

STC METROPOLITAN DISTRICT NO. 2

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

NOTICE OF SPECIAL MEETING AND AGENDA

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

Lisa A. Johnson Secretary

DATE: **July 2, 2019**
TIME: 9:00 A.M.
PLACE: McGeady Becher P.C.
450 E. 17th Ave., Suite 400
Denver, CO 80203

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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

C. Discuss Lee Merritt's decision to withdraw from the appointment to the Board of Directors at this time.

II. CONSENT AGENDA

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

III. FINANCIAL MATTERS

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

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

-
- B. Review and accept unaudited financial statements through the period ending May 31, 2019 (to be distributed).
-
- C. Discuss status of the 2018 Audit.
-
- D. Review and discuss operations and maintenance budget forecast (to be distributed).
-

IV. LEGAL MATTERS

- A. Discuss status of 2019 Refunding and Improvement Bonds
-
- B. Discuss new legislation concerning posting of meeting notices.
-

V. OPERATIONS AND MAINTENANCE

- A. Status of additional pet waste stations to be installed.
-

VI. COVENANT CONTROL

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

VII. CAPITAL PROJECTS

- A. Review and consider approval of improvement costs in the amount of \$2,986,639.50 under that certain Final Engineers Report and Certification #49 prepared by Ranger Engineering, LLC, dated June 24, 2019 (enclosure).
-

- B. Consider approval of Change Order No. 004, Superior Town Center Block 25 Phase 2 under the Construction Contract between the District and SAMORA Construction for Permit Plans, for an increase in the contract amount of \$111,772.87 (enclosure).

- C. Consider approval of Change Order No. 005, Superior Town Center Block 25 Phase 2 and Block 26 under the Construction Contract between the District and SAMORA Construction for an extension of time of one day to complete work due to weather delay (enclosure).

- D. Consider approval of Change Order No. 006, Superior Town Center Block 25 Phase 2 under the Construction Contract between the District and SAMORA Construction for Excavating and Pipeline Relocation, for an increase in the contract amount of \$81,363.42 (enclosure).

- E. Consider approval of Change Order No. 007, Superior Town Center Block 25 Phase 2 under the Construction Contract between the District and SAMORA Construction for an extension of time for multiple days to complete work due to weather delay (enclosure).

- F. Consider approval of Change Order No. 008, Superior Town Center Block 25 Phase 2 under the Construction Contract between the District and SAMORA Construction for Excavating, for an increase in the contract amount of \$167,415.28 (enclosure).

VIII. DEVELOPER UPDATE

- A. Status of lot and home sales.

IX. OTHER MATTERS

- A.

X. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR AUGUST 7, 2019.**

Informational Enclosure: • SDMS, Inc.- Rate Restructuring Memorandum, Effective August 1, 2019

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD JUNE 5, 2019

A Regular Meeting of the Board of Directors (referred to hereafter as the "Board") of the STC Metropolitan District No. 2 (referred to hereafter as the "District") was convened on Wednesday, the 5th day of June, 2019, at 9:00 A.M., at the offices of McGeady Becher P.C., 450 E. 17th Avenue, Suite 400, Denver, Colorado. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James A. Brzostowicz
Angie Hulsebus

Also In Attendance Were:

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

Kate Olson; Esq. and Dawn Fredette; McGeady Becher P.C.

Mark Chambers; Simmons & Wheeler, P.C.

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

Dave Andrews; Edifice, LLC

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

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

ADMINISTRATIVE MATTERS

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

RECORD OF PROCEEDINGS

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

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

Following discussion, upon motion duly made by Director Hulsebus, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within the District's boundaries, within the County which the District is located, or within 20 miles of its boundaries to conduct this meeting, the meeting would be conducted at the above-stated location. The Board further noted that the notice of the time, date and location of the meeting was duly posted and that no objections to the location or any requests that the meeting place be changed were received from taxpaying electors within the District's boundaries.

CONSENT AGENDA

The Board considered the following actions:

- Approve Minutes of the May 1, 2019 Regular Meeting.
- Ratification of Change Order No. 3 Superior Town Center Block 25 Phase 2 under the contract between the District and SAMORA Construction to Reclaim Water Line, for an increase in the Construction Contract amount of \$34,756.25.

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

FINANCIAL MATTERS

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

| Fund | Period Ending May 23, 2019 |
|--------------|-------------------------------|
| General | \$ 14,493.35 |
| Debt | \$ -0- |
| Capital | \$ 6,244.09 |
| Total | \$ 20,737.44 |

RECORD OF PROCEEDINGS

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

Unaudited Financial Statements: Mr. Chambers presented the unaudited financial statements for the period ending April 30, 2019.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending April 30, 2019.

2018 Audit: Mr. Chambers noted that the 2018 Audit is still in process.

LEGAL MATTERS

2019 Refunding and Improvement Bonds: Ms. Johnson and Mr. Jencks presented the Board with an update of the 2019 Refunding and Improvement Bonds.

OPERATIONS / MAINTENANCE

Additional Pet Waste Stations: Ms. Ripko presented to the Board an update on the additional pet waste stations. She noted that installations are in process.

Change Order to the Service Agreement with Summit Services Group: The Board discussed a Change Order to the Service Agreement with Summit Services Group for updating Stormwater Management Plan, not to exceed \$1500.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved a Change Order to the Service Agreement with Summit Services Group for updating Stormwater Management Plan, not to exceed \$1500.

COMMUNITY MANAGEMENT/ COVENANT CONTROL

Community Management Report: Ms. Ripko presented to the Board the Community Manager's Report, noting there are very few violations and that the meeting with the homeowners on May 15, 2019 was useful. She further discussed installation of a posting board for which the Board deferred action at this time.

CAPITAL PROJECTS

Final Engineer's Report and Certification #48 dated May 24, 2019: Ms. Johnson reviewed with the Board the improvement costs in the amount of \$2,993,588.74 under the Final Engineer's Report and Certification #48, dated May 24, 2019, prepared by Ranger Engineering, LLC.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board accepted the improvement costs in the approximate amount of \$2,993,588.74 under that certain Final Engineer's Report and Certification #48, dated May 24, 2019, prepared by Ranger Engineering, LLC.

DEVELOPER UPDATE

Lot and Home Sales: Mr. Jencks provided a brief update to the Board on lot and home sales.

OTHER MATTERS

Appointment of Directors: The Board considered the appointment of Terry Willis and Lee Merritt to fill the vacancies on the Board after publication of Notice of Vacancy in the Boulder Daily Camera on May 10, 2019.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, Terry Willis and Lee Merritt were appointed to fill vacancies on the Board.

Appointment of Officers: The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Hulsebus, seconded by Director Brzostowicz and, upon vote, unanimously carried, the following slate of officers was appointed:

| | |
|---------------------|-------------------|
| President | James Brzostowicz |
| Treasurer | Angie Hulsebus |
| Secretary | Lisa A. Johnson |
| Assistant Secretary | Terry Willis |
| Assistant Secretary | Lee Merritt |

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

RECORD OF PROCEEDINGS

THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 5, 2019
REGULAR MEETING MINUTES OF THE STC METROPOLITAN DISTRICT
NO. 2 BY THE BOARD OF DIRECTORS SIGNING BELOW:

James A. Brzostowicz

Angie Hulsebus

Terry Willis

STC Metropolitan District No.2
June-19

| | General | Debt | Capital | Totals |
|---|--------------------|---------------|-------------------|--------------------|
| Disbursements | \$ 16,910.03 | \$ - | \$ 4,676.65 | \$ 21,586.68 |
| | | \$ - | \$ - | \$ - |
| Payroll | \$ 200.00 | \$ - | \$ - | \$ 200.00 |
| Payroll Taxes District Portion | \$ 15.30 | \$ - | \$ - | \$ 15.30 |
| Total Disbursements from Checking Acct | \$17,125.33 | \$0.00 | \$4,676.65 | \$21,801.98 |

| Check No and Date | Payee | Invoice No | GL Account Title | GL Acct | Amount | Total |
|-------------------|---------------------------------|-----------------|-------------------|---------|----------|----------|
| 1384 | | | | | | |
| 06/26/2019 | Doody Calls | 23005 | O&M - Maintenance | 1-735 | 60.00 | 60.00 |
| Total 1384: | | | | | | 60.00 |
| 1385 | | | | | | |
| 06/26/2019 | McGeady Becher P.C. | 1190 B MAY 2019 | Legal | 1-675 | 5,008.55 | 5,008.55 |
| 06/26/2019 | McGeady Becher P.C. | 1190 B MAY 2019 | Legal | 3-675 | 2,389.15 | 2,389.15 |
| Total 1385: | | | | | | 7,397.70 |
| 1386 | | | | | | |
| 06/26/2019 | Mountain Alarm | 1824296 | Parking Structure | 1-730 | 210.00 | 210.00 |
| 06/26/2019 | Mountain Alarm | 1824297 | Parking Structure | 1-730 | 75.00 | 75.00 |
| 06/26/2019 | Mountain Alarm | 1824298 | Parking Structure | 1-730 | 75.00 | 75.00 |
| Total 1386: | | | | | | 360.00 |
| 1387 | | | | | | |
| 06/26/2019 | Ranger Engineering, LLC | 1075 | Engineering | 3-784 | 2,287.50 | 2,287.50 |
| Total 1387: | | | | | | 2,287.50 |
| 1388 | | | | | | |
| 06/26/2019 | Special Dist Management Srvs | #1 MAY 19 | Management | 1-680 | 934.78 | 934.78 |
| 06/26/2019 | Special Dist Management Srvs | #2 MAY 19 | Management | 1-680 | 2,927.35 | 2,927.35 |
| 06/26/2019 | Special Dist Management Srvs | #2 MAY 19 | Accounting | 1-612 | 532.00 | 532.00 |
| 06/26/2019 | Special Dist Management Srvs | #2 MAY 19 | Covenant Control | 1-682 | 1,672.00 | 1,672.00 |
| 06/26/2019 | Special Dist Management Srvs | #3 MAY 19 | Management | 1-680 | 896.00 | 896.00 |
| Total 1388: | | | | | | 6,962.13 |
| 1389 | | | | | | |
| 06/26/2019 | Thyssenkrupp Elevator Corporati | 3004618331 | Parking Structure | 1-730 | 165.00 | 165.00 |
| Total 1389: | | | | | | 165.00 |
| 1390 | | | | | | |
| 06/26/2019 | Town of Superior | 2289.5 6/19 | Utilities | 1-704 | 8.94 | 8.94 |
| 06/26/2019 | Town of Superior | 290.5 6/19 | Utilities | 1-704 | 13.37 | 13.37 |
| 06/26/2019 | Town of Superior | 411.5 6/19 | Utilities | 1-704 | 16.17 | 16.17 |
| 06/26/2019 | Town of Superior | 438.5 6/19 | Utilities | 1-704 | 8.94 | 8.94 |
| Total 1390: | | | | | | 47.42 |
| 1391 | | | | | | |
| 06/26/2019 | Vargas Property Services, Inc. | 28510 | Snow Removal | 1-725 | 355.00 | 355.00 |
| 06/26/2019 | Vargas Property Services, Inc. | 28546 | O&M - Maintenance | 1-735 | 1,275.00 | 1,275.00 |
| 06/26/2019 | Vargas Property Services, Inc. | 28617 | O&M - Maintenance | 1-735 | 2,115.17 | 2,115.17 |
| Total 1391: | | | | | | 3,745.17 |
| 1392 | | | | | | |
| 06/26/2019 | Xcel Energy | 639885013 | Utilities | 1-704 | 45.68 | 45.68 |
| 06/26/2019 | Xcel Energy | 639885350 | Utilities | 1-704 | 101.28 | 101.28 |
| 06/26/2019 | Xcel Energy | 639905770 | Utilities | 1-704 | 39.04 | 39.04 |
| 06/26/2019 | Xcel Energy | 639908558 | Utilities | 1-704 | 111.24 | 111.24 |
| 06/26/2019 | Xcel Energy | 639916305 | Utilities | 1-704 | 169.46 | 169.46 |

| Check No and Date | Payee | Invoice No | GL Account Title | GL Acct | Amount | Total |
|-------------------|-------------|------------|------------------|---------|--------|-----------|
| 06/26/2019 | Xcel Energy | 639917290 | Utilities | 1-704 | 95.06 | 95.06 |
| Total 1392: | | | | | | 561.76 |
| Grand Totals: | | | | | | 21,586.68 |

| <u>Check Issue Date</u> | <u>Check Number</u> | <u>Payee</u> | <u>Amount</u> |
|-----------------------------|-------------------------|--------------------|---------------|
| 06/26/2019 | 9124 | Brzostowicz, James | |
| 06/26/2019 | 9125 | Hulsebus, Angie | 92.35 |
| Grand Totals: | | | |
| | <u>2</u> | | <u>92.35</u> |

**STC Metropolitan District
Community Management Report
July 2, 2019**

Architectural Reviews

No forms pending.

Inspections

Inspection was conducted on June 18.

Compliance Update

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

Updates from June Meeting:

1. **Insurance-** I met with Dave Andrews on the 18th to look at items that need to be insured. I have started that process with the insurance agent pending confirmation of all the items that need to be insured.
2. **Dog Stations-** Dog stations are in!
3. **Voles-** We had a report from Vargas about voles in the detention pond behind the parking garage. I have contacted a pest control company to address.
4. **Plants-** There are some dead plants along Promenade; I have started working on getting those replaced under warranty.



**STC METROPOLITAN DISTRICT NO. 2
ENGINEER'S REPORT and CERTIFICATION #49**

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:

June 24, 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 April 2019 to May 2019, are valued at **\$2,986,639.50** for the District, and **\$2,775,141.50** 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 |
| TOTALS | | \$55,577,390.60 | \$43,117,372.08 | \$38,899,298.16 |

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.

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 June 24, 2019 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$2,986,639.50**. 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 Invoice 659. Dated 5/31/19.
- Samora Construction Pay Application 3-661. Dated 5/31/19.
- Hudick Excavating Inc. Pay Application 20. Dated 5/31/19.
- Down To Earth Compliance Invoices 48275, 48361, 48432. Dated 5/13/19 – 6/7/19.

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 | \$ 465,232.62 | \$ 461,369.30 | \$ 461,369.30 | \$ 461,369.30 |
| Soft and Indirect Costs | \$ 110,522.19 | \$ 98,572.20 | \$ 98,572.20 | \$ 98,572.20 |
| District Funded Costs | \$ 4,260,000.00 | \$ 2,215,200.00 | \$ 2,215,200.00 | \$ 2,215,200.00 |
| System Development Costs | \$ 211,498.00 | \$ 211,498.00 | \$ 211,498.00 | \$ - |
| Totals | \$ 5,047,252.81 | \$ 2,986,639.50 | \$ 2,986,639.50 | \$ 2,775,141.50 |



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT

Construction Costs Summary By Category

Table III

| Category | Total Eligible Soft Costs | Category Percentage |
|--------------------------------------|----------------------------------|----------------------------|
| Total Town Eligible Costs | | |
| Earthwork | \$ - | 0.0% |
| Roadways, Paths, & Hardscape | \$ 166,859.46 | 36.2% |
| Offsite Roadways | \$ - | 0.0% |
| Walls and Structures | \$ 1,282.50 | 0.3% |
| Storm Sewer | \$ 99,691.10 | 21.6% |
| Sanitary Sewer | \$ - | 0.0% |
| Reuse Water & Irrigation Piping | \$ 7,258.00 | 1.6% |
| Domestic Water | \$ 90,069.50 | 19.5% |
| Dry Utilities | \$ 19,418.00 | 4.2% |
| Park Site Development | \$ 18,050.00 | 3.9% |
| Mob & Temporary Conditions | \$ 58,740.74 | 12.7% |
| SDC - Planning Area 1 and 2 | \$ - | 0.0% |
| SDC - Planning Area 3 | \$ - | 0.0% |
| Parking & Architectural Enhancement | \$ - | 0.0% |
| Public Park Amenities & Facilities | \$ - | 0.0% |
| Not Eligible | \$ - | 0.0% |
| | \$ 461,369.30 | 100.0% |
| Total District Eligible Costs | | |
| Operation | \$ - | 0.0% |
| Capital | \$ 461,369.30 | 100.0% |
| Non District | \$ - | 0.0% |
| | \$ 461,369.30 | 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 | \$ | 27,156.96 | 27.6% |
| 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 | \$ | - | 0.0% |
| Mob & Temporary Conditions | \$ | 1,200.00 | 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 | \$ | 30,000.00 | 30.4% |
| Other Eligible Costs | \$ | 40,215.24 | 40.8% |
| Not Eligible | \$ | - | 0.0% |
| | \$ | 98,572.20 | 100.0% |
| Total District Eligible Costs | | | |
| Organization | \$ | - | 0.0% |
| Operation | \$ | - | 0.0% |
| Capital | \$ | 98,572.20 | 100.0% |
| | \$ | 98,572.20 | 100.0% |



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT

District Funded Costs Summary

Table V

| Category | Total Eligible Soft Costs | | Category Percentage |
|--------------------------------------|----------------------------------|---------------------|----------------------------|
| Total Town Eligible Costs | | | |
| Earthwork | \$ | - | 0.0% |
| Roadways, Paths, & Hardscape | \$ | - | 0.0% |
| Offsite Roadways | \$ | - | 0.0% |
| Walls and Structures | \$ | - | 0.0% |
| Storm Sewer | \$ | - | 0.0% |
| Sanitary Sewer | \$ | - | 0.0% |
| Reuse Water & Irrigation Piping | \$ | - | 0.0% |
| Domestic Water | \$ | - | 0.0% |
| Dry Utilities | \$ | - | 0.0% |
| Park Site Development | \$ | - | 0.0% |
| Mob & Temporary Conditions | \$ | - | 0.0% |
| SDC - Planning Area 1 and 2 | \$ | - | 0.0% |
| SDC - Planning Area 3 | \$ | - | 0.0% |
| Parking & Architectural Enhancement | \$ | 2,215,200.00 | 100.0% |
| Public Park Amenities & Facilities | \$ | - | 0.0% |
| Other Eligible Costs | \$ | - | 0.0% |
| Not Eligible | \$ | - | 0.0% |
| | \$ | 2,215,200.00 | 100.0% |
| Total District Eligible Costs | | | |
| Operation | \$ | - | 0.0% |
| Capital | \$ | 2,215,200.00 | 100.0% |
| Organization | \$ | - | 0.0% |
| | \$ | 2,215,200.00 | 100.0% |



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

| Category | Total Eligible Soft 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 | \$ | 211,498.00 | 100.0% |
| Organization | \$ | - | 0.0% |
| | \$ | 211,498.00 | 100.0% |



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Construction Costs
Table VII

| Work Description | Contract Values | | | | Invoiced Values | | | | District Type | District Eligibility | | | | Total Percent Eligible | Total Eligible | | Pending | Non-District | Certification Number | Inv. No. |
|---|-----------------|------|-----------------|---------------|-----------------|----------------|-----------------------|------------------|---------------|----------------------|---------------------------------|---------------------------|--------------------------|------------------------|----------------|----------------------|--------------|--------------|---|---|
| | Quantity | Unit | Unit Price | Amount | Amount Invoiced | Retainage Held | Amount Less Retainage | Percent Invoiced | | District Powers | Town Category | Percent District Eligible | Amount District Eligible | | Town Eligible | Amount Town Eligible | | | | |
| Samara Construction | | | | | | | | | | | | | | | | | | | | |
| Miscellaneous Site Tasks (Invoice 659, Lien Waiver 5/31/19) | 1 | LS | \$ 30,534.13 | \$ 30,534.13 | \$ 30,534.13 | \$ - | \$ 30,534.13 | 100% | Capital | Street | Roadways, Paths, & Hardscape | 87% | \$ 26,670.81 | 87% | \$ 26,670.81 | 87% | \$ 26,670.81 | \$ 3,863.32 | | Pay App Number \$30,534.13 Subtotal \$30,534.13 Check # or PLW PLW Amount \$30,534.13 Date 5/31/2019 |
| | | | | \$ 30,534.13 | \$ 30,534.13 | \$ - | \$ 30,534.13 | | | | | | \$ 26,670.81 | | \$ 26,670.81 | | \$ 26,670.81 | | \$ 3,863.32 | Inv. Date Cert 49 |
| Samara Construction | | | | | | | | | | | | | | | | | | | | |
| STC Block 25 Phase 2 | | | | | | | | | | | | | | | | | | | | |
| General Conditions / Bond / OCP | 1 | LS | \$ 202,311.07 | \$ 202,311.07 | \$ 551,213.20 | \$ 2,560.66 | \$ 48,652.54 | 25% | Capital | Multiple | Mob & Temporary Conditions | 100% | \$ 48,652.54 | 100% | \$ 48,652.54 | 100% | \$ 48,652.54 | \$ - | | Pay App Number \$51,213.20 Pay App Date 5/31/2019 |
| Grading | 1 | LS | \$ 86,700.00 | \$ 86,700.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$51,213.20 |
| Treated Subgrade | 1 | LS | \$ 71,275.00 | \$ 71,275.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | |
| Curb and Gutter | 1 | LS | \$ 19,770.00 | \$ 19,770.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | |
| Concrete Cross Plans | 1 | LS | \$ 3,600.00 | \$ 3,600.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | |
| Concrete Lanes | 1 | LS | \$ 193,525.00 | \$ 193,525.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | |
| Concrete Sidewalks | 1 | LS | \$ 68,073.25 | \$ 68,073.25 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | |
| Stair A | 1 | LS | \$ 7,760.00 | \$ 7,760.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Walls and Structures | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | |
| Stair B | 1 | LS | \$ 6,320.00 | \$ 6,320.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Walls and Structures | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | |
| Stair C | 1 | LS | \$ 4,520.00 | \$ 4,520.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Walls and Structures | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | |
| Stair D | 1 | LS | \$ 7,760.00 | \$ 7,760.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Walls and Structures | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | |
| Stair F | 1 | LS | \$ 7,040.00 | \$ 7,040.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Walls and Structures | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | |
| Stair H | 1 | LS | \$ 6,320.00 | \$ 6,320.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Walls and Structures | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | |
| Stair I | 1 | LS | \$ 3,800.00 | \$ 3,800.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Walls and Structures | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | |
| Concrete Ramp | 1 | LS | \$ 21,600.00 | \$ 21,600.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | |
| Asphalt Pavement | 1 | LS | \$ 28,690.00 | \$ 28,690.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | |
| Curb Underdrain System | 1 | LS | \$ 20,700.00 | \$ 20,700.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Sanitation | Storm Sewer | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | |
| Storm Drainage System | 1 | LS | \$ 200,738.00 | \$ 200,738.00 | \$ 104,938.00 | \$ 5,246.90 | \$ 99,691.10 | 52% | Capital | Sanitation | Storm Sewer | 100% | \$ 99,691.10 | 100% | \$ 99,691.10 | 100% | \$ 99,691.10 | \$ - | | \$104,938.00 |
| Domestic Water System | 1 | LS | \$ 210,880.00 | \$ 210,880.00 | \$ 94,810.00 | \$ 4,740.50 | \$ 90,069.50 | 45% | Capital | Water | Domestic Water | 100% | \$ 90,069.50 | 100% | \$ 90,069.50 | 100% | \$ 90,069.50 | \$ - | | \$94,810.00 |
| Utility Sleeves | 1 | LS | \$ 20,440.00 | \$ 20,440.00 | \$ 20,440.00 | \$ 1,022.00 | \$ 19,418.00 | 100% | Capital | Street | Dry Utilities | 100% | \$ 19,418.00 | 100% | \$ 19,418.00 | 100% | \$ 19,418.00 | \$ - | | \$20,440.00 |
| Sanitary Sewer Systems with Underdrain | 1 | LS | \$ 241,125.00 | \$ 241,125.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Sanitation | Sanitary Sewer | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| Retaining Walls & Guard Rail | 1 | LS | \$ 13,695.00 | \$ 13,695.00 | \$ 1,350.00 | \$ 67.50 | \$ 12,825.00 | 3% | Capital | Street | Walls and Structures | 100% | \$ 1,282.50 | 100% | \$ 1,282.50 | 100% | \$ 1,282.50 | \$ - | | \$13,695.00 |
| Signs | 1 | LS | \$ 22,725.00 | \$ 22,725.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| Electrical Systems for Lighting | 1 | LS | \$ 285,751.00 | \$ 285,751.00 | \$ 27,800.00 | \$ 1,390.00 | \$ 26,410.00 | 10% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ 26,410.00 | 100% | \$ 26,410.00 | 100% | \$ 26,410.00 | \$ - | | \$27,800.00 |
| Change Order 1 | | | | | | | | | | | | | | | | | | | | |
| Overhead/Profit/Bond/Insurance | 1 | LS | \$ 86,005.48 | \$ 86,005.48 | \$ 32,000.00 | \$ 1,600.00 | \$ 30,400.00 | 37% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ 30,400.00 | 100% | \$ 30,400.00 | 100% | \$ 30,400.00 | \$ - | | \$32,000.00 |
| JMG Concrete/Washout | 1 | LS | \$ 91,914.50 | \$ 91,914.50 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| EZ Excavating - Storm Pipd per Redland Plans | 1 | LS | \$ 119,399.00 | \$ 119,399.00 | \$ 87,767.00 | \$ 4,388.35 | \$ 83,378.65 | 74% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ 83,378.65 | 100% | \$ 83,378.65 | 100% | \$ 83,378.65 | \$ - | | \$87,767.00 |
| Son Hand - Fly Ash Stabilization/Pooling | 1 | LS | \$ 42,400.00 | \$ 42,400.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| Survey | 1 | LS | \$ 110,000.00 | \$ 110,000.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| Erosion Control | 1 | LS | \$ 5,000.00 | \$ 5,000.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| Caulking and Signage | 1 | LS | \$ 14,320.00 | \$ 14,320.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| Change Order 3 | | | | | | | | | | | | | | | | | | | | |
| Overhead/Profit/Bond/Insurance | 1 | LS | \$ 8,881.25 | \$ 8,881.25 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| Reclaim Water Line - EZ Excavating | 1 | LS | \$ 25,875.00 | \$ 25,875.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| | | | \$ 2,198,893.55 | | \$ 420,318.20 | \$ 21,015.91 | \$ 399,302.29 | | | | | \$ 399,302.29 | \$ 399,302.29 | \$ 399,302.29 | \$ - | \$ - | \$ - | | Amount Less Retainage \$399,302.29 Check # or PLW PLW Amount \$399,302.29 Date 5/21/2019 | |
| Mudjek Excavating Inc. | | | | | | | | | | | | | | | | | | | | |
| Grading | 1 | LS | \$ 315,200.00 | \$ 315,200.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Earthwork | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | Pay App Number \$315,200.00 Pay App Date 5/31/2019 |
| Fly Ash Subgrade | 1 | LS | \$ 163,500.00 | \$ 163,500.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Earthwork | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| Curb and Gutter | 1 | LS | \$ 150,615.00 | \$ 150,615.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| Concrete Cross Plans | 1 | LS | \$ 193,520.00 | \$ 193,520.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| Concrete Sidewalks | 1 | LS | \$ 147,650.00 | \$ 147,650.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| Asphalt Pavement | 1 | LS | \$ 351,000.00 | \$ 351,000.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| Clay Pavers | 1 | LS | \$ 79,000.00 | \$ 79,000.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| Sandstone Pavers | 1 | LS | \$ 180,000.00 | \$ 180,000.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Street | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| Curb Underdrains | 1 | LS | \$ 121,000.00 | \$ 121,000.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Sanitation | Storm Sewer | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| Storm Drainage System | 1 | LS | \$ 672,000.00 | \$ 672,000.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Sanitation | Storm Sewer | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| Domestic Water System | 1 | LS | \$ 606,000.00 | \$ 606,000.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Water | Domestic Water | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| Reuse Water System | 1 | LS | \$ 37,000.00 | \$ 37,000.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Water | Reuse Water & Irrigation Piping | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| Utility Sleeves | 1 | LS | \$ 72,000.00 | \$ 72,000.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Multiple | Dry Utilities | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| Sanitary Sewer System with Underdrain | 1 | LS | \$ 278,000.00 | \$ 278,000.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Sanitation | Sanitary Sewer | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| Landscape | 1 | LS | \$ 76,000.00 | \$ 76,000.00 | \$ 19,000.00 | \$ 950.00 | \$ 518,050.00 | 25% | Capital | Parks and Recreation | Park Site Development | 100% | \$ 18,050.00 | 100% | \$ 18,050.00 | 100% | \$ 18,050.00 | \$ - | | \$19,000.00 |
| Irrigation System | 1 | LS | \$ 382,000.00 | \$ 382,000.00 | \$ 7,640.00 | \$ 382.00 | \$ 72,258.00 | 2% | Capital | Parks and Recreation | Reuse Water & Irrigation Piping | 100% | \$ 7,258.00 | 100% | \$ 7,258.00 | 100% | \$ 7,258.00 | \$ - | | \$7,640.00 |
| Electrical Systems Lighting | 1 | LS | \$ 581,000.00 | \$ 581,000.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Multiple | Dry Utilities | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| Street Signs | 1 | LS | \$ 11,000.00 | \$ 11,000.00 | \$ - | \$ - | \$ 50.00 | 0% | Capital | Transportation | Roadways, Paths, & Hardscape | 100% | \$ - | 100% | \$ - | 100% | \$ - | \$ - | | \$50.00 |
| | | | \$ 4,416,485.00 | | \$ 26,640.00 | \$ 1,332.00 | \$ 25,308.00 | | | | | \$ 25,308.00 | \$ 25,308.00 | \$ 25,308.00 | \$ - | \$ - | \$ - | | Subtotal Amount Less Retainage \$25,308.00 Check # or PLW PLW Amount \$25,308.00 Date 5/31/2018 | |
| Down to Earth Compliance | | | | | | | | | | | | | | | | | | | | |
| Erosion Control - Invoice 48275 (5/13/19) LW 5/13/19 | 1 | LS | \$ 4,408.65 | \$ 4,408.65 | \$ 4,408.65 | \$ - | \$ 4,408.65 | 100% | Capital | Multiple | Mob & Temporary Conditions | 100% | \$ 4,408.65 | 100% | \$ 4,408.65 | 100% | \$ 4,408.65 | \$ - | 49 | Invoice Number \$4,408.65 Date 5/13/2019 |
| Erosion Control - Invoice 4 | | | | | | | | | | | | | | | | | | | | |



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Soft and Indirect Costs
Table VIII

| Invoices | | | | | Percent District | Amount District | Percent Town | Amount Town | Certification |
|-------------------------------|----------------|--|----------|------------------------------------|------------------|-----------------|--------------|--------------|---------------|
| Vendor | Invoice Number | Description | Date | Town Categories | Eligible | Eligible | Eligible | Eligible | Number |
| Cesare, Inc | 17.3079.21 | Storm Sewer and Materials testing / FDP 1 Phase 2B Streets | 05/29/19 | Roadways, Paths, & Hardscape | 100% | \$ 690.00 | 100% | \$ 690.00 | 49 |
| Cesare, Inc | 19.3035.2 | Block 25 Phase 2 | 05/28/19 | Roadways, Paths, & Hardscape | 100% | \$ 14,902.25 | 100% | \$ 14,902.25 | 49 |
| Cesare, Inc | 18.3030.11 | Main St. & Gateway Dr. Roundabout Evaluation | 05/29/19 | Roadways, Paths, & Hardscape | 100% | \$ 852.38 | 100% | \$ 852.38 | 49 |
| Civil Resources, LLC | 238.001.01.64 | Superior Town Center - Infrastructure | 05/29/19 | Other Eligible Costs | 100% | \$ 29,918.48 | 100% | \$ 29,918.48 | 49 |
| Civil Resources, LLC | 239.001.01.39 | Superior Town Center - Private Development | 10/29/18 | Not Eligible | 0% | \$ - | 0% | \$ - | 49 |
| DIG Studio Inc. | 2912 | STC Promenade/Plaza Landscape Design | 05/13/19 | Public Park Amenities & Facilities | 100% | \$ 30,000.00 | 100% | \$ 30,000.00 | 49 |
| Loris (OTAK) | 61900040 | Marshal Road Bridge over Coal Creek | 05/30/19 | Roadways, Paths, & Hardscape | 100% | \$ 1,935.00 | 100% | \$ 1,935.00 | 49 |
| Moore Iacofano Goltsman, Inc. | 0058631 | STC - FDP's 2-3 | 05/16/19 | Roadways, Paths, & Hardscape | 100% | \$ 1,718.75 | 100% | \$ 1,718.75 | 49 |
| Nielson, Hoover & Company | 87571 | Thrive Block 26 and 25 Bond | 05/17/19 | Other Eligible Costs | 47% | \$ 10,296.76 | 47% | \$ 10,296.76 | 49 |
| Summit Services | 27063 | Stormwater Insepection | 06/05/19 | Mob & Temporary Conditions | 100% | \$ 1,200.00 | 100% | \$ 1,200.00 | 49 |
| Town of Superior | Email | Admin Amendments - Thrive Application | 05/30/19 | Roadways, Paths, & Hardscape | 100% | \$ 500.00 | 100% | \$ 500.00 | 49 |
| Town of Superior | 878 | Development Review Fee | 05/28/19 | Roadways, Paths, & Hardscape | 100% | \$ 1,086.75 | 100% | \$ 1,086.75 | 49 |
| Town of Superior | 875 | FDP #1 Infrastructure | 05/28/19 | Roadways, Paths, & Hardscape | 100% | \$ 5,471.83 | 100% | \$ 5,471.83 | 49 |
| | | | | | | \$ 98,572.20 | \$ | 98,572.20 | |



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
District Funded Costs
Table IX

| Invoices | | | | | | | | | | Percent District | | Percent Town | | Certification | |
|---------------------------------|----------------|--|----------|-----------------|-------------------|-----------------|--------------------------------|----------|-----------------|------------------|-----------------|-----------------|----------|---------------|--|
| Vendor | Invoice Number | Description | Date | Amount Invoiced | District Category | District Powers | Town Categories | Eligible | Eligible | Eligible | Eligible | Eligible | Eligible | Number | |
| STC Metropolitan District No. 2 | Contract | Real Estate Sale Contract - MOB Garage | 08/01/18 | \$ 4,260,000.00 | Capital | Street | Parking & Architectural Enhanc | 52% | \$ 2,215,200.00 | 52% | \$ 2,215,200.00 | \$ 2,215,200.00 | | 49 | |
| | | | | \$ 4,260,000.00 | | | | | \$ 2,215,200.00 | | | \$ 2,215,200.00 | | | |



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 |
| THB Superior LLC (Thrive) | | Block 26, Lots 1-3 | Residential | 03/24/19 | \$ 90,642.00 | RC Superior, LLC | Wire | 03/24/19 | 03/24/19 | \$ 90,642.00 | Capital | Multiple | SDC - Planning Area 3 | 100% | \$ 90,642.00 | 0% | \$ - | 49 |
| TH Superior MF LLC | | Block 26, Lots 4-7 | Residential | 04/25/19 | \$ 120,856.00 | RC Superior, LLC | Wire | 04/25/19 | 04/25/19 | \$ 120,856.00 | Capital | Multiple | SDC - Planning Area 3 | 100% | \$ 120,856.00 | 0% | \$ - | 49 |
| | | | | | \$ 211,498.00 | | | | | \$ 211,498.00 | | | | \$ 211,498.00 | | \$ - | | |

SECTION 00680 CHANGE ORDER

CHANGE ORDER

Project: STC Block 25 Phase 2 Date of Issuance: 04/30/2019

Owner: Superior Town Center Metropolitan District No. 2 Change Order No: 004
Address: c/o 12775 El Camino Real, Suite 100
San Diego, CO 92130

Contractor: SAMORA Construction Construction Manager: Dave Torreyson

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

Table with 3 columns: Description, Permit Plans, and Amount. Includes items like Retaining Wall, Concrete, Pipeline, Guard Rail, etc., with a total of 111,772.87.

Purpose of Change Order: Difference from bid plans to permit plans

Attachments (List Documents Supporting Change):

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$1,795,098.32

Previous Change Orders:

\$ 403,795.23

Contract Price Prior to this Change Order:

\$2,198,893.55

Net Increase of this Change Order:

\$ 111,772.87

Net Decrease of this Change Order:

Net Change of this Change Order:

\$ 111,772.87

Contract Price with all Approved Change Orders:

\$2,310,666.42

CHANGE IN CONTRACT TIME:

Original Contract Time:

(days)

Net Change from Previous Change Order:

3 (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:

3 (days)

RECOMMENDED:

By: _____
Engineer

APPROVED:

By: _____
Owner

APPROVED: SAMORA Construction

By: _____
Contractor

DocuSign Envelope ID: 8A8A8A8A
Torreyson
Date: 2019.04.30 15:19:32
-06'00'

CHANGE ORDER REQUEST
SUMMARY SHEET
COR NO.: #004



Date: 4/30/2019
Project Name: STC Block 26 Phase 2
Project Location: Superior, CO
Project No.: 19-004

Description of Change:

Permit Plans

Difference from bid plans to permit plans

| | |
|--|-------------|
| 1. Thoutt Bros - Retaining Wall | \$20,779.80 |
| 2. JMG Concrete Service - concrete | \$1,100.00 |
| 3. Nelson Pipeline - Inlets/Manholes | \$2,110.00 |
| 4. International Ironworks - Guard Rail/Stair & Ramp Rail | \$10,262.00 |
| 5. Elevated Excavation - Roadbase for trickel channel | \$2,087.00 |
| 6. DTEC - Erosion Control | \$32,630.00 |
| 7. Additional Sleeve-Its and install for Guard Rail | \$4,375.00 |
| 8. Excavation for retaining walls | \$6,250.00 |
| 9. Additional general conditions for coordination/install of dry utilities | \$17,600.00 |

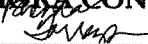
Subtotal \$97,193.80

Overhead/Profit/Bond/Insurance \$14,579.07
Change Order Request Total \$111,772.87

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

ACCEPTED:

SAMORA CONSTRUCTION

By:  Date: 2019.04.30 15:19:52
-0600

Brenda Torreyson
President/CEO



THOUTT BROS. Block Walls & Pavers
 5460 Tennyson St. | Denver, CO 80212
 PH: 720-428-9283 | Cell: 720-203-7450

Project No.: 10100

Project Name: Superior Town Center Block 25 Outlots

| | | | |
|--------------------|-------------------------------|----------------|----------------------------|
| Estimator | Todd Thoutt | Customer | Samora Construction |
| Email | todd@thouttbrosinc.com | Contact | Brenda Torreyson |
| Proposal Date | 04/08/19 | Address | 5310 Ward Rd., Suite G-01 |
| Price is valid for | 60 Days | City State ZIP | Arvada, CO 80002 |
| Job Site Address | Main Street and McCaslin Blvd | Phone | 303-422-4285 |
| City State ZIP | Superior, CO 80027 | Email | btorreyson@samoragroup.com |

Bid Proposal

| Description | Quantity | Unit | Unit Price | Total Price |
|---|----------|------|------------|-------------|
| Mobilization and Administration | 1 | LS | 950.00 | 950.00 |
| Block Retaining Walls (Keystone Century Wall 3 Piece) | 1579 | SF | 26.20 | 49,229.80 |
| Engineered Drawings | 1 | LS | 1,350.00 | 1,350.00 |
| Install Post Savers | 35 | EA | 75.00 | 2,625.00 |

Total Estimate: 54,154.80

Cost included in original bid (33,375.00)

Additional Cost Retaining Wall 20,779.80

Scope of Work

Grade to be within 2/10.
 Includes leveling pad under wall, drainage gravel behind and in wall, 4" perforated drain and backfill reinforced with 3XT geogrid.
 Includes Keystone Century Wall 3 Piece with cap.
 This quote is based on preliminary take off and could change as a result of final engineering.

Not Included

Full wall profile drawing (If needed it will be billed at actual cost plus 10%)
 Permits (if needed to be billed at cost plus 10%)

Proposal Details

The customer agrees to pay any and all payments within 30 days of invoice. Should said payment(s) not be made, or if satisfactory arrangements for payments have not been made, TBCCI reserves the right to stop all work until such time as payment is rendered or satisfactory payment arrangements have been made. If payment is not made within 75 days a notice of intent to file a lien statement will be given. Any Contract payment or invoice amount not paid by the due date shall be considered delinquent and shall bear interest at the rate of one and one-half percent (1 1/2%) per month on the outstanding balance, resulting in an annual percentage rate of 21%. If steps shall be taken, whether by suit or otherwise, to collect any sum including interest which has become delinquent, the customer agrees to pay all costs thereby incurred, including any reasonable collector's fees, and court cost. Proposal based on preliminary take off and could change as a result of final engineering. Block is a natural product so color and texture can vary. Certain fixed cost are used to compute package pricing. If entire quantity is not purchased, there will be an adjustment to recover unbilled fixed cost. Returned goods subject to 25% restocking charge. Special ordered colors will be billed to the nearest full batch quantity. Additional special orders once the block is manufactured may constitute additional set up charges. We will bill the customer for all remaining special ordered units.

Proposal Acceptance

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

Approved By _____

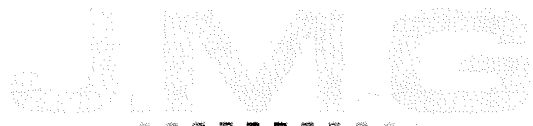
Date _____

Thoutt Bros. Concrete Contractors inc. _____

Date _____

Proposal# 201986

April 2, 2019



INTEGRITY · PRIDE · QUALITY

6345 Ivanhoe St. Suite 203
Commerce City, CO 80022
Phone: (720) 545-4881
Email: jugarman.jmg@gmail.com
Website: www.jmgconcretesvcs.com

Job: Superior Town Center Block 25 Phase 2 / Stair A addition
Superior, Co

| ITEM # | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | TOTAL PRICE |
|--------|--|----------|------|--------------|-------------------|
| 1 | Stair A Additoinal Raiser | 2 | EA | | \$850.00 |
| 2 | Adding Rebar #4 Epoxy Coated to Thrickle channel | 2 | PCS | | \$250.00 |
| | | | | TOTAL | \$1,100.00 |

Notes:

Proposal based on Narrative of Scope Changes March, 15. 2019
JMG will furnish and install all items listed above.
JMG Will supply 4500 PSI ready mix
No cold weather protection.

Exclusions:

Permits, plans, prints, drawings, engineering, surveying, testing, inspections, grading, locates, (Earth +/- .10 by others) J Bolts, embeds, bollards, sings, striping, 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.
J.M.G 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:

Juan Garcia

Juan Garcia
JMG CONCRETE SERVICES, LLC.

Accepted by:

THANK YOU FOR YOUR BUSINESS!



Brenda Torreyson
Samora Construction

DATE
April 15, 2019

Brenda:

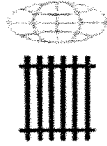
Listed below are the unit prices and estimated quantities for scope changes per letter dated March 15, 2019

| <u>ITEM #</u> | <u>DESCRIPTION</u> | <u>QTY</u> | <u>UNIT</u> | <u>PRICE</u> | <u>TOTAL</u> |
|-------------------------|---|------------|-------------|--------------|------------------------|
| ADDITIONS | | | | | |
| 1 | Change Inlet 303.1 from Type C to Type 13 | 1 | EA | 4500.00 | 4,500.00 |
| 2 | Change Manhole 405.3 from 4' ID to 5' ID | 1 | EA | 4200.00 | 4,200.00 |
| TOTAL ADDITIONS | | | | | \$8,700.00 |
| DEDUCTIONS | | | | | |
| 1 | Type C Inlet | 1 | EA | (3600.00) | (3,600.00) |
| 2 | 4' ID Manhole | 1 | EA | (2990.00) | (2,990.00) |
| TOTAL DEDUCTIONS | | | | | (\$6,590.00) |
| TOTAL CHANGE | | | | | \$ 2,110.00 (3) |

If you have any questions, please call 303-857-1580.

Sincerely,

Jeff Reckard
Nelson Pipeline Constructors, LLC
jeff_reckard@nelsonpipeline.com



INTERNATIONAL IRONWORKS LLC

5502 Pearl Street Denver CO 80216

Dave Torreyson

dtorreyson@samoragroup.com

7206333307

4/8/19

Project: Super Town Center

Wire Guard Rail

| | | |
|--|---------------------------|--------------------------|
| 3 1/2"x 1/2" Top rail | Price | \$18,560.00 |
| 3"x3"x3/16" End & major post every 3rd | Included in bid | (\$12,320.00) |
| 1 1/2"x1 1/2"x3/16" Minor post | Additional Railing | \$6,240.00 |
| 1/8" Dia Cable | | |
| 4"x4"x1/4" plate embeds | | |
| Powder Coat BK247 | | |
| Wall D 52' Long 2 ends 14 embeds | | |
| Wall B 32'+16' Long 4 ends 14 embeds | | |
| Wall F 28' Long 2 ends 5 embeds | | |
| Price is per 128 LF | | |

4

Stair & Ramp Rail

| | | |
|---------------------------------|----------------------------|--------------------------|
| 2"x 1/2" Top rail | Price | \$17,102.00 |
| 1/2" Dia. Hand Rail Support | Included in bid | (\$13,080.00) |
| 1 1/2"x1 1/2"x3/16" Post | Additional Railings | \$ 4,022.00 |
| 1 1/2"x1 1/2"x3/16" Bottom rail | | |
| 3"x3"x1/4" Embed plate | | |
| Powder Coat BK247 | | |
| Stair A 56' 18 Embeds | | |
| Stair B 38' 12 Embeds | | |
| Stair C 26' 12 Embeds | | |
| Stair D 60' 14 Embeds | | |
| Stair F 44' 18 Embeds | | |
| Stair H 40' 14 Embeds | | |
| Stair I 16' 8 Embeds | | |
| Ramp rail 60' 30 embeds | | |
| Price is per 340 LF | | |

4

Price include primer and powder coat paint

*50% Deposit is required for material before start the project

*All labor and steel to be supplied according to the AISC code of standard

*Price includes powder coating (color to be determined)

*Price includes installation, material, and fabrication

*Does not include any permits

*Work is warrantable for one year from install

*Bid is good for 60 days from date above

***Additional costs may incur once exact lineal footage is determined**

*For Credit Card Payments there will be a 3.5% fee associated with the total

Thank you for the opportunity.

International Ironworks LLC

Name of Buyer and or Company

Samora Construction
Construction Department
Sub Contractor's Summary
Project No.
Change Directive No. - CORE1

Trade: **Network**

Sub's Name: **Excavated Excavating**
Sub's Address: **9565 Brighton Rd. Highlands, CO 80430**
Sub's Contact #: **303-401-8825**
Sub's Contact Person: **Project Manager Travis Stout**
Date: **4/2/19**

Owner: **CO A66**
55.30% Install Factor
Wage rate: **65**

Scope of Work Description: Added Fill on Canary Lane, Added Roadbase Under Trickle Channel

| Scope of Work Description | Materials | | | Units per MH | MHRS | Labor | | Equipment | | Total Cost |
|---------------------------|-----------|------|----------|--------------|-------|--------|------------|-----------|------------|------------|
| | Qty | Unit | Cost | | | Rate | Rate | Rate | Rate | |
| Change Line School EB | 2000 | CY | \$1,485 | 80.00 | 25.00 | \$5.94 | \$1,475.00 | 20.00 | \$439.40 | \$3,399.40 |
| Excavated Excavating | 1 | HR | \$100.00 | 1.00 | 27.00 | \$5.56 | \$1,120.00 | 1.00 | \$1,120.00 | \$2,240.00 |
| Subtotal | | | \$1,585 | | | | \$1,575.00 | | \$1,559.40 | \$3,719.40 |
| Subtotal | | | \$1,585 | | | | \$1,575.00 | | \$1,559.40 | \$3,719.40 |

This change order is null & void if not accepted, signed and returned within ten (10) business days from date above or if change order field change reflects this scope of work. (Worksheet - Price) - per rate (units) only - etc.

Stanton Baseline Estimator

Contractor

Trade: **Network**

Contract: **TIME EXTENSION IN DAYS**



Estimate

| |
|---|
| Name / Address |
| Samora Construction Brenda Torreyson 5310 Ward Rd. Suite G-01 Arvada, CO 80002 |

| Date | Estimate # | Terms | Project | | | |
|---|------------|-------|----------------------|--------------------------|-------|--|
| 3/27/2019 | 5966 | | STC Block 25 Phase 2 | | | |
| Description | Qty | U/M | UoM | Cost | Total | |
| <p>Concrete Washout Area: Furnish and install (1) approximately 10' x 15' CWA including tracking pad and geotextile. CWA liner not included, spoils will remain on site. \$950</p> <p>Vehicle Tracking Control: Furnish and install (1) approximately 20' x 50' standard VTC with approximately 30 tons 3-6" angular rock. Geotextile included, spoils will remain on site. \$2,400</p> <p>Stabilized Staging Area: Furnish and install (1) approximately 35' x 65' SSA with approximately 25 tons 1.5" angular rock. \$1,360</p> <p>Notes and Exclusions: Fees, permits, bonds, surveying and inspections are specifically excluded from this proposal.</p> <p>Repair, removal, and maintenance of the above BMPs are specifically excluded from this proposal.</p> <p>Soil testing, amendments, fertilizers, watering, warranty and guarantee of grass growth are specifically excluded from this proposal.</p> <p>DTEC requires a 3-4 day lead time in order to schedule your work. This allows for any required utility locates to be completed.</p> <p>Payment terms are 30 days from invoice date.</p> | | | | | | |
| Pricing is good for 60 days from date of quote. Scheduling of work is dependant upon reaching mutually agreed upon contract terms. A signed copy of this Estimate including DTEC's Standard Terms, Conditions, and Exclusions, returned or faxed to DTEC's office is acceptable. | | | | Total \$29,497.50 | | |

Signature _____


Exclusively owned by Brenda Torreyson
 Date: 2019/03/27 10:28:11 AM



Estimate

| |
|---|
| Name / Address |
| Samora Construction Brenda Torreyson 5310 Ward Rd. Suite G-01 Arvada, CO 80002 |

| Date | Estimate # | Terms | Project | | | |
|--|------------|-------|----------------------|--------|----------|--|
| 3/27/2019 | 5966 | | STC Block 25 Phase 2 | | | |
| Description | Qty | U/M | UoM | Cost | Total | |
| Samora Construction STC Block 25 Phase 2 McCaslin Blvd Superior, CO INITIAL: D Fence: Furnish and install D Fence using trencher including staking and backfill. D FENCE INCLUDES A WEATHER (RAIN, SNOW, WIND) RELATED WARRANTY FOR ONE (1) YEAR FROM INSTALLATION. REPAIRS DUE TO DAMAGE BY TRADES, SNOW PLOWS AND OTHER NON WEATHER RELATED ITEMS ARE EXCLUDED. | 1,025 | LF | | 1.25 | 1,281.25 | |
| Fiber Roll/Wattle: Furnish and install 9" fiber roll, straw. | 855 | LF | Linear Feet | 2.40 | 2,052.00 | |
| Inlet Protection: Furnish and install synthetic fabric rock bag, containing 1.5" angular rock. | 300 | LF | Linear Feet | 6.95 | 2,085.00 | |
| Erosion Control Blanket: Furnish and install biodegradable double-net straw erosion control blanket. Raking and seed included. Pricing assumes metal pins. If wooden or bio degradable stakes are required, the price would increase accordingly. | 2,525 | Sq Yd | SQ Yard | 2.05 | 5,176.25 | |
| Crew mobilization | 1 | | Lump Sum | 400.00 | 400.00 | |
| INTERIM: | | | | | | |
| Pricing is good for 60 days from date of quote. Scheduling of work is dependant upon reaching mutually agreed upon contract terms. A signed copy of this Estimate including DTEC's Standard Terms, Conditions, and Exclusions, returned or faxed to DTEC's office is acceptable. | | | Total | | | |

Signature



Estimate

| |
|---|
| Name / Address |
| Samora Construction Brenda Torreyson 5310 Ward Rd. Suite G-01 Arvada, CO 80002 |

| Date | Estimate # | Terms | Project | | | |
|--|------------|-------|----------------------|--------|----------|--|
| 3/27/2019 | 5966 | | STC Block 25 Phase 2 | | | |
| Description | Qty | U/M | UoM | Cost | Total | |
| D Fence: Furnish and install D Fence using trencher including staking and backfill. D FENCE INCLUDES A WEATHER (RAIN, SNOW, WIND) RELATED WARRANTY FOR ONE (1) YEAR FROM INSTALLATION. REPAIRS DUE TO DAMAGE BY TRADES, SNOW PLOWS AND OTHER NON WEATHER RELATED ITEMS ARE EXCLUDED. | 3,000 | LF | | 1.25 | 3,750.00 | |
| Fiber Roll/Wattle: Furnish and install 9" fiber roll straw. | 675 | LF | Linear Feet | 2.40 | 1,620.00 | |
| Inlet Protection: Furnish and install synthetic fabric rock bag, containing 1.5" angular rock. | 660 | LF | Linear Feet | 6.95 | 4,587.00 | |
| Crew mobilization | 1 | | Lump Sum | 400.00 | 400.00 | |
| FINAL: Erosion Control Blanket: Furnish and install biodegradable double-net straw erosion control blanket. Raking and seed included. Pricing assumes metal pins. If wooden or bio degradable stakes are required, the price would increase accordingly. | 3,590 | Sq Yd | SQ Yard | 2.05 | 7,359.50 | |
| Inlet Protection: Furnish and install synthetic fabric rock bag, containing 1.5" angular rock. | 70 | LF | Linear Feet | 6.95 | 486.50 | |
| Crew mobilization | 1 | | Lump Sum | 300.00 | 300.00 | |
| ADDITIONS AND ALTERNATES: | | | | | | |
| Pricing is good for 60 days from date of quote. Scheduling of work is dependant upon reaching mutually agreed upon contract terms. A signed copy of this Estimate including DTEC's Standard Terms, Conditions, and Exclusions, returned or faxed to DTEC's office is acceptable. | | | Total | | | |

Signature

Down To Earth Compliance, LLC

15690 E 33rd AVENUE
 AURORA, CO 80011-1321
 Phone: 303.306.1606
 Fax: 303.306.1765



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

Invoice

| Date | W.O # | Invoice # |
|----------|-------|-----------|
| 4/3/2019 | | 48084 |

| P.O. Number | Phone | Project | MTS | Work Date | Site Contact |
|-------------|-------|----------------------|-----|-----------|------------------|
| | | SIC Block 25 Phase 2 | | 4/2/2019 | Brenda Torreyson |

| Item | Qty | UoM | Description | Rate | Amount |
|--------------------------|-------|-------|---|--------|----------|
| 704 Remove Manual | 2.67 | Hours | Remove BMP, dandy bag, Block 25 alley | 45.00 | 120.15 |
| 505/506 Inlet Filter ... | 10 | Each | Inlet Protection: Furnish and install inlet filter bag protection, Block 25 alley | 215.00 | 2,150.00 |
| 703 Repair Manual | 15.83 | Hours | Repair BMP: HD wattle, Block 25 alley | 45.00 | 712.35 |
| Mobilization | 1 | Each | Crew mobilization | 150.00 | 150.00 |

| | | | |
|-------|------------------------------|--------------|------------|
| Terms | We appreciate your business. | Total | \$3,132.50 |
| | | | |

(6)



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

ESTIMATE

| Date | Estimate No. |
|-----------|--------------|
| 4/30/2019 | 19-006 |

| Name/Address |
|--|
| STC Metro District 12775 El Camino Real, Suite 100 San Diego, CA 92130 |

| Description | Total |
|---|-----------|
| Additional Sleeve-Its and install for Guard Rail | 4,375.00 |
| Excavation for retaining walls | 6,250.00 |
| Additional general conditions for coordination/install of dry utilities | 17,600.00 |

7
8
9

NOTE: SAMORA is not responsible for any unforeseen conditions.
 Proposal is only valid for 30 days.

| | |
|-------|-------------|
| Total | \$28,225.00 |
|-------|-------------|

| | |
|-----------------------------------|-------|
| Acceptance of Proposal Signature: | Date: |
|-----------------------------------|-------|

SECTION 00680 CHANGE ORDER

CHANGE ORDER

Project: STC Block 25 Phase 2 Date of Issuance: 4/30/2019

Owner: Superior Town Center Metropolitan District No. 2 Change Order No: 005
Address: c/o 12775 El Camino Real, Suite 100
San Diego, CO 92130

Contractor: SAMORA Construction Construction Manager: Dave Torreyson

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

Description:

SAMORA request 1 days of extenion due to weather, added to Block 25 and Block 26
04/30/19

Subtotal \$ -

Overhead/Profit/Bond/Insurance

Total \$ -

Purpose of Change Order: _____

Attachments (List Documents Supporting Change): _____

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$1,795,098.32

Previous Change Orders:

\$ 403,795.23

Contract Price Prior to this Change Order:

\$2,198,893.55

Net Increase of this Change Order:

\$ 111,772.87

Net Decrease of this Change Order:

Net Change of this Change Order:

\$ 111,772.87

Contract Price with all Approved Change Orders:

\$2,310,666.42

CHANGE IN CONTRACT TIME:

Original Contract Time:

(days)

Net Change from Previous Change Order:

3 (days)

Contract Time Prior to this Change Order:

1 (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:

1 (days)

RECOMMENDED:

By: _____
Engineer

APPROVED:

By: _____
Owner

APPROVED: SA MORA Construction

By: _____
Contractor

Digitally signed by
Brenda Torreyson
Date: 2019.04.30
15:21:34 -06'00'

SECTION 00680 CHANGE ORDER

CHANGE ORDER

Project: STC Block 25 Phase 2 **Date of Issuance:** 5/29/2019

Owner: Superior Town Center Metropolitan District No. 2 **Change Order No:** 006
Address: c/o 12775 El Camino Real, Suite 100
San Diego, CO 92130

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

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

Description:

| | | | |
|--|----------|----|---------------------|
| 1. EZ-Excavating - Overlot earthwork 12" recycle | Block 26 | \$ | 45,965.80 |
| 2. EZ Excavating - Removal 12" HPDE drain line | Block 26 | \$ | 1,785.00 |
| 3. Nelson Pipeline - RFO #10 Relocate Sewer Ser | Block 25 | \$ | 23,000.00 |
| Subtotal | | | \$ 70,750.80 |
| Overhead/Profit/Bond/Insurance | | | \$ 10,612.62 |
| Total | | | \$ 81,363.42 |

Purpose of Change Order: _____

Attachments (List Documents Supporting Change): _____

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$1,795,098.32

Previous Change Orders:

\$ 515,568.10

Contract Price Prior to this Change Order:

\$2,310,666.42

Net Increase of this Change Order:

\$ 81,363.42

Net Decrease of this Change Order:

Net Change of this Change Order:

\$ 81,363.42

Contract Price with all Approved Change Orders:

\$2,392,029.84

CHANGE IN CONTRACT TIME:

Original Contract Time:

(days)

Net Change from Previous Change Order:

4 (days)

Contract Time Prior to this Change Order:

(days)

Net Increase of this Change Order:

Net Decrease of this Change Order:

Net Change of this Change Order:

Contract Time with all Approved Change Orders:

(days)

RECOMMENDED:

By: _____

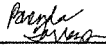
Engineer

APPROVED:

By: _____

Owner

APPROVED: SAMORA Construction

By:  _____

Contractor

Digitally signed by Brenda
Torres
Date: 2019.05.29 15:02:33 -0500

CHANGE ORDER REQUEST
SUMMARY SHEET
COR NO.: #006



Date: 5/29/2019
Project Name: STC Block 26 Phase 2
Project Location: Superior, CO
Project No.: 19-004

Description of Change:

Block 25 and Block 26 Items

| | | | |
|----|--|----------|-------------|
| 1. | E-Z Excavating - Overlot earthwork 12" recycled temporary road | Block 26 | \$45,965.80 |
| 2. | E-Z Excavating - Removal 12" HPDE Drain Line and backfill | Block 26 | \$1,785.00 |
| 3. | Nelson Pipeline - RFI #10 Relocate Sewer Service | Block 25 | \$23,000.00 |
| 4. | | | |

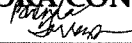
Subtotal \$70,750.80

Overhead/Profit/Bond/Insurance \$10,612.62
Change Order Request Total \$81,363.42

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

ACCEPTED:

SAMORA CONSTRUCTION

By:  _____
Torreyson
Date: 2019.05.29 15:03:09 -0600

Brenda Torreyson
President/CEO

Change Order



NO. 01

P.O. Box 1439
Longmont, Colorado 80502

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

ATTN: Dave Torryson
COMPANY: Samora Construction
ADDRESS: Discovery Parkway & Centra Park Circle

DATE: 5/8/2019
JOB #: 7537

PHONE #: 303-422-4285

LOCATION: Superior, CO
Bid Number 2019-0203

FAX #:

Description of work:

Overlot earthwork, 12" recycled concrete temporary access road, 2" road base over alley, sleeving in alley per plan.

| ITEM # | DESCRIPTION | QUANTITY | UNIT | UNIT COST | ITEM COST |
|--------|--|----------|------|-------------|--------------|
| 1 | Mobilization - Grading | 1 | EACH | \$ 4,146.00 | \$ 4,146.00 |
| 2 | Cut From Stockpile To Fill < 1500 Ft | 620 | CY | \$ 6.60 | \$ 4,092.00 |
| 3 | Cut to Fill < 1500 Ft | 180 | CY | \$ 6.60 | \$ 1,188.00 |
| 4 | Balance Street Areas +/- One Tenth - No Con | 1,980 | SY | \$ 1.60 | \$ 3,168.00 |
| 5 | Dry Utility Sleeve Trench Excavation & Back | 249 | LF | \$ 19.00 | \$ 4,731.00 |
| 6 | 04" SCH 40 Sleeve Conduit | 877 | LF | \$ 3.50 | \$ 3,069.50 |
| 7 | 06" SCH 40 Sleeve Conduit | 339 | LF | \$ 7.30 | \$ 2,474.70 |
| 8 | Scarify, Moisture Condition, & Recompact - 12" | 1,980 | SY | \$ 3.70 | \$ 7,326.00 |
| 9 | Place 12" Recycled Concrete | 465 | TON | \$ 25.00 | \$ 11,625.00 |
| 10 | Place 2" CL 6 Road Base In Alley | 140 | TON | \$ 26.50 | \$ 3,710.00 |
| 11 | Soil Sterilant | 1,980 | SY | \$ 0.22 | \$ 435.60 |
| | | | | TOTAL: | \$ 45,965.80 |

The Contract Time will be extended by 7 days

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

Contractor: E-Z Excavating, Inc.
Signature: Todd Greff
Print Name: Todd Greff
Title: Estimator
Date: 5/8/2019

Change Order



NO. 02

P.O. Box 1439
Longmont, Colorado 80502

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

ATTN: Dave Torryson
COMPANY: Samora Construction
ADDRESS: Discovery Parkway & Centra Park Circle

DATE: 5/29/2019
JOB #: 7537
LOCATION: Superior, CO
Bid Number

PHONE #: 303-422-4285

FAX #:

Description of work:

Removed 12" HDPE Drain Line and Backfilled.

| ITEM # | DESCRIPTION | QUANTITY | UNIT | UNIT COST | ITEM COST |
|-----------|---------------------------|----------|------|-----------|-------------|
| 5/24/2019 | | | | | |
| | Cat 330 Excavator (EZ221) | 3 | HR | \$ 165.00 | \$ 495.00 |
| | Cat 330 Excavator (EZ213) | 3 | HR | \$ 165.00 | \$ 495.00 |
| | Cat 950 Wheel Loader | 3 | HR | \$ 130.00 | \$ 390.00 |
| | Laborer | 3 | HR | \$ 45.00 | \$ 135.00 |
| | Laborer | 3 | HR | \$ 45.00 | \$ 135.00 |
| | Laborer | 3 | HR | \$ 45.00 | \$ 135.00 |
| TOTAL: | | | | | \$ 1,785.00 |

The Contract Time will be extended by _____ days

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

Contractor: E-Z Excavating, Inc.
Signature: Arnold Alvarado
Print Name: Arnold Alvarado
Title: Project Manager
Date: 5/29/2019

Bill #: 1900.090
 Date Range: 05/09/2019 to 05/23/2019

Job Code: 1900090
 Superior Town Center
 Block 25 Ph 2 VP

Time and Material Billing Report

RFI #0

| 9999.001. EWO 1 - Relocate Sewer Services | | | | 8.000 | | | | | | | |
|---|------------------------------|-----------|----------|-----------|----------|-----------|----------|--------|------------------|--|--|
| Labor | Description | Reg Hours | Reg Rate | OT Hours | OT Rate | 2OT Hours | 2OT Rate | Markup | Total | | |
| 550 | Foreman | 10.00 | 130.000 | | | | | 0.00 | 1,300.00 | | |
| 710 | Field Laborer | 66.00 | 60.000 | | | | | 0.00 | 3,960.00 | | |
| 770 | Pipelayer | 33.00 | 60.000 | | | | | 0.00 | 1,980.00 | | |
| 830 | Water Truck Driver | | | | | | | 0.00 | 0.00 | | |
| 970 | Squeegee Loader Operator | | | | | | | 0.00 | 0.00 | | |
| 990 | Large Excavator Operator | | | | | | | 0.00 | 0.00 | | |
| | | | | | | | | | 7,240.00 | | |
| Equipment | Description | Reg Hours | Reg Rate | 2nd Hours | 2nd Rate | 3rd Hours | 3rd Rate | Markup | Total | | |
| 1019 | TRUCK-WATER4000-OWNED | 11.00 | 140.000 | | | | | 0.00 | 1,540.00 | | |
| 1044 | TRUCK-1TON-OWNED | | | | | | | 0.00 | 0.00 | | |
| 3020 | LOADER-380/644-OWNED | | | | | | | 0.00 | 0.00 | | |
| 3025 | LOADER-938/250/270/524/544-L | 15.00 | 165.000 | | | | | 0.00 | 2,475.00 | | |
| 4020 | COMPACTOR-REX350/355-OW | 15.00 | 225.000 | | | | | 0.00 | 3,375.00 | | |
| 5025 | EXCAVATOR-490KOM-LEASED | 31.00 | 270.000 | | | | | 0.00 | 8,370.00 | | |
| | | | | | | | | | 15,760.00 | | |

| Cost Code | Labor | Equipment | Material | Subcontractor | Supply | Misc 1 | Misc 2 | Misc 3 | Total |
|--------------------|-----------------|------------------|-------------|---------------|-------------|-------------|-------------|-------------|------------------|
| 9999.001. | 7,240.00 | 15,760.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 23,000.00 |
| Grand Total | 7,240.00 | 15,760.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 23,000.00 |

SECTION 00680 CHANGE ORDER

CHANGE ORDER

Project: STC Block 25 Phase 2 **Date of Issuance:** 5/29/2019

Owner: Superior Town Center Metropolitan District No. 2 **Change Order No:** 007
Address: c/o 12775 El Camino Real, Suite 100
San Diego, CO 92130

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

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

| | | | |
|---------------------|---------------------------------------|-----------------|-------------|
| Description: | Block 25 Weather Delays | | |
| | 5/7/19 thru 5/10/19 | 4 Days | |
| | 5/20/19 thru 5/23/19 | 4 Days | |
| | 5/27/19 thru 05/28/19 | 2 Days | |
| | Block 25 Weather Delays | 10 Days | |
| | Block 26 Weather Delays | | |
| | 05/07/19 thru 5/10/19 | 4 Days | |
| | 05/21/19, 05/22/19, 05/24/19 | 3 Days | |
| | 05/27/19, 05/28/19 | 2 Days | |
| | Block 26 Weather Delays | 9 Days | |
| | | | |
| | | | |
| | | Subtotal | \$ - |
| | | | |
| | | | |
| | Overhead/Profit/Bond/Insurance | \$ | - |
| | | Total | \$ - |

Purpose of Change Order: _____

Attachments (List Documents Supporting Change): _____

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$1,795,098.32

Previous Change Orders:

\$ 596,931.52

Contract Price Prior to this Change Order:

\$2,392,029.84

Net Increase of this Change Order:

Net Decrease of this Change Order:

Net Change of this Change Order:

Contract Price with all Approved Change Orders:

\$2,392,029.84

CHANGE IN CONTRACT TIME:

Original Contract Time:

(days)

Net Change from Previous Change Order:

4 (days)

Contract Time Prior to this Change Order:

4 (days)

Net Increase of this Change Order:

10 (days)

Net Decrease of this Change Order:

Net Change of this Change Order:

10 (days)

Contract Time with all Approved Change Orders:

14 (days)

RECOMMENDED:

By: _____

Engineer

APPROVED:

By: _____

Owner

APPROVED: SAMORA Construction

By: _____

Contractor

Brenda Torreyson
Digitally signed by Brenda Torreyson
Date: 2019.05.29 15:33:56 -0600

SECTION 00680 CHANGE ORDER

CHANGE ORDER

Project: STC Block 25 Phase 2 Date of Issuance: 6/26/2019

Owner: Superior Town Center Metropolitan District No. 2 **Change Order No:** 008
Address: c/o 12775 El Camino Real, Suite 100
San Diego, CO 92130

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

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

| Description: | | |
|--|--------------------------------|----------------------|
| Block 26 Weather Delays | | |
| 1 E-Z Excavating - Prime Fly Ash | \$ | 3,225.00 |
| 2. E-Z Excavating - Export Utility Spoils | \$ | (4,140.00) |
| 3. E-Z Excavating - Connect to Existing water Meter | \$ | 4,312.00 |
| 4. E-Z Excavating - Flow Fill Back fill overage | \$ | 9,135.00 |
| 5. E-Z Excavating - Removal of curb and gutter/sidewalk | \$ | 516.00 |
| 6. E-Z Excavating - Asphalt Pavint | \$ | 24,051.00 |
| 7. E-Z Excavating cut to fill, cut to stock pile, incline lots 11-14 | \$ | 27,981.50 |
| 8. E-Z Excavating - scarify, recompact 12" compaction, soils sterilant | \$ | (7,761.60) |
| 9. Exterior Electrical - Electrial/Light poles/Luminaries | \$ | 62,570.00 |
| 10. Site Amenities - Benches/Trash Receptacles/Mailboxes/Bike Rack | \$ | 25,689.60 |
| | Subtotal | \$ 145,578.50 |
| | | |
| | Overhead/Profit/Bond/Insurance | \$ 21,836.78 |
| | Total | \$ 167,415.28 |

Purpose of Change Order: _____

Attachments (List Documents Supporting Change): _____

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$1,795,098.32

Previous Change Orders:

\$ 596,931.52

Contract Price Prior to this Change Order:

\$2,392,029.84

Net Increase of this Change Order:

\$ 167,415.28

Net Decrease of this Change Order:

Net Change of this Change Order:

\$ 167,415.28

Contract Price with all Approved Change Orders:

\$2,559,445.12

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

**CHANGE ORDER REQUEST
SUMMARY SHEET
COR NO.: #008**



Date: 6/26/2019
Project Name: STC Block 26 Phase 2
Project Location: Superior, CO
Project No.: 19-004

Description of Change:

Block 26

| | | | |
|-----|---|----------|-------------|
| 1. | E-Z Excavating - Prime Fly Ash | Block 26 | \$3,225.00 |
| 2. | E-Z Excavating -Export Utility Spoils | Block 26 | -\$4,140.00 |
| 3. | E-Z Excavating - Connect to existing water meter RFI 1 | Block 26 | \$4,312.00 |
| 4. | E-Z Excavating Flow Fill back fill overage due to cave in bank | Block 26 | \$9,135.00 |
| 5. | E-Z Excavating - Removal of curb and gutter/sidewalk | Block 26 | \$516.00 |
| 6. | E-Z Excavating - Asphalt Paving | Block 26 | \$24,051.00 |
| 7. | E-Z Excavating - cut to fill, cut to stock pile incline lane lots 11-14 | Block 26 | \$27,981.50 |
| 8. | E-Z Excavating - scarify, recompact 12" compaction,soil sterilant | Block 26 | -\$7,761.60 |
| 9. | Exterior Electrical -Electrical/ Light Poles/Luminaries | Block 26 | \$62,570.00 |
| 10. | Site Amenities - Benches/Trash Receptacles/Mailboxes/Bike Racks | Block 26 | \$25,689.60 |

Subtotal **\$145,578.50**

Overhead/Profit/BondInsurance **\$21,836.78**

Change Order Request Total **\$167,415.28**

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

**ACCEPTED:
SAMORA CONSTRUCTION**

By: _____
 Brenda Torreyson
 President/CEO

Request for Change Order



NO. 05

P.O. Box 1439
Longmont, Colorado 80502

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

| | | | |
|----------|--|------------|--------------|
| ATTN: | Dave Torryson | DATE: | 6/12/2019 |
| COMPANY: | Samora Construction | JOB #: | 7537 |
| ADDRESS: | Discovery Parkway & Centra Park Circle | | |
| PHONE #: | 303-422-4285 | LOCATION: | Superior, CO |
| FAX #: | | Bid Number | |

Description of work:

Prime area to seal Fly Ash with Asphalt Emulsion on Block 26 Incline Ln.

| ITEM # | DESCRIPTION | QUANTITY | UNIT | UNIT COST | ITEM COST |
|--------|---------------|----------|------|-----------|-------------|
| | Prime Fly Ash | 1.500 | SY | \$ 2.15 | \$ 3,225.00 |
| | | | | | \$ - |
| | | | | | \$ - |
| | | | | | \$ - |
| TOTAL: | | | | | \$ 3,225.00 |

The Contract Time will be extended by _____ - _____ days

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

Contractor: E-Z Excavating, Inc.
 Signature: *Arnold Alvarado*
 Print Name: Arnold Alvarado
 Title: Project Manager
 Date: 6/12/2019

Change Order



NO. 03

1101 Hwy 1459
 Superior, Colorado 80517

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

ATTN: Dave Torryson
 COMPANY: Samora Construction
 ADDRESS: Discovery Parkway & Centra Park Circle

DATE: 5/29/2019
 JOB #: 7537
 LOCATION: Superior, CO
 Bid Number

PHONE #: 303-422-4285

FAX #:

Description of work:

Removed Work no longer needed

| ITEM # | DESCRIPTION | QUANTITY | UNIT | UNIT COST | ITEM COST |
|--------|--------------------------|----------|------|--------------|---|
| | Export Utility Spoils | (195) | CY | \$ 20.70 | \$ (3,997.50) |
| | Removal of Asphalt Pavme | (3) | SY | \$ 47.50 | \$ (142.50) |
| | | | | \$ 14.140.00 | \$ (4,140.00) 2 |

The Contract Time will be extended by _____ days

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

Contractor: E-Z Excavating, Inc
 Signature: Arnold Alvarado
 Print Name: Arnold Alvarado
 Title: Project Manager
 Date: 5/29/2019

Change Order



NO. 04

P.O. Box 1434
Longmont, Colorado 80502

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

| | |
|---|------------------------|
| ATTN: Dave Torryson | DATE: 5/29/2019 |
| COMPANY: Samera Construction | JOB #: 7537 |
| ADDRESS: Discovery Parkway & Centra Park Circle | LOCATION: Superior, CO |
| PHONE #: 303-422-4285 | Bid Number |
| FAX #: | |

Added Funds to Items that used more quantity than Original Contract amount.

| ITEM # | DESCRIPTION | QUANTITY | UNIT | UNIT COST | ITEM COST |
|--------------|---|----------|------|---------------------|---------------------|
| <u>RFI</u> 1 | Connect to Existing Water Strub (Doubled) | 8 | EA | | \$ 4,312.00 |
| | Flow Fill Backfill (Overage) | 63 | CY | \$ 145.00 | \$ 9,135.00 |
| | Removal of Curb and Gutter | 4 | LF | \$ | \$ 48.00 |
| | Removal of Sidewalk | 120 | SF | \$ 3.90 | \$ 468.00 |
| | | | | <u>\$ 13,963.00</u> | <u>\$ 13,963.00</u> |

③
④
⑤

The Contract Time will be extended by _____ days

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

Contractor: E-Z Excavating, Inc
 Signature: *Arnold Alvarado*
 Print Name: Arnold Alvarado
 Title: Project Manager
 Date: 5/29/2019



Request for Change Order

NO. 6

P.O. Box 1439
Longmont, CO 80502

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

| | | | |
|----------|--|-----------|---|
| ATTN: | Dave Torreyson | DATE: | 5/30/2019 |
| Company: | Samora Construction | JOB NAME: | Superior Town Center- Temporary Asphalt |
| Address: | 5310 Ward Road, Suite G-01 | LOCATION: | Central Park Circle & Discovery Parkway |
| | Arvada, CO. 80002 | | Superior, CO. |
| Phone #: | (303) 422-4285 | | |
| E-Mail: | dtorreyson@samoragroup.com | | |

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

| ITEM # | DESCRIPTION | QUANTITY | UNIT | UNIT COST | ITEM COST |
|------------------------------|----------------------|----------|------|-------------|---------------------|
| ASPHALT PAVING | | | | | |
| 1 | Mobilization | 1 | EA | \$ 2,526.00 | \$ 2,526.00 |
| 2 | 03" Asphalt Paving | 1,140 | SY | \$ 15.00 | \$ 17,100.00 |
| 3 | Manhole Adjustment | 7 | EA | \$ 535.00 | \$ 3,745.00 |
| 4 | Watervlve Adjustment | 2 | EA | \$ 340.00 | \$ 680.00 |
| Asphalt Paving Total: | | | | | \$ 24,051.00 |

EXCLUDED FROM THIS PROPOSAL are the following:

Seal Coating, Crackfill, Infrared Asphalt, Rotomill & Overlay, Striping, Signage, Scarify & Recompact of Existing Subgrade, Over Excavation & Recompaction, Chemical Stabilization, Import or Export of Fill Material, Staking, Surveying, Engineering, Inspections, Soils Testing, Asphalt Density Testing, NPDES permit, SWMP, Erosion Control, Seeding, Landscaping, Irrigation, Traffic Control, Permits, Fees, or Bonds(Add 2% if reqd).

NOTE:

- * Any Soft or Unstable areas will be corrected on an hourly basis at the direction of the Owner's Representative,
- * Final billing will be based on actual field measured quantities installed.
- * *While every attempt will be made to insure proper drainage, we cannot guarantee complete drainage in those areas with less than 2 percent slope. Small water puddles may occur.*

PAYMENT FOR SERVICES:

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

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

5/30/2019

Date

Signature

E-Z Excavating, Inc.

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

Print Name & Title

Acceptance of Proposal

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

Date

Signature

Print Name & Title

Change Order



NO. 01

P.O. Box 1439
Longmont, Colorado 80502

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

ATTN: Dave Torryson
COMPANY: Samora Construction
ADDRESS: Discovery Parkway & Centra Park Circle
PHONE #: 303-422-4285
FAX #:
DATE: 5/8/2019
JOB #: 7537
LOCATION: Superior, CO
Bid Number: 2019-0203

Description of work:

Overlot earthwork, 12" recycled concrete temporary access road, 2" road base over alley, sleeving in alley per plan.

| ITEM # | DESCRIPTION | QUANTITY | UNIT | UNIT COST | ITEM COST |
|--------|--|----------|------|-------------|--------------|
| 1 | Mobilization - Grading | 1 | EACH | \$ 4,146.00 | \$ 4,146.00 |
| 2 | Cut From Stockpile To Fill < 1500 Ft | 620 | CY | \$ 6.60 | \$ 4,092.00 |
| 3 | Cut to Fill < 1500 Ft | 180 | CY | \$ 6.60 | \$ 1,188.00 |
| 4 | Balance Street Areas +/- One Tenth - No Con | 1,980 | SY | \$ 1.60 | \$ 3,168.00 |
| 5 | Dry Utility Sleeve Trench Excavation & Back | 249 | LF | \$ 19.00 | \$ 4,731.00 |
| 6 | 04" SCH 40 Sleeve Conduit | 877 | LF | \$ 3.50 | \$ 3,069.50 |
| 7 | 06" SCH 40 Sleeve Conduit | 339 | LF | \$ 7.30 | \$ 2,474.70 |
| 8 | Scarify, Moisture Condition, & Recompact - 12" | 1,980 | SY | \$ 3.70 | \$ 7,326.00 |
| 9 | Place 12" Recycled Concrete | 465 | TON | \$ 25.00 | \$ 11,625.00 |
| 10 | Place 2" CL 6 Road Base in Alley | 140 | TON | \$ 26.50 | \$ 3,710.00 |
| 11 | Soil Sterilant | 1,980 | SY | \$ 0.22 | \$ 435.60 |
| | | | | TOTAL: | \$ 45,965.80 |

The Contract Time will be extended by 7 days

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

Contractor: E-Z Excavating, Inc.
Signature: Todd Greff
Print Name: Todd Greff
Title: Estimator
Date: 5/8/2019



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

ESTIMATE

| Date | Estimate No. |
|-----------|--------------|
| 6/26/2019 | 19-012 |

| Name/Address |
|--|
| STC Metro District 12775 El Camino Real, Suite 100 San Diego, CA 92130 |

| Description | Total |
|---|-----------|
| STC - Block 26 | |
| Exterior Electrical/Light Poles/Luminaires/Cassions | 62,570.00 |
| Site Amenities - Benches/Tash Receptacals/Mail Boxes/Bike Racks | 25,689.60 |

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10

NOTE: SAMORA is not responsible for any unforeseen conditions.
 Proposal is only valid for 30 days.

| | |
|-------|-------------|
| Total | \$88,259.60 |
|-------|-------------|

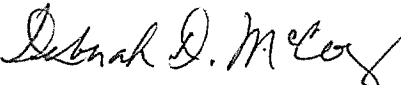
| | |
|-----------------------------------|-------|
| Acceptance of Proposal Signature: | Date: |
|-----------------------------------|-------|



Special District
Management
Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 • Fax: 303-987-2032

MEMORANDUM

TO: Board of Directors
FROM: Deborah D. McCoy 
President
DATE: June, 2019
RE: Notice of Rate Restructuring

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), as of August 1, 2019, the hourly rates described in Article III for all services provided by SDMS shall be subject to the following rate restructuring schedule.

District Management & Administration:

| | |
|--|---------------------|
| Senior Managers and Managers | \$140.00 - \$190.00 |
| Assistant Managers & Admin. Coordinators | \$115.00 - \$150.00 |

Finance & Accounting:

| | |
|---|---------------------|
| Senior Accountants and Accountants | \$130.00 - \$160.00 |
| Assistant Accountants & AP Coordinators | \$110.00 - \$150.00 |

Utility Billing Service: \$65.00

Operations, Maintenance and Field Services: \$75.00 - \$95.00

Community Management:

| | |
|---------------------------------|---------------------|
| Managers and Assistant Managers | \$ 95.00 - \$140.00 |
| Administrative Support | \$ 75.00 - \$140.00 |

SDMS is one of the few consultants that has not adopted a variable rate structure. We hope you will understand that, in order to keep up with the changes in our industry, it is beneficial to implement this rate restructuring so that we may continue to provide the best and most efficient management services you expect from SDMS.

We look forward to serving you for many years to come. Please feel free to speak directly with your current District Manager if you have questions.