest	<u>1,000</u>	<u>116,455</u>	<u>115,455</u>
	<u>5,001,000</u>	<u>116,455</u>	<u>(4,884,545)</u>
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	-	-	-
Transfer to General Fund	-	-	-
Miscellaneous	<u>1,000</u>	<u>-</u>	<u>1,000</u>
	<u>39,097,059</u>	<u>1,707,993</u>	<u>37,389,066</u>
Excess (deficiency) of revenues over expenditures	(34,096,059)	(1,591,538)	32,504,521
Fund balance - beginning	<u>37,298,059</u>	<u>44,317,765</u>	<u>7,019,706</u>
Fund balance (deficit) - ending	<u>\$ 3,202,000</u>	<u>\$ 42,726,227</u>	<u>\$ 39,524,227</u>



**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.

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

21	23-Feb-17	\$784,846.38	\$694,206.67	\$694,206.67
22	17-Mar-17	\$663,385.40	\$571,156.39	\$571,156.39
23	20-Apr-17	\$912,437.74	\$894,668.66	\$894,668.66
24	17-May-17	\$488,722.33	\$477,391.96	\$477,391.96
25	29-Jun-17	\$2,648,255.90	\$842,092.22	\$842,092.22
26	3-Aug-17	\$476,010.18	\$425,687.34	\$425,687.34
27	17-Aug-17	\$995,465.07	\$781,719.74	\$781,719.74
28	21-Sep-17	\$2,202,490.66	\$1,813,800.55	\$1,813,800.55
29	11-Nov-17	\$2,372,127.66	\$2,363,679.49	\$2,363,679.49
30	22-Nov-17	\$1,914,639.28	\$1,929,475.33	\$1,711,298.63
31	19-Dec-17	\$1,731,761.49	\$1,561,854.08	\$1,440,391.55
32	16-Feb-18	\$582,701.05	\$559,378.98	\$461,363.52
33	10-Apr-18	\$932,657.82	\$858,000.53	\$690,670.88
34	10-Apr-18	\$670,283.35	\$623,505.43	\$519,950.65
35	18-Jun-18	\$1,053,420.34	\$695,052.19	\$469,031.50
36	13-Jul-18	\$1,315,446.78	\$998,428.76	\$805,440.44
37	31-Jul-18	\$1,097,722.72	\$1,019,716.46	\$910,204.30
38	23-Aug-18	\$998,452.43	\$790,429.34	\$757,296.58
39	26-Sep-18	\$1,181,782.21	\$1,008,881.48	\$851,219.77
40	10-Oct-18	\$506,528.48	\$438,293.56	\$395,834.23
41	06-Dec-18	\$883,785.69	\$837,473.61	\$444,364.63
42	03-Jan-19	\$223,714.21	\$179,926.82	\$137,852.65
43	09-Jan-19	\$266,323.20	\$198,080.87	\$180,809.72
44	24-Jan-19	\$105,648.98	\$82,117.55	\$82,117.55
45	21-Feb-19	\$291,779.76	\$259,508.79	\$259,508.79
46	20-Mar-19	\$325,500.49	\$212,355.06	\$212,355.06
47	25-Apr-19	\$315,703.35	\$288,250.21	\$288,250.21
48	24-May-19	\$3,889,134.73	\$2,984,557.18	\$900,749.68
49	21-Jun-19	\$5,047,252.81	\$2,986,639.50	\$2,775,141.50
50	23-Jul-19	\$857,721.41	\$697,366.45	\$697,366.45
51	21-Aug-19	\$980,208.74	\$872,480.78	\$530,358.78
52	24-Sep-19	\$628,822.07	\$438,346.69	\$438,346.69
53	29-Oct-19	\$1,803,938.03	\$1,507,214.33	\$1,379,096.84
54	10-Jan-20	\$1,027,263.21	\$901,622.48	\$690,742.53
55	10-Jan-20	\$1,294,723.05	\$812,019.39	\$593,009.92
56	30-Jan-20	\$713,484.44	\$676,582.61	\$622,306.27
57	05-Mar-20	\$418,709.59	\$325,317.80	\$316,468.55
58	3-Apr-20	\$1,094,717.91	\$743,899.62	\$575,581.62

**TOTALS**

**\$65,105,805.76**

**\$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 X provides a detailed breakdown of system develop fee costs per the Service Plan categories and the SURA categories.

### **Public Improvements as Authorized by the Service Plan**

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

Section I-A of the Service Plan states:

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

Section V-A of the Service Plan States:

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

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

### **Scope of Certification**

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

### **General Methodology**

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

### **Phase I – Authorization to Proceed and Document Gathering**

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

### **Phase II – Site Visit and Meetings**

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

### **Phase III – Review of Documentation**

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

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

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

### **Phase IV – Verification of Construction Quantities**

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

### **Phase V – Verification of Construction Unit Costs and Indirect Costs**

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

### **Phase VI – Verification of Payment for Public Costs**

Per current agreements, District funded costs are approved before payment is made. Contractors and consultants are to provide Conditional Lien Release Waivers for the amount of payment requested. After payment is made, the contractors and consultants are to provide Unconditional Lien Release Waivers. When applicable, cancelled checks and bank statements are also used to verify proof of payment. Certain soft and indirect costs that have portions that are both publicly and privately funded but have not yet been paid are included in this certification. These costs are clearly identified in Table VII Soft and Indirect Costs Detail in the District and Developer Disbursement columns. These costs are included in order to identify

the public and private costs and assign these costs to either the Developer or the District. The proof of payment in the form of cancelled checks and bank statements will be reviewed as payments are processed and reflected on future certifications.

### **Phase VII – Determination of Costs Eligible for Reimbursement**

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

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

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

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

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

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

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

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

During the review of Cost Certification #34, the Town notified associated parties that costs associated with the Medical Office Building Garage would not be eligible under SURA until approved by the Town Board,

per Resolution No. R-36. Garage costs are currently determined to be District eligible and will become SURA eligible upon the Town Board approval.

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

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

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

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

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

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

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

On Cost Certification #52-#58, costs related to the interior courtyard as part of Block 25 Phase 2 had the eligibility removed until further review was completed to determine the extent of public costs. These costs were related to stairs, retaining walls, and electrical systems for lighting, and are subject to being included as eligible at a later time.

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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**

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

Collin D. Koranda, P. E.

## APPENDIX A

### Documents Reviewed

#### Agreements

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

#### Construction Plans

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

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

#### Invoices

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

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

#### Service Plan and Reports

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



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

**Table II**

	Total Cost Invoiced	Maximum Eligible Costs	District Eligible Costs	Town Eligible Costs
Direct Construction Costs	\$ 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	\$ -
<b>Totals</b>	<b>\$ 1,094,717.91</b>	<b>\$ 743,899.62</b>	<b>\$ 743,899.62</b>	<b>\$ 575,581.62</b>



## SUPERIOR TOWN CENTER METROPOLITAN DISTRICT

### Construction Costs Summary By Category

Table III

Category	Total Eligible Hard Costs	Category Percentage
Total Town Eligible Costs		
Earthwork	\$ -	0.0%
Roadways, Paths, & Hardscape	\$ 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)	\$ -	-
	<b>\$ 164,747.45</b>	<b>100.0%</b>
Total District Eligible 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	\$ -	-
	<b>\$ 164,747.45</b>	<b>100.0%</b>



## SUPERIOR TOWN CENTER METROPOLITAN DISTRICT

### Soft Costs Summary By Category

Table IV

Category	Total Eligible Soft Costs		Category Percentage
Total Town Eligible Costs			
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	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%
	<b>\$</b>	<b>410,834.18</b>	<b>100.0%</b>

Total District Eligible 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%
	<b>\$</b>	<b>410,834.18</b>	<b>100.0%</b>



**SUPERIOR TOWN CENTER METROPOLITAN DISTRICT**  
**System Development Charges Costs Summary**  
**Table VI**

<b>Category</b>	<b>Total Eligible SD Costs</b>		<b>Category Percentage</b>
	<b>Total Town Eligible Costs</b>		
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!
<b>Total District Eligible Costs</b>			
Operation	\$	-	0.0%
Capital	\$	168,318.00	100.0%
Organization	\$	-	0.0%
	\$	<b>168,318.00</b>	<b>100.0%</b>



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT  
Construction Costs  
Table VI

Table with columns: Work Description, Contract Values (Quantity, Unit, Unit Price, Amount), Invoiced Values (Amount Invoiced, Retainage Held, Amount Less Retainage, Percent Invoiced), District Eligibility (District Type, District Powers, Town Category, Percent District Eligible, Amount District Eligible, Town Eligible, Amount Town Eligible, Total Percent Eligible, Total Eligible, Pending, Non-District), Certification Number, and Inv. No. (Inv. Date, Curt \$).











**SUPERIOR TOWN CENTER METROPOLITAN DISTRICT**  
**System Development Charges Costs**  
**Table X**

Invoices				Proof of Payment									Percent District	Amount District	Percent Town	Amount Town	Certification	
Builder Name	Invoice Number	Description	Type	Date	Amount Invoiced	Paid By	Check No	Check Written	Check Cleared	Amount 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	\$ 100,116.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 100,116.00	0%	\$ -	58
					\$ 168,318.00					\$ 168,318.00				\$ 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.

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

21	23-Feb-17	\$784,846.38	\$694,206.67	\$694,206.67
22	17-Mar-17	\$663,385.40	\$571,156.39	\$571,156.39
23	20-Apr-17	\$912,437.74	\$894,668.66	\$894,668.66
24	17-May-17	\$488,722.33	\$477,391.96	\$477,391.96
25	29-Jun-17	\$2,648,255.90	\$842,092.22	\$842,092.22
26	3-Aug-17	\$476,010.18	\$425,687.34	\$425,687.34
27	17-Aug-17	\$995,465.07	\$781,719.74	\$781,719.74
28	21-Sep-17	\$2,202,490.66	\$1,813,800.55	\$1,813,800.55
29	11-Nov-17	\$2,372,127.66	\$2,363,679.49	\$2,363,679.49
30	22-Nov-17	\$1,914,639.28	\$1,929,475.33	\$1,711,298.63
31	19-Dec-17	\$1,731,761.49	\$1,561,854.08	\$1,440,391.55
32	16-Feb-18	\$582,701.05	\$559,378.98	\$461,363.52
33	10-Apr-18	\$932,657.82	\$858,000.53	\$690,670.88
34	10-Apr-18	\$670,283.35	\$623,505.43	\$519,950.65
35	18-Jun-18	\$1,053,420.34	\$695,052.19	\$469,031.50
36	13-Jul-18	\$1,315,446.78	\$998,428.76	\$805,440.44
37	31-Jul-18	\$1,097,722.72	\$1,019,716.46	\$910,204.30
38	23-Aug-18	\$998,452.43	\$790,429.34	\$757,296.58
39	26-Sep-18	\$1,181,782.21	\$1,008,881.48	\$851,219.77
40	10-Oct-18	\$506,528.48	\$438,293.56	\$395,834.23
41	06-Dec-18	\$883,785.69	\$837,473.61	\$444,364.63
42	03-Jan-19	\$223,714.21	\$179,926.82	\$137,852.65
43	09-Jan-19	\$266,323.20	\$198,080.87	\$180,809.72
44	24-Jan-19	\$105,648.98	\$82,117.55	\$82,117.55
45	21-Feb-19	\$291,779.76	\$259,508.79	\$259,508.79
46	20-Mar-19	\$325,500.49	\$212,355.06	\$212,355.06
47	25-Apr-19	\$315,703.35	\$288,250.21	\$288,250.21
48	24-May-19	\$3,889,134.73	\$2,984,557.18	\$900,749.68
49	21-Jun-19	\$5,047,252.81	\$2,986,639.50	\$2,775,141.50
50	23-Jul-19	\$857,721.41	\$697,366.45	\$697,366.45
51	21-Aug-19	\$980,208.74	\$872,480.78	\$530,358.78
52	24-Sep-19	\$628,822.07	\$438,346.69	\$438,346.69
53	29-Oct-19	\$1,803,938.03	\$1,507,214.33	\$1,379,096.84
54	10-Jan-20	\$1,027,263.21	\$901,622.48	\$690,742.53
55	10-Jan-20	\$1,294,723.05	\$812,019.39	\$593,009.92
56	30-Jan-20	\$713,484.44	\$676,582.61	\$622,306.27
57	05-Mar-20	\$418,709.59	\$325,317.80	\$316,468.55
58	3-Apr-20	\$1,094,717.91	\$743,899.62	\$575,581.62
59	30-Apr-20	\$737,369.81	\$509,456.14	\$475,389.39



<b>TOTALS</b>	<b>\$65,843,175.57</b>	<b>\$50,809,391.47</b>	<b>\$45,425,678.31</b>
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Table II summarizes the cost breakdown of the construction, soft and indirect, district funded costs, and system development fees. Tables III, IV, V, and VI provide category breakdowns of construction, soft and indirect, district funded costs, and system development fees reviewed for this certification. Table VII provides a detailed breakdown of the eligible hard costs per the Service Plan categories and the SURA categories. Table VIII provides a detailed breakdown of the eligible soft costs per the Service Plan categories and the SURA categories. Table IX provides a detailed breakdown of district funded costs per the Service Plan categories and the SURA categories. Table X provides a detailed breakdown of system develop fee costs per the Service Plan categories and the SURA categories.

### **Public Improvements as Authorized by the Service Plan**

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

Section I-A of the Service Plan states:

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

Section V-A of the Service Plan States:

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

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

### **Scope of Certification**

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

### **General Methodology**

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

### **Phase I – Authorization to Proceed and Document Gathering**

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

### **Phase II – Site Visit and Meetings**

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

### **Phase III – Review of Documentation**

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

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

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

### **Phase IV – Verification of Construction Quantities**

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

### **Phase V – Verification of Construction Unit Costs and Indirect Costs**

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

### **Phase VI – Verification of Payment for Public Costs**

Per current agreements, District funded costs are approved before payment is made. Contractors and consultants are to provide Conditional Lien Release Waivers for the amount of payment requested. After payment is made, the contractors and consultants are to provide Unconditional Lien Release Waivers. When applicable, cancelled checks and bank statements are also used to verify proof of payment. Certain soft and indirect costs that have portions that are both publicly and privately funded but have not yet been paid are included in this certification. These costs are clearly identified in Table VII Soft and Indirect Costs Detail in the District and Developer Disbursement columns. These costs are included in order to identify

the public and private costs and assign these costs to either the Developer or the District. The proof of payment in the form of cancelled checks and bank statements will be reviewed as payments are processed and reflected on future certifications.

### **Phase VII – Determination of Costs Eligible for Reimbursement**

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

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

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

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

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

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

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

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

During the review of Cost Certification #34, the Town notified associated parties that costs associated with the Medical Office Building Garage would not be eligible under SURA until approved by the Town Board,

per Resolution No. R-36. Garage costs are currently determined to be District eligible and will become SURA eligible upon the Town Board approval.

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

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

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

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

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

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

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

On Cost Certification #52-#58, costs related to the interior courtyard as part of Block 25 Phase 2 had the eligibility removed until further review was completed to determine the extent of public costs. These costs were related to stairs, retaining walls, and electrical systems for lighting, and are subject to being included as eligible at a later time.

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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**

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

Collin D. Koranda, P. E.

## APPENDIX A

### Documents Reviewed

#### Agreements

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

#### Construction Plans

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

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

#### Invoices

- Samora Construction 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.





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

**Table II**

	Total Cost Invoiced		Maximum Eligible Costs		District Eligible Costs		Town Eligible Costs	
Direct Construction Costs	\$	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



## SUPERIOR TOWN CENTER METROPOLITAN DISTRICT

### Construction Costs Summary By Category

Table III

Category	Total Eligible Hard Costs	Category Percentage
<b>Total Town Eligible Costs</b>		
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)	\$ -	-
	<b>\$ 338,653.27</b>	<b>100.0%</b>
<b>Total District Eligible Costs</b>		
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	\$ -	-
	<b>\$ 339,119.02</b>	<b>100.0%</b>



## SUPERIOR TOWN CENTER METROPOLITAN DISTRICT

### Soft Costs Summary By Category

Table IV

Category	Total Eligible Soft Costs		Category Percentage
Total Town Eligible Costs			
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	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%
	<b>\$</b>	<b>117,991.12</b>	<b>100.0%</b>

Total District Eligible 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%
	<b>\$</b>	<b>117,991.12</b>	<b>100.0%</b>



## SUPERIOR TOWN CENTER METROPOLITAN DISTRICT

### District Funded Costs Summary

Table V

Category	Total Eligible DF Costs		Category Percentage
Total Town Eligible Costs			
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	-	0.0%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	-	0.0%
Sanitary Sewer	\$	-	0.0%
Reuse Water & Irrigation Piping	\$	-	0.0%
Domestic Water	\$	-	0.0%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	-	0.0%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancement	\$	-	0.0%
Public Park Amenities & Facilities	\$	-	0.0%
Other Eligible Costs	\$	18,745.00	100.0%
Not Eligible	\$	-	0.0%
<b>\$</b>		<b>18,745.00</b>	<b>100.0%</b>

Total District Eligible 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%
<b>\$</b>		<b>18,745.00</b>	<b>100.0%</b>



**SUPERIOR TOWN CENTER METROPOLITAN DISTRICT**  
**System Development Charges Costs Summary**  
**Table VI**

Category	Total Eligible SD Costs		Category Percentage
Total 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%
	\$	<b>33,601.00</b>	<b>100.0%</b>











**SUPERIOR TOWN CENTER METROPOLITAN DISTRICT**  
**Soft and Indirect Costs**  
**Table VIII**

Vendor	Invoice Number	Invoices	Description	Date	Amount Invoiced	District Category	District Powers	Town Categories	Percent District Eligible	Amount District Eligible	Percent Town Eligible	Amount Town Eligible	Total Eligible	District Reimbursement	Certification 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	59
Cohn Marketing	11950	Monthly Marketing, PR & Social Media	04/01/20	\$ 45,475.00	Non District	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	59
CPP, Inc.	17309	Downtown Garage - Ventilation Simulation	03/31/20	\$ 8,000.00	Capital	Street	Parking & Architectural Enhanc		100%	\$ 8,000.00	100%	\$ 8,000.00	100%	\$ 8,000.00	59
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	59
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	59
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	59
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	59
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	59
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	59
KTGY	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	59
Moore Iacofano 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	59
Moore Iacofano 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	59
Moore Iacofano 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	59
Otten Johnson PC	443428	Legal - PIF Covenant	04/02/20	\$ 1,286.00	Non District	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	59
Spencer Fane	732438	Remington - 84 Lots at STC	03/12/20	\$ 2,069.00	Non District	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	59
Spencer Fane	732439	Toll Brothers PSA	03/12/20	\$ 28,209.00	Non District	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	59
Spencer Fane	732440	Morgan Bond	03/12/20	\$ 5,551.00	Non District	Non District	Not Eligible		0%	\$ -	0%	\$ -	0%	\$ -	59
Summit Services	29703	Stormwater Insepection	03/31/20	\$ 1,000.00	Capital	Multiple	Mob & Temporary Conditions		100%	\$ 1,000.00	100%	\$ 1,000.00	100%	\$ 1,000.00	59
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	59
					\$ 210,406.00					\$ 117,991.12		\$ 117,991.12	\$ 117,991.12		



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT

District Funded Costs

Table IX

Vendor	Invoice Number	Description	Date	Amount Invoiced	Check No	Check Written	District Category	District Powers	Town Categories	Percent District		Percent Town		Total	Developer		District		Certification
										Eligible	Amount District	Eligible	Amount Town		Reimbursement	Capital Costs	Operations Costs	Number	
1 Above Elevator Inspections	117-20	Parking Structure	02/01/20	\$ 175.00	1486	03/25/20	Operation	Non District	Other Eligible Costs	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 175.00	59
Comcast	316389	Parking Structure	02/19/20	\$ 153.01	1472	02/19/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 153.01	59
Comcast	316389	Parking Structure	03/19/20	\$ 153.01	1487	03/25/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 153.01	59
Division of Oil and Public Safety	8900	Conveyance Certificate Parking Structure	02/07/20	\$ 30.00	1488	03/25/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 30.00	59
Doddy Calls	35057	Pet Waste Removal	02/15/20	\$ 189.61	1473	02/19/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 189.61	59
Doddy Calls	27599	Pet Waste Removal	03/15/20	\$ 218.50	1489	03/25/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 218.50	59
Doddy Calls	35705	Pet Waste Removal	03/15/20	\$ 178.50	1489	03/25/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 178.50	59
McGeady Becher P.C.	11098 Jan 20	Legal fees for capital related matters	01/31/20	\$ 7,022.80	1474	02/19/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 7,022.80	59
McGeady Becher P.C.	11098 Jan 20	Legal fees for capital related matters	01/31/20	\$ 4,283.00	1474	02/19/20	Capital	Multiple	Other Eligible Costs	100%	\$ 4,283.00	100%	\$ 4,283.00	100%	\$ 4,283.00	\$ 4,283.00	\$ -	\$ -	59
McGeady Becher P.C.	11098 Feb 20	Legal fees for capital related matters	02/29/20	\$ 6,311.21	1490	03/25/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 6,311.21	59
McGeady Becher P.C.	11098 Feb 20	Legal fees for capital related matters	02/29/20	\$ 6,887.00	1490	03/25/20	Capital	Multiple	Other Eligible Costs	100%	\$ 6,887.00	100%	\$ 6,887.00	100%	\$ 6,887.00	\$ 6,887.00	\$ -	\$ -	59
Mountain Alarm	2027091-93	Parking Structure Alarm Monitoring	03/01/20	\$ 360.00	1491	03/25/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 360.00	59
Prairie Mountain Publishing	227211	Publishing - Notice	03/01/20	\$ 167.64	1492	03/25/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 167.64	59
Ranger Engineering, LLC	1127	Cost Certification Services	02/28/20	\$ 7,575.00	1493	03/25/20	Capital	Multiple	Other Eligible Costs	100%	\$ 7,575.00	100%	\$ 7,575.00	100%	\$ 7,575.00	\$ 7,575.00	\$ -	\$ -	59
Simmons & Wheeler, P.C.	25756	Accounting Services - Operations	01/31/20	\$ 3,436.75	1475	02/19/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 3,436.75	59
Simmons & Wheeler, P.C.	25951	Accounting Services - Operations	02/29/20	\$ 5,500.00	1494	03/25/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 5,500.00	59
Special District Management Services	Jan 2020	District Management Services	01/31/20	\$ 6,639.12	1476	02/19/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 6,639.12	59
Special District Management Services	Feb 2020	District Management Services	02/29/20	\$ 5,513.87	1495	03/25/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 5,513.87	59
Special Districts Association	2020	District Dues and Insurance	02/19/20	\$ 822.15	1477	02/19/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 822.15	59
Thyssenkrupp Elevator Corp	300502424	Parking Structure	02/01/20	\$ 170.41	1478	02/19/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 170.41	59
Thyssenkrupp Elevator Corp	3005106507	Parking Structure	03/01/20	\$ 170.41	1496	03/25/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 170.41	59
Vargas Property Services	29286	Contract Maintenance, Trash, Watering	02/01/20	\$ 5,635.82	1479	02/19/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 5,635.82	59
Vargas Property Services	28913	Contract Maintenance, Trash, Watering	03/01/20	\$ 39,014.68	1497	03/25/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 39,014.68	59
Xcel Energy	2647-1862	Monthly Service	02/15/19	\$ 1,819.33	1480	02/19/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 1,819.33	59
Xcel Energy	25632	Monthly Service	03/15/19	\$ 29.81	1498	03/25/20	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 29.81	59
				\$ 102,476.63						\$ 18,745.00		\$ 18,745.00	\$ 18,745.00	\$ 18,745.00	\$ 18,745.00	\$ 83,731.63			



**SUPERIOR TOWN CENTER METROPOLITAN DISTRICT**  
**System Development Charges Costs**  
**Table X**

Invoices				Proof of Payment									Percent District	Amount District	Percent Town	Amount Town	Certification	
Builder Name	Invoice Number	Description	Type	Date	Amount Invoiced	Paid By	Check No	Check Written	Check Cleared	Amount Paid	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	RC Superior, LLC	Wire	04/15/20	04/15/20	\$ 33,601.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 33,601.00	0%	\$ -	59
					\$ 33,601.00					\$ 33,601.00				\$ 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**

1. Vargas Property Services - Permit Plans	\$	22,728.33
2. Colorado Specialties - Change in Trash/Recycle Receptacles	\$	366.00
3. E-Z Excavating - Hand dig around existing utilities and place flow	\$	34,202.00
4. E-Z Excavating - Traffice Control for irrigation Tap	\$	110.00
5. E-Z Excavating - Place and compaction for dirt - RFI 7	\$	4,075.00
6. Project extension - 12 weeks due to wather and utilities Permit Requirement		
7. General Conditions - 6 weeks	\$	25,800.00
<b>Subtotal</b>		<b>\$ 87,281.33</b>
Overhead/Profit/Bond/Insurance	\$	13,092.20
<b>Total</b>		<b>\$ 100,373.53</b>

Purpose of Change Order: \_\_\_\_\_  
STC Block 14

Attachments (List Documents Supporting Change): \_\_\_\_\_

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:

**\$ 850,349.32**

Previous Change Orders:

\$ 246,221.93

Contract Price Prior to this Change Order:

**\$1,096,571.25**

Net Increase of this Change Order:

\$ 100,373.53

Net Decrease of this Change Order:

Net Change of this Change Order:

\$ 100,373.53

Contract Price with all Approved Change Orders:

**\$1,196,944.78**

**CHANGE IN CONTRACT TIME:**

Original Contract Time:

(days)

Net Change from Previous Change Order:

(days)

Contract Time Prior to this Change Order:

(days)

Net Increase of this Change Order:

Net Decrease of this Change Order:

Net Change of this Change Order:

Contract Time with all Approved Change Orders:

(days)

---

RECOMMENDED:

By: \_\_\_\_\_

Engineer

APPROVED:

By: \_\_\_\_\_

Owner

APPROVED: SAMORA Construction

By: \_\_\_\_\_

Contractor

CHANGE ORDER REQUEST  
SUMMARY SHEET  
COR NO.: #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
<b>Subtotal</b>	<b>\$87,281.33</b>
<b>Overhead/Profit/Bond/Insurance</b>	<b>\$13,092.20</b>
<b>Change Order Request Total</b>	<b>\$100,373.53</b>

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.

**LANDSCAPE IRRIGATION**

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
1 Yr. Maintenance/Warranty	5,780.00
Tax	7,128.00
Mobilization	0.00
	<b>\$ 110,316.00</b>

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

~~#6~~ #1

**CLARIFICATIONS:**

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

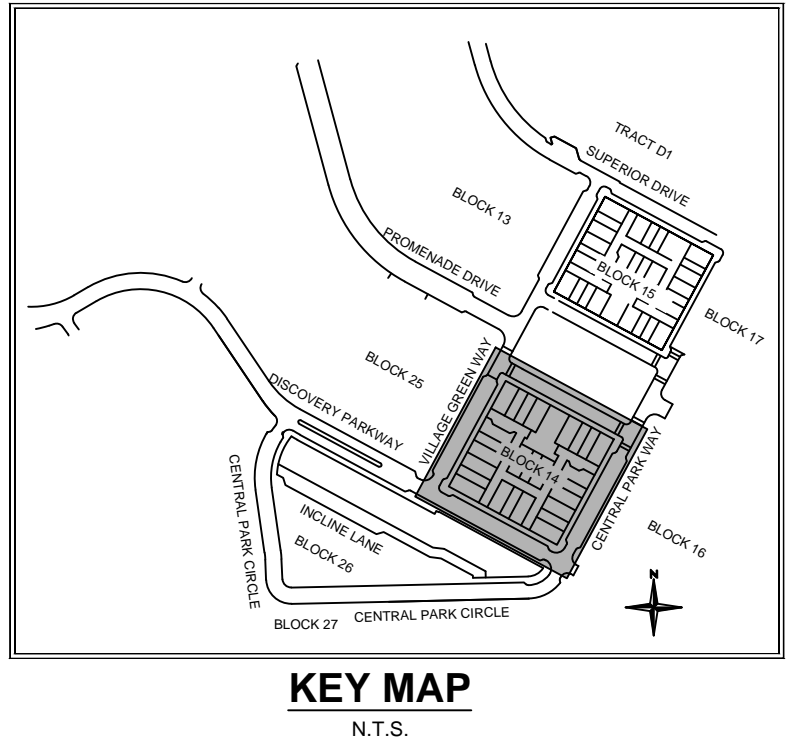
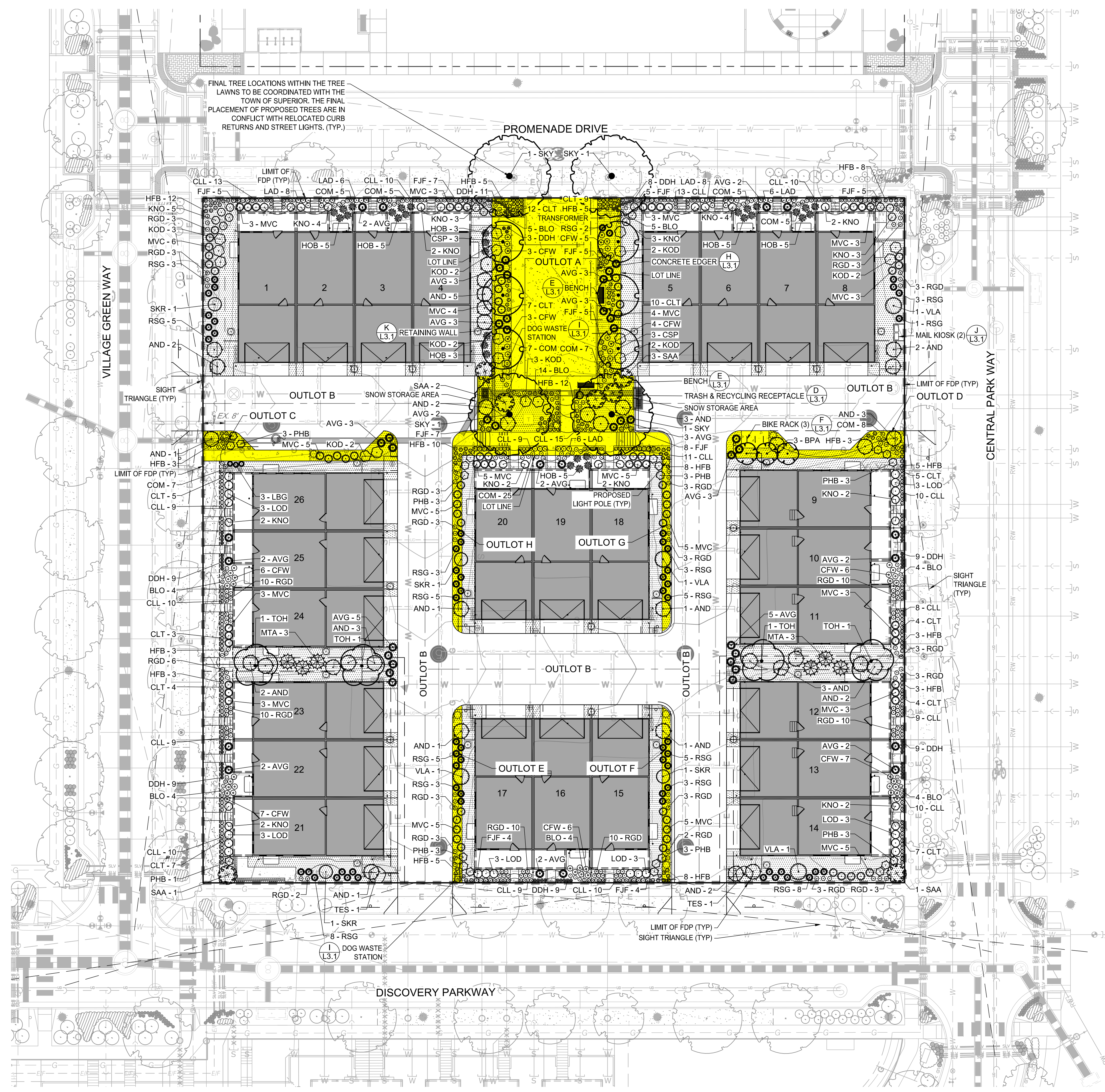


## REQUEST FOR INFORMATION

<b>Project:</b> STC Block 14 & 15 <b>Project Address:</b>	<b>RFI No.:</b> 02 <b>Sub RFI No.:</b> <b>Job No.:</b> 19-10 <b>Date Issued:</b> 10/15/19
<b>Subcontractor (if applicable):</b> EZ, Vargas,	
<b>Subject:</b> Irrigation and Landscape	<b>Reply Req'd By:</b> 10/17/19
<input checked="" type="checkbox"/> <b>Schedule Impact</b> <input checked="" type="checkbox"/> <b>Cost Impact</b>	
<b>Dwg/Spec No.:</b> Sheet IR 1.1&2 L2.1 &2	<b>Detail/Sec. No.:</b> Outlots Highlighted
<b>Problem:</b> 1. Could the design team provide a highlighted drawings for the landscape and irrigation for Block 14 & 15? It is difficult to fine the line between the Metro Dist. and Thrive's responsibility.	
<b>Proposed Solution By:</b> DT	<b>Date:</b> 10/10/19 <b>Reviewed By:</b>
<b>Response by Architect/Engineer:</b>	
<b>Solution By:</b>	<b>Date:</b> <b>Reviewed By:</b> <b>Date:</b>



L:\2017\17014 - Superior Town Center Blocks 14 and 15\CADD\Sheet\Site\Block 14\CD\2.X LANDSCAPE PLAN B14.dwg 2019-08-15 12:00:00

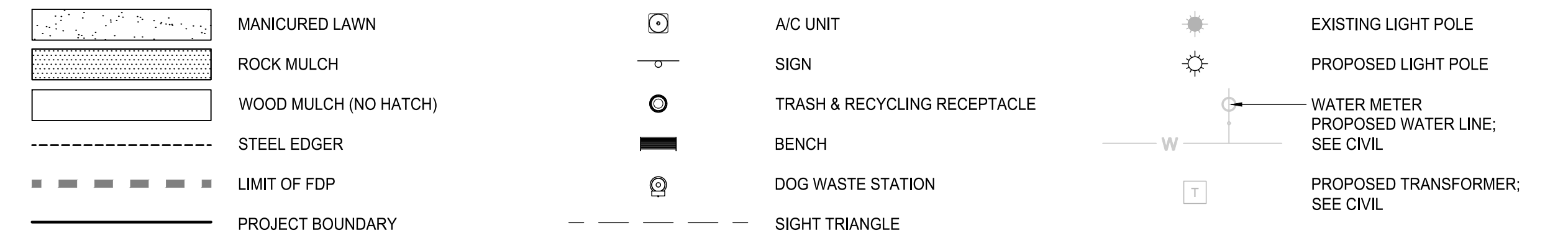


**Outlots**

**PLANT SCHEDULE**

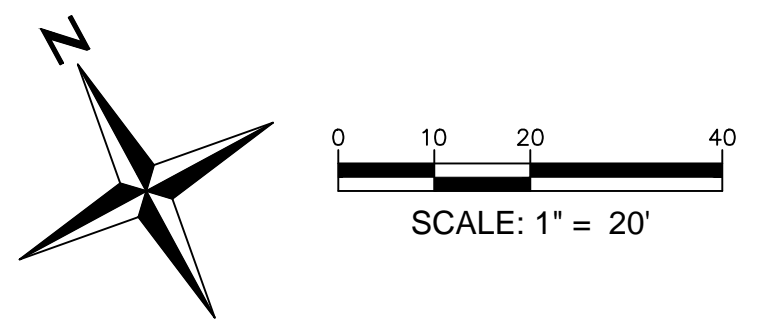
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SKY	4	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honey Locust	2.5' Cal.	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BPA	3	Betula platyphylla 'Jefpark'	Parkland Pillar Birch	2" Cal.	B&B
	CSP	6	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2" Cal.	B&B
	TOH	4	Crataegus x mordenensis 'Toba'	Toba Hawthorn	2" Cal.	B&B
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	KNO	38	Rosa x 'Radrazz'	Knock Out Shrub Rose	#5	
	KOD	18	Diervilla rivularis 'G2X8544'	Kodiak Orange Honeysuckle	#5	
	LOD	18	Ligustrum vulgare 'Lodense'	Lodense Privet	#5	
	PHB	22	Buddleia x 'Purple Haze'	Purple Haze Butterfly Bush	#5	
	SAA	7	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	#5	
	TES	2	Rhus typhina 'Baltiger'	Tiger Eyes Sumac	#5	
	VLA	4	Viburnum lantana	Wayfaring Viburnum	#5	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AND	35	Juniperus horizontalis plumosa 'Youngstown'	Youngstown Juniper	#5	
	MTA	6	Pinus mugo 'Tannenbaum'	Tannenbaum Mugo Pine	#15	
	MVC	81	Pinus mugo 'Valley Cushion'	Valley Cushion Mugo Pine	#5	
	SKR	4	Juniperus virginiana 'Skyrocket'	Skyrocket Juniper	#15	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AVG	49	Helictotrichon sempervirens	Blue Avena	#5	
	BLO	44	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	#5	
	HFB	96	Pennisetum alopecuroides 'Little Bunny'	Hardy Little Bunny Fountain Grass	#5	
	LBG	3	Schizachyrium scoparium	Little Bluestem	#5	
	RSG	62	Panicum virgatum 'Shenandoah'	Shenandoah (Red) Switch Grass	#5	
PERENNIAL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	CFW	47	Echinacea purpurea 'Alba'	White Coneflower	#1	
	CLL	175	Heuchera x 'Lava Lamp'	Lava Lamp Coral Bells	#1	
	CLT	77	Nepeta 'Pafive'	Little Trudy Catmint	#1	
	COM	74	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	#1	
	DDH	67	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	#1	
	FJF	55	Brunnera macrophylla 'Jack Frost'	Jack Frost False Forget-me-not	#1	
	HOB	31	Hosta x 'Blue Giant'	Blue Giant Hosta	#1	
	LAD	34	Alchemilla mollis	Lady's Mantle	#1	
	RGD	115	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	#1	

**MATERIAL LEGEND**



**MATERIAL SCHEDULE**

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

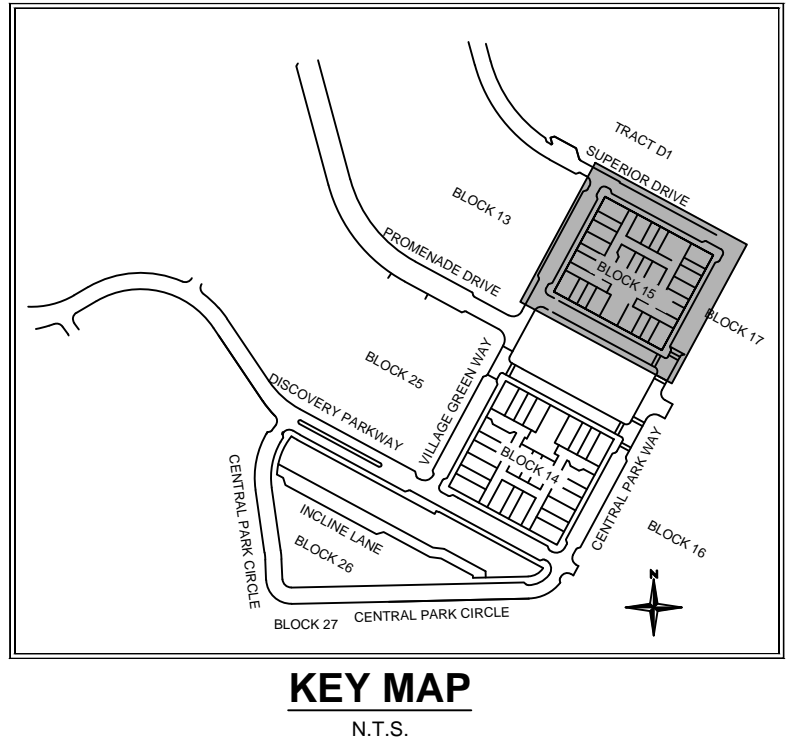
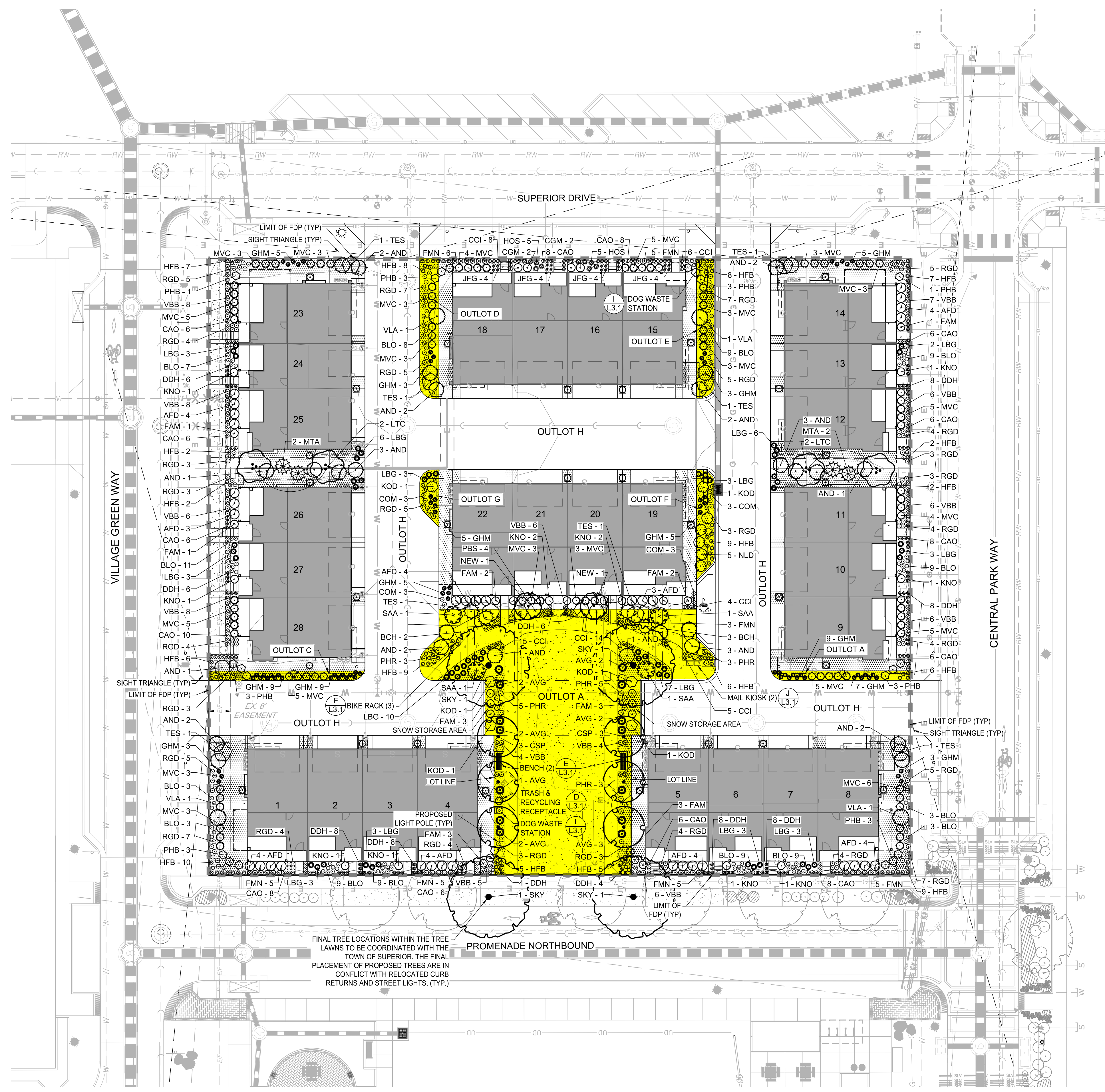


SUPERIOR TOWN CENTER  
BLOCK 14 & 15 CONSTRUCTION DRAWINGS  
**LANDSCAPE PLAN**  
BLOCK 14



SHEET  
**L2.1**

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**Outlots**

**PLANT SCHEDULE**

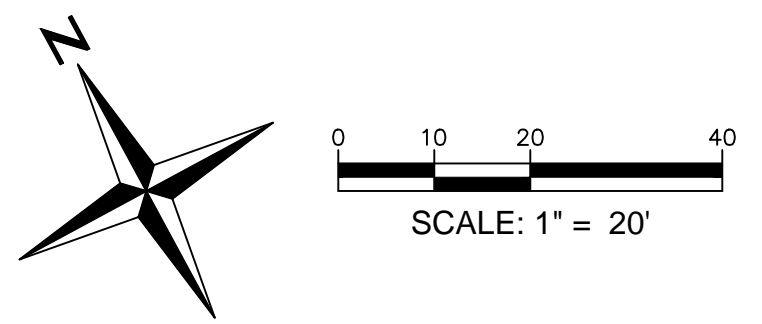
PLANT SCHEDULE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
<b>DECIDUOUS TREES</b>						
	SKY	4	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honey Locust	2.5' Cal.	B&B
<b>ORNAMENTAL TREES</b>						
	CSP	6	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2' Cal.	B&B
	LTC	4	Syringa reticulata	Japanese Tree Lilac (Clump)	2' Cal.	B&B
	NEW	2	Prunus cerasifera 'Newport'	Newport Plum	2' Cal.	B&B
<b>DECIDUOUS SHRUBS</b>						
	AFD	34	Cornus stolonifera 'Farrow'	Arctic Fire Dogwood	#5	
	CGM	4	Ribes alpinum 'Green Mound'	Green Mound Currant	#5	
	FAM	19	Rosa x 'Noa97400A'	Amber Flower Carpet Rose	#5	
	KNO	12	Rosa x 'Radrazz'	Knock Out Shrub Rose	#5	
	KOD	6	Diervilla rivularis 'GZX88544'	Kodiak Orange Honeysuckle	#5	
	NLD	5	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	#5	
	PBS	4	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	#5	
	PHB	20	Buddleia x 'Purple Haze'	Purple Haze Butterfly Bush	#5	
	SAA	4	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	#5	
	TES	8	Rhus typhina 'Baltiger'	Tiger Eyes Sumac	#5	
	VLA	4	Viburnum lantana	Wayfaring Viburnum	#5	
<b>EVERGREEN SHRUBS</b>						
	AND	28	Juniperus horizontalis plumosa 'Youngstown'	Youngstown Juniper	#5	
	BCH	5	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	#5	
	MTA	4	Pinus mugo 'Tannenbaum'	Tannenbaum Mugo Pine	#15	
	MVC	85	Pinus mugo 'Valley Cushion'	Valley Cushion Mugo Pine	#5	
<b>GRASSES</b>						
	AVG	14	Helictotrichon sempervirens	Blue Avena	#5	
	BLO	101	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	#5	
	GHM	71	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#5	
	HFB	103	Pennisetum alopecuroides 'Little Bunny'	Hardy Little Bunny Fountain Grass	#5	
	JFG	16	Hakonechloa macra 'Aureola'	Japanese Forest Grass	#5	
	LBG	58	Schizachyrium scoparium	Little Bluestem	#5	
<b>PERENNIAL</b>						
	CAO	98	Heuchera x 'Obsidian'	Obsidian Coral Bells	#1	
	CCI	52	Heuchera x 'Citronelle'	Citronelle Coral Bells	#1	
	COM	12	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	#1	
	DDH	74	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	#1	
	FMN	34	Brunnera macrophylla	False Forget-me-not	#1	
	HOS	10	Hosta x 'Royal Standard'	Royal Standard Hosta	#1	
	PHR	123	Penstemon digitalis 'Husker Red'	Husker Red Penstemon	#1	
	RGD	129	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	#1	
	VBB	80	Veronica x 'Sunny Border Blue'	Sunny Border Blue Veronica	#1	

**MATERIAL LEGEND**

	MANICURED LAWN		A/C UNIT		EXISTING LIGHT POLE
	ROCK MULCH		SIGN		PROPOSED LIGHT POLE
	WOOD MULCH (NO HATCH)		TRASH & RECYCLING RECEPTACLE		WATER METER
	STEEL EDGER		BENCH		PROPOSED WATER LINE; SEE CIVIL
	LIMIT OF FDP		DOG WASTE STATION		PROPOSED TRANSFORMER; SEE CIVIL
	PROJECT BOUNDARY		SIGHT TRIANGLE		

**MATERIAL SCHEDULE**

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



DATE	NO.	DESCRIPTION	BY	CHKD.	DATE
2019/08/28	1	1ST SUBMITTAL			
2019/08/10	2	2ND SUBMITTAL			

DATE	NO.	DESCRIPTION	BY	CHKD.	DATE

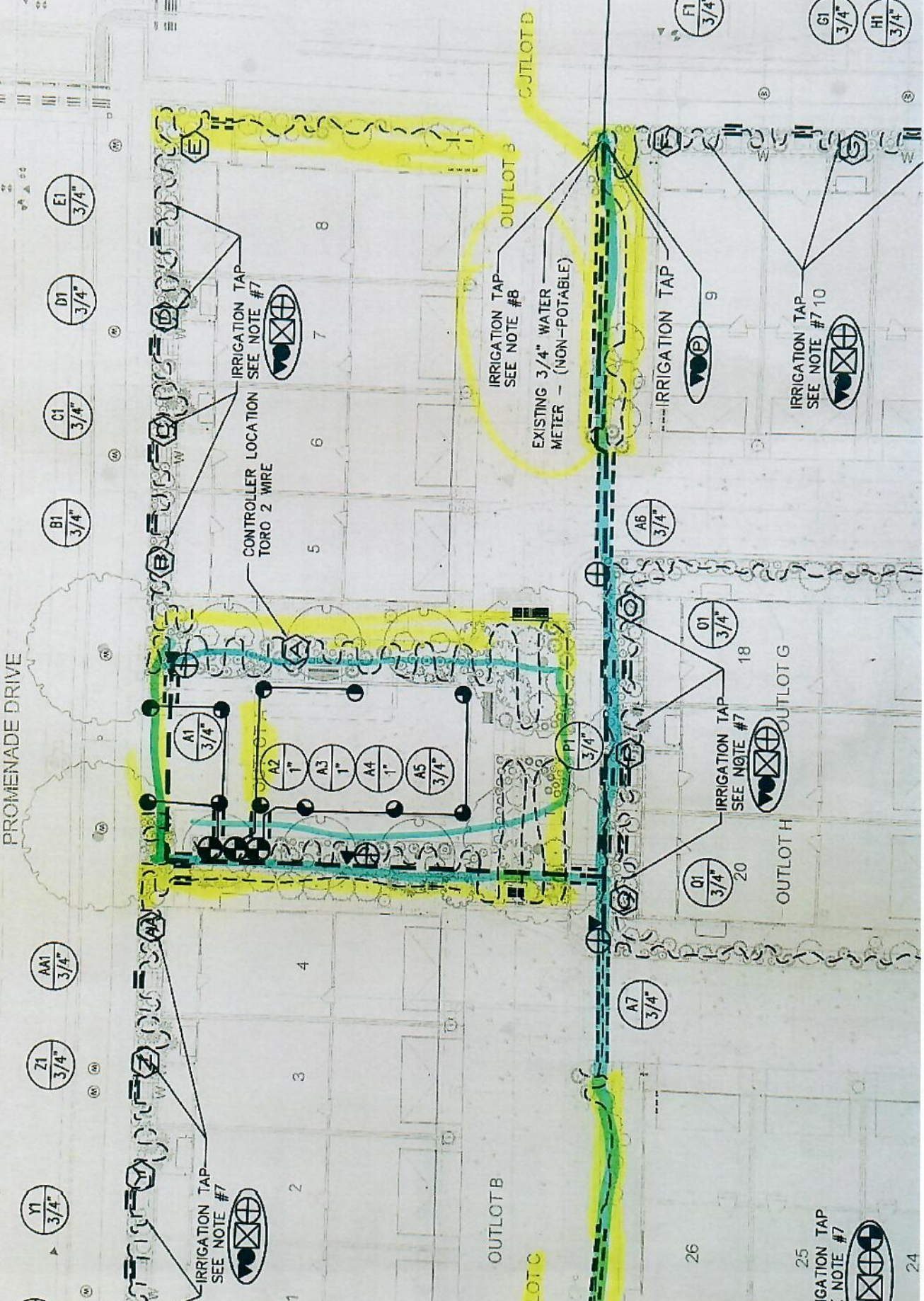
**SUPERIOR TOWN CENTER  
BLOCK 14 & 15 CONSTRUCTION DRAWINGS  
LANDSCAPE PLAN  
BLOCK 15**

Page  
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NOTE: UNIT HAS ITS OWN INDIVIDUAL TAP AND CONTROLLER. THERE ARE 2 NON-POTABLE TAPS ON THIS PROJECT. REFER TO CIVIL DRAWINGS AND DETAILS FOR NON-POTABLE WATER TAPS AND METERS.

CENTRAL PARKWAY

PROMENADE DRIVE



IRRIGATION TAP SEE NOTE #7  
CONTROLLER LOCATION TORO 2 WIRE

IRRIGATION TAP SEE NOTE #8  
EXISTING 3/4\" WATER METER - (NON-POTABLE)

IRRIGATION TAP SEE NOTE #9

IRRIGATION TAP SEE NOTE #10

IRRIGATION TAP SEE NOTE #7

IRRIGATION TAP SEE NOTE #7

IRRIGATION TAP SEE NOTE #20

IRRIGATION TAP SEE NOTE #7

OUTLOT B

LOT C

OUTLOT G  
OUTLOT H

OUTLOT D

26

25

24

## Superior Town Center Block 14 (Revision 1)

Super Town Center Block 14, Louisville, CO 80027

Plans Dated: No  
Specifications Seen? No  
Bid To: Project Estimator  
Addenda #'s Seen: N/A  
Tax: 8.635%

Estimator: Sydney Demhasaj  
Email: sydneyr@coloradospecialties.com  
Valid Until: 05/30/2020  
Est. Install Date: Unknown

We propose to furnish labor and/or materials at the prices and terms designated to perform work to the extent as:

### Mailboxes \$ 5,522.00

Furnish and Install the following Mailboxes:  
Room:

Manufacturer: Auth Florence

Item	Description	Qty	Item	Description	Qty
CBU-8	Type I CBU mailbox with 8 tenant boxes, 1 outgoing compartment and 2 parcel lockers.	1	CBU-12	Type II CBU mailbox with 12 tenant boxes, 1 outgoing compartment and 1 parcel locker.	1

### Bicycle Racks \$ 1,556.00

Furnish and Install the following Bicycle Racks:  
Room:

Manufacturer: Madrax

Item	Description	Qty	Item	Description	Qty
UX238-LB-SF-P	UX <sup>®</sup> 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 following Site Furnishings:  
Room:

Manufacturer: Dumor

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' slatted bench with 2 arms, surface mounted	2

### Dog Waste Station \$ 1,577.00

Furnish and Install the following Dog Waste Station:  
Room:

Manufacturer: Zero Waste.com

Item	Description	Qty	Item	Description	Qty
	The Sentry Dog Waste Station - Green	2			

Dog Waste Station Qualifications:

Changes in Trash/Recycle Receptacles

Total \$ 19,108.00

Included in Original Bid (\$18,742.00)

Difference \$366.00 #2



# CHANGE ORDER

NO. 09

P.O. Box 1439  
Longmont, Colorado 80502

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

ATTN: Dave Torreyson  
COMPANY: SAMORA CONSTRUCTION

DATE: 4/20/2020  
JOB #: 7568  
JOB NAME: SUPERIOR TOWN CENTER BLOCK 14  
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
<b>Hand Dig around Utilities</b>					
	Mini Ex Cat 304	3	HR	\$ 110.00	\$ 330.00
	Laborer	285	HR	\$ 45.00	\$ 12,825.00
<b>Install Flow Fill</b>					
	Flow Fill	148	CY	\$ 134.00	\$ 19,832.00
	Laborer	27	HR	\$ 45.00	\$ 1,215.00
<b>TOTAL:</b>					<b>\$ 34,202.00</b>

#3

The Contract Time will be extended by 0 days

Firm: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Contractor: **E-Z Excavating, Inc.**  
Signature: Arnold Alvarado  
Print Name: **Arnold Alvarado**  
Title: **Project Manager**  
Date: **4/20/2020**

<b>E-Z Management Use Only:</b>	
CO Added to CO Log	Owner CO
B2W Estimate CO TROB Created	Status: Approved
Track Budget Updated	Pending
Foundation Budget Updated	Rejected
Excel Billing Sheet Updated	Internal



# CHANGE ORDER

NO. 10  
97.56806

P.O. Box 1439  
Longmont, Colorado 80502

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

ATTN: Dave Torreyson  
COMPANY: **SAMORA CONSTRUCTION**

DATE: 4/21/2020  
JOB #: 7568  
JOB NAME: **SUPERIOR TOWN CENTER BLOCK 14**  
LOCATION: Superior

Description of work:  
Traffic Control Plan for Block 14 per Dave's request. **For Irrigation Tap**

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST
4/8/2020					
	T.C.P.	1	LS	\$ 110.00	\$ 110.00
					\$ -
<b>TOTAL:</b>					<b>\$ 110.00</b>

#4

The Contract Time will be extended by 0 days

Firm: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Contractor: **E-Z Excavating, Inc.**  
Signature: Arnold Alvarado  
Print Name: **Arnold Alvarado**  
Title: **Project Manager**  
Date: **4/21/2020**

<b>E-Z Management Use Only:</b>	
<input type="checkbox"/> CO Added to CO Log <input type="checkbox"/> B2W Estimate CO TROB Created <input type="checkbox"/> Track Budget Updated <input type="checkbox"/> Foundation Budget Updated <input type="checkbox"/> Excel Billing Sheet Updated	Status: <input type="checkbox"/> Owner CO <input type="checkbox"/> Approved <input type="checkbox"/> Pending <input type="checkbox"/> Rejected <input type="checkbox"/> Internal



# Change Order

NO. 26 R1  
97.53726

P.O. Box 1439  
Longmont, Colorado 80502

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

ATTN: Dave Torryson  
COMPANY: Samora Construction  
ADDRESS: Discovery Parkway & Central Park Circle  
PHONE #: 303-422-4285  
FAX #:  
DATE: 4/22/2020  
JOB #: 7537  
LOCATION: Superior, CO  
Bid Number

Block 14 - Place and compaction fill - RFI #7

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

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM 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
<b>TOTAL:</b>					<b>\$ 4,075.00</b>

#5

The Contract Time will be extended by \_\_\_\_\_ days

Firm: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Contractor: E-Z Excavating, Inc.  
Signature: *Arnold Alvarado*  
Print Name: Arnold Alvarado  
Title: Project Manager  
Date: 4/22/2020

# Block 14 4.13.20 Schedule Update

#6 & #7

ID	Task Name	Duration	Start	Finish	May					June			July				
					4/12	4/19	4/26	5/3	5/10	5/17	5/24	5/31	6/7	6/14	6/21	6/28	
1	Block 14	1 day?	Mon 9/30/19	Mon 9/30/19													
2	Notice to Proceed	1 day?	Mon 10/28/19	Mon 10/28/19													
3	Mobilization	10 days	Mon 10/28/19	Fri 11/8/19													
4	Survey for Water	1 day?	Mon 3/2/20	Mon 3/2/20													
5	Install water and services	25 days	Wed 3/4/20	Tue 4/7/20													
6	Re pipe water meters	15 days	Tue 2/25/20	Mon 3/16/20													
7	Survey for water services	1 day?	Fri 3/20/20	Fri 3/20/20													
8	Tap & meters install	12 days	Mon 3/23/20	Tue 4/7/20													
9	Irrigation tap & traffic control	5 days	Mon 4/13/20	Fri 4/17/20													
10	Stake for Dry Irrigation & Sleeve	1 day?	Fri 4/3/20	Fri 4/3/20													
11	Install sleeves	10 days	Mon 4/6/20	Fri 4/17/20													
12	Install Dry Utilities	10 days	Mon 4/27/20	Fri 5/8/20													
13	R & R curb chases/pipe	5 days	Mon 5/11/20	Fri 5/15/20													
14	R & R drive approaches	5 days	Mon 5/11/20	Fri 5/15/20													
15	Grading for Fly Ash	5 days	Mon 4/13/20	Fri 4/17/20													
16	Flyash, compact, blade	4 days	Mon 5/11/20	Thu 5/14/20													
17	Concrete alley	10 days	Fri 5/15/20	Thu 5/28/20													
18	Sign install	1 day?	Mon 6/1/20	Mon 6/1/20													
19	Electrical install	10 days	Thu 5/14/20	Wed 5/27/20													
20	Power to meter	10 days	Thu 5/28/20	Wed 6/10/20													
21	Irrigation	10 days	Mon 6/1/20	Fri 6/12/20													
22	Landscaping	10 days	Mon 6/1/20	Fri 6/26/20													
23	Detail and TOS inspection	5 days	Mon 6/29/20	Fri 7/3/20													



#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

**ENGINEER:** Jim Brzostowicz P.E., Civil Resources / *Rick Rome*

**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                      Cell: (303) 513-7171
- Jim Widner – TOS Utilities Superintendent              Cell: (720) 363-0959
- Matt Rarick – TOS Parks Superintendent                Cell: (303) 349-8926
- 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
  - Town of Superior ROW Permit - Required
  - State Construction Stormwater Permit – Required
  - Construction Trailer – Special Use Permit Required. Do Not Install Without Permit.
  - Sign(s) – Special Use Permit Required. Do Not Install Without Permit.
  - Sales Trailer – Special Use Permit Required. Do Not Install Without Permit.

- Asphalt paving and joint plan
- Asphalt release agent
- Cast Iron (Manholes Ring and Cover, Sanitary Sewer Cleanouts)
- Valve Boxes ( Castings Inc. Patented Lock Down Sections, Product Number CI-550 with 160 Oval Base. No Approved Equal)
- Reuse Water Valve Boxes – Triangle Lids Marked "Irrigation"
- Cleanout Boxes are Castings Inc CO8030CI Only. No Approved Equal.
- Impervious pavers
- Electrical Materials
- Signage and Striping Materials
- "Irrigated With Reuse Water" Signs
- Misc
- ✓ • Contractors Emergency Contact List
- Document Pre-Existing Site Conditions
- As-Builts *survey's paper*

**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
  - Martin Luther King Jr. Day
  - President's Day
  - Memorial Day
  - Independence Day
  - Labor Day
  - Veterans Day
  - Thanksgiving and Day After Thanksgiving
  - Christmas Eve
  - Christmas Day
- 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**
  - Bedding
  - Under Drain
  - Pipe Slope
  - Wye's
  - Service Lines

of Rock.

- Backfill – Uniformly Moisture Conditioned Soils, MAXIMUM 8 INCH Lifts, MAXIMUM 4 INCH Lifts For Mechanical Hand Compaction Around Manholes, Storm Inlets.
- 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
- 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. Deliveries Without Batch Weights Will Be Rejected.
- 90 Minutes From Batch Time To Have Concrete Truck Empty.
- No Water To Be Used To Aid In Finishing.
- 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.
- Handicap Ramps Behind Truncated Domes Require Tooled Joints 9 Inches On Center.
- 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.
- All Roads Shall Have A Minimum 2% Cross Slope From The High Side Lip Of Gutter (Plus ½ 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. Deliveries Without Weights Will Be Rejected.
- 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, Bump And Stop. Do Not Broadcast Rocks Across The Asphalt Mat Surface. All Rocks To Be Removed From Surface Prior To Breakdown Rolling.
- Sampling
  - Every 500 Tons, Or Portion Thereof, Per Day, Per Mix.
- Testing
  - 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.

- **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:** 4/23/2020

**Owner:** Superior Town Center Metropolitan District No. 2 **Change Order No:** 006  
**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:

<b>Description: <u>STC Block 14</u></b>		
<u>Town of Super new specifications not included in bid - 8' lifts, 4' wide around each manhole and cleanouts.</u>		
<u>1. E-Z Excavating - Hand compaction manholes/cleanouts</u>	<u>\$</u>	<u>33,798.75</u>
<b>Subtotal</b>	<b>\$</b>	<b>33,798.75</b>
<u>Overhead/Profit/Bond/Insurance</u>	<u>\$</u>	<u>5,069.81</u>
<b>Total</b>	<b>\$</b>	<b>38,868.56</b>

**Purpose of Change Order:** \_\_\_\_\_  
STC Block 14

**Attachments (List Documents Supporting Change):** \_\_\_\_\_

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:

**\$ 850,349.32**

Previous Change Orders:

\$ 346,595.46

Contract Price Prior to this Change Order:

**\$1,196,944.78**

Net Increase of this Change Order:

\$ 38,868.56

Net Decrease of this Change Order:

Net Change of this Change Order:

\$ 38,868.56

Contract Price with all Approved Change Orders:

**\$1,235,813.34**

**CHANGE IN CONTRACT TIME:**

Original Contract Time:

(days)

Net Change from Previous Change Order:

(days)

Contract Time Prior to this Change Order:

(days)

Net Increase of this Change Order:

Net Decrease of this Change Order:

Net Change of this Change Order:

Contract Time with all Approved Change Orders:

(days)

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RECOMMENDED:

By: \_\_\_\_\_

Engineer

APPROVED:

By: \_\_\_\_\_

Owner

APPROVED: SAMORA Construction

By: \_\_\_\_\_

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

**Description 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

<b>Subtotal</b>	<b>\$33,798.75</b>
<b>Overhead/Profit/Bond/Insurance</b>	<b>\$5,069.81</b>
<b>Change Order Request Total</b>	<b>\$38,868.56</b>

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

**ACCEPTED:**  
**SAMORA CONSTRUCTION**

By: \_\_\_\_\_  
Brenda Torreyson  
President/CEO





# CHANGE ORDER

NO. 11

P.O. Box 1439  
Longmont, Colorado 80502

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

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

Description of work: **Town of Superior new specifications not included in bid - 8' lifts, 4' wide around each manhole and 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	UNIT COST	ITEM COST
12/20/2019					
	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	\$ 183.75
	Laborer	3.5	HR	\$ 47.50	\$ 166.25
12/23/2019					\$ -
	330 CAT Excavator	8.0	HR	\$ 170.00	\$ 1,360.00
	Jumping Jack Compactor	1.0	DY	\$ 105.00	\$ 105.00
	Operator	8.0	HR	\$ 52.50	\$ 420.00
	Laborer	8.0	HR	\$ 47.50	\$ 380.00
1/6/2020					
	330 CAT Excavator	7.0	HR	\$ 170.00	\$ 1,190.00
	Jumping Jack Compactor	1.0	DY	\$ 105.00	\$ 105.00
	Operator	7.5	HR	\$ 52.50	\$ 393.75
	Laborer	7.5	HR	\$ 47.50	\$ 356.25
1/7/2020					
	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	9.0	HR	\$ 47.50	\$ 427.50
1/8/2020					
	330 CAT Excavator	3.0	HR	\$ 170.00	\$ 510.00
	Jumping Jack Compactor	1.0	DY	\$ 105.00	\$ 105.00
	Operator	3.5	HR	\$ 52.50	\$ 183.75
	Laborer	3.5	HR	\$ 47.50	\$ 166.25
1/17/2020					
	330 CAT Excavator	6.0	HR	\$ 170.00	\$ 1,020.00
	Jumping Jack Compactor	2.0	DY	\$ 105.00	\$ 210.00
	Operator	9.0	HR	\$ 52.50	\$ 472.50
	Laborer	18.0	HR	\$ 47.50	\$ 855.00
1/22/2020					

	330 CAT Excavator	2.0	HR	\$ 170.00	\$ 340.00
	Jumping Jack Compactor	1.0	DY	\$ 105.00	\$ 105.00
	Operator	2.0	HR	\$ 52.50	\$ 105.00
	Laborer	2.0	HR	\$ 47.50	\$ 95.00
1/23/2020					
	330 CAT Excavator	2.0	HR	\$ 170.00	\$ 340.00
	Jumping Jack Compactor	1.0	DY	\$ 105.00	\$ 105.00
	Operator	2.0	HR	\$ 52.50	\$ 105.00
	Laborer	2.0	HR	\$ 47.50	\$ 95.00
1/24/2020					
	330 CAT Excavator	3.0	HR	\$ 170.00	\$ 510.00
	Jumping Jack Compactor	1.0	DY	\$ 105.00	\$ 105.00
	Operator	3.5	HR	\$ 52.50	\$ 183.75
	Laborer	3.5	HR	\$ 47.50	\$ 166.25
1/27/2020					
	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
1/28/2020					
	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
1/29/2020					
	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
1/30/2020					
	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
1/31/2020					
	330 CAT Excavator	8.0	HR	\$ 170.00	\$ 1,360.00
	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
2/3/2020					
	330 CAT Excavator	5.5	HR	\$ 170.00	\$ 935.00
	Jumping Jack Compactor	1.0	DY	\$ 105.00	\$ 105.00
	Operator	6.5	HR	\$ 52.50	\$ 341.25
	Laborer	6.5	HR	\$ 47.50	\$ 308.75
2/6/2020					
	330 CAT Excavator	4.5	HR	\$ 170.00	\$ 765.00
	Jumping Jack Compactor	1.0	DY	\$ 105.00	\$ 105.00
	Operator	5.5	HR	\$ 52.50	\$ 288.75
	Laborer	5.5	HR	\$ 47.50	\$ 261.25
2/17/2020					
	330 CAT Excavator	8.0	HR	\$ 170.00	\$ 1,360.00
	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
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
				TOTAL:	\$ 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:	<i>Arnold Alvarado</i>		
Title:		Title:	Project Manager		
Date:		Date:	4/23/2020		
<b>E-Z Management Use Only:</b>					
	CO Added to CO Log			Owner CO	
	B2W Estimate CO TROB Created		Status:	Approved	
	Track Budget Updated			Pending	
	Foundation Budget Updated			Rejected	
	Excel Billing Sheet Updated			Internal	