

STC METROPOLITAN DISTRICT NO. 2

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

NOTICE OF REGULAR MEETING AND AGENDA

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

DATE: February 5, 2020

TIME: 9:00 A.M.

PLACE: McGeady Becher P.C.
450 East 17th Avenue, Suite 400
Denver, CO 80203

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 and designate 24-hour posting location.

C. _____

II. CONSENT AGENDA

- Approve Minutes of the December 9, 2019 Special Meeting (enclosure).
 - Ratify approval of Change Order No. 01-R2 with SAMORA Construction for STC Block 14 in the amount of \$151,210.63 (enclosure).
-

III. FINANCIAL MATTERS

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

Fund	Period Ending Dec. 31, 2019	Period Ending Jan. 31, 2020
General	\$ 36,842.49	\$ 25,603.39
Debt	\$ -0-	\$ 11,120.47
Capital	\$ 48,853.35	\$ 672.00
Total	\$ 85,695.84	\$ 37,395.86

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- B. Review and accept unaudited financial statements through the period ending November 30, 2019 (enclosure).

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

D.

IV. LEGAL MATTERS

- A. Consider Resolution regarding Continuing Disclosure Policies and Procedures (to be distributed).

-
- B. Discuss acceptance of tracts to be owned by the District.

V. OPERATIONS AND MAINTENANCE

A.

VI. COVENANT CONTROL

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

-
- B. Discuss Snow Removal Services on the Aweida Property.
-

- C. Discuss installation of lights by mailboxes.

- D. Discuss and consider proposal from Vargas Property Services for Landscape Maintenance from January – December 2020, in the amount of \$26,143.56 (enclosure).

- E. Discuss and consider proposal from Vargas Property Services for Pond Area Maintenance in August and September, in the amount of \$4,985.20 (enclosure).

VII. CAPITAL PROJECTS

- A. Review and consider acceptance of improvement costs in the amount of \$901,622.48 under that certain Final Engineers Report and Certification #54 prepared by Ranger Engineering, LLC, dated January 10, 2020 (enclosure).

- B. Review and consider acceptance of improvement costs in the amount of \$812,019.39 under that certain Final Engineers Report and Certification #55 prepared by Ranger Engineering, LLC, October 29, 2019, revised November 11, 2019 (enclosure).

- C. Discuss Construction Management for FDP 1 Phase 9 with CFC Construction (to be distributed).

- D. Discuss and consider approval of Change Order No. 5 from HEI Contract for Superior Town Center Phase 2D, in the amount of \$18,113.00 (enclosure).

- E. Discuss and consider Change Order No. 2 from SAMORA Construction for STC Entrance Signage, in the amount of \$23,095.75 (enclosure).

- F. Discuss and consider proposal from Restruction Corporation to repair the inlet box, in the amount of \$27,000.00 (enclosure).

- G. Discuss and consider Change Order No. 3 from SAMORA Construction for STC Block 14, in the amount of \$64,478.80 (enclosure).

- H. Discuss and consider Change Order No. 14 from SAMORA Construction for STC Block 25 Phase 2, in the amount of \$33,524.24 (enclosure).
-

VIII. DEVELOPER UPDATE

- A. Status of lot and home sales.
-

IX. OTHER MATTERS

- A. _____
-

- X. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 4, 2020.**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD DECEMBER 9, 2019

A Special Meeting of the Board of Directors (referred to hereafter as the "Board") of the STC Metropolitan District No. 2 (referred to hereafter as the "District") was convened on Monday, the 9th day of December, 2019, at 10:00 A.M., at the Superior Sports Complex, 1 Superior Drive, Superior, CO 80027. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James A. Brzostowicz
Angie Hulsebus
Terry Willis

Also In Attendance Were:

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

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

Diane Wheeler; Simmons & Wheeler, P.C.

Jessica Sergi and Bill Jencks; Ranch Capital, LLC (via speakerphone for a portion of the meeting)

Brooke Hutchens; D.A. Davidson & Co.

Anastasia Khokhryakova; Ballard Spahr LLP

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

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

ADMINISTRATIVE MATTERS

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

RECORD OF PROCEEDINGS

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

Confirm Quorum, Location of Meeting and Posting of Meeting Notices: Ms. Johnson confirmed the presence of a quorum. The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. It was noted that the Superior Sports Complex is within the boundaries of STC Metropolitan District No. 2.

CONSENT AGENDA

The Board considered the following actions:

- Approve Minutes of the November 6, 2019 Regular Meeting.
- Ratify approval of Change Order No. 01 to the Construction Contract with SAMORA Construction for Entrance Signage in the amount of \$17,250.00.
- Ratify approval of Change Order No. 06 to the Construction Contract with SAMORA Construction for FDP2/ FDP3 Phase 1 South Courtyard for a decrease in the amount <\$22,730.62.
- Ratify approval of Change Order No. 3 to the Service Agreement with Vargas Property Services, Inc. to purchase and install one (1) new pet station in the amount of \$425.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the above actions, as presented, with the November 6, 2019 Regular Meeting Minutes approved subject to final review by Legal Counsel.

FINANCIAL MATTERS

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

Fund	Period Ending Nov. 25, 2019
General	\$ 30,301.23
Debt	\$ 31,696.00
Capital	\$ 1,409.50
Total	\$ 63,406.73

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

Unaudited Financial Statements: Ms. Wheeler discussed with the Board the unaudited financial statements through the period ending October 31, 2019.

RECORD OF PROCEEDINGS

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

Operation and Maintenance Budget Forecast: Ms. Johnson noted that the operations and maintenance budget forecast continues to be a work in progress.

LEGAL MATTERS

Proposed Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2019A, (in the approximate principal amount not to exceed \$110,000,000), and Subordinate Limited Tax General Obligation and Special Revenue Bonds, 2019B (3), in the approximate principal amount not to exceed \$24,000,000: Attorney Becher presented the Board with an update on the status of the Proposed Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2019A, (in the approximate principal amount not to exceed \$110,000,000), and Subordinate Limited Tax General Obligation and Special Revenue Bonds, 2019B (3), in the approximate principal amount not to exceed \$24,000,000).

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

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board ratified approval of the engagement of D.A. Davidson as Underwriter for the Bond Issuance.

Engagement of Ballard Spahr LLP as Bond Counsel for the Bond Issuance: The Board discussed the engagement of Ballard Spahr LLP as Bond Counsel for the Bond Issuance.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board ratified approval of the engagement of Ballard Spahr LLP as Bond Counsel for the Bond Issuance.

Acknowledging Approval by the Town of Superior and Superior Urban Renewal Authority ("SURA") of the Financing Plan: The Board acknowledged approval by the Town of Superior and SURA of the Financing Plan.

Resolution Authorizing the Issuance of the Proposed Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2019A, (in the approximate principal amount not to exceed \$110,000,000), and Subordinate Limited Tax General Obligation and Special Revenue Bonds, 2019B(3), (in the approximate principal amount not to exceed \$24,000,000), and approving and authorizing the related Indentures of Trust, Bond Purchase Agreement, Preliminary

RECORD OF PROCEEDINGS

and Final Limited Offering Memoranda, Amended and Restated Capital Pledge Agreement by and between STC Metropolitan District No. 1, STC Metropolitan District No. 2, STC Metropolitan District No. 3, and UMB Bank, n.a., Amended and Restated Declaration of the Superior Town Center Payment In Lieu Of Taxes, and Continuing Disclosure Agreement: Ms. Hutchens and Attorney Khokhryakova discussed with the Board a Resolution authorizing the issuance of the proposed Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2019A, (in the approximate principal amount not to exceed \$110,000,000), and Subordinate Limited Tax General Obligation and Special Revenue Bonds, 2019B(3), (in the approximate principal amount not to exceed \$24,000,000), and approving and authorizing the related Indentures of Trust, Bond Purchase Agreement, Preliminary and Final Limited Offering Memoranda, Amended and Restated Capital Pledge Agreement by and between STC Metropolitan District No. 1, STC Metropolitan District No. 2, STC Metropolitan District No. 3, and UMB Bank, n.a., Amended and Restated Declaration of the Superior Town Center Payment In Lieu Of Taxes, and Continuing Disclosure Agreement. Such resolution also approving and authorizing the execution of certain other documents relating to the Bonds.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board adopted Resolution No. 2019-12-01; Resolution authorizing the issuance of the proposed Limited Tax General Obligation and Special Revenue Refunding and Improvement Bonds, Series 2019A, (in the approximate principal amount not to exceed \$110,000,000), and Subordinate Limited Tax General Obligation and Special Revenue Bonds, 2019B(3), (in the approximate principal amount not to exceed \$24,000,000), and approving and authorizing the related Indentures of Trust, Bond Purchase Agreement, Preliminary and Final Limited Offering Memoranda, Amended and Restated Capital Pledge Agreement by and between STC Metropolitan District No. 1, STC Metropolitan District No. 2, STC Metropolitan District No. 3, and UMB Bank, n.a., Amended and Restated Declaration of the Superior Town Center Payment In Lieu Of Taxes, and Continuing Disclosure Agreement. Such resolution also approving and authorizing the execution of certain other documents relating to the Bonds.

Amended and Restated Facilities Funding and Acquisition Agreement between the District and RC Superior, LLC: The Board discussed the Amended and Restated Facilities Funding and Acquisition Agreement between the District and RC Superior, LLC.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved the Amended and Restated Facilities Funding and Acquisition Agreement between the District and RC Superior, LLC.

RECORD OF PROCEEDINGS

Amended and Restated Operation Funding Agreement between the District and RC Superior, LLC: The Board discussed the Amended and Restated Operation Funding Agreement between the District and RC Superior, LLC.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the Amended and Restated Operation Funding Agreement between the District and RC Superior, LLC.

Inclusion Agreement between STC Metropolitan District No. 1, STC Metropolitan District No. 2, STC Metropolitan District No. 3, and RC Superior, LLC: The Board discussed an Inclusion Agreement between STC Metropolitan District No. 1, STC Metropolitan District No. 2, STC Metropolitan District No. 3, and RC Superior, LLC.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the Inclusion Agreement between STC Metropolitan District No. 1, STC Metropolitan District No. 2, STC Metropolitan District No. 3, and RC Superior, LLC.

First Amendment to Intergovernmental Agreement Regarding Covenant Enforcement and Design Review Services between STC Metropolitan District No. 1, STC Metropolitan District No. 2, and STC Metropolitan District No. 3: The Board discussed a First Amendment to Intergovernmental Agreement Regarding Covenant Enforcement and Design Review Services between STC Metropolitan District No. 1, STC Metropolitan District No. 2, and STC Metropolitan District No. 3.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved the First Amendment to Intergovernmental Agreement Regarding Covenant Enforcement and Design Review Services between STC Metropolitan District No. 1, STC Metropolitan District No. 2, and STC Metropolitan District No. 3.

Resolution of the Board of Directors of STC Metropolitan District No. 2 Adopting the Second Amended and Restated Superior Town Center Rules, Regulations and Design Guidelines: The Board discussed a Resolution of the Board of Directors of STC Metropolitan District No. 2 Adopting the Second Amended and Restated Superior Town Center Rules, Regulations and Design Guidelines.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board adopted Resolution No. 2019-12-02; a Resolution of the Board of Directors of STC Metropolitan District No. 2 Adopting the Second Amended and Restated Superior Town Center Rules, Regulations and Design Guidelines.

Designated Representative to SURA under the Cost Sharing Agreement between SURA, RC Superior, LLC, and STC Metropolitan District Nos. 1, 2, and 3: The Board discussed appointing a Designated Representative to SURA under the Cost Sharing Agreement between SURA, RC Superior, LLC, and STC Metropolitan District Nos. 1, 2, and 3.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved appointing Lisa A. Johnson as Designated Representative to SURA under the Cost Sharing Agreement between SURA, RC Superior, LLC, and STC Metropolitan District Nos. 1, 2, and 3.

OPERATIONS / MAINTENANCE

Service Agreement with Edifice North, LLC for Project Management Services: The Board deferred discussion at this time.

COMMUNITY MANAGEMENT/ COVENANT CONTROL

Community Management Report: The Board reviewed the Community Manager's Report.

Snow Removal Services on the Aweida Property: The Board deferred discussion at this time.

CAPITAL PROJECTS

Final Engineer's Report and Certification #53 R1 dated, October 29, 2019, and revised November 11, 2019: Ms. Johnson reviewed with the Board the improvement costs in the amount of \$1,507,214.33 under the Final Engineer's Report and Certification #53 R1, dated October 29, 2019 and revised November 11, 2019, 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 \$1,507,214.33 under the Final Engineer's Report and Certification #53 R1, dated October 29, 2019 and revised November 11, 2019, prepared by Ranger Engineering, LLC.

Proposal for Construction Management for FDP 1 Phase 9 from CFC Construction: Director Brzostowicz discussed with the Board a proposal for Construction Management for FDP 1 Phase 9 from CFC Construction.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Hulsebus, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Board approved the proposal for Construction Management for FDP 1 Phase 9 from CFC Construction and authorized a Service Agreement for Pre-Construction Services for an amount not to exceed \$48,851.00 subject to final review by legal counsel and management.

Change Order No. 04 to the Construction Contract with Hudick Excavating, Inc. dba HEI Civil (“HEI”) for Superior Town Center Phase 2D: Director Brzostowicz presented to the Board Change Order No. 04 to the Construction Contract with HEI for Superior Town Center Phase 2D for an increase in the amount of \$35,667.00.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved Change Order No. 04 to the Construction Contract with HEI for Superior Town Center Phase 2D for an increase in the amount of \$35,667.00.

Change Order No. 13, to the Construction Contract with SAMORA Construction to Jet Vac existing Sewer Manholes, B26 Alley Grading, and Block 26 to Bore for Additional Sleeves for STC Block 25, Phase 2 Project: Director Brzostowicz presented to the Board Change Order No. 13, to the Construction Contract with SAMORA Construction to Jet Vac existing Sewer Manholes, B26 Alley Grading, and Block 26 to Bore for Additional Sleeves for STC Block 25, Phase 2 Project for STC Block 25, Phase 2 Project, for an increase in the amount of \$25,613.38.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved Change Order No. 13, to the Construction Contract with SAMORA Construction to Jet Vac existing Sewer Manholes, B26 Alley Grading, and Block 26 to Bore for Additional Sleeves for STC Block 25, Phase 2 Project for STC Block 25, Phase 2 Project, for an increase in the amount of \$25,613.38.

Change Order No. 01 R2 to Construction Contract with SAMORA Construction for STC Block 14: Director Brzostowicz discussed with the Board Change Order No. 01 R2 to the Construction Contract with SAMORA Construction for an increase in the amount of \$151,210.63.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved Change Order No. 01 R2 to the Construction Contract with SAMORA Construction, as revised, for an increase in the amount of \$151,210.63.

RECORD OF PROCEEDINGS

**DEVELOPER
UPDATE**

Lot and Home Sales: No update provided at this time.

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

SECTION 00680 CHANGE ORDER

CHANGE ORDER

Project: STC Block 14 **Date of Issuance:** 11/21/2019

Owner: Superior Town Center Metropolitan District No. 2 **Change Order No:** 001-R2
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:

1. E-Z Excavating - Permit Plans TOS Specifications	\$	47,752.50
2. E-Z Excavating - Recycled Concrte Roadbase	\$	-
3. Treated subgrade included in bid	\$	-
4. JMG - Permit Plans TOS Specifications	\$	22,055.00
5. Summit Services - Erosion Control Management - TOS	\$	2,880.00
6. Vargas Property - Permit Plans	\$	-
7. Additional General Conditions 24 weeks vs 18 weeks in bid	\$	58,800.00
Subtotal		\$ 131,487.50
Overhead/Profit/Bond/Insurance		\$ 19,723.13
Total		\$ 151,210.63

Purpose of Change Order: _____
STC Block 14 Permit Plans

Attachments (List Documents Supporting Change): _____

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 850,349.32

Previous Change Orders:

Contract Price Prior to this Change Order:

\$ 850,349.32

Net Increase of this Change Order:

\$ 151,210.63

Net Decrease of this Change Order:

Net Change of this Change Order:

\$ 151,210.63

Contract Price with all Approved Change Orders:

\$1,001,559.95

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: _____
Jim Brzostowicz
Owner

D: Digitally signed by Jim Brzostowicz
DN: C=US,
E=jim@civillresources.com,
O=President, OU=STC
Metropolitan District No. 2,
CN=Jim Brzostowicz
Date: 2020.01.27
10:31:12-07'00'

APPROVED: SAMORA Construction

By: _____
Contractor

Digitally signed by Brenda Torreyson
Date: 2019.12.09.14:31:52 -07'00'

CHANGE ORDER REQUEST
SUMMARY SHEET
COR NO.: #001R-2



Date 11/21/2019
Project Name: STC Block 14
Project Location: Superior, CO
Project No.: 19-10

Description of Change:

Permit Plans

1. E-Z Excavating - Permit Plans TOS Specifications	\$47,752.50
2. EX Excavating - Recycled Concrete Roadbase	\$0.00
3. Treated Subgrade included in bid	\$0.00
4. JMG - Permit Plans TOS Specifications	\$22,055.00
5. Summit Services - Erosion Control Management TOS	\$2,880.00
6. Vargas Property - Permit Plans	\$0.00
7. Additional General Conditions 24 weeks vs 18 weeks in bid	\$58,800.00

Subtotal \$131,487.50


Overhead/Profit/Bond/Insurance \$19,723.13

Change Order Request Total \$151,210.63

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

ACCEPTED:

SAMORA CONSTRUCTION

By:  Digitally signed by Brenda Torreyson
Date: 2019.12.09 14:31:21 -0700

Brenda Torreyson
President/CEO



CHANGE ORDER

NO. 01

P.O. Box 1439
Longmont, Colorado 80502

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

ATTN: Dave Torreyson
COMPANY: SAMORA CONSTRUCTION

DATE: 11/5/2019
JOB #: 7568
JOB NAME: SUPERIOR TOWN CENTER BLOCK 14
LOCATION: Superior

Description of work:

Due to changes in Town of Superior specifications, we are adding coatings to the sanitary sewer manholes and tracer wire to the storm sewer. We are changing the water services from 3/4" to 1". We have added a 3/4" irrigation service coming from the main in the street - this includes traffic control, flow fill, asphalt patch, extra existing utility crossings, and concrete removal and replacement. We are adding conduits/sleeving per the revised overall utility plan.

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST
1	Cross Existing Utilities	2	EACH	\$ 597.00	\$ 1,194.00
2	Flow Fill Backfill	35	CY	\$ 137.00	\$ 4,795.00
3	Export Utility Spoils	35 200	CY	\$ 15.50	\$ 3,100.00
4	Remove & Replace Curb & Gutter	10	LF	\$ 85.50	\$ 855.00
5	Remove & Replace Concrete Flatwork	50	SF	\$ 16.00	\$ 800.00
6	Remove & Replace Asphalt Pavement	1	EACH	\$ 2,722.00	\$ 2,722.00
7	Traffic Control	1	LS	\$ 2,404.00	\$ 2,404.00
8	Interior Sikagard 62 Coating & Exterior Waterproof Coating	8	EACH	\$ 3,873.00	\$ 30,984.00
9	3/4" Irrigation Water Service (CIP)	1	EACH	\$ 4,631.00	\$ 4,631.00
10	3/4" Water Service - New (CIP)	(4)	EACH	\$ 1,753.00	\$ (7,012.00)
11	01" Water Service - New (CIP)	7	EACH	\$ 2,687.00	\$ 18,809.00
12	00 3/4" Copper Service Line - Diverted	(180)	LF	\$ 27.50	\$ (4,950.00)
13	01" Copper Service Line - Diverted	180	LF	\$ 56.50	\$ 10,170.00
14	Dry Utility Sleeve Trench Excavation & Backfill	660	LF	\$ 24.00	\$ 15,840.00
15	04" SCH 40 Sleeve Conduit W/Tracer Wire	1,670	LF	\$ 3.70	\$ 6,179.00
16	06" SCH 40 Sleeve Conduit W/Tracer Wire	230	LF	\$ 7.10	\$ 1,633.00
17	Test Station For Tracer Wire	82	EACH	\$ 156.00	\$ 12,792.00
				TOTAL:	\$ 104,946.00
				Adjustment	(57,193.50)

542.50

The Contract Time will be extended by

N/A days

Adjusted Total \$47,752.50

1

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

Contractor: E-Z Excavating, Inc.
Signature: _____
Print Name: Todd Greff
Title: Estimator
Date: 11/5/2019

E-Z Management Use Only:

	Status:	Owner CO	
CO Added to CO Log		Approved	_____
B2W Estimate CO TROB Created		Pending	_____
Track Budget Updated		Rejected	_____
Foundation Budget Updated		Internal	_____
Excel Billing Sheet Updated			_____



Proposal# 2019161

6345 Ivanhoe St. Suite 203
 Commerce City, CO 80022

10/16/2019

Phone: (720) 545-4881

Email: jugarman.jmg@gmail.com

Job: Superior Town Center Blok 14th / Change Order
 Superior, CO

ITEM	DESCRIPTION	QUANTITIES	UNIT	UNIT PRICE	TOTAL PRICE
1	Adding Fiber to Concrete Mix	1	LS		\$4,368.00
2	Repour 6" Sidewalk at Water Line Relocation 15'x5'	13	EA		\$8,287.00
3	Demo Alley Approaches & Sidewalk (Discovery Parkway)	1	LS		\$2,500.00
4	Demo Alley Approaches & Sidewalk (Village Green & Central Parkway)	1	LS		\$2,500.00
5	Demo & Remove Curb and Gutter at 4 Alley Approaches	1	LS		\$1,200.00
6	Install New Cast Iron Truncated Domes	1	LS		\$3,200.00
TOTAL					\$22,055.00

#4

Notes:

- Proposal based on plans dated 10/02/2019
- JMG will furnish and install all items listed above.
- Addendum 1, 2 and 3 knowledge.
- No traffic control.
- No tax included
- No bond add 2%
- No cold weather protection.

Exclusions:

Permits, plans, prints, drawings, engineering, surveying, testing, inspections, handrail, bollards, locates, (Earth work +/- 10 by others) soil treatments, J Bolts, bollards, signs, striping, traffic markings, expansion joint filler, irrigation, sprinklers, drainage, landscaping, trees, bushes, plants, sod, new soil, rock, mulch, seed, fertilizer, sprinkler systems, fencing, carpentry, special locates, utilities, special finishes, additives, retarders. Caulking, signage, barriers, cold weather protection and traffic control. JMG Concrete Services LLC is not responsible for damage to concrete due to scaling, marking, vandalism, magnesium chloride and/ or any de-icing agents.

Respectfully Submitted by:

Accepted by:

Juan Garcia

 Juan Garcia

JMG CONCRETE SERVICES, LLC.

THANK YOU FOR YOUR BUSINESS!



15690 E 33rd Ave., Unit A, Aurora CO 80011-1322
www.summitservicesgroup.com

Prepared By:
 Name: Andy Wallenkamp
 Phone: 303.877.0039
 Email: andyw@summitservicesgroup.com

ESTIMATE

Project Data:		Client Data:	
Name:	Superior Town Center - Block 14 Improvements	Name:	SAMORA Construction
City:	Superior	City:	Arvada
State:	CO	State:	CO
Jurisdiction:	CDPHE / Town of Superior	Contact:	Brenda Torreyson
Project Type:	Land Development / Utilities	Phone:	(303) 422-4285
Project Size:	N/A	Email:	btorreyson@samoragroup.com

SERVICES:

Item	Description	Qty.	Unit	Unit Cost	Total
1	Weekly (7-Day) Stormwater Inspection Weekly (7-day) inspections during active construction. Estimated total of 6 months (approximately 24 inspections), per requirements of the CDPHE.	24	Each	\$120.00	\$2,880.00
2	Post Storm Event Stormwater Inspection N/A. With an active construction (7-day) inspection frequency, post storm event inspections will not be required for this project (per COR400000 State Discharge Permit). Required post storm event inspection after any event that creates the potential for stormwater run-off or site erosion, per requirements of the CDPHE & Town of Superior.	0	Each	\$120.00	\$0.00
3	Post Construction (Monthly) Stormwater Inspection N/A. It is not anticipated that any post construction monthly stormwater inspections will be necessary for this project. Monthly stormwater inspections to monitor for final stabilization.	0	Each	\$120.00	\$0.00
It is estimated that a total of 24 stormwater inspections will be needed over the duration of the project (during active construction; no post-construction (monthly) inspections anticipated).				TOTAL	\$2,880.00

#5

Notes and Exclusions

Inspection Frequency: Weekly (7-day) Routine Inspections, and no Post Storm Event Inspections (as required by CDPHE & Town of Superior).
 Pricing and rates were presented to Brenda Torreyson on 10/9/2019.

Signature below verifies correct data and provides acceptance of the pricing/ services as quoted.

 Authorized Signature

Brenda Torreyson

 Printed Name

STC Metropolitan District No.2
December-19

	General	Debt	Capital	Totals
Disbursements	\$ 36,519.54	\$ -	\$ 48,853.35	\$ 85,372.89
Payroll	\$ 300.00	\$ -	\$ -	\$ 300.00
Payroll Taxes District Portion	\$ 22.95	\$ -	\$ -	\$ 22.95
Total Disbursements from Checking Acct	\$36,842.49	\$0.00	\$48,853.35	\$85,695.84

Check Issue Date	Check Number	Payee	Amount
12/11/2019	9142	Brzostowicz, James	
12/11/2019	9143	Hulsebus, Angie	92.35
12/11/2019	9144	Willis, Terry A.	92.35
Grand Totals:			
	<u>3</u>		<u>184.70</u>

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1451						
12/31/2019	Colorado Dept of Public Health	WC201093827	Miscellaneous	1-685	135.00	135.00
Total 1451:						135.00
1452						
12/31/2019	Colorado Special Districts P& L	POL-0002051	Prepaid Expenses	1-143	2,015.00	2,015.00
12/31/2019	Colorado Special Districts P& L	POL-0002052	Prepaid Expenses	1-143	2,015.00	2,015.00
Total 1452:						4,030.00
1453						
12/31/2019	Comcast	8497100200316389	Parking Structure	1-730	150.06	150.06
Total 1453:						150.06
1454						
12/31/2019	Doody Calls	26821	O&M - Landscaping	1-720	185.00	185.00
Total 1454:						185.00
1455						
12/31/2019	McGeady Becher P.C.	1190B 11/19	Legal	1-675	4,600.00	4,600.00
12/31/2019	McGeady Becher P.C.	1190B 11/19	Bonding	3-795	40,978.35	40,978.35
Total 1455:						45,578.35
1456						
12/31/2019	Mountain Alarm	1946029	Parking Structure	1-730	210.00	210.00
12/31/2019	Mountain Alarm	1946030	Parking Structure	1-730	75.00	75.00
12/31/2019	Mountain Alarm	1946031	Parking Structure	1-730	75.00	75.00
Total 1456:						360.00
1457						
12/31/2019	Ranger Engineering, LLC	1111	Engineering	3-784	7,875.00	7,875.00
Total 1457:						7,875.00
1458						
12/31/2019	Simmons & Wheeler, P.C.	25410	Accounting	1-612	4,178.75	4,178.75
Total 1458:						4,178.75
1459						
12/31/2019	Special Dist Management Srvs	11.30.19 - 1	Accounting	1-612	14.00	14.00
12/31/2019	Special Dist Management Srvs	11.30.19 - 1	Management	1-680	1,084.00	1,084.00
12/31/2019	Special Dist Management Srvs	11.30.19 - 1	Miscellaneous	1-685	40.09	40.09
12/31/2019	Special Dist Management Srvs	11.30.19 - 2	Accounting	1-612	966.00	966.00
12/31/2019	Special Dist Management Srvs	11.30.19 - 2	Management	1-680	2,118.00	2,118.00
12/31/2019	Special Dist Management Srvs	11.30.19 - 2	Miscellaneous	1-685	259.00	259.00
12/31/2019	Special Dist Management Srvs	11.30.19 - 2	Covenant Control	1-682	845.50	845.50
12/31/2019	Special Dist Management Srvs	11.30.19 - 3	Management	1-680	750.00	750.00
12/31/2019	Special Dist Management Srvs	11.30.19 - 3	Miscellaneous	1-685	8.80	8.80
Total 1459:						6,085.39

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1460						
12/31/2019	T. Charles Wilson Insurance Se	7919	Prepaid Expenses	1-143	495.00	495.00
12/31/2019	T. Charles Wilson Insurance Se	7920	Prepaid Expenses	1-143	495.00	495.00
Total 1460:						990.00
1461						
12/31/2019	Thyssenkrupp Elevator Corporati	3004945997	O&M - Maintenance	1-735	165.00	165.00
Total 1461:						165.00
1462						
12/31/2019	Vargas Property Services, Inc.	29634	Snow Removal	1-725	1,855.00	1,855.00
12/31/2019	Vargas Property Services, Inc.	29666	Snow Removal	1-725	7,275.00	7,275.00
12/31/2019	Vargas Property Services, Inc.	29687	Snow Removal	1-725	1,540.00	1,540.00
12/31/2019	Vargas Property Services, Inc.	29719	O&M - Landscaping	1-720	2,115.17	2,115.17
12/31/2019	Vargas Property Services, Inc.	29749	Snow Removal	1-725	1,675.00	1,675.00
Total 1462:						14,460.17
1463						
12/31/2019	Xcel Energy	662985243	Utilities	1-704	85.56	85.56
12/31/2019	Xcel Energy	662986587	Utilities	1-704	98.92	98.92
12/31/2019	Xcel Energy	662988470	Utilities	1-704	46.88	46.88
12/31/2019	Xcel Energy	662990638	Utilities	1-704	137.71	137.71
12/31/2019	Xcel Energy	662994581	Utilities	1-704	231.90	231.90
12/31/2019	Xcel Energy	663000454	Utilities	1-704	41.17	41.17
12/31/2019	Xcel Energy	663002852	Utilities	1-704	20.33	20.33
12/31/2019	Xcel Energy	663008962	Utilities	1-704	22.34	22.34
12/31/2019	Xcel Energy	663012153	Utilities	1-704	10.17	10.17
12/31/2019	Xcel Energy	663015751	Utilities	1-704	10.97	10.97
Total 1463:						705.95
20191201						
12/31/2019	Town of Superior	440.5 12/19	Utilities	1-704	76.57	76.57
Total 20191201:						76.57
20191202						
12/31/2019	Town of Superior	438.5 12/19	Utilities	1-704	40.17	40.17
Total 20191202:						40.17
20191203						
12/31/2019	Town of Superior	411.5 12/19	Utilities	1-704	16.17	16.17
Total 20191203:						16.17
20191204						
12/31/2019	Town of Superior	290.5 12/19	Utilities	1-704	24.57	24.57
Total 20191204:						24.57
20191205						
12/31/2019	Town of Superior	2289.5 12/19	Utilities	1-704	31.77	31.77

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
Total 20191205:						<u>31.77</u>
20191206						
12/31/2019	Town of Superior	NE CORNER MCC	Utilities	1-704	284.97	<u>284.97</u>
Total 20191206:						<u>284.97</u>
Grand Totals:						<u><u>85,372.89</u></u>

STC Metropolitan District No.2
January-20

	General	Debt	Capital	Totals
Disbursements	\$ 25,603.39	\$ 11,120.47	\$ 672.00	\$ 37,395.86
		\$ -	\$ -	\$ -
Payroll	\$ -	\$ -	\$ -	\$ -
Payroll Taxes District Portion	\$ -	\$ -	\$ -	\$ -
Total Disbursements from Checking Acct	\$25,603.39	\$11,120.47	\$672.00	\$37,395.86

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1455						
01/27/2020	McGeady Becher P.C.	1190B 11/19	Legal	1-675	4,600.00-	4,600.00-
01/27/2020	McGeady Becher P.C.	1190B 11/19	Bonding	3-795	40,978.35-	.00
Total 1455:						4,600.00-
1464						
01/22/2020	Comcast	16389 12/19	Parking Structure	1-730	150.06	150.06
Total 1464:						150.06
1465						
01/22/2020	McGeady Becher P.C.	1190B 12/19	Legal	3-675	672.00	672.00
01/27/2020	McGeady Becher P.C.	1190B 12/19	Legal	3-675	672.00-	672.00-
01/22/2020	McGeady Becher P.C.	1190B 12/19	Legal	1-675	11,026.71	11,026.71
01/27/2020	McGeady Becher P.C.	1190B 12/19	Legal	1-675	11,026.71-	11,026.71-
01/22/2020	McGeady Becher P.C.	1190B 12/19	Bond Issuance Costs	2-618	30,875.50	11,120.47
01/27/2020	McGeady Becher P.C.	1190B 12/19	Bond Issuance Costs	2-618	30,875.50-	11,120.47-
Total 1465:						.00
1466						
01/22/2020	Simmons & Wheeler, P.C.	25583	Accounting	1-612	2,498.75	2,498.75
Total 1466:						2,498.75
1467						
01/22/2020	Special Dist Management Svcs	12/19-D1	Accounting	1-612	182.00	182.00
01/22/2020	Special Dist Management Svcs	12/19-D1	Management	1-680	796.00	796.00
01/22/2020	Special Dist Management Svcs	12/19-D1	Miscellaneous	1-685	50.58	50.58
01/22/2020	Special Dist Management Svcs	12/19-D2	Accounting	1-612	448.00	448.00
01/22/2020	Special Dist Management Svcs	12/19-D2	Covenant Control	1-682	788.50	788.50
01/22/2020	Special Dist Management Svcs	12/19-D2	Management	1-680	3,239.00	3,239.00
01/22/2020	Special Dist Management Svcs	12/19-D2	Miscellaneous	1-685	230.02	230.02
01/22/2020	Special Dist Management Svcs	12/19-D3	Management	1-680	670.00	670.00
01/22/2020	Special Dist Management Svcs	12/19-D3	Miscellaneous	1-685	45.20	45.20
Total 1467:						6,449.30
1468						
01/22/2020	Thyssenkrupp Elevator Corporati	3004990638	O&M - Maintenance	1-735	165.00	165.00
Total 1468:						165.00
1469						
01/22/2020	Vargas Property Services, Inc.	29792	Snow Removal	1-725	4,255.00	4,255.00
Total 1469:						4,255.00
1470						
01/22/2020	Xcel Energy	664319466	Utilities	1-704	97.00	97.00
01/22/2020	Xcel Energy	666922317	Utilities	1-704	60.88	60.88
01/22/2020	Xcel Energy	666928011	Utilities	1-704	122.08	122.08
01/22/2020	Xcel Energy	666933215	Utilities	1-704	193.69	193.69
01/22/2020	Xcel Energy	666947414	Utilities	1-704	135.01	135.01
01/22/2020	Xcel Energy	666947937	Utilities	1-704	56.45	56.45
01/22/2020	Xcel Energy	666950957	Utilities	1-704	34.65	34.65
01/22/2020	Xcel Energy	666951562	Utilities	1-704	251.69	251.69

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
01/22/2020	Xcel Energy	666952960	Utilities	1-704	32.38	32.38
01/22/2020	Xcel Energy	666957790	Utilities	1-704	27.23	27.23
01/22/2020	Xcel Energy	666965921	Utilities	1-704	47.51	47.51
Total 1470:						<u>1,058.57</u>
1471						
01/27/2020	McGeady Becher P.C.	1190B 11/19	Legal	1-675	4,600.00	4,600.00
01/27/2020	McGeady Becher P.C.	1190B 12/19	Legal	3-675	672.00	672.00
01/27/2020	McGeady Becher P.C.	1190B 12/19	Legal	1-675	11,026.71	11,026.71
01/27/2020	McGeady Becher P.C.	1190B 12/19	Bond Issuance Costs	2-618	11,120.47	11,120.47
Total 1471:						<u>27,419.18</u>
Grand Totals:						<u><u>37,395.86</u></u>

**STC Metropolitan District No. 2
Financial Statements**

November 30, 2019

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 November 30, 2019, 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 eleven 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.

January 28, 2020
Englewood, Colorado

STC Metropolitan District No 2
Balance Sheet - Governmental Funds and Account Groups
November 30, 2019

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Total All Funds</u>
Assets				
Current assets				
Cash in checking	\$ 295,420	\$ -	\$ -	\$ 295,420
UMB PIF Supp Interest	-	15,923	-	15,923
UMB Non-PIF Supp Interest	-	458,154	-	458,154
UMB Non-PIF Surplus	-	1,649,181	-	1,649,181
UMB Non-PIF Supp Principal	-	300,143	-	300,143
UMB Non-PIF Sub D/S	-	833,580	-	833,580
UMB PIF Supp Res Account	-	1,603,036	-	1,603,036
UMB Restricted Project Fund	-	-	-	-
UMB Unrestricted Project Fund	-	-	-	-
Prepaid Expenses	4,455	-	-	4,455
Developer Receivable	-	-	-	-
SURA Taxes Receivable	-	-	-	-
Taxes receivable	740	1,490	-	2,230
MOB Receivable	205	-	-	205
Due from District No. 1	204	2,722	-	2,926
Due from District No 3	23	126	-	149
Due From/To Other funds	-	-	-	-
	301,047	4,864,355	-	5,165,402
	\$ 301,047	\$ 4,864,355	\$ -	\$ 5,165,402
Liabilities and Equity				
Current liabilities				
Accounts payable	\$ 40,417	\$ -	\$ -	\$ 40,417
Retainage Payable	-	-	-	-
Payroll Taxes Payable	63	-	-	63
Due To/From Other funds	-	-	-	-
	40,480	-	-	40,480
	40,480	-	-	40,480
Fund Equity				
Fund balance (deficit)	251,041	4,864,355	-	5,115,396
Emergency reserves	9,526	-	-	9,526
	260,567	4,864,355	-	5,124,922
	\$ 301,047	\$ 4,864,355	\$ -	\$ 5,165,402

STC Metropolitan District No 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Eleven Months Ended November 30, 2019
General Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Revenues			
Property Taxes	\$ 176	\$ 178	\$ 2
Specific Ownership Taxes	8,200	3,964	(4,236)
SURA Property Tax Increment	102,495	80,009	(22,486)
Parking Garage Cost Share	22,000	4,976	(17,024)
Developer Advance	10,000	269,061	259,061
Miscellaneous/Interest Income	-	7,045	7,045
Transfer from District 1	40,007	40,222	215
Transfer from District 3	4,835	4,626	(209)
	<u>187,713</u>	<u>410,081</u>	<u>222,368</u>
Expenditures			
Accounting	25,000	23,763	1,237
Audit	11,000	10,028	972
Directors' Fees	5,000	1,200	3,800
Insurance/SDA Dues	16,000	24,407	(8,407)
Legal	40,000	45,366	(5,366)
Management	50,000	45,760	4,240
Miscellaneous	1,000	4,047	(3,047)
Aweida Inclusion Expense	-	142	(142)
O&M - Covenant Control	18,000	10,417	7,583
O&M - Field Services	6,500	134	6,366
O&M - Landscaping	45,000	32,689	12,311
O&M - Equipment	1,500	-	1,500
O&M - Utilities	5,000	18,807	(13,807)
O&M - Roads & Sidewalks Snow Remov:	40,000	56,418	(16,418)
O&M - Parking Garage	44,000	5,586	38,414
O&M - Mailboxes	2,000	-	2,000
O&M - Reserve	3,224	-	3,224
Treasurer's Fees	3	3	-
Payroll Taxes	300	1,628	(1,328)
Utilities	4,000	1,717	2,283
Emergency reserve	9,526	-	9,526
	<u>327,053</u>	<u>282,112</u>	<u>44,941</u>
Excess (deficiency) of revenues over expenditures	(139,340)	127,969	267,309
Fund balance - beginning	<u>139,340</u>	<u>132,598</u>	<u>(6,742)</u>
Fund balance - ending	\$ <u><u>-</u></u>	\$ <u><u>260,567</u></u>	\$ <u><u>260,567</u></u>

STC Metropolitan District No 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Eleven Months Ended November 30, 2019
Debt Service Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
Revenues			
Property Taxes	\$ 618	\$ 626	\$ 8
Specific Ownership Taxes	4,577	13,874	9,297
SURA Property Tax Increment	1,800,000	1,803,287	3,287
Interest income	18,000	65,463	47,463
Transfer from STCMD No. 1	136,093	201,121	65,028
Transfer from STCMD No. 3	9,652	9,550	(102)
	<u>1,968,940</u>	<u>2,093,921</u>	<u>124,981</u>
Expenditures			
Bond interest - 2015A	1,006,500	473,850	532,650
Bond principal - 2015A	300,000	-	300,000
Miscellaneous Expense	500	396	104
Cost of issuance	-	-	
Treasurer's Fees	28,610	10	28,600
Trustee / paying agent fees	4,000	4,000	-
	<u>1,339,610</u>	<u>478,256</u>	<u>861,354</u>
Excess (deficiency) of revenues over expenditures	629,330	1,615,665	986,335
Fund balance - beginning	<u>2,077,964</u>	<u>3,248,690</u>	<u>1,170,726</u>
Fund balance - ending	\$ <u><u>2,707,294</u></u>	\$ <u><u>4,864,355</u></u>	\$ <u><u>2,157,061</u></u>

STC Metropolitan District No 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Eleven Months Ended November 30, 2019
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	10,778,727	5,778,727
Transfer from Debt Service	-	-	-
Interest	1,000	4,715	3,715
	<u>5,001,000</u>	<u>10,783,442</u>	<u>5,782,442</u>
Expenditures			
Accounting	5,000	8,913	(3,913)
Legal	55,000	40,438	14,562
Management	2,500	-	2,500
Construction Expenses	5,000,000	4,715,293	284,707
Engineering	200,000	2,908,824	(2,708,824)
System Development Costs	-	3,109,974	(3,109,974)
Miscellaneous	1,000	-	1,000
	<u>5,263,500</u>	<u>10,783,442</u>	<u>(5,519,942)</u>
Excess (deficiency) of revenues over expenditures	(262,500)	-	262,500
Fund balance - beginning	<u>279,612</u>	<u>-</u>	<u>(279,612)</u>
Fund balance (deficit) - ending	<u>\$ 17,112</u>	<u>\$ -</u>	<u>\$ (17,112)</u>

**STC Metropolitan District
Community Management Report
February 5, 2020**

Architectural Reviews

No forms pending.

Inspections

Inspection scheduled for January 23, 2020.

Compliance Update

No updates

Notes:

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



Proposal

Date	1/1/2020
Quote #	2016458
Project	510 - 6510 - STC Metro ...
Site Location	
STC Metro District No. 2	

STC Metropolitan District No. 2
141 Union Boulevard, Suite 150
Lakewood, Colorado 80228
303-987-0835
Email: ljohnson@sdmsi.com

Description	Qty	Rate	Total
Contract Maintenance for January - December 2020	12	2,178.63	26,143.56

You may approve this estimate via email.

Total: \$26,143.56

Approval Signature _____



Proposal

Date	1/1/2020
Quote #	2016459
Project	510 - 6510 - STC Metro ...
Site Location	
STC Metro District No. 2	

STC Metropolitan District No. 2
141 Union Boulevard, Suite 150
Lakewood, Colorado 80228
303-987-0835
Email: ljohnson@sdmsi.com

Description	Qty	Rate	Total
Pond Area Maintenance (Approx 2.7 acres) to take place in August & September - Monthly Cutting, Bi-Weekly IR Checks, Weeding	2	2,492.60	4,985.20

You may approve this estimate via email.

Total: **\$4,985.20**

Approval Signature _____



**STC METROPOLITAN DISTRICT NO. 2
ENGINEER'S REPORT and CERTIFICATION #54**

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:

January 10, 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 September 2019 to October 2019, are valued at **\$901,622.48** for the District, and **\$690,742.53** for the Town. Table I summarizes costs certified to date.

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

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

TOTALS

\$61,509,170.77

\$47,667,115.91

\$42,767,922.56

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 #52-#54, costs related to the interior courtyard as part of Block 25 Phase 2 had the eligibility removed until further review was completed to determine the extent of public costs. These costs were related to stairs, retaining walls, and electrical systems for lighting, and are subject to being included as eligible at a later time.

ENGINEER'S CERTIFICATION

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

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.
2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.
3. The Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in the attached Engineer's Report dated January 10, 2020 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$901,622.48**. In the opinion of the Independent Consulting Engineer, the above stated estimated value for the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe in similar locales.

Sincerely,

Ranger Engineering, LLC

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

Collin D. Koranda, P. E.

APPENDIX A

Documents Reviewed

Agreements

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

Construction Plans

- Final Development Plan – Phase I Superior Town Center Infrastructure Plans. Prepared by Civil Resources LLC. Dated November 12, 2013.
- Final Development Plan #1 – Phase I Street Paving Plans. Prepared by Civil Resources LLC. Dated April 29, 2016.
- Final Plat Superior Town Center Filing No. 1B. Prepared by Civil Resources LLC. Dated December 4, 2013.
- Overlot Grading and Stormwater Management Plans for Superior Town Center Phase 1A. Prepared by Civil Resources LLC. Released for construction May 22, 2015.
- Superior Town Center Phase I Utility Infrastructure Plans. Prepared by Civil Resources LLC. Issued for Construction August 20, 2015.
- Town of Superior Town Center Lift Station Final Drawings Set 1 & Set 2 Rev 0. Prepared by Dewberry Engineers Inc. Dated July 25, 2014.
- Town of Superior McCaslin Blvd. Town Center Left Turn Lane Drawings. Dated February 24, 2016.
- Superior Town Center – Construction Plans – Phase 3 (McCaslin Roundabout). Prepared by Civil Resources Inc. Dated August 12, 2016. Accepted by Public Works September 9, 2016.
- Final Development Plan 1 – Phase 4 (Marshall Road Extension) – Construction Plans – Superior Town Center. Dated August 19, 2016.

Invoices

- Samora Construction Pay Application 11-690. Dated 10/31/19.
- Samora Construction Pay Application 8-867. Dated 10/31/19.
- Samora Construction Pay Application 4-688. Dated 10/31/19.
- Samora Construction Pay Application 5-689. Dated 10/31/19.
- Hudick STC Town Center 2D Pay Application 3. 10/31/19.
- Down To Earth Compliance Invoices 49405 & 49320. Dated 11/7/19 and 10/25/19.

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

Service Plan and Reports

- Superior Town Center Metropolitan District No. 2. Prepared by McGeady Sisneros, P.C. and dated May 13, 2013.
- Memorandum Superior Town Center – Block 12 Garage Allocations. Prepared by Walker Parking Consultants. Revised Date November 18, 2016.
- Appraisal Report of a Parking Structure. Prepared by National Valuation Consultants, Inc. Effective Date of Appraisal January 11, 2018.



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT

Project Costs Summary for District and Town

Table II

	Total Cost Invoiced	Maximum Eligible Costs	District Eligible Costs	Town Eligible Costs
Direct Construction Costs	\$ 727,541.81	\$ 655,334.88	\$ 655,334.88	\$ 544,570.93
Soft and Indirect Costs	\$ 166,972.26	\$ 142,024.10	\$ 142,024.10	\$ 142,024.10
District Funded Costs	\$ 32,633.14	\$ 4,147.50	\$ 4,147.50	\$ 4,147.50
System Development Costs	\$ 100,116.00	\$ 100,116.00	\$ 100,116.00	\$ -
Totals	\$ 1,027,263.21	\$ 901,622.48	\$ 901,622.48	\$ 690,742.53



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	\$ 445,838.78	81.9%
Offsite Roadways	\$ -	0.0%
Walls and Structures	\$ -	0.0%
Storm Sewer	\$ 31,623.75	5.8%
Sanitary Sewer	\$ 6,884.25	1.3%
Reuse Water & Irrigation Piping	\$ 10,495.50	1.9%
Domestic Water	\$ 48,406.45	8.9%
Dry Utilities	\$ -	0.0%
Park Site Development	\$ -	0.0%
Mob & Temporary Conditions	\$ 1,322.20	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	\$ -	0.0%
Civic Space (Part of PPA&F)	\$ -	
	\$ 544,570.93	100.0%

Total District Eligible Costs		
Street	\$ 557,728.00	85.1%
Water	\$ 59,021.03	9.0%
Sanitation	\$ 38,585.85	5.9%
Fire Protection	\$ -	0.0%
Parks and Recreation	\$ -	0.0%
Non District	\$ -	
Multiple		
	\$ 655,334.88	100.0%



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Soft Costs Summary By Category
Table IV

Category	Total Eligible Soft Costs		Category Percentage
	Total Town Eligible Costs		
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	91,811.41	64.6%
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	\$	843.75	0.6%
Mob & Temporary Conditions	\$	1,000.00	0.7%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancement	\$	-	0.0%
Public Park Amenities & Facilities		\$15,750.00	11.1%
Civic Space (Part of PPA&F)		\$0.00	
Other Eligible Costs	\$	32,618.94	23.0%
	\$	142,024.10	100.0%

Total District Eligible Costs			
Organization	\$	-	0.0%
Capital	\$	142,024.10	100.0%
Street	\$	117,152.36	82.5%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	24,871.74	17.5%
	\$	142,024.10	100.0%



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
District Funded Costs Summary
Table V

Category	Total Eligible DF Costs		Category Percentage
	Total Town Eligible Costs		
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	-	0.0%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	-	0.0%
Sanitary Sewer	\$	-	0.0%
Reuse Water & Irrigation Piping	\$	-	0.0%
Domestic Water	\$	-	0.0%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	-	0.0%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancement	\$	-	0.0%
Public Park Amenities & Facilities	\$	-	0.0%
Other Eligible Costs	\$	4,147.50	100.0%
Not Eligible	\$	-	0.0%
	\$	4,147.50	100.0%

Total District Eligible Costs			
Operation	\$	-	0.0%
Capital	\$	4,147.50	100.0%
Organization	\$	-	0.0%
Street	\$	3,421.18	82.5%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	726.32	17.5%
	\$	4,147.50	100.0%



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	\$	100,116.00	100.0%
Organization	\$	-	0.0%
	\$	100,116.00	100.0%



Work Description	Contract Values				Invoiced Values				District Eligibility										Inv. No.			
	Quantity	Unit	Unit Price	Amount	Amount Invoiced	Retainage Held	Amount Less Retainage	Percent Invoiced	District Type	District Powers	Town Category	Percent District Eligible	Amount District Eligible	Town Eligible	Amount Town Eligible	Total Percent Eligible	Total Eligible	Pending	Non-District	Certification Number	Inv. Date	Cert 54
Erosion Control - Invoice 49405 (11/7/19) LW 11/7/19	1	LS	\$ 693.45	\$ 693.45	\$ 693.45	\$ -	\$ 693.45	100%	Capital	Multiple	Mob & Temporary Conditions	100%	\$ 693.45	100%	\$ 693.45	100%	\$ 693.45	\$ -	\$ -	54	54	\$ 693.45
Erosion Control - Invoice 49320 (10/25/19) LW 11/31/19	1	LS	\$ 628.75	\$ 628.75	\$ 628.75	\$ -	\$ 628.75	100%	Capital	Multiple	Mob & Temporary Conditions	100%	\$ 628.75	100%	\$ 628.75	100%	\$ 628.75	\$ -	\$ -	54	54	\$ 628.75
			\$ 1,322.20	\$ 1,322.20	\$ 1,322.20	\$ -	\$ 1,322.20					\$ 1,322.20	\$ 1,322.20	\$ 1,322.20	\$ 1,322.20	\$ -	\$ -			Subtotal	\$ 1,322.20	
			\$ 1,322.20	\$ 1,322.20	\$ 1,322.20	\$ -	\$ 1,322.20					\$ 1,322.20	\$ 1,322.20	\$ 1,322.20	\$ 1,322.20	\$ -	\$ -			Amount Less Retainage	\$ 1,322.20	
			\$ 5,481,819.34	\$ 765,252.00	\$ 727,541.81							\$ 655,334.88	\$ 544,370.93	\$ 655,334.88						Check # or PLW		



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Soft and Indirect Costs
Table VIII

Vendor	Invoice Number	Invoices		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
		Description													
S05 Design, Inc.	12284	Superior Sign Planning & Design - Phase 2		10/27/19	\$ 500.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 500.00	100%	\$ 500.00	100%	\$ 500.00	54
S05 Design, Inc.	12154	Superior Sign Planning & Design - Phase 2		08/25/19	\$ 3,700.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 3,700.00	100%	\$ 3,700.00	100%	\$ 3,700.00	54
S05 Design, Inc.	12155	Superior Sign Planning & Design - Phase 2		08/25/19	\$ 11.75	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 11.75	100%	\$ 11.75	100%	\$ 11.75	54
S05 Design, Inc.	12015	Superior Sign Planning & Design - Phase 2		06/30/19	\$ 4,800.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 4,800.00	100%	\$ 4,800.00	100%	\$ 4,800.00	54
S05 Design, Inc.	12108	Superior Sign Planning & Design - Phase 2		07/28/19	\$ 6,700.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 6,700.00	100%	\$ 6,700.00	100%	\$ 6,700.00	54
ADCON	2297-1-2	Monumnet Signs		11/08/19	\$ 32,655.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 32,655.00	100%	\$ 32,655.00	100%	\$ 32,655.00	54
Cesare, Inc	19.3035.7	Block 25 Phase 2		10/31/19	\$ 21,547.25	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 21,547.25	100%	\$ 21,547.25	100%	\$ 21,547.25	54
Cesare, Inc	17.3079.23	Storm Sewer and Materials testing / FDP 1 Phase 2B Streets		10/31/19	\$ 1,182.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 1,182.00	100%	\$ 1,182.00	100%	\$ 1,182.00	54
Civil Resources, LLC	238.001.01.69	Superior Town Center - Infrastructure		10/28/19	\$ 32,618.94	Capital	Multiple	Other Eligible Costs	100%	\$ 32,618.94	100%	\$ 32,618.94	100%	\$ -	54
Cohn Marketing	11761	Monthly Makreting, PR & Social Media		11/13/19	\$ 9,005.00	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	54
DIG Studio Inc.	3407	STC Promenade/Plaza Landscape Design		11/11/19	\$ 15,750.00	Capital	Parks and Recreation	Public Park Amenities & Facilitie	100%	\$ 15,750.00	100%	\$ 15,750.00	100%	\$ 15,750.00	54
McGeady Sisneros, P.C.	11568	Directors Qualifications		10/31/19	\$ 550.00	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	54
Moore Iacofano Goltzman, Inc.	0061070	STC - Blocks 13-25 ROW CD's		10/14/19	\$ 843.75	Capital	Parks and Recreation	Park Site Development	100%	\$ 843.75	100%	\$ 843.75	100%	\$ -	54
Moore Iacofano Goltzman, Inc.	0061071	STC - Main St. FDP 1 Phase 1		10/14/19	\$ 442.37	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 442.37	100%	\$ 442.37	100%	\$ -	54
Moore Iacofano Goltzman, Inc.	0061072	STC - FDP 3 Phase 3		10/14/19	\$ 1,282.50	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 1,282.50	100%	\$ 1,282.50	100%	\$ -	54
Moore Iacofano Goltzman, Inc.	0061073	STC - Blocks 6, 7, 9, 10, 11		10/14/19	\$ 4,170.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 4,170.00	100%	\$ 4,170.00	100%	\$ -	54
Moore Iacofano Goltzman, Inc.	0061074	Marshall Road Bridge and ROW FDP & CDs		10/14/19	\$ 1,050.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 1,050.00	100%	\$ 1,050.00	100%	\$ -	54
Moore Iacofano Goltzman, Inc.	0061075	STC - Blocks 26, 27, and Central Park Circle		10/14/19	\$ 120.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 120.00	100%	\$ 120.00	100%	\$ -	54
Summit Services	28384	Stormwater Insepction		10/31/19	\$ 1,000.00	Capital	Multiple	Mob & Temporary Conditions	100%	\$ 1,000.00	100%	\$ 1,000.00	100%	\$ 1,000.00	54
Town of Superior	931	FDP #1 Infrastructure		10/25/19	\$ 28,600.95	Capital	Multiple	Roadways, Paths, & Hardscape	47%	\$ 13,442.45	47%	\$ 13,442.45	47%	\$ -	54
Town of Superior	932	FDP #3 (Phase 3 Block 25) Remington		10/25/19	\$ 442.75	Capital	Multiple	Roadways, Paths, & Hardscape	47%	\$ 208.09	47%	\$ 208.09	47%	\$ -	54
					\$ 166,972.26					\$ 142,024.10		\$ 142,024.10		\$ 87,846.00	



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
District Funded Costs
Table IX

Vendor		Invoices		Date	Amount Invoiced	Check No	Check Written	Check Cleared	Amount Paid	District Category	District Powers	Town Categories	Percent District	Amount District	Percent Town	Amount Town	Total	Developer	District	District	Certification
Invoice Number	Description	Eligible	Eligible										Eligible	Eligible	Eligible	Reimbursement	Capital Costs	Operations Costs	Number		
Comcast	316389	Parking Structure	10/14/19	\$ 130.06	1428	10/31/19	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	130.06	54
Doody Calls	24245/25563	Pet Waste Removal	10/15/19	\$ 263.50	1429	10/31/19	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	263.50	54
McGeady Becher P.C.	11098 Sep 19	Legal fees for operations related matters	09/30/19	\$ 9,217.50	1430	10/31/19	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	9,217.50	54
McGeady Becher P.C.	11098 Sep 19	Legal fees for capital related matters	09/30/19	\$ 295.00	1430	10/31/19	Capital	Multiple	Other Eligible Costs	100%	\$ 295.00	100%	\$ 295.00	100%	\$ 295.00	100%	\$ 295.00	\$ 295.00	\$ -	\$ -	54
Prairie Mountain Publishing	209074	Publishing - Notice	10/01/19	\$ 112.64	1032	10/31/19	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	112.64	54
Ranger Engineering, LLC	1106	Cost Certification Services	09/27/19	\$ 1,650.00	1433	10/31/19	Capital	Multiple	Other Eligible Costs	100%	\$ 1,650.00	100%	\$ 1,650.00	100%	\$ 1,650.00	100%	\$ 1,650.00	\$ 1,650.00	\$ -	\$ -	54
RJI Surety	LSM054260	Insurance / SDA Dues	10/15/19	\$ 250.00	1434	10/31/19	Organization	Non District	Non District	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	250.00	54
Simmons & Wheeler, P.C.	25049	Accounting Services - Operations	08/31/19	\$ 2,202.50	1435	10/31/19	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	2,202.50	54
Simmons & Wheeler, P.C.	25049	Accounting Services - Capital	08/31/19	\$ 2,202.50	1435	10/31/19	Capital	Multiple	Other Eligible Costs	100%	\$ 2,202.50	100%	\$ 2,202.50	100%	\$ 2,202.50	100%	\$ 2,202.50	\$ 2,202.50	\$ -	\$ -	54
Special District Management Services	Sep 2019	District Management Services	09/30/19	\$ 9,142.15	1436	10/31/19	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	9,142.15	54
Thyssenkrupp Elevator Corp	3004826776	Parking Structure	10/01/19	\$ 165.00	1437	10/31/19	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	165.00	54
Town of Superior	Src 2289, 290, 411, 438, 440, 505	Irrigation Costs	10/11/19	\$ 2,017.82	1438	10/31/19	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	2,017.82	54
Vargas Property Services	29321	Contract Maintenance, Trash, Watering	09/01/19	\$ 4,055.41	1439	10/31/19	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	4,055.41	54
Xcel Energy	7766-0115	Monthly Service	10/16/19	\$ 929.06	1440	10/31/19	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -	929.06	54
					\$ 32,633.14		\$ -		\$ 4,147.50		\$ 4,147.50										



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	522-528	Blck 25, Lots 66-63	Residential	10/31/19	\$ 100,116.00	RC Superior, LLC	Wire	10/02/19	10/28/19	\$ 100,116.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 100,116.00	0%	\$ -	54
					\$ 100,116.00					\$ 100,116.00				\$ 100,116.00	\$ -			



**STC METROPOLITAN DISTRICT NO. 2
ENGINEER'S REPORT and CERTIFICATION #55**

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:

October 29, 2019
Revised November 11, 2019

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ENGINEER’S REPORT

Introduction

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

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

The attached Engineer’s Certification states that the Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in this Engineer’s Report, including both soft and hard costs from approximately October 2019 to November 2019, are valued at **\$812,019.39** for the District, and **\$593,009.92** for the Town. Table I summarizes costs certified to date.

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

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

TOTALS

\$62,803,893.83

\$48,479,135.30

\$43,360,932.48

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 #52-#55, costs related to the interior courtyard as part of Block 25 Phase 2 had the eligibility removed until further review was completed to determine the extent of public costs. These costs were related to stairs, retaining walls, and electrical systems for lighting, and are subject to being included as eligible at a later time.

ENGINEER'S CERTIFICATION

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

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.
2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.
3. The Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in the attached Engineer's Report dated January 10, 2020 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$812,019.39**. In the opinion of the Independent Consulting Engineer, the above stated estimated value for the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe in similar locales.

Sincerely,

Ranger Engineering, LLC

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

Collin D. Koranda, P. E.

APPENDIX A

Documents Reviewed

Agreements

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

Construction Plans

- Final Development Plan – Phase I Superior Town Center Infrastructure Plans. Prepared by Civil Resources LLC. Dated November 12, 2013.
- Final Development Plan #1 – Phase I Street Paving Plans. Prepared by Civil Resources LLC. Dated April 29, 2016.
- Final Plat Superior Town Center Filing No. 1B. Prepared by Civil Resources LLC. Dated December 4, 2013.
- Overlot Grading and Stormwater Management Plans for Superior Town Center Phase 1A. Prepared by Civil Resources LLC. Released for construction May 22, 2015.
- Superior Town Center Phase I Utility Infrastructure Plans. Prepared by Civil Resources LLC. Issued for Construction August 20, 2015.
- Town of Superior Town Center Lift Station Final Drawings Set 1 & Set 2 Rev 0. Prepared by Dewberry Engineers Inc. Dated July 25, 2014.
- Town of Superior McCaslin Blvd. Town Center Left Turn Lane Drawings. Dated February 24, 2016.
- Superior Town Center – Construction Plans – Phase 3 (McCaslin Roundabout). Prepared by Civil Resources Inc. Dated August 12, 2016. Accepted by Public Works September 9, 2016.
- Final Development Plan 1 – Phase 4 (Marshall Road Extension) – Construction Plans – Superior Town Center. Dated August 19, 2016.

Invoices

- Samora Construction Pay Application 12-692. Dated 11/30/19.
- Samora Construction Pay Application 9-693. Dated 11/30/19.
- Samora Construction Pay Application 6-694. Dated 11/30/19.
- Samora Construction Pay Application 1-695. Dated 11/30/19.
- Samora Construction Invoice 696. Dated 11/30/19.
- Hudick STC Town Center 2D Pay Application 4. 11/30/19.
- Down To Earth Compliance Invoices 49475. Dated 11/22/19.

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

Service Plan and Reports

- Superior Town Center Metropolitan District No. 2. Prepared by McGeady Sisneros, P.C. and dated May 13, 2013.
- Memorandum Superior Town Center – Block 12 Garage Allocations. Prepared by Walker Parking Consultants. Revised Date November 18, 2016.
- Appraisal Report of a Parking Structure. Prepared by National Valuation Consultants, Inc. Effective Date of Appraisal January 11, 2018.



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

Table II

	Total Cost Invoiced	Maximum Eligible Costs	District Eligible Costs	Town Eligible Costs
Direct Construction Costs	\$ 720,800.94	\$ 366,794.88	\$ 366,794.88	\$ 348,017.41
Soft and Indirect Costs	\$ 312,175.18	\$ 211,887.01	\$ 211,887.01	\$ 211,887.01
District Funded Costs	\$ 61,514.93	\$ 33,105.50	\$ 33,105.50	\$ 33,105.50
System Development Costs	\$ 200,232.00	\$ 200,232.00	\$ 200,232.00	\$ -
Totals	\$ 1,294,723.05	\$ 812,019.39	\$ 812,019.39	\$ 593,009.92



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	\$ 302,643.61	87.0%
Offsite Roadways	\$ -	0.0%
Walls and Structures	\$ 16,387.50	4.7%
Storm Sewer	\$ -	0.0%
Sanitary Sewer	\$ 10,047.20	2.9%
Reuse Water & Irrigation Piping	\$ -	0.0%
Domestic Water	\$ 14,725.00	4.2%
Dry Utilities	\$ -	0.0%
Park Site Development	\$ -	0.0%
Mob & Temporary Conditions	\$ 4,214.10	1.2%
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)	\$ -	-
	\$ 348,017.41	100.0%
Total District Eligible Costs		
Street	\$ 341,734.77	93.2%
Water	\$ 14,896.14	4.1%
Sanitation	\$ 10,163.97	2.8%
Fire Protection	\$ -	0.0%
Parks and Recreation	\$ -	0.0%
Non District	\$ -	-
Multiple	\$ -	-
	\$ 366,794.88	100.0%



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT

Soft Costs Summary By Category

Table IV

Category	Total Eligible Soft Costs		Category Percentage
Total Town Eligible Costs			
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	23,779.44	11.2%
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	\$	2,774.00	1.3%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancement	\$	980.00	0.5%
Public Park Amenities & Facilities		\$148,650.27	70.2%
Civic Space (Part of PPA&F)		\$90,350.27	
Other Eligible Costs	\$	35,703.30	16.9%
	\$	211,887.01	100.0%

Total District Eligible Costs			
Organization	\$	-	0.0%
Capital	\$	211,887.01	100.0%
Street	\$	12,689.02	6.0%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	199,197.99	94.0%
	\$	211,887.01	100.0%



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT

District Funded Costs Summary

Table V

Category	Total Eligible DF Costs		Category Percentage
Total Town Eligible Costs			
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	-	0.0%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	-	0.0%
Sanitary Sewer	\$	-	0.0%
Reuse Water & Irrigation Piping	\$	-	0.0%
Domestic Water	\$	-	0.0%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	-	0.0%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancement	\$	-	0.0%
Public Park Amenities & Facilities	\$	-	0.0%
Other Eligible Costs	\$	33,105.50	100.0%
Not Eligible	\$	-	0.0%
\$		33,105.50	100.0%

Total District Eligible Costs			
Operation	\$	-	0.0%
Capital	\$	33,105.50	100.0%
Organization	\$	-	0.0%
Street	\$	1,982.55	6.0%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	31,122.95	94.0%
\$		33,105.50	100.0%



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	\$	200,232.00	100.0%
Organization	\$	-	0.0%
	\$	200,232.00	100.0%



Work Description	Contract Values				Invoiced Values				District Eligibility										Inv. No. Inv. Date Cert SS		
	Quantity	Unit	Unit Price	Amount	Amount Invoiced	Retainage Held	Amount Less Retainage	Percent Invoiced	District Type	District Powers	Town Category	Percent District	Amount District	Town	Amount Town	Total Percent	Total Eligible	Pending		Non-District	Certification
												Eligible	Eligible	Eligible	Eligible	Eligible	Eligible	Eligible		Number	
Erosion Control - Invoice 49317 (10/9/19) LW 10/9/19	1	LS	\$ 692.80	\$ 692.80	\$ -	\$ -	\$ 0.00	0%	Capital	Multiple	Mob & Temporary Conditions	100%	\$ -	100%	\$ -	100%	\$ -	\$ -	\$ -	53	
Erosion Control - Invoice 49420 (11/17/19) LW 11/17/19	1	LS	\$ 692.45	\$ 692.45	\$ -	\$ -	\$ 0.00	0%	Capital	Multiple	Mob & Temporary Conditions	100%	\$ -	100%	\$ -	100%	\$ -	\$ -	\$ -	54	
Erosion Control - Invoice 49330 (10/25/19) LW 11/31/19	1	LS	\$ 628.75	\$ 628.75	\$ -	\$ -	\$ 0.00	0%	Capital	Multiple	Mob & Temporary Conditions	100%	\$ -	100%	\$ -	100%	\$ -	\$ -	\$ -	54	
Erosion Control - Invoice 49475 (11/22/19) LW 11/22/19	1	LS	\$ 4,214.10	\$ 4,214.10	\$ 4,214.10	\$ -	\$ 4,214.10	100%	Capital	Multiple	Mob & Temporary Conditions	100%	\$ 4,214.10	100%	\$ 4,214.10	100%	\$ 4,214.10	\$ -	\$ -	55	\$ 4,214.10
			\$ 186,429.90	\$ 186,429.90	\$ 4,214.10	\$ -	\$ 4,214.10					\$ 4,214.10	\$ 4,214.10	\$ 4,214.10	\$ 4,214.10	\$ -	\$ -				Subtotal Amount Less Retainage Check # or PLW
			\$ 6,698,693.14	\$ 6,698,693.14	\$ 750,611.27	\$ -	\$ 750,611.27					\$ 366,794.88	\$ 366,794.88	\$ 366,794.88	\$ 366,794.88	\$ -	\$ -				



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Soft and Indirect Costs
Table VIII

Invoices								Percent District	Amount District	Percent Town	Amount Town	Total	District	Certification
Vendor	Invoice Number	Description	Date	Amount Invoiced	District Category	District Powers	Town Categories	Eligible	Eligible	Eligible	Eligible	Eligible	Reimbursement	Number
S05 Design, Inc.	12380	Superior Sign Planning & Design - Phase 2	11/24/19	\$ 1,500.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 1,500.00	100%	\$ 1,500.00	100%	\$ 1,500.00	55
S05 Design, Inc.	12381	Superior Sign Planning & Design - Phase 2	11/24/19	\$ 80.35	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 80.35	100%	\$ 80.35	100%	\$ 80.35	55
Civil Resources, LLC	238.001.01.70	Superior Town Center - Infrastructure	12/02/19	\$ 35,703.30	Capital	Multiple	Other Eligible Costs	100%	\$ 35,703.30	100%	\$ 35,703.30	100%	\$ -	55
DIG Studio Inc.	3049	STC Promenade/Plaza Landscape Design	07/02/19	\$ 3,000.00	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 3,000.00	100%	\$ 3,000.00	100%	\$ 3,000.00	55
DIG Studio Inc.	3169	STC Promenade/Plaza Landscape Design	08/08/19	\$ 19,810.00	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 19,810.00	100%	\$ 19,810.00	100%	\$ 19,810.00	55
DIG Studio Inc.	2968	STC Promenade/Plaza Landscape Design	06/07/19	\$ 27,000.00	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 27,000.00	100%	\$ 27,000.00	100%	\$ 27,000.00	55
DIG Studio Inc.	3246	STC Promenade/Plaza Landscape Design	09/09/19	\$ 8,490.00	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 8,490.00	100%	\$ 8,490.00	100%	\$ 8,490.00	55
KTGY	145997	RCS Public Structural	11/30/19	\$ 34,400.00	Capital	Parks and Recreation	Civic Space (Part of PPA&F)	100%	\$ 34,400.00	100%	\$ 34,400.00	100%	\$ 34,400.00	55
KTGY	145396	Wrap Garage, Unit Mix	10/31/19	\$ 42,000.00	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	55
KTGY	145387	Live-Work Unit Design	10/31/19	\$ 5,400.00	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	55
KTGY	145998	RCS Public Structural	11/30/19	\$ 3,611.40	Capital	Parks and Recreation	Civic Space (Part of PPA&F)	100%	\$ 3,611.40	100%	\$ 3,611.40	100%	\$ 3,611.40	55
KTGY	145385	RCS Public Structural	11/30/19	\$ 8,600.00	Capital	Parks and Recreation	Civic Space (Part of PPA&F)	100%	\$ 8,600.00	100%	\$ 8,600.00	100%	\$ 8,600.00	55
KTGY	145999	RCS Public MEP	11/30/19	\$ 6,768.00	Capital	Parks and Recreation	Civic Space (Part of PPA&F)	100%	\$ 6,768.00	100%	\$ 6,768.00	100%	\$ 6,768.00	55
KTGY	145394	RCS Public Structural	10/31/19	\$ 8,585.75	Capital	Parks and Recreation	Civic Space (Part of PPA&F)	100%	\$ 8,585.75	100%	\$ 8,585.75	100%	\$ 8,585.75	55
KTGY	145473	FDP Comments	10/31/19	\$ 56,000.00	Capital	Parks and Recreation	Civic Space (Part of PPA&F)	47%	\$ 26,175.12	47%	\$ 26,175.12	47%	\$ 26,175.12	55
KTGY	145395	RCS Public Landscape	10/31/19	\$ 1,700.00	Capital	Parks and Recreation	Civic Space (Part of PPA&F)	100%	\$ 1,700.00	100%	\$ 1,700.00	100%	\$ 1,700.00	55
KTGY	146000	RCS Public Landscape	11/30/19	\$ 510.00	Capital	Parks and Recreation	Civic Space (Part of PPA&F)	100%	\$ 510.00	100%	\$ 510.00	100%	\$ 510.00	55
McGeady Sisneros, P.C.	11568	Directors Qualifications	11/30/19	\$ 595.00	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	55
Moore Iacofano Goltzman, Inc.	0061717	STC - Main St. FDP 1 Phase 1	11/21/19	\$ 181.25	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 181.25	100%	\$ 181.25	100%	\$ -	55
Moore Iacofano Goltzman, Inc.	0061718	STC - Blocks 6, 7, 9, 10, 11	11/21/19	\$ 5,177.50	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 5,177.50	100%	\$ 5,177.50	100%	\$ -	55
Moore Iacofano Goltzman, Inc.	0061719	STC - Blocks 26, 27, and Central Park Circle	11/21/19	\$ 1,550.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 1,550.00	100%	\$ 1,550.00	100%	\$ -	55
Rush Management	128608	Street Sweeping	10/31/19	\$ 2,520.00	Capital	Multiple	Mob & Temporary Conditions	47%	\$ 1,184.40	47%	\$ 1,184.40	47%	\$ -	55
Rush Management	129136	Street Sweeping	11/30/19	\$ 1,680.00	Capital	Multiple	Mob & Temporary Conditions	47%	\$ 789.60	47%	\$ 789.60	47%	\$ -	55
Summit Services	28634	Stormwater Insepection	11/30/19	\$ 800.00	Capital	Multiple	Mob & Temporary Conditions	100%	\$ 800.00	100%	\$ 800.00	100%	\$ 800.00	55
Superior Chamber of Commerce	5982	Full Year Membership	11/25/19	\$ 3,000.00	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	55
Town of Superior	944	FDP #1 Infrastructure	11/29/19	\$ 32,532.63	Capital	Multiple	Roadways, Paths, & Hardscape	47%	\$ 15,290.34	47%	\$ 15,290.34	47%	\$ -	55
Walker Parking Consultants	23791401003	Downtown Superior Sitewide Needs Analysis	11/30/19	\$ 980.00	Capital	Street	Parking & Architectural Enhanc	100%	\$ 980.00	100%	\$ 980.00	100%	\$ 980.00	55
				\$ 312,175.18					\$ 211,887.01	\$ 211,887.01	\$ 152,010.62			

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
District Funded Costs
Table IX

Invoices									Percent District	Amount District	Percent Town	Amount Town	Total	Developer	District	District	Certification		
Vendor	Invoice Number	Description	Date	Amount Invoiced	Check No	Check Written	Check Cleared	Amount Paid	District Category	District Powers	Town Categories	Eligible	Eligible	Eligible	Eligible	Reimbursement	Capital Costs	Operations Costs	Number
Colorado Special Districts Property & Liability Pool	732,734,1402	STC MD No. 2 - Property & Liability Pool	11/01/19	\$ 1,200.00	1441		11/25/19		Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 1,200.00	55
Doddy Cats	26158	Pet Waste Removal	11/15/19	\$ 172.00	1442		11/25/19		Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 172.00	55
McGeady Becher P.C.	1109B Oct 19	Legal fees for operations related matters	10/31/19	\$ 5,789.60	1443		11/25/19		Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 5,789.60	55
McGeady Becher P.C.	1109B Oct 19	Legal fees for capital related matters	10/31/19	\$ 33,105.50	1430		10/31/19		Capital	Multiple	Other Eligible Costs	100%	\$ 33,105.50	100%	\$ 33,105.50	100%	\$ 33,105.50	\$ -	55
Prairie Mountain Publishing	213246	Publishing - Notice	11/01/19	\$ 149.16	1444		11/25/19		Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 149.16	55
Simmons & Wheeler, P.C.	25227	Accounting Services - Capital	10/31/19	\$ 2,915.00	1445		11/25/19		Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 2,915.00	55
Special District Management Services	Oct 2019	District Management Services	10/31/19	\$ 5,850.27	1446		11/25/19		Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 5,850.27	55
Town of Superior	Src 2289, 290, 411, 438, 440, 505	Irrigation Costs	11/11/19	\$ 2,477.04	1448		11/30/19		Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 2,477.04	55
Thysenkupp Elevator Corp	3004905893	Parking Structure	11/01/19	\$ 165.00	1447		11/25/19		Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 165.00	55
Vargas Property Services	29414	Contract Maintenance, Trash, Watering	10/01/19	\$ 8,982.61	1449		11/25/19		Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 8,982.61	55
Xcel Energy	8218-8731	Monthly Service	11/16/19	\$ 708.75	1450		11/25/19		Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 708.75	55
				\$ 61,534.93				\$ -				\$ 33,105.50		\$ 33,105.50					



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	571-579	Block 25, Lots 55-58	Residential	12/11/19	\$ 100,116.00	RC Superior, LLC	Wire	12/12/19	12/12/19	\$ 100,116.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 100,116.00	0%	\$ -	55
Remington Homes	581-589	Block 25, Lots 59-62	Residential	11/25/19	\$ 100,116.00	RC Superior, LLC	Wire	11/27/19	11/27/19	\$ 100,116.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 100,116.00	0%	\$ -	55
					\$ 200,232.00						\$ 200,232.00							

SECTION 00680 CHANGE ORDER

CHANGE ORDER

Project: Superior Town Center Phase 2D _____ **Date of Issuance:** _____

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: HEI Civil _____ **Construction Manager:** Noah Carter _____

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

Description:

Extra Curb Boots		\$ 2,200.00
Snow Removal		\$ 8,740.00
Grade Path to Cemetery		\$ 4,304.00
Rough Grade Export Site		\$ 2,869.00
	Total	\$ 18,113.00

Purpose of Change Order: _____

Revised plans/Winter Protection _____

Attachments (List Documents Supporting Change): _____

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIME:

Original Contract Price:

Original Contract Time:

\$770,440.00

(days)

Previous Change Orders:

Net Change from Previous Change Order:

0 (days)

Contract Price Prior to this Change Order:

Contract Time Prior to this Change Order:

(days)

Net Increase of this Change Order:

Net Increase of this Change Order:

\$

18,113.00

Net Decrease of this Change Order:

Net Decrease of this Change Order:

Net Change of this Change Order:

Net Change of this Change Order:

\$

18,113.00

Contract Price with all Approved Change Orders:

Contract Time with all Approved Change

Orders:

\$ 1,236,686.00

(days)

RECOMMENDED:

APPROVED:

APPROVED:

By: _____

By: _____

By: _____

Engineer

Owner

Contractor

SECTION 00680 CHANGE ORDER

CHANGE ORDER

Project: STC Entrance Signage Date of Issuance: 1/23/2020

Owner: RC Superior, LLC Change Order No: 002
Address: c/o 923 N. Pennsylvania
Winter Park, FL 32789

Contractor: SAMORA Construction Construction Manager: Dave Torreyson

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

Description:

Table with 4 columns: Description, Quantity, Unit, Amount. Rows include: 1. IMG - Rammed earth wall saw cut & demo from 8ft to 5ft height (\$ 7,000.00), 2. Vargas - Landscape/Irrigation re-arrangement to new plan (\$ 3,327.76), 3. Construction Dimensions - Remove and re-install steel cat at Tesla lo (\$ 2,609.50), 4. Parkway Electric - trenching for extra pie and wire, setting lights (\$ 7,146.00), Subtotal (\$ 20,083.26), Overhead/Profit/Bond/Insurance (\$ 3,012.49), Total (\$ 23,095.75)

Purpose of Change Order: STC Entrance Signage

Attachments (List Documents Supporting Change):

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 261,756.90

Previous Change Orders:

\$ 15,000.00

Contract Price Prior to this Change Order:

\$ 276,756.90

Net Increase of this Change Order:

\$ 23,095.75

Net Decrease of this Change Order:

\$ -

Net Change of this Change Order:

\$ 23,095.75

Contract Price with all Approved Change Orders:

\$ 299,852.65

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:

(days)

Net Decrease of this Change Order:

Net Change of this Change Order:

(days)

Contract Time with all Approved Change Orders:

(days)

RECOMMENDED:

By: _____
Engineer

APPROVED:

By: _____
Owner

APPROVED: SAMORA Construction

By: *Brenda Torreyson*
Contractor

Digitally signed by Brenda Torreyson
Date: 2020.01.23 15:56:56 -0700

CHANGE ORDER REQUEST
SUMMARY SHEET
COR NO.: #002



Date: 1/23/2020

Project Name: STC Entrance Signage - Ranch Superior, LLC

Project Location: Superior, CO

Project No.: 19-001

Description of Change:

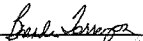
1.	JMG - Rammed Earth Wall saw cut & demo from 8 ft to 5 ft height	\$7,000.00
2.	Vargas - Landscape/Irrigation rearrangement to new plan	\$3,327.76
3.	Construction Dimensions - Remove and re-install steel cap at Tesla	\$2,609.50
4.	Parkway Electric - trenching for extra pipe and wire, setting lights	\$7,146.00

Subtotal \$20,083.26

Overhead/Profit/Insurance \$3,012.49
Change Order Request Total \$23,095.75

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

ACCEPTED:
SAMORA CONSTRUCTION

By:  Digitally signed by Brenda Torreyson
Date: 2020.01.23 15:57:58 -0700

Brenda Torreyson
President/CEO

JMG Concrete Services LLC

6345 Ivanhoe St, #203
Commerce City, CO 80022

Invoice

Date	Invoice #
11/26/2019	853

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt		11/26/2019			Superior Town Center

Quantity	Item Code	Description	Price Each	Amount
	04 Concrete	Superior Signs Foundation Type A-1 Change Order 002: A-1 - Rammed Earth Wall: saw cut & demo of 3' height changed 5' to 1' to 4"	7,000.00	7,000.00

Thank you for your business.	Total	\$7,000.00
------------------------------	--------------	------------



January 16, 2020


Brenda Torreyson
Samora Construction
btorreyson@samoragroup.com

Re: Superior Signage Project: Landscape and Irrigation Proposal.

Hi Brenda:

Following is our Change Order Request price for the landscape and irrigation shrub bed adjustment at the Marshall Road project to reflect the new plan. 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
New Plan Adjustment includes grub existing install, adjust plantings, add more plants, adjust IR drip line, add Fabric and Mulch	\$ 3,327.76 

Thank you,

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

Construction Dimensions LLC

Samora Superior Town Signs

Design changes detail

11/14/2019

1. Drilled out original plug welds
2. Modify/Remove original 4" return/drip edge at perimeter
3. Cut all thread dow to new elevation for cap plate
4. Plug weld holes, grind smooth/de-burr
5. Prime exterior surface

14.5 hour at \$175/hour for 2 men with equipment/tooling
consumables

\$ 2,537.50

\$ 72.00

TOTAL

\$2,609.50

3



December 11, 2019

Quote Number: 18SZ067 7937

Re: STC - Extra on sign piping and lights

Dear Dave Torreyson,

Thank you for the opportunity to provide you with this quote for STC - Entry Signage.

Scope of Work

- ✓ *Price includes trenching for extra pipe.*
- ✓ *Price includes extra pipe and wire.*
- ✓ *Price includes fixtures for marshal road.*
- ✓ *Price includes setting lights.*
- ✓ *Price includes wiring and testing.*

Any modifications to the scope of work listed above must be approved by Parkway, and a written change order completed before the requested work will be performed.

Customer Responsibilities

The customer will be responsible for the following:

- ✓ *Provide location for lights.*

Notes & Assumptions

This proposal has been prepared under the following assumptions:

1. No training is included in this proposal.
2. This proposal is based on all work being performed at a regular hourly rate, unless noted. If there is a need to accelerate the schedule, Parkway will provide a quote, with overtime, for the requested shortened schedule.
3. If additional start-up time is required (beyond that which is stated in the scope of work), it will be billed on a T&M basis.
4. All changes by an authority having jurisdiction or authorization to do so will alter this proposal.
5. Any painting of electrical conduit, equipment, etc. will be done by others.
6. All concrete pads and/or housekeeping pads will be done by others.
7. Where the price of material, equipment, or energy increases prior to acceptance of a quote, the quote sum may be adjusted.



- 8. No allowances are included in this proposal.
- 9. No electric/cable/telephone/gas/etc... fees or usage charges are included in this proposal.
- 10. Nothing in this quote should be construed as a substitute for a consultation with a tax professional.

Pricing

Pricing for the services outlined in the above scope of work is shown below.

Quote Amount: \$7,146.00

4

If paying via credit card a 3% processing fee will be added.

The quoted price does not include sales, use excise or other similar taxes.

Quotation Terms & Conditions

This quotation is subject to the Parkway Electric & Communications LLC standard terms and conditions, and is valid for 30 days. For a complete listing of the Parkway standard terms and conditions, please refer to the "terms of sale" link located on our website at www.parkwavelectric.com

Milestone Payment Schedule

The project will be billed according to the milestone payment schedule outlined below:

- Monthly billing of labor & materials
- Last 10% upon delivery of final documentation

If you have any questions regarding this quotation, do not hesitate to contact me at 303-872-7251.



January 27, 2020

Mr. Jim Brzostowicz, PE
Civil Resources, LLC
323 5th Street, PO Box 680
Frederick, CO 80530

RE: Superior Inlet Box Repairs

Mr. Brzostowicz,

Following is our proposal to repair the inlet box as detailed by Otak. To strengthen the tanks as requested with one additional #5 horizontal bar at 8-inches on center and one additional #4 vertical bar at 18 inches on center. Below is a detailed scope of work.

Scope of Work

Mobilization

- Mobilize equipment and materials to the site and set up to do the work.
- Provide CFRP design calculations.
- Clean up work areas and demobilize equipment and materials from the site.

Epoxy Injection- 100 lf

- Prepare surfaces of cracks by grinding.
- Power wash or use compressed air to clean out cracks.
- Set injection ports on the surface of the cracks.
- Seal remainder of the cracks.
- Inject 100% solids epoxy resin into the cracks.
- Re-inject if necessary.
- Remove ports and surface sealer.

CFRP Strengthening- 450 sf

- Lay out areas for CFRP.
- Grind concrete in preparation for CFRP installation.
- Install 12- inch wide CFRP strips at 15-inches on center for the horizontal reinforcing and at 27- inches on center for the vertical reinforcing.

Costs

Mobilization-	\$4,000.00
Epoxy Injection- 100 lf @ \$95/ lf	\$9,500.00
CFRP Strengthening- 450 sf @ \$30/ sf	\$13,500.00
Total	\$27,000.00

Conditions of Payment

Invoices are due 30 days from the invoice date. All invoices over 30 days will be assessed a service charge of 1 ½% per month from the original invoice date.

Conditions of Proposal

- Owner/GC will provide access to the entry of the structure
- Cost is estimated at straight time no overtime or weekends.
- Estimate does not include permits, or bonds.
- Estimate does not include any testing or mechanical or electrical work if required.

We look forward to working with you and your team on this project.

Sincerely,

Timothy Gumina
President

Colorado
3870 Platte Ave
Sedalia, Co 80135
303-688-8244

Utah
2612 South 3270 west
West Valley City, UT 84119
801-972-1190

Arizona
2127 Priest Dr. STE #405
Tempe, AZ 95282
480-557-9174

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 850,349.32

Previous Change Orders:

\$ 151,210.63

Contract Price Prior to this Change Order:

\$1,001,559.95

Net Increase of this Change Order:

\$ 64,478.80

Net Decrease of this Change Order:

Net Change of this Change Order:

\$ 64,478.80

Contract Price with all Approved Change Orders:

\$1,066,038.75

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: Brenda Torreyson
Contractor

Digitally signed by Brenda Torreyson
Date: 2020.01.27 12:07:44 -0700

CHANGE ORDER REQUEST
SUMMARY SHEET
COR NO.: #003



Date 1/27/2020
Project Name: STC Block 14
Project Location: Superior, CO
Project No.: 19-004


Description of Change:

- | | |
|--|-------------|
| 1. E-Z Unusually heavy snow removal/excess water in trenches | \$3,217.00 |
| 2. E-Z Interior Sikagard 62 Coating & Exerior waterproof coating | \$31,913.52 |
| 3. E-Z per sleeving plan dated 01/09/20 | \$19,863.00 |
| 4. Parkway Electric - Block 14 transformer and secondary power | \$1,075.00 |

Subtotal	\$56,068.52
Overhead/Profit/Bond/Insurance	\$8,410.28
Change Order Request Total	\$64,478.80

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

ACCEPTED:
SAMORA CONSTRUCTION

By:  Digitally signed by Brenda Torreyson
Date: 2020.01.27 12:07:11 -0700

Brenda Torreyson
President/CEO



CHANGE ORDER

NO. 02

P.O. Box 1439
Longmont, Colorado 80502

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

ATTN: Dave Torreyson
COMPANY: SAMORA CONSTRUCTION

DATE: 1/22/2020
JOB #: 7568
JOB NAME: SUPERIOR TOWN CENTER BLOCK 14
LOCATION: Superior

Description of work:

After an Unusually heavy Snow, EZ removed the Snow and cleared the Street to keep Snow from melting/leaking excess Water into Trenches. Snow removal and clearing Streets performed to continue Working on the Sanitary Manholes. All Work performed per Dave Torreyson's request.

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST
12/2/2019					
	CAT 950K Wheel Loader	8.5	HR	\$ 130.00	\$ 1,105.00
	Operator	1	MH	\$ 50.00	\$ 50.00
	Operator	1	MH	\$ 50.00	\$ 50.00
	Operator	1	MH	\$ 50.00	\$ 50.00
	Foreman	9.5	MH	\$ 60.00	\$ 570.00
	Laborer	9.5	MH	\$ 45.00	\$ 427.50
12/3/2019					
	CAT 950K Wheel Loader	3.0	HR	\$ 130.00	\$ 390.00
	Operator	0.5	MH	\$ 50.00	\$ 25.00
	Operator	0.5	MH	\$ 50.00	\$ 25.00
	Foreman	3.5	MH	\$ 60.00	\$ 210.00
	Laborer	3.5	MH	\$ 45.00	\$ 157.50
	Laborer	3.5	MH	\$ 45.00	\$ 157.50
				TOTAL:	\$ 3,217.50

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: 1/22/2020

E-Z Management Use Only:

_____ CO Added to CO Log	Owner CO	_____
_____ B2W Estimate CO TROB Created	Status: Approved	_____
_____ Track Budget Updated	Pending	_____
_____ Foundation Budget Updated	Rejected	_____



CHANGE ORDER

NO. 04

P.O. Box 1439
Longmont, Colorado 80502

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

ATTN: Dave Torreyson
COMPANY: SAMORA CONSTRUCTION

DATE: 1/24/2020
JOB #: 7568
JOB NAME: SUPERIOR TOWN CENTER BLOCK 14
LOCATION: Superior

Description of work:
Additional Sika Coating Material for Manholes on Block 14.

Table with 6 columns: ITEM #, DESCRIPTION, QUANTITY, UNIT, UNIT COST, ITEM COST. Row 1: 1, Interior Sikagard 62 Coating & Exterior Waterproof Coating, 8, EACH, \$ 3,989.19, \$ 31,913.52. Total: \$ 31,913.52

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: 1/24/2020

E-Z Management Use Only:

Table with 2 columns. Left column lists tasks: CO Added to CO Log, B2W Estimate CO TROB Created, Track Budget Updated, Foundation Budget Updated, Excel Billing Sheet Updated. Right column lists status options: Owner CO, Approved, Pending, Rejected, Internal.



CHANGE ORDER

NO. 05

P.O. Box 1439
Longmont, Colorado 80502

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

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

DATE: 1/24/2020
JOB #: 7568
JOB NAME: **SUPERIOR TOWN CENTER BLOCK 14**
LOCATION: Superior

Description of work:
Sleeving per plan dated 1-9-2020.

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST
1	Dry Utility Sleeve Trench Excavation & Backfill	360	LF	\$ 24.00	\$ 8,640.00
2	04" SCH 40 Sleeve Conduit W/Tracer Wire	1,400	LF	\$ 3.70	\$ 5,180.00
3	02" SCH 40 Sleeve Conduit W/Tracer Wire	230	LF	\$ 3.20	\$ 736.00
4	Test Station For Tracer Wire	22	EACH	\$ 156.00	\$ 3,432.00
5	Test and Paint Sleeving - Foreman & Truck	1	DAY	\$ 480.00	\$ 480.00
6	Export Spoils	90	CY	\$ 15.50	\$ 1,395.00
TOTAL:					\$ 19,863.00

The Contract Time will be extended by N/A days

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

Contractor: E-Z Excavating, Inc.
Signature: _____
Print Name: Todd Greff
Title: Estimator
Date: 1/24/2020

E-Z Management Use Only:

_____ CO Added to CO Log	Status: _____	Owner CO _____
_____ B2W Estimate CO TROB Created		Approved _____
_____ Track Budget Updated		Pending _____
_____ Foundation Budget Updated		Rejected _____
_____ Excel Billing Sheet Updated		Internal _____



1/9/2020

Quote Number: 19SZ057 7991

Re: STC Block I- Block 14 transformer and secondary power

Dear Dave,

Thank you for the opportunity to provide Samora Construction with this quote for Block 14 transformer and secondary power.

Scope of Work

- ✔ Price is based on the work for the Block 14 transformer.
- ✔ Price includes pipe and wire.
- ✔ Price includes wire pulling and terminating.

Any modifications to the scope of work listed above must be approved by Parkway, and a written change order completed before the requested work will be performed.

Customer Responsibilities

The customer will be responsible for the following:

- ✔ Time to do the work.

Notes & Assumptions

This proposal has been prepared under the following assumptions:

1. No training is included in this proposal.
2. This proposal is based on all work being performed at a regular hourly rate, unless noted. If there is a need to accelerate the schedule, Parkway will provide a quote, with overtime, for the requested shortened schedule.
3. If additional start-up time is required (beyond that which is stated in the scope of work), it will be billed on a T&M basis.
4. All changes by an authority having jurisdiction or authorization to do so will alter this proposal.
5. Any painting of electrical conduit, equipment, etc. will be done by others.
6. All concrete pads and/or housekeeping pads will be done by others.
7. Where the price of material, equipment, or energy increases prior to acceptance of a quote, the quote sum may be adjusted.
8. No allowances are included in this proposal.



- 9. No electric/cable/telephone/gas/etc... fees or usage charges are included in this proposal.
- 10. Nothing in this quote should be construed as a substitute for a consultation with a tax professional.

Pricing

Pricing for the services outlined in the above scope of work is shown below.

Quote Amount: **\$1,075.00** (4)

Quotation Terms & Conditions

This quotation is subject to the Parkway Electric & Communications LLC standard terms and conditions, and is valid for 30 days. For a complete listing of the Parkway standard terms and conditions, please refer to the "terms of sale" link located on our website at www.parkwavelectric.com

Milestone Payment Schedule

The project will be billed according to the milestone payment schedule outlined below:

- Monthly billing of labor & materials
- Last 10% upon delivery of final documentation

If you have any questions regarding this quotation, do not hesitate to contact me at 303-872-7250.

Thank you for the opportunity to provide Samora Construction with this quotation.

Sincerely,

Jon Overway

SECTION 00680 CHANGE ORDER

CHANGE ORDER

Project: STC Block 25 Phase 2 **Date of Issuance:** 1/27/2020

Owner: Superior Town Center Metropolitan District No. 2 **Change Order No:** 014
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:

1. JMG - Epoxy rebar for cross pans and alley drives/Old Rail Way Cold Weathe	\$	15,814.00
2. E-Z Excavating - Overlot grading south of Canary Lane	\$	1,825.00
3. SAMORA - STC Block 26 additional boring and excavation at slope for mud	\$	4,055.00
4. JMG - Remove and replace ADA Crosswalk at Discovery Parkway	\$	2,000.00
5. Asphalt Specialties change in pavement thickness from 4-1/2 to 5-1/2 - add'l 62.73 tons	\$	5,457.51
Subtotal		\$ 29,151.51
Overhead/Profit/Bond/Insurance		\$ 4,372.73
Total		\$ 33,524.24

Purpose of Change Order: _____
Block 25/Block 26

Attachments (List Documents Supporting Change): _____

CHANGE IN CONTRACT PRICE:

Original Contract Price:
\$ 1,795,098.32

Previous Change Orders:

\$ 1,277,217.96

Contract Price Prior to this Change Order:
\$ 3,072,316.28

Net Increase of this Change Order:
\$ 33,524.24

Net Decrease of this Change Order:
\$ -

Net Change of this Change Order:
\$ 33,524.24

Contract Price with all Approved Change Orders:
\$ 3,105,840.52

CHANGE IN CONTRACT TIME:

Original Contract Time:
(days)

Net Change from Previous Change Order:

14 (days)

Contract Time Prior to this Change Order:
14 (days)

Net Increase of this Change Order:
(days)

Net Decrease of this Change Order:

Net Change of this Change Order:
(days)

Contract Time with all Approved Change Orders:
(days)


RECOMMENDED:

By: _____
Engineer

APPROVED:

By: _____
Owner

APPROVED: SAMORA Construction

By:  _____
Contractor

Digitally signed by Brenda
Torreyson
Date: 2020.01.27 11:32:22 -0700

CHANGE ORDER REQUEST
SUMMARY SHEET
COR NO.: #014



Date: 1/24/2020
Project Name: STC Block 26 Phase 2
Project Location: Superior, CO
Project No.: 19-004

Description of Change:

1.	JMG -Epoxy rebar for cross pans and alley drives/Old Rail Way Cold Weather Protection	\$15,814.00
2.	E-Z Excavating - Overlot grading south of Canary Lane	\$1,825.00
3.	SAMORA - STC Block 26 additional boring and excavation at slope for mud	\$4,055.00
4.	JMG - Remove and replace ADA crosswalk at Discovery Parkway	\$2,000.00
5.	Asphalt Specialties-change in pavement thickness from 4 1/2 to 5 1/2 - additional 62.73 tons	\$5,457.51

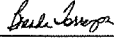
Subtotal \$29,151.51

Overhead/Profit/Bond Insurance \$4,372.73

Change Order Request Total \$33,524.24

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

ACCEPTED:
SAMORA CONSTRUCTION

By:  Digitally signed by Brenda Torreyson
Date: 2020.01.27 11:31:52 -0700

Brenda Torreyson
President/CEO

JMG Concrete Services LLC

6345 Ivanhoe St, #203
 Commerce City, CO 80022

Invoice

Date	Invoice #
11/26/2019	855

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt		11/26/2019			Superior Town Center

Quantity	Item Code	Description	Price Each	Amount
		Superior Town Center Block 25 Phase 2 Change Order #5		
	04 Concrete	Crossspan & alley drive entrance	3,380.00	3,380.00
	04 Concrete	Install rebar epoxy coated #5 12" oc - 830 SF High Early & fiber additive for crossspan & gutter 77 CY @ \$92.00/CY	7,084.00	7,084.00
	04 Concrete	Cold weather protection for curb & gutter and crossspan / alley drive entrance using thermal blankets	1,500.00	1,500.00
	04 Concrete	Cold weather protection for rail road street subgrade using thermal blankets	2,350.00	2,350.00
	04 Concrete	Cold weather protection for sidewalk & ADA ramps	1,500.00	1,500.00

Thank you for your business.			Total	\$15,814.00 
------------------------------	--	--	--------------	---

Invoice



P.O. Box 1439
Longmont Colorado 80502-1439

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

Customer:	Dave Torryson
	Samora Construction
	303-442-4285

Invoice # 19.07010

Job Name: Overlot Fine Grading at lot 25 near Buttercup. **Date:** 11/22/2019

Billing Breakdown

Item	Item Description	Unit	Qty	Rate	Total This Billing
19-Nov					
	CAT 330 Excavator	HR	5	\$ 165.00	\$ 825.00
	CAT 928 Wheel Loader	HR	5	\$ 115.00	\$ 575.00
	CAT 236 Skid Steer Loader	HR	5	\$ 85.00	\$ 425.00
Total This Billing					\$ 1,825.00

Please remit to: P.O. Box 1439
Longmont, CO 80502-1439



5310 Ward Road, Suite G-01
 Arvada, CO 80002
 Phone: 303.422.4285 Fax 303.422.4287

Invoice

Invoice #: 00680

Invoice Date: 1/21/2020

Bill To:

STC Metro District
 12775 El Camino Real, Suite 100
 San Diego, CA 92130

Project Number/Name

19-004 STC Block 25 Phase 2

P.O. Number:

Terms

Net 30

Description	Amount
STC Block 26 - Excavation at slope of mud removal for boring	1,200.00
Additional mobilization required due to construction activities to complete boring	1,600.00
Additional 4-inch bore required by Site Wise required by 5 plex	1,255.00

Total

\$4,055.00

Payments/Credits

\$0.00

Balance Due

\$4,055.00

3

Thank you for your business.

JMG Concrete Services LLC

6345 Ivanhoe St, #203
 Commerce City, CO 80022

Invoice

Date	Invoice #
1/24/2020	872

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

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt		1/24/2020			Superior Town Center
Quantity	Item Code	Description			Price Each	Amount
	04 Concrete	Superior Town Center Block 26				
	04 Concrete	Change Order #5:				
		5) Remove Replace Curb & Gutter - (4 areas) 40 LF			2,000.00	2,000.00
		4) Remove Replace ADA Crosswalk at Discovery Parkway 1			2,000.00	2,000.00
		LS				
					Total	\$4,000.00



ASPHALT



SPECIALTIES CO.

10100 Dallas St. • Henderson, CO 80640 • (303) 289-8555 • (303) 289-7707

01/27/2020

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

Attn: Brenda Torreyson

Re: STC Block 25, Phase 2

Brenda,

Asphalt Specialties Co., Inc. respectfully submits for your approval, requested adjustments to the quantities required for the following items adjusted to reflect changes made in the field is as follows.

Item One	Change of pavement thickness bottom lifts from 4-1/2 thickness to 5-1/2" Additional 62.73 tons @ contracted \$87.00 per ton	\$	5,457.51
		<u>Total amount requested</u>	<u>\$ 5,457.51</u>

5

If acceptable, please issue a change order at your earliest convenience for items as desired. Should you have any questions regarding these items, or desire any additional pricing, please do not hesitate to contact me at your earliest convenience. 303.289.8555.

Thank you again.

Michael Farrar
Project Manager

cc: Job File 19037