

**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  
<https://stcmd1-3.colorado.gov/>

**NOTICE OF SPECIAL MEETING AND AGENDA**

<b><u>Board of Directors:</u></b>	<b><u>Office:</u></b>	<b><u>Term/Expires:</u></b>
James A. Brzostowicz	President	2027/May 2027
Terry Willis	Treasurer	2027/May 2027
VACANT		2027/May 2025
VACANT		2025/May 2025
VACANT		2025/May 2025
Peggy Ripko	Secretary	

DATE: Wednesday, July 24, 2024

TIME: 8:30 A.M.

LOCATION: Zoom: The meeting can be joined through the directions below.

*\* Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (pripko@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUIZZc1VMWTJFZjFHdz09>

Phone Number: 1 (719) 359-4580

Meeting ID: 862 6755 0643

Passcode: 987572

I. ADMINISTRATIVE MATTERS

- A. Call to Order/Confirm Quorum. Present Disclosures of Potential Conflicts of Interest.  

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- B. Approve Agenda; confirm location of the meeting and posting of meeting notice.  

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- C. Approve Minutes of the March 11, 2024 Special Meeting and November 1, 2023 Statutory Annual Meeting (enclosures).  

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II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
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III. FINANCIAL MATTERS

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

Fund	Period Ending Mar. 31, 2024	Period Ending Apr. 30, 2024	Supplemental Payment Apr. 2024
General	\$ 75,885.11	\$ 81,449.25	\$ 3,425.25
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ 64,375.61	\$ 2,122.78	\$ -0-
Payroll	\$ 92.35	\$ 92.35	\$ -0-
<b>Total</b>	<b>\$ 140,353.07</b>	<b>\$ 83,664.41</b>	<b>\$ 3,425.25</b>

Fund	Period Ending May 31, 2024	Special Payment May 31, 2024	Period Ending Jun. 30, 2024
General	\$ 29,917.44	\$ 1,166.52	\$ 25,170.74
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ 831.25	\$ -0-	\$ 1,225.00
Payroll	\$ -0-	\$ -0-	\$ -0-
<b>Total</b>	<b>\$ 30,748.69</b>	<b>\$ 1,166.52</b>	<b>\$ 26,395.74</b>

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IV. LEGAL MATTERS

- A. Update on Items Relating to Junior Limited Tax General Obligation Bond, Series 2020C in the Total Aggregate Principal Amount of up to \$16,215,000 and Taxable Junior Limited Tax General Obligation Bond, Series 2020D in the Total Aggregate Principal Amount of up to \$18,958,000:
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- B. Discuss and ratify the appointment of Director to the Wrap Building No. 6-01 Owners Association.
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- C. Discuss Memorandum Regarding HB 21-1110 and Rules Establishing Technology Accessibility Standards (to be distributed).
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1. Consider approval of Resolution Adopting Technology Accessibility Standards (enclosure).
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V. LANDSCAPING MATTERS

- A. Review and consider approval of a proposal from ManageMowed Boulder for replacement of the valve box covers at Thrive Block (enclosure).
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- B. Review and consider approval of a proposal from ManageMowed Boulder for replacement of 9 Decoders (enclosure).
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- C. Review and consider approval of a proposal from ManageMowed Boulder for replacement of a Hot Wing Tatarian Maple tree and a Swamp White Oak tree (enclosure).
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- D. Review and consider approval of a proposal from ManageMowed Boulder for rock installation at 432 Promenade (enclosure).
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- E. Review and consider approval of a proposal from ManageMowed Boulder for replacement of landscape damaged from fire (enclosure).
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- F. Review and consider approval of a proposal from ManageMowed Boulder to install landscaping and repair irrigation as needed at Block 14 (enclosure).
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VI. PLAZA, PARKING AND MAIN STREET MATTERS

- A. Discuss social events for the District.
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- B. Review and discuss installing a sculpture downtown near the front of the Town's Civic Space (enclosure).
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- C. Review and consider approval of a proposal from Parkwell, LLC for parking management (enclosure).
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- D. Review and consider options for the community bulletin board (enclosure).

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- E. Review and consider approval of Commercial Rules and Regulations of STC Metropolitan District No. 2 (enclosure).

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- F. Review and consider approval of a proposal from Property Solutions Team LLC to install heater in the elevator pit (enclosure).

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- G. Review and consider approval of a proposal from Mtn High Sign + Design LLC to design the MOB sign (enclosure).

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- H. Discuss the requirement to operate the Water Feature.

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- I. Discuss the options to deter birds from parking garage.

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VII. CAPITAL PROJECTS

- A. Review and consider acceptance of improvement costs in the amount of \$1,813,906.13, under Final Engineers Report and Certification #106 prepared by Ranger Engineering, LLC, dated March 27, 2024 (enclosure).

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- B. Review and consider acceptance of improvement costs in the amount of \$860,072.47, under Final Engineers Report and Certification #107 prepared by Ranger Engineering, LLC, dated April 25, 2024 (enclosure).

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- C. Review and consider acceptance of improvement costs in the amount of \$861,539.72, under Final Engineers Report and Certification #108 prepared by Ranger Engineering, LLC, dated May 30, 2024 (enclosure).

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- D. Review and consider acceptance of improvement costs in the amount of \$437,973.49, under Final Engineers Report and Certification #109 prepared by Ranger Engineering, LLC, dated June 18, 2024 (enclosure).

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VIII. DEVELOPER UPDATE

A. Status of Development.

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B. Status of any Necessary Inclusions.

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C. Review and consider acceptance of Conveyance of Facilities (enclosures).

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IX. OTHER MATTERS

A. \_\_\_\_\_

X. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 6, 2024.**

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD MARCH 11, 2024

A Special Meeting of the Board of Directors (referred to hereafter as the "Board") of the STC Metropolitan District No. 2 (referred to hereafter as the "District") was convened on Monday, the 11<sup>th</sup> day of March, 2024, at 9:00 A.M. This District Board meeting was held via Zoom and via telephone conference. The meeting was open to the public.

#### ATTENDANCE

##### Directors In Attendance Were:

James A. Brzostowicz, President  
Terry Willis, Treasurer

##### Also In Attendance Were:

Peggy Ripko; Special District Management Services, Inc. ("SDMS")

Jennifer L. Ivey, Esq. and Lance Ingalls, Esq.; Icenogle Seaver Pogue, P.C.

Bill Jencks; Ranch Capital, LLC

Harris Griswold; Carmel Partners Inc.

#### ADMINISTRATIVE MATTERS

Confirm Quorum: Ms. Ripko confirmed the presence of a quorum.

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

Agenda: The Board reviewed the proposed Agenda for the District's Special Meeting.

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

## RECORD OF PROCEEDINGS

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**Confirm Location of Meeting and Posting of Meeting Notices:** Ms. Ripko confirmed that notice of the time, date, and location/manner of the meeting was duly posted.

**Minutes:** The Board reviewed the Minutes of the February 13, 2024 Special Meeting.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the Minutes of the February 13, 2024 Special Meeting.

**PUBLIC  
COMMENTS**

There were no public comments.

**FINANCIAL  
MATTERS**

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

Fund	Period Ending Oct. 31, 2023	Period Ending Nov. 30, 2023	Period Ending Dec. 31, 2023
General	\$ 43,771.41	\$ 45,859.64	\$ 35,793.17
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ 8,137.46	\$ 4,248.75	\$ 4,372.50
Payroll	\$ -0-	\$ 369.40	\$ 369.40
<b>Total</b>	<b>\$ 51,908.87</b>	<b>\$ 50,477.79</b>	<b>\$ 40,535.07</b>

Fund	Period Ending Jan. 31, 2024	Period Ending Feb. 29, 2024
General	\$ 28,484.09	\$ 50,922.85
Debt	\$ 9,500.00	\$ -0-
Capital	\$ 3,217.50	\$ -0-
Payroll	\$ -0-	\$ 92.35
<b>Total</b>	<b>\$ 41,201.59</b>	<b>\$ 51,015.20</b>

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

Attorney Ivey noted that due to cash flow issues, the claims that were approved have not been released.

**LEGAL MATTERS**

**Third Amendment to Facilities Acquisition and Reimbursement Agreement (“FARA”):** Ms. Ivey reviewed with the Board the Third Amendment to FARA and Authorization to Proceed to Closing.

## RECORD OF PROCEEDINGS

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Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the Third Amendment to FARA, subject to final changes acceptable to legal counsel, and Authorization to Proceed to Closing, subject to resolution of the property tax payment matter.

**Items Relating to Junior Limited Tax General Obligation Bond, Series 2020C in the Total Aggregate Principal Amount of up to \$16,215,000 and Taxable Junior Limited Tax General Obligation Bond, Series 2020D in the Total Aggregate Principal Amount of up to \$18,958,000:**

Ms. Ivey advised that this matter was not ready for Board action at this item at this time and the Board deferred consideration to a future meeting.

*Resolution of the Board Approving Advances Under the District's Junior Limited Tax General Obligation Bond, Series 2020C:* Ms. Ivey advised that this matter was not ready for Board action at this item at this time and the Board deferred consideration to a future meeting.

*Resolution of the Board Approving Advances Under the District's Junior Limited Tax General Obligation Bond, Series 2020D:* Ms. Ivey advised that this matter was not ready for Board action at this item at this time and the Board deferred consideration to a future meeting.

*Other:* There were no other matters.

**Executive Session:** Pursuant to Sections 24-6-402(4)(b) and 24-6-402(4)(e), C.R.S., upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon an affirmative vote of at least two-thirds of the quorum present, the Board convened in executive session at 9:29 a.m. for the purpose of receiving legal advice on specific legal questions and/or determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding Reimbursements and Conveyances Pursuant to Facilities Acquisition and Reimbursement Agreement (FARA) and the District's Junior Limited Tax General Obligation Bond, Series 2020C in the Total Aggregate Principal Amount of up to \$16,215,000 and Taxable Junior Limited Tax General Obligation Bond, Series 2020D.

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., no record will be kept of the remaining portion of this executive session that, in the opinion of the District's general counsel, constitutes privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S.

Members of the Board, Mss. Ripko and Ivey, and Mr. Ingalls participated in the Executive Session.

## RECORD OF PROCEEDINGS

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Also pursuant to Section 24-6-402(4), C.R.S., the Board did not adopt any proposed policy, position, resolution, rule, regulation or take formal action during execution session.

Upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board reconvened in regular session at 9:58 a.m.

### OPERATIONS AND MAINTENANCE

**Proposal from ManageMowed Boulder:** The Board reviewed a proposal from ManageMowed Boulder to re-trench conduit into site lighting panel and re-pull wire to site panel.

Following review and discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the proposal from ManageMowed Boulder to re-trench conduit into site lighting panel and re-pull wire to site panel, subject to final legal review.

**Service Agreement from Neighborhood Lawn Care Inc.:** The Board reviewed a service agreement from Neighborhood Lawn Care Inc. for snow clearing services.

Following review and discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the service agreement from Neighborhood Lawn Care Inc. for snow clearing services.

**Snow Removal Agreement with ManageMowed Boulder:** The Board discussed terminating the snow removal agreement with ManageMowed Boulder.

Following discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved terminating the portions of the agreement(s) with ManageMowed Boulder related to snow removal services.

### CAPITAL PROJECTS

**Final Engineers Report and Certification #105 prepared by Ranger Engineering, LLC, dated February 26, 2024:** The Board reviewed the improvement costs in the amount of \$426,579.46, under Final Engineers Report and Certification #105 prepared by Ranger Engineering, LLC, dated February 26, 2024.

Following review and discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved and accepted improvement costs in the amount of \$426,579.46, detailed in the Final Engineers Report and Certification #105 prepared by Ranger Engineering, LLC, dated February 26, 2024.

## RECORD OF PROCEEDINGS

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**UMB Account Closeout Engineer's Report and Certification #02 prepared by Ranger Engineering, LLC, dated February 26, 2024:** The Board reviewed the improvement costs in the amount of \$25,278.36, under UMB Account Closeout Engineer's Report and Certification #02 prepared by Ranger Engineering, LLC, dated February 26, 2024.

Following review and discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved and accepted improvement costs in the amount of \$25,278.36, detailed in the UMB Account Closeout Engineer's Report and Certification #02 prepared by Ranger Engineering, LLC, dated February 26, 2024.

### **DEVELOPER UPDATE**

**Status of Development:** There were no updates at this time.

**Necessary Inclusions:** There were no updates at this time.

**Conveyance of Facilities:** There were no updates at this time.

### **COVENANTS**

There were no covenants to discuss.

### **OTHER MATTERS**

There were no other matters to discuss.

### **ADJOURNMENT**

There being no further business to come before the Board at this time, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Meeting

## RECORD OF PROCEEDINGS

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### MINUTES OF THE STATUTORY ANNUAL MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 (THE “DISTRICT”) HELD NOVEMBER 1, 2023

Pursuant to Section 32-1-903(6), C.R.S., a statutory annual meeting of the Board of Directors of the District (referred to hereafter as the “Board”) was convened on November, 1, 2023, at 8:45 a.m., via video / telephone conference. The meeting was open to the public.

#### ATTENDANCE

##### Directors In Attendance Were:

James A. Brzostowicz, President  
Terry Willis, Treasurer

##### Also, In Attendance Were:

Peggy Ripko and Michelle Gardner (for a portion of the meeting); Special District Management Services, Inc. (“SDMS”)

Jennifer L. Ivey, Esq. (for a portion of the meeting) and Alicia J. Corley, Esq.; Icenogle Seaver Pogue, P.C.

Diane Wheeler; Simmons & Wheeler, P.C.

Bill Jencks, C. Wences, and Sonia Chin; Ranch Capital, LLC

Anthony Harrigan; STC Metropolitan District No. 1 Board Member

Tim Follett; District Resident

#### ANNUAL MEETING ITEMS

Confirmation of Posting of Annual Meeting Notice: It was noted for the record that notice of the time, date and location of the annual meeting was duly posted on the District’s website and that no objections to the means of hosting the meeting by taxpaying electors within the District’s boundaries have been received.

Presentation Regarding the Status of the Public Infrastructure Projects Within the District and Outstanding Bonds: The District consultants presented information regarding the status of public infrastructure projects within the District.

## RECORD OF PROCEEDINGS

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**Unaudited Financial Statements, Including Year-to-Date Revenue and Expenditures of the District in Relation to its Adopted Budget, for the Calendar Year:** The District Accountant presented the District's Unaudited Financial Statements, including year-to-date revenue and expenditures of the District in relation to the District's adopted budget, for the calendar year.

**Public Questions:** There were no public questions.

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### **ADJOURNMENT**

There being no further business to come before the Board at this time, the annual meeting was adjourned.

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Annual Meeting



**STC Metropolitan District No.2  
March-24**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	Department
Carmel Construction Colorado, LLC	480-01.030424	3/4/2024	3/4/2024	\$ 690.95	O&M - Utilities	7040	1
Colorado Facility Management, LLC	23-288	2/26/2024	2/26/2024	\$ 180.20	O&M - Parking Garage	7300	1
Colorado Facility Management, LLC	23-285	2/19/2024	2/19/2024	\$ 180.20	O&M - Parking Garage	7300	1
Colorado Facility Management, LLC	23-300	3/4/2024	3/4/2024	\$ 180.20	O&M - Parking Garage	7300	1
Colorado Special Districts Prop & Liability	52533	3/5/2024	3/5/2024	\$ 3,253.00	Insurance/SDA Dues	6700	1
Comcast	316389 02.2024	2/14/2024	3/9/2024	\$ 27.03	O&M - Parking Garage	7300	1
Doody Calls	DEN-0108205	1/31/2024	1/31/2024	\$ 872.52	O&M - Landscaping	7200	1
Doody Calls	70449	2/27/2024	2/27/2024	\$ 375.00	O&M - Landscaping	7200	1
Icenogle Seaver Pogue, P.C.	25254	2/29/2024	2/29/2024	\$ 23,110.33	Legal	6750	1
James Brzostowicz	D2 Meeting- 02/13/24	2/13/2024	2/13/2024	\$ 100.00	Director's Fees	6200	1
James Brzostowicz	D2 Meeting- 02/13/24	2/13/2024	2/13/2024	\$ (100.00)	Payroll Taxes Payable	2200	1
ManageMowed Boulder	4696	2/8/2024	3/9/2024	\$ 2,380.00	O&M - Roads & Sidewalks	7250	1
ManageMowed Boulder	4695	2/3/2024	3/4/2024	\$ 9,155.00	O&M - Roads & Sidewalks	7250	1
ManageMowed Boulder	4808	2/17/2024	3/18/2024	\$ 9,810.00	O&M - Roads & Sidewalks	7250	1
ManageMowed Boulder	4554	2/1/2024	3/2/2024	\$ 2,582.08	O&M - Landscaping	7200	1
ManageMowed Boulder	4778	3/1/2024	3/31/2024	\$ 2,582.08	O&M - Landscaping	7200	1
Ranger Engineering, LLC.	1872	3/7/2024	3/7/2024	\$ 1,684.61	Engineering	7840	2
Simmons & Wheeler, P.C.	37794	2/29/2024	3/30/2024	\$ 782.00	Accounting	6120	1
Special District Association of Colorado	D3 SDA-2024	2/21/2024	2/21/2024	\$ 266.67	Insurance/SDA Dues	6700	1
Special District Association of Colorado	D1 SDA-2024	2/14/2024	2/14/2024	\$ 225.56	Insurance/SDA Dues	6700	1
Special District Association of Colorado	D2 SDA-2024	2/14/2024	2/14/2024	\$ 570.96	Insurance/SDA Dues	6700	1
Special District Management Services	D2 02/2024	2/29/2024	2/29/2024	\$ 5,529.00	O&M - Covenant Control	6820	1
Special District Management Services	D2 02/2024	2/29/2024	2/29/2024	\$ 6,230.20	Management	6800	1
Special District Management Services	D2 02/2024	2/29/2024	2/29/2024	\$ 2,518.10	Accounting	6120	1
Special District Management Services	D2 02/2024	2/29/2024	2/29/2024	\$ 386.54	Miscellaneous Expense	6850	1
Special District Management Services	D1 02/2024	2/29/2024	2/29/2024	\$ 580.90	Management	6800	1
Special District Management Services	D1 02/2024	2/29/2024	2/29/2024	\$ 71.55	Miscellaneous Expense	6850	1
Special District Management Services	D3 02/2024	2/29/2024	2/29/2024	\$ 417.40	Management	6800	1
T Charles Wilson Insurance Service	13703	3/6/2024	3/6/2024	\$ 595.00	Insurance/SDA Dues	6700	1
Terry Willis	D2 Meeting- 02/13/24	2/13/2024	2/13/2024	\$ 100.00	Director's Fees	6200	1
Terry Willis	D2 Meeting- 02/13/24	2/13/2024	2/13/2024	\$ (7.65)	Payroll Taxes Payable	2200	1
Thyssenkrupp Elevator Corporation	3007766336	3/1/2024	3/1/2024	\$ 203.23	O&M Maintenance	7350	1
Town of Superior	507530.00 02/2024	3/11/2024	3/11/2024	\$ 251.41	O&M - Utilities	7040	1
Town of Superior	505887.00 02/2024	3/11/2024	3/11/2024	\$ -	O&M - Utilities	7040	1
Town of Superior	505888.00 02/2024	3/11/2024	3/11/2024	\$ -	O&M - Utilities	7040	1
Town of Superior	506162.00 02/2024	3/11/2024	3/11/2024	\$ -	O&M - Utilities	7040	1
Town of Superior	505889.00 02/2024	3/11/2024	3/11/2024	\$ -	O&M - Utilities	7040	1
Town of Superior	505487.00 02/2024	3/11/2024	3/11/2024	\$ -	O&M - Utilities	7040	1
Town of Superior	506156.00 02/2024	3/11/2024	3/11/2024	\$ -	O&M - Utilities	7040	1
Town of Superior	505257.00 02/2024	3/11/2024	3/11/2024	\$ -	O&M - Utilities	7040	1
Town of Superior	505324.00 02/2024	3/11/2024	3/11/2024	\$ -	O&M - Utilities	7040	1
Town of Superior	505291.00 02/2024	3/11/2024	3/11/2024	\$ -	O&M - Utilities	7040	1
Town of Superior	505256.00 02/2024	3/11/2024	3/11/2024	\$ -	O&M - Utilities	7040	1
WesTech Engineering, LLC	94290	2/21/2024	3/22/2024	\$ 62,691.00	Construction Expenses	7610	2
Xcel Energy	867136220	2/29/2024	3/30/2024	\$ 33.29	O&M - Utilities	7040	1
Xcel Energy	859169303	12/29/2023	1/28/2024	\$ 110.99	O&M - Utilities	7040	1
Xcel Energy	867103805	2/29/2024	3/30/2024	\$ 189.98	O&M - Utilities	7040	1
Xcel Energy	867128740	2/29/2024	3/30/2024	\$ 49.68	O&M - Utilities	7040	1
Xcel Energy	867166897	2/29/2024	3/30/2024	\$ 27.29	O&M - Utilities	7040	1
Xcel Energy	867110963	2/29/2024	3/30/2024	\$ 14.51	O&M - Utilities	7040	1
Xcel Energy	867165844	2/29/2024	3/30/2024	\$ 59.42	O&M - Utilities	7040	1
Xcel Energy	863446049	2/1/2024	3/2/2024	\$ 127.96	O&M - Utilities	7040	1
Xcel Energy	867109498	2/29/2024	3/30/2024	\$ 35.17	O&M - Utilities	7040	1
Xcel Energy	867122069	2/29/2024	3/30/2024	\$ 27.27	O&M - Utilities	7040	1
Xcel Energy	867484877	3/4/2024	4/3/2024	\$ 31.68	O&M - Utilities	7040	1
Xcel Energy	867773178	3/6/2024	4/5/2024	\$ 378.30	O&M - Utilities	7040	1
Xcel Energy	867512250	3/4/2024	4/3/2024	\$ 452.59	O&M - Utilities	7040	1
Xcel Energy	867164392	2/29/2024	3/30/2024	\$ 133.71	O&M - Utilities	7040	1
Xcel Energy	867098556	2/29/2024	3/30/2024	\$ 206.16	O&M - Utilities	7040	1

\$ 140,353.07

STC Metropolitan District No.2  
March-24

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 75,885.11		\$ 64,375.61	\$ 140,260.72
<b>Payroll</b>	\$ 92.35			\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$75,977.46</b>	<b>\$0.00</b>	<b>\$64,375.61</b>	<b>\$140,353.07</b>

**STC Metropolitan District No.2**  
**April-24**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	Department
Colorado Facility Management, LLC	23-320	4/1/2024	4/1/2024	\$ 180.20	O&M Maintenance	7350	1
Colorado Facility Management, LLC	23-312	3/25/2024	3/25/2024	\$ 180.20	O&M Maintenance	7350	1
Colorado Facility Management, LLC	23-323	4/8/2024	4/8/2024	\$ 180.20	O&M Maintenance	7350	1
Colorado Facility Management, LLC	23-310	3/18/2024	3/18/2024	\$ 180.20	O&M Maintenance	7350	1
Colorado Facility Management, LLC	23-306	3/11/2024	3/11/2024	\$ 180.20	O&M Maintenance	7350	1
Comcast	316389 03.2024	3/14/2024	4/9/2024	\$ 54.61	O&M - Parking Garage	7300	1
Doody Calls	75894	3/25/2024	3/25/2024	\$ 1,920.00	O&M - Landscaping	7200	1
Doody Calls	75902	4/17/2024	4/17/2024	\$ 105.00	O&M - Landscaping	7200	1
Icenogle Seaver Pogue, P.C.	25363	3/31/2024	3/31/2024	\$ 16,449.25	Legal	6750	1
James Brzostowicz	D2 Meeting- 03/11/24	3/11/2024	3/11/2024	\$ 100.00	Director's Fees	6200	1
James Brzostowicz	D2 Meeting- 03/11/24	3/11/2024	3/11/2024	\$ (100.00)	Payroll Taxes Payable	2200	1
ManageMowed Boulder	4987	3/15/2024	4/14/2024	\$ 25,462.50	O&M - Roads & Sidewalks	7250	1
ManageMowed Boulder	4986	3/14/2024	4/13/2024	\$ 20,352.50	O&M - Roads & Sidewalks	7250	1
ManageMowed Boulder	4973	4/8/2024	5/8/2024	\$ 443.00	O&M - Landscaping	7200	1
ManageMowed Boulder	4885	4/1/2024	5/1/2024	\$ 2,582.08	O&M - Landscaping	7200	1
Ranger Engineering, LLC.	1890	4/12/2024	4/12/2024	\$ 2,122.78	Engineering	7840	2
Special District Management Services	D3 03/2024	3/31/2024	3/31/2024	\$ 434.30	Management	6800	1
Special District Management Services	D1 03/2024	3/31/2024	3/31/2024	\$ 406.00	Management	6800	1
Special District Management Services	D1 03/2024	3/31/2024	3/31/2024	\$ 169.70	Miscellaneous Expense	6850	1
Special District Management Services	D2 03/2024	3/31/2024	3/31/2024	\$ 3,340.20	O&M - Covenant Control	6820	1
Special District Management Services	D2 03/2024	3/31/2024	3/31/2024	\$ 3,816.70	Management	6800	1
Special District Management Services	D2 03/2024	3/31/2024	3/31/2024	\$ 2,315.30	Accounting	6120	1
Special District Management Services	D2 03/2024	3/31/2024	3/31/2024	\$ 569.18	Miscellaneous Expense	6850	1
Terry Willis	D2 Meeting- 03/11/24	3/11/2024	3/11/2024	\$ 100.00	Director's Fees	6200	1
Terry Willis	D2 Meeting- 03/11/24	3/11/2024	3/11/2024	\$ (7.65)	Payroll Taxes Payable	2200	1
Thyssenkrupp Elevator Corporation	3007822841	4/1/2024	4/1/2024	\$ 609.77	O&M Maintenance	7350	1
Town of Superior	505291.00 03/2024	4/11/2024	4/11/2024	\$ -	O&M - Utilities	7040	1
Town of Superior	505256.00 03/2024	4/11/2024	4/11/2024	\$ -	O&M - Utilities	7040	1
Town of Superior	506156.00 03/2024	4/11/2024	4/11/2024	\$ -	O&M - Utilities	7040	1
Town of Superior	505887.00 03/2024	4/11/2024	4/11/2024	\$ -	O&M - Utilities	7040	1
Town of Superior	505257.00 03/2024	4/11/2024	4/11/2024	\$ -	O&M - Utilities	7040	1
Town of Superior	505324.00 03/2024	4/11/2024	4/11/2024	\$ -	O&M - Utilities	7040	1
Town of Superior	506162.00 03/2024	4/11/2024	4/11/2024	\$ -	O&M - Utilities	7040	1
Town of Superior	505888.00 03/2024	4/11/2024	4/11/2024	\$ -	O&M - Utilities	7040	1
Town of Superior	505889.00 03/2024	4/11/2024	5/5/2024	\$ -	O&M - Utilities	7040	1
Town of Superior	507530.00 03/2024	4/11/2024	4/11/2024	\$ 275.24	O&M - Utilities	7040	1
Town of Superior	505487.00 03/2024	4/11/2024	4/11/2024	\$ -	O&M - Utilities	7040	1
Xcel Energy	871378843	4/1/2024	5/1/2024	\$ 26.23	O&M - Utilities	7040	1
Xcel Energy	871373318	4/1/2024	5/1/2024	\$ 442.27	O&M - Utilities	7040	1
Xcel Energy	871428097	4/1/2024	5/1/2024	\$ -	O&M - Utilities	7040	1
Xcel Energy	871369152	4/1/2024	5/1/2024	\$ 46.84	O&M - Utilities	7040	1
Xcel Energy	867773171	3/6/2024	4/5/2024	\$ 56.72	O&M - Utilities	7040	1
Xcel Energy	871433552	4/1/2024	5/1/2024	\$ 54.16	O&M - Utilities	7040	1
Xcel Energy	871592767	4/2/2024	5/2/2024	\$ 32.55	O&M - Utilities	7040	1
Xcel Energy	871568141	4/2/2024	5/2/2024	\$ 29.58	O&M - Utilities	7040	1
Xcel Energy	871582163	4/2/2024	5/2/2024	\$ 27.20	O&M - Utilities	7040	1
Xcel Energy	871405776	4/1/2024	5/1/2024	\$ 125.59	O&M - Utilities	7040	1
Xcel Energy	871351180	4/1/2024	5/1/2024	\$ 167.86	O&M - Utilities	7040	1
Xcel Energy	871565168	4/2/2024	5/2/2024	\$ 14.51	O&M - Utilities	7040	1
Xcel Energy	871354374	4/1/2024	5/1/2024	\$ 186.36	O&M - Utilities	7040	1
Xcel Energy	871364589	4/1/2024	5/1/2024	\$ 33.08	O&M - Utilities	7040	1
				\$ 83,664.41			

STC Metropolitan District No.2  
April-24

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 81,449.28		\$ 2,122.78	\$ 83,572.06
<b>Payroll</b>	\$ 92.35			\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$81,541.63</b>	<b>\$0.00</b>	<b>\$2,122.78</b>	<b>\$83,664.41</b>

STC Metropolitan District No.2  
April-24

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	Department
Doody Calls	DEN-0120269	2/29/2024	2/29/2024	\$ 1,531.50	O&M - Landscaping	7200	1
Doody Calls	DEN-0134550	3/31/2024	3/31/2024	\$ 1,893.75	O&M - Landscaping	7200	1
				\$ 3,425.25			

**STC Metropolitan District No.2**  
**April-24**

	General	Debt	Capital	Totals
<b>Disbursements</b>	\$ 3,425.25			\$ 3,425.25
				\$ -
<b>Payroll</b>				\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$3,425.25</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,425.25</b>

**STC Metropolitan District No.2**  
**May-24**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	Department
1 Up Elevator Inspections, LTD.	9-24	1/11/2024	1/11/2024	\$ 200.00	O&M - Parking Garage	7300	1
Colorado Facility Management, LLC	23-340	5/6/2024	5/6/2024	\$ 180.20	O&M Maintenance	7350	1
Colorado Facility Management, LLC	23-334	4/29/2024	4/29/2024	\$ 180.20	O&M Maintenance	7350	1
Colorado Facility Management, LLC	23-330	4/22/2024	4/22/2024	\$ 180.20	O&M Maintenance	7350	1
Colorado Facility Management, LLC	23-344	5/13/2024	5/13/2024	\$ 180.20	O&M Maintenance	7350	1
Comcast	316389 04.2024	4/14/2024	5/9/2024	\$ 126.95	O&M - Parking Garage	7300	1
Icenogle Seaver Pogue, P.C.	25535	4/30/2024	4/30/2024	\$ 2,895.50	Legal	6750	1
ManageMowed Boulder	5075	3/24/2024	4/23/2024	\$ 9,640.00	O&M - Roads & Sidewalks	7250	1
Mtn High Sign and Design LLC	1365-2	5/1/2024	5/1/2024	\$ 1,087.48	Miscellaneous Expense	6850	1
Ranger Engineering, LLC.	1910	5/8/2024	5/8/2024	\$ 831.25	Engineering	7840	2
Simmons & Wheeler, P.C.	37983	3/31/2024	4/30/2024	\$ 745.48	Accounting	6120	1
Special District Management Services	D2 04/2024	4/30/2024	4/30/2024	\$ 5,608.80	O&M - Covenant Control	6820	1
Special District Management Services	D2 04/2024	4/30/2024	4/30/2024	\$ 3,139.40	Management	6800	1
Special District Management Services	D2 04/2024	4/30/2024	4/30/2024	\$ 2,822.30	Accounting	6120	1
Special District Management Services	D2 04/2024	4/30/2024	4/30/2024	\$ 188.72	Miscellaneous Expense	6850	1
Special District Management Services	D1 04/2024	4/30/2024	4/30/2024	\$ 135.20	Management	6800	1
Special District Management Services	D3 04/2024	4/30/2024	4/30/2024	\$ 33.80	Management	6800	1
Town of Superior	505888.00 04/2024	5/11/2024	5/11/2024	\$ 14.37	O&M - Utilities	7040	1
Town of Superior	506156.00 04/2024	5/11/2024	5/11/2024	\$ 14.37	O&M - Utilities	7040	1
Town of Superior	505324.00 04/2024	5/11/2024	5/11/2024	\$ 14.37	O&M - Utilities	7040	1
Town of Superior	505256.00 04/2024	5/11/2024	5/11/2024	\$ 14.37	O&M - Utilities	7040	1
Town of Superior	506162.00 04/2024	5/11/2024	5/11/2024	\$ 14.37	O&M - Utilities	7040	1
Town of Superior	505257.00 04/2024	5/11/2024	5/11/2024	\$ 14.37	O&M - Utilities	7040	1
Town of Superior	505487.00 04/2024	5/11/2024	5/11/2024	\$ 14.37	O&M - Utilities	7040	1
Town of Superior	507530.00 04/2024	5/11/2024	5/11/2024	\$ 270.24	O&M - Utilities	7040	1
Town of Superior	505291.00 04/2024	5/11/2024	5/11/2024	\$ 14.37	O&M - Utilities	7040	1
Town of Superior	505889.00 04/2024	5/11/2024	5/11/2024	\$ 14.37	O&M - Utilities	7040	1
Town of Superior	505887.00 04/2024	5/11/2024	5/11/2024	\$ 14.37	O&M - Utilities	7040	1
Water Extraction Team dba Property Solutions Team	8655MNT	4/19/2024	5/19/2024	\$ 711.67	O&M Maintenance	7350	1
Water Extraction Team dba Property Solutions Team	8658MNT	5/17/2024	6/16/2024	\$ 325.00	O&M Maintenance	7350	1
Xcel Energy	875726843	5/1/2024	5/31/2024	\$ 50.21	O&M - Utilities	7040	1
Xcel Energy	875332765	4/29/2024	5/29/2024	\$ 31.80	O&M - Utilities	7040	1
Xcel Energy	875325255	4/29/2024	5/29/2024	\$ 128.43	O&M - Utilities	7040	1
Xcel Energy	875330905	4/29/2024	5/29/2024	\$ 430.86	O&M - Utilities	7040	1
Xcel Energy	875385252	4/29/2024	5/29/2024	\$ -	O&M - Utilities	7040	1
Xcel Energy	875323375	4/29/2024	5/29/2024	\$ 14.49	O&M - Utilities	7040	1
Xcel Energy	875315456	4/29/2024	5/29/2024	\$ 64.83	O&M - Utilities	7040	1
Xcel Energy	875385090	4/29/2024	5/29/2024	\$ 34.85	O&M - Utilities	7040	1
Xcel Energy	875328955	4/29/2024	5/29/2024	\$ 179.39	O&M - Utilities	7040	1
Xcel Energy	875381973	4/29/2024	5/29/2024	\$ 30.64	O&M - Utilities	7040	1
Xcel Energy	875543871	4/30/2024	5/20/2024	\$ -	O&M - Utilities	7040	1
Xcel Energy	875330326	4/29/2024	5/29/2024	\$ 25.93	O&M - Utilities	7040	1
Xcel Energy	875328817	4/29/2024	5/29/2024	\$ 130.97	O&M - Utilities	7040	1
				\$ 30,748.69			

STC Metropolitan District No.2  
May-24

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 29,917.44		\$ 831.25	\$ 30,748.69
Payroll				\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$29,917.44</b>	<b>\$0.00</b>	<b>\$831.25</b>	<b>\$30,748.69</b>



STC Metropolitan District No.2  
May-24

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	Department
Mtn High Sign and Design LLC	1365	5/1/2024	5/1/2024	\$ 1,166.52	Miscellaneous Expense	6850	1
				\$ 1,166.52			

STC Metropolitan District No.2

May-24

	General	Debt	Capital	Totals
Disbursements	\$ 1,166.52			\$ 1,166.52
Payroll				\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$1,166.52</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,166.52</b>

**STC Metropolitan District No.2**  
**June-24**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	Department
Colorado Facility Management, LLC	23-347	5/27/2024	5/27/2024	\$ 180.20	O&M Maintenance	7350	1
Colorado Facility Management, LLC	23-346	5/20/2024	5/20/2024	\$ 180.20	O&M Maintenance	7350	1
Colorado Facility Management, LLC	23-362	6/10/2024	6/10/2024	\$ 180.20	O&M Maintenance	7350	1
Colorado Facility Management, LLC	23-359	6/3/2024	6/3/2024	\$ 180.20	O&M Maintenance	7350	1
Comcast	316389 05.2024	5/14/2024	6/9/2024	\$ 126.95	O&M - Parking Garage	7300	1
Doody Calls	DEN-0158470	5/31/2024	5/31/2024	\$ 2,090.10	O&M - Landscaping	7200	1
Doody Calls	DEN-0141734	4/30/2024	4/30/2024	\$ 2,105.15	O&M - Landscaping	7200	1
Icenogle Seaver Pogue, P.C.	25756	5/31/2024	5/31/2024	\$ 3,523.23	Legal	6750	1
Ranger Engineering, LLC.	1924	6/4/2024	6/4/2024	\$ 1,225.00	Engineering	7840	2
Simmons & Wheeler, P.C.	38239	4/30/2024	5/30/2024	\$ 1,572.98	Accounting	6120	1
Special District Management Services	D3 05/2024	5/31/2024	5/31/2024	\$ 67.60	Management	6800	1
Special District Management Services	D1 05/2024	5/31/2024	5/31/2024	\$ 1,064.60	Management	6800	1
Special District Management Services	D2 05/2024	5/31/2024	5/31/2024	\$ 4,525.80	O&M - Covenant Control	6820	1
Special District Management Services	D2 05/2024	5/31/2024	5/31/2024	\$ 4,153.50	Management	6800	1
Special District Management Services	D2 05/2024	5/31/2024	5/31/2024	\$ 1,791.40	Accounting	6120	1
Special District Management Services	D2 05/2024	5/31/2024	5/31/2024	\$ 204.26	Miscellaneous Expense	6850	1
Town of Superior	507530.00 05/2024	6/11/2024	6/11/2024	\$ 289.09	O&M - Utilities	7040	1
Town of Superior	505887.00 05/2024	6/11/2024	6/11/2024	\$ 14.37	O&M - Utilities	7040	1
Town of Superior	505256.00 05/2024	6/11/2024	6/11/2024	\$ 65.54	O&M - Utilities	7040	1
Town of Superior	505487.00 05/2024	6/11/2024	6/11/2024	\$ 131.76	O&M - Utilities	7040	1
Town of Superior	505257.00 05/2024	6/11/2024	6/11/2024	\$ 733.76	O&M - Utilities	7040	1
Town of Superior	505889.00 05/2024	6/11/2024	6/11/2024	\$ 32.43	O&M - Utilities	7040	1
Town of Superior	506162.00 05/2024	6/11/2024	6/11/2024	\$ 119.72	O&M - Utilities	7040	1
Town of Superior	505888.00 05/2024	6/11/2024	6/11/2024	\$ 104.67	O&M - Utilities	7040	1
Town of Superior	505291.00 05/2024	6/11/2024	6/11/2024	\$ 32.43	O&M - Utilities	7040	1
Town of Superior	505324.00 05/2024	6/11/2024	6/11/2024	\$ 152.83	O&M - Utilities	7040	1
Town of Superior	506156.00 05/2024	6/11/2024	6/11/2024	\$ 29.42	O&M - Utilities	7040	1
Water Extraction Team dba Property Solutions Team	8709MNT	5/28/2024	6/27/2024	\$ 350.00	O&M Maintenance	7350	1
Xcel Energy	879914970	6/3/2024	7/3/2024	\$ 496.41	O&M - Utilities	7040	1
Xcel Energy	879381173	5/29/2024	6/28/2024	\$ 90.56	O&M - Utilities	7040	1
Xcel Energy	879432918	5/29/2024	6/28/2024	\$ 33.78	O&M - Utilities	7040	1
Xcel Energy	879370426	5/29/2024	6/28/2024	\$ 94.82	O&M - Utilities	7040	1
Xcel Energy	879372162	5/29/2024	6/28/2024	\$ 29.81	O&M - Utilities	7040	1
Xcel Energy	879375585	5/29/2024	6/28/2024	\$ 105.68	O&M - Utilities	7040	1
Xcel Energy	879401309	5/29/2024	6/28/2024	\$ 23.62	O&M - Utilities	7040	1
Xcel Energy	879928584	6/3/2024	7/3/2024	\$ -	O&M - Utilities	7040	1
Xcel Energy	879384163	5/29/2024	6/28/2024	\$ 14.71	O&M - Utilities	7040	1
Xcel Energy	879361158	5/29/2024	6/28/2024	\$ 152.91	O&M - Utilities	7040	1
Xcel Energy	879989157	6/3/2024	7/3/2024	\$ 47.90	O&M - Utilities	7040	1
Xcel Energy	879370594	5/29/2024	6/28/2024	\$ 31.16	O&M - Utilities	7040	1
Xcel Energy	879730520	5/31/2024	6/30/2024	\$ 46.99	O&M - Utilities	7040	1
				\$ 26,395.74			

STC Metropolitan District No.2  
June-24

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 25,170.74		\$ 1,225.00	\$ 26,395.74
Payroll				\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$25,170.74</b>	<b>\$0.00</b>	<b>\$1,225.00</b>	<b>\$26,395.74</b>

## **BOARD OF DIRECTORS OF STC METROPOLITAN DISTRICT NO. 2**

### **A RESOLUTION ADOPTING THE STC METROPOLITAN DISTRICT NO. 2 TECHNOLOGY ACCESSIBILITY STATEMENT AND TECHNICAL STANDARDS**

At a regular meeting of the Board of Directors of the STC Metropolitan District No. 2, Boulder County, Colorado, held at 8:30 A.M., on Wednesday, July 24, 2024, via video conference at <https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUjZZc1VMWTJFZjFHdz09> and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 862 6755 0643, Passcode: 987572, at which a quorum was present, the following resolution was adopted:

WHEREAS, STC Metropolitan District No. 2 (the “District”) is a special district organized and existing pursuant to Sections 32-1-101 et seq., C.R.S.; and

WHEREAS, the Board of Directors of the District (collectively referred to as the “Board” or individually as “Director(s)”) has a duty to perform certain obligations in order to assure the efficient operation of the District; and

WHEREAS, pursuant to Section 32-1-1001(1)(m), C.R.S., the District’s Board is authorized to adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and the laws of the State for carrying on the business, objects, and affairs of the Board and the District; and

WHEREAS, the Colorado Anti-Discrimination Act (“CADA”), as set forth in Title 24, Article 34, Parts 3 through 8 of the Colorado Revised Statutes provides that it is unlawful to discriminate against an individual with a disability as that term is defined in Section 24-34-301(7), C.R.S.; and

WHEREAS, the Colorado General Assembly, through House Bill 21-1110 and subsequently amended by Senate Bill 23-244 (the “Technology Accessibility Bills”), amended CADA to include certain provisions regarding website accessibility for individuals with disabilities; and

WHEREAS, the Technology Accessibility Bills require the Colorado Office of Information Technology (the “OIT”) to establish rules regarding information technology systems accessibility standards for individuals with disabilities; and

WHEREAS, on February 23, 2024, the OIT adopted the Rules Establishing Technology Accessibility Standards as contained in 8 CCR § 1501-11, *et seq.*, (the “Accessibility Rules”) requiring all public entities and state agencies, as such terms are defined in the Accessibility Rules, to comply with the Accessibility Rules; and

WHEREAS, 8 CCR § 1501-11.4 specifically defines the term public entity to include special districts; and

WHEREAS, compliance with the Accessibility Rules requires the District to adopt and publicly post in a conspicuous place a Technology Accessibility Statement, as such term is defined in the Accessibility Rules, by July 1, 2024; and

WHEREAS, the Technical Standards is defined in the Accessibility Rules at Section 11.5(a) as Web Content Accessibility Guidelines (“WCAG”) 2.1 Level AA; and

WHEREAS, the Accessibility Rules require the District to ensure applicable information and communication technology (the “ICT”), as such term is defined in the Accessibility Rules, is compliant with the Technical Standards by July 1, 2024; and

WHEREAS, the District desires to adopt and implement the Technical Standards and required Technology Accessibility Statement in accordance therewith; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 AS FOLLOWS:

1. Accessibility Rules. The District recognizes the adoption of the Accessibility Rules, as contained within 8 CCR § 1501-11, *et seq.*, and shall endeavor to comply with the applicable requirements contained therein.
2. Technology Accessibility Statement. The District ratifies the adoption of the Technology Accessibility Statement attached hereto in Exhibit A (the “Statement”) in accordance with Section 11.6 of the Accessibility Rules and recognizes that such Statement was posted publicly in a conspicuous location on the District’s website on or before July 1, 2024.
3. Actions to Effectuate Resolution. Management and legal counsel for the District are authorized and directed to take all actions necessary and appropriate to effectuate this Resolution and the imposition of the Technology Accessibility Statement and Technical Standards contemplated hereunder. All actions not inconsistent with the provisions of this Resolution heretofore taken by the members of the Board of Directors and/or management or legal counsel for the District and the officers, agents and employees of the District and directed toward effectuating the purposes stated herein are hereby ratified, approved and confirmed.
4. Effective Date. This Resolution Adopting the STC Metropolitan District No. 2 Technology Accessibility Statement and Technical Standards shall take effect on the date and at the time of its adoption.

[Remainder of page intentionally left blank.]

APPROVED AND ADOPTED THIS 24TH DAY OF JULY 2024.

STC METROPOLITAN DISTRICT  
NO. 2

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By: James A. Brzostowicz  
Its: President

## **STC METROPOLITAN DISTRICT NOS. 1-3 TECHNOLOGY ACCESSIBILITY STATEMENT**

STC Metropolitan District Nos. 1-3 (the “District”) is committed to providing equitable access to our services, programs, and activities to all members of the public. The District’s ongoing accessibility efforts work toward being compliant with the Web Content Accessibility Guidelines (WCAG) version 2.1, level AA criteria. The District welcomes comments on how to improve its technology’s accessibility for users with disabilities as well as requests for reasonable modifications and/or accommodation to any District services, programs, and/or activities.

Please let us know if you encounter inaccessible information and communication technology. The District is committed to responding to requests for reasonable modifications and/or accommodation as well as reports of accessibility issues in a timely manner.

**For reports of inaccessible information and communication technology or to request reasonable modifications or accommodations to District information and communication technology, please contact the District at:**

**Phone:** 303-987-0835

**E-mail:** [pripko@sdmsi.com](mailto:pripko@sdmsi.com)



**ManageMowed Boulder**
**STC Metro District**

 Village Green Way  
 Superior, CO 80027

Here is the quote for your property:

	<b>Estimate Description</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>	
	Irrigation Repair - Change out all valve box lids at Thrive block to purple lids	1	845.00	845.00	
				<b>Subtotal</b>	\$845.00
				<b>Sales Tax</b>	\$0.00
				<b>Total</b>	\$845.00

Thank you for giving us the opportunity to bid for your business. We have been in business since 1999 and our goal is to be easy to work with, have a sense of urgency and just get it done. We look forward to making your life easier. If you would like to authorize this quote, please sign and date below.

 \_\_\_\_\_  
 Client Signature

 \_\_\_\_\_  
 Date

## The Fine print:

1.) Projects may require an initial deposit, typically 50%. Final payment is due upon project completion. 2.) Additional work will be done only with written authorization and priced independently from this agreement. 3.) We may collect, maintain and use any pictures, statements, drawings, figures, or other data relating to our work to advertise or market our business. 4.) Exclusions: permits, traffic control, and anything else not specifically mentioned in this estimate.


**Alex McCoy**
**P:** 720-678-3418

**E:** Alex.M@managemowed.com

**A:** 2935 Baseline Rd. #103, Boulder CO 80303

**W:** www.managemowed.com/boulder

**ManageMowed Boulder**

**STC Metro District**

Village Green Way  
Superior, CO 80027

Here is the quote for your property:

	<b>Estimate Description</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>	
	Irrigation Repair - Labor & Materials to remove & replace 9 decoders	1	3568.00	3568.00	
				<b>Subtotal</b>	\$3,568.00
				<b>Sales Tax</b>	\$0.00
				<b>Total</b>	\$3,568.00

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## ManageMowed Boulder

### STC Metro District

Village Green Way  
 Superior, CO 80027

Here is the quote for your property:

Estimate Description	Quantity	Rate	Amount
Remove & Replace 1 Hotwings Tartian Maple, 1 Swamp White Oak per attached map	1	1992.00	1992.00
<b>Subtotal</b>			\$1,992.00
<b>Sales Tax</b>			\$0.00
<b>Total</b>			\$1,992.00

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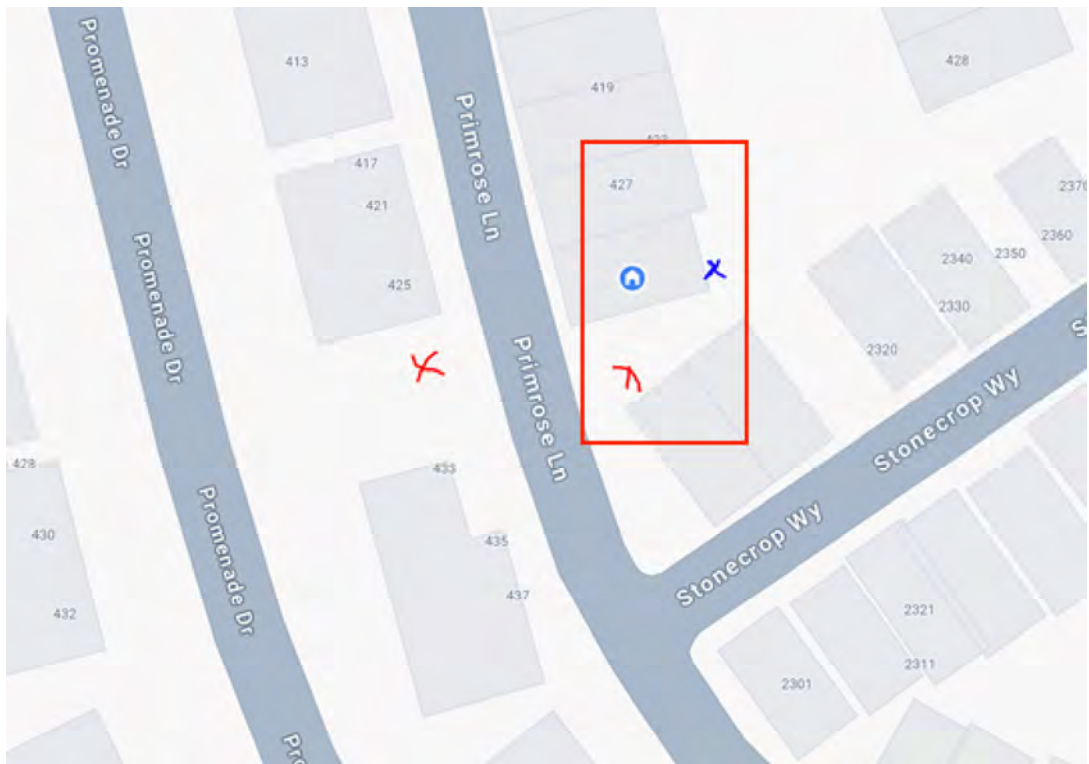
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**ManageMowed Boulder**
**STC Metro District**

 Village Green Way  
 Superior, CO 80027

Here is the quote for your property:

Estimate Description	Quantity	Rate	Amount
Top dress rock where fabric is showing near 432 Promenade.	1	495.00	495.00
<b>Subtotal</b>			\$495.00
<b>Sales Tax</b>			\$0.00
<b>Total</b>			\$495.00

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**ManageMowed Boulder**

**STC Metro District**

Village Green Way  
 Superior, CO 80027

Here is the quote for your property:

	<b>Estimate Description</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
	Labor & materials to clean up burned/dead plant material, remove plants that are overgrown/out of pattern, or dead, install - 5 Russian Sage (5 gal), 12 Broadmoor Juniper (5 gal.), 24 Butterfly Bush (5 gal.), 7 Knockout Roses (5 gal.), 11 Pampas Grass (5 gal.), 12 Feather Reed Grass (5 gal.), 25 Catmint (1 gal.), 25 Rozanne Geranium (1 gal.), 28 Echinacea (1 gal.), 30 Black Eyed Susans (1 gal.), 12 Yellow Yarrow (1 gal.), 25 Blue Salvia (1 gal.)	1	13992.00	13992.00
	Mulch Installation - New mulch for entire area where fire damaged along Discover on Block 14 - cedar mulch (CY)	1	6288.00	6288.00
	Labor & Materials to remove dead plants in upper area next to homes along discovery. Install new - 7 Spartan Juniper (15 gal.), 5 Honeysuckle (5 gal.), 9 Mugo Pines (5 gal.), 7 Blue Avena Grass (1 gal.), 7 Mountain Mahogany (5 gal.). Water here is controlled by homeowners. Plant material cannot be guaranteed.	1	5439.00	5439.00
	Labor & Materials to bring irrigation to new plant material on BOTTOM portion burned by fire	1	3119.00	3119.00

<b>Subtotal</b>	\$28,838.00
<b>Sales Tax</b>	\$0.00
<b>Total</b>	\$28,838.00

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Client Signature

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Date

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## ManageMowed Boulder

### STC Metro District

Village Green Way  
 Superior, CO 80027

Here is the quote for your property:

	<b>Estimate Description</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
	Work to take place a Block 14 - Approx address 600 Promenade Dr. Labor & Materials to Install 3 Mugo Pine (5 gal.), 3 Rosebush (5 gal.), 6 Catmint (1 gal.), 2 Daylillies (1 gal.), 7 Black Eyed Susans (1 gal.), 3 Blue Salvia (1 gal.), 5 Jack Frost Brunerra (1 gal.) and repair irrigation as needed	1	2302.00	2302.00
<b>Subtotal</b>				\$2,302.00
<b>Sales Tax</b>				\$0.00
<b>Total</b>				\$2,302.00

Thank you for giving us the opportunity to bid for your business. We have been in business since 1999 and our goal is to be easy to work with, have a sense of urgency and just get it done. We look forward to making your life easier. If you would like to authorize this quote, please sign and date below.

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Hello Peggy

Mikaela Gregg gave me your contact information. I'm interested in discussing a possible sculpture placement downtown near the front of the Town's Civic Space. We have an arts advisory committee called CAPS and they identified the location but we realize it is not Town property so therefore are reaching out to the Metro District.

Attached is a mockup of the sculpture. It is referred to as "coyote-hawk" as the cutout metal looks like a coyote on one side but from the other side it looks like a hawk. The sculpture would be bolted to a stone base and we'd have engineers approve the installation.

Let me know if you think this is a possibility and what next steps would look like.

Thanks in advance,

JG



**JENNIFER "JG" GARNER**

Arts & Historical Programs Supervisor

[Town of Superior](#)

1500 Coalton Road, Superior, CO 80027

(303) 499-3675 ext. 167

[Facebook](#) | [X](#) | [Instagram](#)



Sport Stable

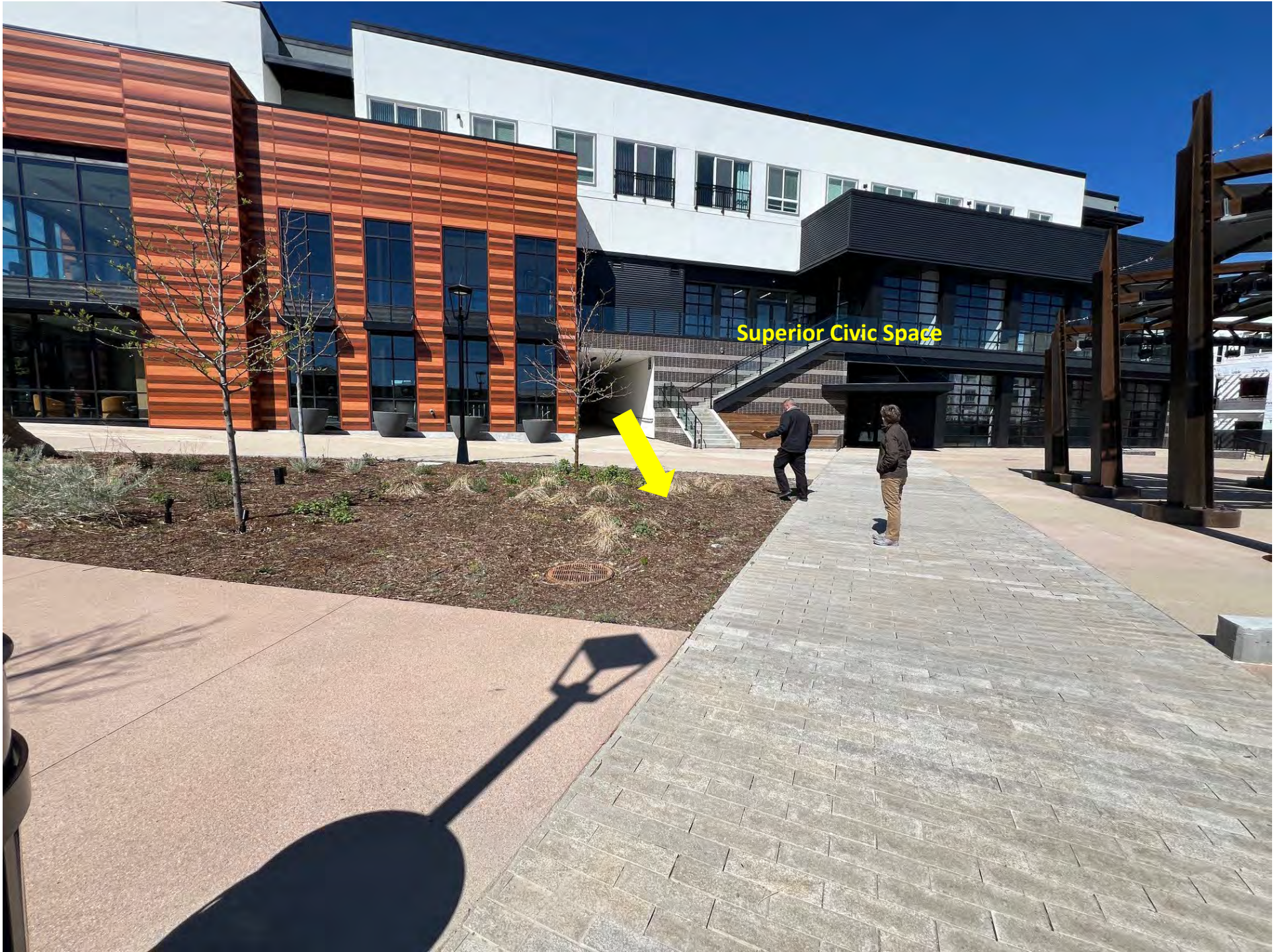


Amphitheater lawn









Superior Civic Space





# Proposal for Parking Management Downtown Superior

Prepared for Peggy Ripko, Town of Superior  
March 22, 2024 | By Andre Gurule | Parkwell

# Thank you for this opportunity.

Dear Ms. Ripko,

Thank you for considering Parkwell for the management of the Downtown Superior parking operation. This is opportunity is a perfect opportunity for us to show you our unique approach to both valet service excellence as well as state of the art and tech forward parking asset management.

**Parkwell is the right choice for parking management at Downtown Superior for these primary reasons:**

- 1. We are a local company with all executive leadership and decision makers right here in Colorado. This allows us to be nimble, creative and resourceful partners, more so than any other provider.**
- 2. Because we are hyper focused on the front range market, we are truly the premier experts in the area with deep knowledge and strong relationships – we leverage this into real value for our clients.**
- 3. Our team has a unique level of experience in managing parking for multiple stakeholders in one area. Since we have most of our base costs covered by Carmel, we can add on this portion of scope for a very reasonable level of expenses.**
- 4. We are placing a known team in charge of this project who understands the unique aspects of this project. We focus on service and responsiveness. With our team and supporting leadership, you will have peace of mind.**

Thank you for your consideration once more, we are eager to once more earn your trust and continue to be valued partners.  
Sincerely,

Andre Gurule  
Vice President, Operations







PUT  
PEOPLE  
AT THE  
CENTER OF  
PARKING

# The Parkwell Difference

### BOUTIQUE QUALITY

With Parkwell, you will receive higher quality service, performance, and unique offerings just like you would expect from your favorite boutique shop or restaurant.

### INNOVATORS & EXPERTS

We are at the forefront of technology in our space and focus on leveraging the best, most cost-effective solutions on the market to meet our clients' specific needs.

We are experts in our field so you don't have to be. We know our markets and understand how to create demand, drive revenue, and manage complex operations.

### PARTNERSHIP DRIVEN

When you hire Parkwell, you gain a trusted partner committed to adding value. We recognize and celebrate the value of relationships which starts by taking care of our employees and providing industry leading benefits and an amazing culture. This allows us to attract and retain the best talent, and in turn, we provide first-class service for our customers and clients.

# Company Footprint

Parkwell has grown organically through referrals and word-of-mouth. We do what we say we will do and we deliver for our clients.

7

YEARS IN BUSINESS

70

LOCATIONS  
AND GROWING

160

EMPLOYEES  
AND GROWING

45M

REVENUE  
AND GROWING

Parkwell was founded in 2016 in Denver, Colorado and has quickly become one of the industry's leading providers. Our commitment to our hometown allows us to be the preeminent expert in the Colorado market, which translates to more value for our clients.



**Parkwell is a force for good.**  
Local experts engaged in our community



**GO GIVER  
FUND**

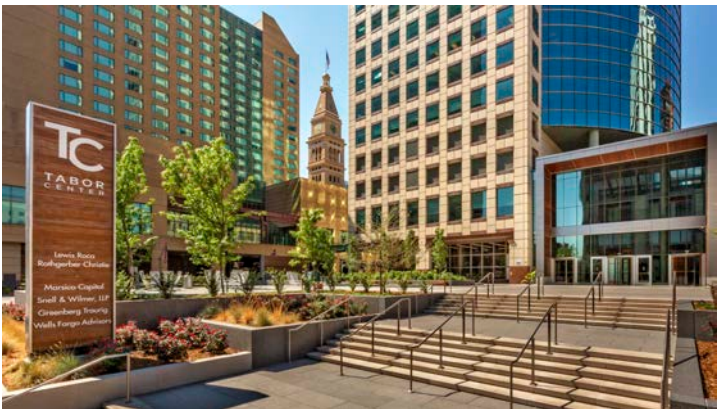
**We put our money where our mouth is  
with Parkwell's Go-Giver Fund**

An ever-growing fund invested into the community through our network of the most impactful non-profits

10% of all management fees go to the fund, creating monthly and annual residuals for an ever-increasing impact

Employees and clients are invited to help with the selection of projects and organizations to support





# P O R T F O L I O

OFFICE

RESIDENTIAL

HOTEL

MIXED-USE

EVENT VENUES

# References



## The Current River North

385 stalls, 4 lanes, self-park  
automated operation  
New Build Delivered Aug 2023

Schnitzer West  
Bear Tucker | Investment Mgr.  
Btucker@schnitzerwest.com  
720-828-7902



## McGregor Square

405 stalls, 4 lanes valet and self-  
park operation  
Hotel, Condos, Office, Retail

Colorado Rockies  
Patrick Walsh | General Manager  
Patrick@mcgregorsquare.com  
303-623-3364



## Market Station

Full city block development in  
downtown Denver – 320 stalls with  
mechanical lifts

Continuum Partners  
Matt Schartz – General Manager  
matthew.schartz@continuumpartners.  
com  
303-717-3708



## The Music Garage

300 stalls, 2 lanes, self-park  
automated operation

Gold Crown Management  
Mike Baker – President  
mbaker@coldcrownmgmt.com  
303-773-1442



# Parkwell is about People

We have curated some of the industry's best talent with shared values and unwavering commitment.

**TOP  
WORK  
PLACES  
2023**

**THE DENVER POST**

Parkwell is a 2023 Top Workplace!

 parkwell

# Proven Leadership



## Joel Christensen

Founder and CEO

- 18 years of parking expertise
- Opened and ran CO market from 2012-2016 for LAZ Parking
- Mobility expert, former head of operations for Commutifi building first-of-its-kind commuting software solution
- Graduate of Pepperdine University, degree in International Business



## Jon Christensen

Partner, EVP and Managing Partner

- 10 years of parking and operating experience
- Expert in data analytics
- Formerly managed commercial insurance sales division for local insurance brokerage
- Experienced sales and marketing manager
- Graduate of Metropolitan State University, degree in Finance



## Ryan Whitehurst

Partner, EVP and Managing Partner

- 15 years as market leader for Star Parking Systems in Denver prior to Parkwell
- Overseas mixed-use portfolio in Denver and Boulder
- Champions Parkwell's employee development and training programs
- Active BOMA leader
- Graduate of Florida Atlantic University, Marketing



## Andre Gurule

Partner, VP of Ops

- 20 years of parking management and hospitality experience
- Former District Manager for Towne Park overseeing markets in Washington DC, Denver, Salt Lake City and Las Vegas
- Expert in valet hospitality, commercial parking facilities, healthcare facilities, and airport operations

# Support Services



## **Shannon Snow, Controller**

As Parkwell's Controller, Shannon is focused on delivering detailed and transparent financial reporting to our clients. We have been praised by many clients for producing "the best parking reports I've seen from an operator". We have a very important fiduciary responsibility with the handling of our clients' revenue and we take this job very seriously. To that end, we pride ourselves on our timely and accurate reporting.

We enjoy collaborating with our client's accounting teams as well and welcome the opportunity to build a custom suite of reports that help you better understand the parking operation at the hotel.



## **Justin Lam, Accountant**

Justin oversees Parkwell's administrative functions and ensures organizational excellence across all departments. He ensures that both operational and administrative processes are being performed at high levels in order to deliver the best possible work products for our clients.

Justin works closely with our accounting team to develop and audit financial reports that meet the needs of each client, he is your liaison between operations and the Parkwell back-of-house team.



# Management & Staffing at Downtown Superior



Here is a brief overview of the key personnel we will provide to manage the 1818 Ogden parking operation.

- **Roman Khaimov, Dir. Operations** – Roman has a vast array of experience and is considered an expert in the industry. He will assist in many ways, including overseeing the install and implementation of the new parking system, whichever we chose.
- **Matt Dacus** – Matt is our Operations manager on the ground who currently oversees parking for our 3 boulder locations as well as Origin Superior.
- **Auditor / Porter** – We are proposing field support with our existing Porter / Enforcement Auditor.
- **Event Management** – We can also assist with managing the parking operations at Sport's Stable; however, we know that we will have to gain an audience with their ownership to do so. Any support you can provide in that effort is greatly appreciated.

## Support for Roman

Roman will be supported by Bobby Cook, who is a seasoned Project manager with a vast array of experience. Under Roman's leadership, you can be sure that your operational, financial and relational needs will be met and exceeded. Roman currently oversees 1700 Broadway for JLL and has a keen understanding of your high service, product and quality expectations.

## Additional Support

We always have the field team, of which we are proposing a small allocation to support the site, at varying degrees based on the scope of work. Please see each proforma for a detailed description.

# Parkwell's Focus on People

## **Responsiveness**

Our team knows the importance of being responsive. Our team is committed to responding to any customer or tenant inquiry the same day. We have developed significant trust with our current tenants and know firsthand how valuable this commitment to service is to them. We'd love to deliver this level of service to your tenants as well.

## **Proactive Communication**

If there is ever a problem in the garage or with a parker's account, we ensure we always communicate pro-actively to management. We don't like getting surprised and know our clients don't like it either.

## **Manager on Duty Call System**

Nothing is worse than when a problem occurs after hours. Whether it's user error or a technical issue, we have the industries best managers who share the burden of taking calls for each week. Don't take our word for it, put us to the test – go to any of our garages in Denver and call the number on the sign, or press the assistance button at the gate. We are confident you will be pleased.

## **24/7/365 Field Response**

Parking doesn't sleep and neither do we. We have a robust program in place to ensure our customers receive the highest level of service. Our phone number is published at all of our properties. Customers can reach us 24 hours per day 365 days per year. Additionally, our command center will proactively alert our field operations and Manager on Duty (MOD) if any persistent issues are detected.



# Financial Proposal

**We are proposing the following a 'Parkwell Lite' Management Agreement Structure:**

Simply Allocation of resources to expand our existing scope

- We use state of the art technology to manage the compliance of the parking policies as directed by the community stakeholders. Our primary goal is to create a seamless, stress-free parking experience for all visitors to the wonderful Downtown Superior.

*It's important to note that we aim to forge a true partnership where both parties are aligned. We recognize that management structures can take various forms and we want to emphasize that we are flexible in our approach to our scope and associated expenses. Our goal is that you believe Parkwell is the best provider for this project, and if that's the case, let's figure out the best management fee structure that works for both parties.*

# Review: Management of 393 Metro District and Public Parking Spaces

<b>ALL BLOCKS</b>
311 RESIDENTIAL ONLY STALLS
107 PRIVATE GARAGES
128 PRIVATE GARAGE ROWHOMES
136 SHARED STALLS
<b>186 METRO DISTRICT STALLS</b>
<b>207 STREET/PUBLIC STALLS</b>
<b>1,015 TOTAL</b>

<b>BLOCK 4</b>
43 SHARED STALLS

<b>BLOCK 6 NORTH</b>
42 RESIDENTIAL ONLY STALLS
55 PRIVATE GARAGES
25 STREET/PUBLIC STALLS
122 TOTAL

<b>BLOCK 6 SOUTH GARAGE</b>
109 RESIDENTIAL ONLY STALLS
186 METRO DISTRICT STALLS
14 STREET/PUBLIC STALLS
309 TOTAL

<b>BLOCK 7</b>
35 RESIDENTIAL ONLY STALLS
32 PRIVATE GARAGES
34 SHARED STALLS
46 STREET/PUBLIC STALLS
197 TOTAL

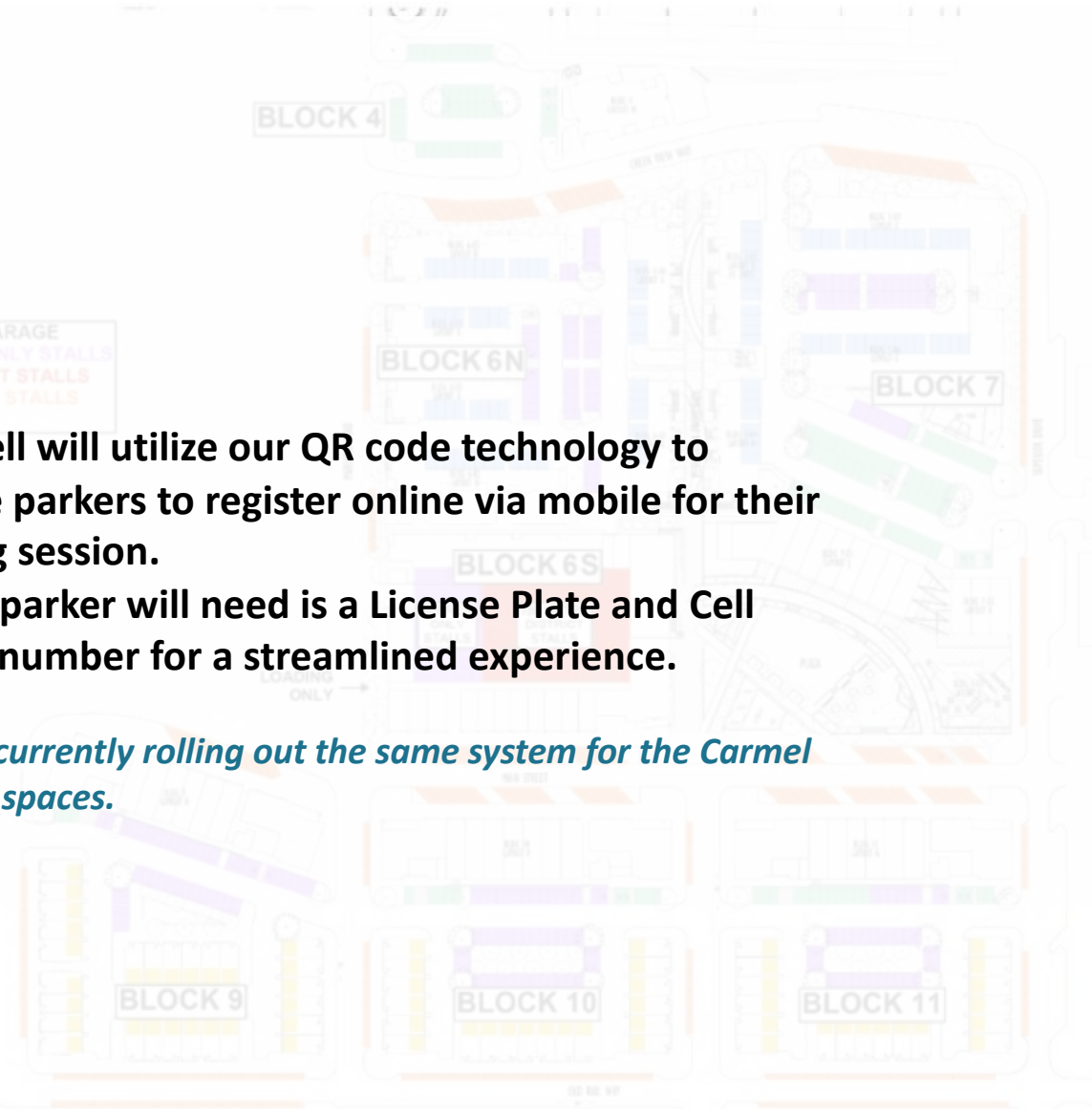
<b>BLOCK 9</b>
42 RESIDENTIAL ONLY STALLS
34 PRIVATE GARAGES ROWHOMES
7 SHARED STALLS
40 STREET/PUBLIC STALLS
139 TOTAL

<b>BLOCK 10</b>
47 RESIDENTIAL ONLY STALLS
36 PRIVATE GARAGES ROWHOMES
10 SHARED STALLS
40 STREET/PUBLIC STALLS
135 TOTAL

<b>BLOCK 11</b>
36 RESIDENTIAL ONLY STALLS
36 PRIVATE GARAGES ROWHOMES
16 SHARED STALLS
42 STREET/PUBLIC STALLS
130 TOTAL

Parkwell will utilize our QR code technology to require parkers to register online via mobile for their parking session. All the parker will need is a License Plate and Cell phone number for a streamlined experience.

*We are currently rolling out the same system for the Carmel parking spaces.*



# Budget: Proforma 12-month Summary

	12 Month	Notes
<b>REVENUE</b>		
Citation Revenue	\$ 3,707	Citation fees for those who go over time limits or other policies.
Monthly Parking	\$ 12,750	Estimated ramp up of overnight parking for garage - proposed \$125 rate.
<b>Gross Revenue</b>	<b>\$ 16,457</b>	Potentially charge for parking in garage to drive revenue
<b>PAYROLL</b>		
Payroll:Salaries & Wages	\$ 9,944	Allocation of 1 hour Porter for 6 days per week. Covers tw
Payroll:Health & Retirement Benefits	\$ 994	Also includes allocation of 4% of Site Manager
Payroll:Payroll Processing Fees	\$ 348	
Payroll:Payroll Taxes	\$ 1,379	
Payroll:Workers Compensation	\$ 383	
<b>Total Payroll</b>	<b>\$ 13,049</b>	There are two months with 3 pay periods per year.
<b>OPERATING</b>		
Bank Charges	\$ 300	Allocation of costs for Banking
Base Management Fee	\$ 2,400	Parkwell's Base Management Fee
Credit Card Fees	\$ 179	For online payment for special parking permits
Data Processing	\$ 300	Allocation for technical costs for Parkwell's platforms
Employee Activities	\$ 250	Annual employee bonus allocation
Insurance - Liability	\$ 8,304	Garage Keepers & GL & required liability insurance
Licenses & Permits	\$ 250	Potential Town Permit for business license
PARCS Maintenance	\$ 3,420	Enforcement Kit SaaS fees
Professional Services	\$ 600	Allocation for Parkwell's Accounting, Administrative and Executive resources
Recruiting	\$ 33	Three times annual allocation for Parkwell's recruiting efforts
Signage	\$ 250	Annual signage refresh budget - initial cost of full sign package not inclu
Software Fees	\$ 3,000	Registration software fees (due to low revenue expectations)
Supplies	\$ 300	Estimate for potential general supplies as needed
Telephone & Internet	\$ 1,020	\$35 allocation for Ring Central Phone system and \$50 Mgr allowance
Tickets	\$ 660	Citation kit envelopes and paper
Uniforms	\$ 315	Allocation for uniform refreshes
<b>TOTAL OTHER EXPENSES</b>	<b>\$ 21,581</b>	
<b>TOTAL EXPENSES</b>	<b>\$ 34,629</b>	
<b>NET OPERATING INCOME</b>	<b>\$ (18,173)</b>	
<b>NET INCOME</b>	<b>\$ (18,173)</b>	

# Budget: Proforma 12-month detail

	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	12 Month
<b>REVENUE</b>													
Citation Revenue	\$ 344	\$ 326	\$ 309	\$ 291	\$ 274	\$ 291	\$ 309	\$ 326	\$ 344	\$ 361	\$ 256	\$ 274	\$ 3,707
Monthly Parking	\$ -	\$ -	\$ 375	\$ 750	\$ 1,125	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 12,750
<b>Gross Revenue</b>	<b>\$ 344</b>	<b>\$ 326</b>	<b>\$ 684</b>	<b>\$ 1,041</b>	<b>\$ 1,399</b>	<b>\$ 1,791</b>	<b>\$ 1,809</b>	<b>\$ 1,826</b>	<b>\$ 1,844</b>	<b>\$ 1,861</b>	<b>\$ 1,756</b>	<b>\$ 1,774</b>	<b>\$ 16,457</b>
<b>PAYROLL</b>													
Payroll:Salaries & Wages	\$ 743	\$ 813	\$ 743	\$ 743	\$ 1,185	\$ 743	\$ 743	\$ 813	\$ 743	\$ 1,115	\$ 813	\$ 743	\$ 9,944
Payroll:Health & Retirement Benefits	\$ 74	\$ 81	\$ 74	\$ 74	\$ 119	\$ 74	\$ 74	\$ 81	\$ 74	\$ 112	\$ 81	\$ 74	\$ 994
Payroll:Payroll Processing Fees	\$ 26	\$ 28	\$ 26	\$ 26	\$ 41	\$ 26	\$ 26	\$ 28	\$ 26	\$ 39	\$ 28	\$ 26	\$ 348
Payroll:Payroll Taxes	\$ 103	\$ 113	\$ 103	\$ 103	\$ 164	\$ 103	\$ 103	\$ 113	\$ 103	\$ 155	\$ 113	\$ 103	\$ 1,379
Payroll:Workers Compensation	\$ 29	\$ 31	\$ 29	\$ 29	\$ 46	\$ 29	\$ 29	\$ 31	\$ 29	\$ 43	\$ 31	\$ 29	\$ 383
<b>Total Payroll</b>	<b>\$ 975</b>	<b>\$ 1,067</b>	<b>\$ 975</b>	<b>\$ 975</b>	<b>\$ 1,555</b>	<b>\$ 975</b>	<b>\$ 975</b>	<b>\$ 1,067</b>	<b>\$ 975</b>	<b>\$ 1,463</b>	<b>\$ 1,067</b>	<b>\$ 975</b>	<b>\$ 13,049</b>
<b>OPERATING</b>													
Bank Charges	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 300
Base Management Fee	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 2,400
Credit Card Fees	\$ -	\$ -	\$ 5	\$ 11	\$ 16	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 21	\$ 179
Data Processing	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 300
Employee Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ 250
Insurance - Liability	\$ 692	\$ 692	\$ 692	\$ 692	\$ 692	\$ 692	\$ 692	\$ 692	\$ 692	\$ 692	\$ 692	\$ 692	\$ 8,304
Licenses & Permits	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
PARCS Maintenance	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 285	\$ 3,420
Professional Services	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 600
Recruiting	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ 11	\$ -	\$ 33
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Software Fees	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 3,000
Supplies	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 25	\$ 300
Telephone & Internet	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 1,020
Tickets	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ 220	\$ -	\$ 660
Uniforms	\$ -	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210	\$ -	\$ -	\$ 315
<b>TOTAL OTHER EXPENSES</b>	<b>\$ 1,868</b>	<b>\$ 1,992</b>	<b>\$ 1,642</b>	<b>\$ 1,648</b>	<b>\$ 1,653</b>	<b>\$ 2,139</b>	<b>\$ 1,658</b>	<b>\$ 1,658</b>	<b>\$ 1,658</b>	<b>\$ 1,868</b>	<b>\$ 1,889</b>	<b>\$ 1,908</b>	<b>\$ 21,581</b>
<b>TOTAL EXPENSES</b>	<b>\$ 2,843</b>	<b>\$ 3,059</b>	<b>\$ 2,618</b>	<b>\$ 2,623</b>	<b>\$ 3,208</b>	<b>\$ 3,114</b>	<b>\$ 2,633</b>	<b>\$ 2,725</b>	<b>\$ 2,633</b>	<b>\$ 3,331</b>	<b>\$ 2,956</b>	<b>\$ 2,883</b>	<b>\$ 34,629</b>
<b>NET OPERATING INCOME</b>	<b>\$ (2,500)</b>	<b>\$ (2,733)</b>	<b>\$ (1,934)</b>	<b>\$ (1,582)</b>	<b>\$ (1,809)</b>	<b>\$ (1,323)</b>	<b>\$ (825)</b>	<b>\$ (899)</b>	<b>\$ (790)</b>	<b>\$ (1,470)</b>	<b>\$ (1,200)</b>	<b>\$ (1,110)</b>	<b>\$ (18,173)</b>
<b>NET INCOME</b>	<b>\$ (2,500)</b>	<b>\$ (2,733)</b>	<b>\$ (1,934)</b>	<b>\$ (1,582)</b>	<b>\$ (1,809)</b>	<b>\$ (1,323)</b>	<b>\$ (825)</b>	<b>\$ (899)</b>	<b>\$ (790)</b>	<b>\$ (1,470)</b>	<b>\$ (1,200)</b>	<b>\$ (1,110)</b>	<b>\$ (18,173)</b>

# Optional: Add on - Sports Stable

## **One Parking Provider to better coordinate event parking**

Our team is at the ready to provide further coverage, which would likely require an agreement with Sports Stable directly for Event Staffing and coordination.

## **New Sign Package**

We feel one of the keys to success can simply be a well thought out sign package which we are happy to provide designs for.

## **Upon Request**

Upon request, we can provide a proposal to Sports Stable.





# Company Policies & Administration

# A Commitment To Service & Responsiveness

## **Customer Service Training**

All line level employees go through orientation and training sessions to ensure each understands how to deliver truly great service. The training is focused on communication and teaching our staff how to conduct themselves in the following manner:

- Empathy, patience and consistency
- Clear and professional communication (avoidance of slang or casual verbiage)
- Demonstrate a sense of urgency
- Knowledge of the hotel, amenities, and the surrounding area

Additionally, we blend the brand standards of your complex into our training program to ensure there is alignment within our team with the overall company goals and service delivery.

## **Customer Inquiries**

All inquiries will be addressed promptly and in an appropriate manner. As a rule, all inquiries will be responded to within the same business day. For after-hours inquiries, we will respond by the following business day. Customers can contact us several ways:

- Local Manager On Duty phone number listed on-site on primary signage, answered 24/7
- Manager cell phone and/or email
- Online inquires through our website: [www.goparkwell.com](http://www.goparkwell.com)





**“We believe that hiring is the single biggest factor in determining our success.”**



# Recruiting, Hiring & Training



## **Hiring Philosophy**

At Parkwell we believe that hiring is the single biggest factor in determining our success. Because of that, finding and retaining quality candidates is of paramount importance to us. We believe that we get excellent results from our staff when we put the right people in the right position and equip them with the training, knowledge and supplies to do their job effectively.



## **Orientation and Operations Tour**

Upon joining the Parkwell team, each new employee will go through our orientation process where they will become familiar with our customer service expectations, dress code and appearance standards, security and safety policies, and company culture. Once completed, we take each new employee on a tour of our entire operation. They will visit each site and learn about its unique details. He or She will also have an opportunity to meet other Parkwell employees, customers and clients.



## **Recruitment**

We recruit our staff primarily through referrals from trusted people as we find this to be the most reliable source of quality candidates. We also use online professional sources such as Monster, Indeed and Jobs. We also have a relationship with Metro State University, and like to recruit promising students if we can accommodate their schedules.



## **Screening and Selection**

Once we believe we have identified a quality candidate we set up an in-person interview. We always interview in teams of at least two people to ensure that there is no bias in our hiring process. Once we believe we have found the right person, we make a job offer pending the candidate's ability to pass our required background and drug screening tests.

# Employment Policies (cont'd)



## **Performance Reviews**

Our policy is to carry out 90 day performance reviews with each new hire. This is to ensure they are tracking appropriately and have the training and tools necessary to be successful. Additionally, every Parkwell employee undergoes a thorough annual review of their performance. We believe that formally reviewing each employee's performance is critical, not only for our business, but also for the professional development of our staff.

To prepare for a performance review, we ask each employee to prepare a list of goals and aspirations they have for their job and career. As an organization, we not only want to be aware of the aspirations of our staff, but we also want to partner with them to help them achieve their goals.



## **Professional Development and Mentorship**

To further partner with our staff we have implemented a mentorship program. Select staff who have demonstrated an eagerness and aptitude for growth are paired with senior managers and monthly meetings are held for one year.

# Insurance Policies & Coverage



Parkwell has robust coverage and undergoes a thorough risk analysis each year before renewing its policies. We are currently covered by Westfield Insurance for our General Liability and related policies, and by Pinnacol Assurance for our worker's comp policy.

- Workers' Compensation insurance in compliance with the Workers' Compensation laws of the State of Colorado.
- Employer's liability insurance on all employees for the Property not covered by the Workers' Compensation laws, for occupational accidents or disease, for limits of not less than \$1,000,000 for any one occurrence.
- Comprehensive crime insurance including employee theft, premise, transit and depositor's forgery coverage, with limits of liability as to any given occurrence of \$100,000 for monies and securities inside and outside the Property, and \$100,000 on account of any employee dishonesty.
- Commercial General Liability insurance, on an occurrence basis with limits of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate.
- Umbrella liability insurance, in excess following form, with respect to Garage Liability insurance, with an annual aggregate limit of not less than \$10,000,000.
- Garage Keepers Legal Liability insurance, on an occurrence basis with limits of not less than \$1,000,000.
- Auto Liability insurance with coverage of not less than \$1,000,000.

All insurance coverages listed above are subject to a deductible amount not to exceed Five Thousand Dollars (\$5,000.00), except Workers' Compensation which deductible shall be \$0. Owner and other entities as provided will be named as additional insured on all insurance policies and certificates will be provided to Owner.

# Auditing & Accountability Procedures

Auditing is a vital part of our business and Parkwell takes this very seriously. We have strict procedures in place at all our locations to ensure daily record keeping and audits are in place. As a rule, we run cash-less wherever possible. We recommend equipment that is credit card only, and have avoided any operational requirements for accepting cash. However, cash and credit card payments are treated the same and must be reconciled to every transaction.

## **General Policies and Procedures:**

- Only Management personnel has access to access cards, ticket inventory, validations, safes, financial records of any kind, and PARCS equipment (including gate keys)
- All tickets and validations are inventoried and logged as they are distributed
- A Daily Receipts Report is kept that records:
  - Daily bank deposits recorded against daily revenue reported by PARCS software
  - All non-PARCS revenue, such as monthly parking, validations, online sales, etc.
- Access Cards are audited against billing on a monthly basis by the 10<sup>th</sup> of each month, non-billed accounts are corrected immediately, and non-compliant accounts are deactivated immediately
- Remote Monitoring calls are monitored and gate vends are tracked against PARCS reports
- Cashier or Shift Activity reports are provided for every shift by an attendant working in the lanes, these consist of all pertinent information such as opening/closing tickets (if applicable), revenue collected, validations issued (and #'d), deposit amounts, and operational activity helpful to understand the activity of the shift
- Ticket Summaries are performed monthly so we can evaluate all tickets issued versus all tickets redeemed, and therefore determine any ticket loss (leakage)
- Spot audits are performed by management on a monthly basis
- 3<sup>rd</sup> party secret shopper audits are performed on a monthly basis

## **Banking Procedures**

Parkwell's policy is to have separate bank accounts for every location to ensure that no funds are comingled. We provide each client bank and credit card statements that are reconciled each month. We utilize JP Morgan Chase as our business bank and have developed a strong relationship to ensure our banking needs are met and ample resources are provided as needed.

# Auditing & Accountability Procedures

## **PCI Compliance**

In an effort to combat data theft, we are committed to the protection of cardholder data and to the compliance of PCI DSS security requirements. Our company-wide PCI compliance program includes: utilizing accredited and licensed PARCS equipment only, implementing industry standard firewall protections, protecting cardholder data, maintaining a secure network, implementing strong access control measures, monitoring and testing networks to ensure security breaches are negated, ensuring the maintenance of PCI security policies.

## **Client Reporting Packages**

### **Monthly Client Parking Reports**

Below is a list of reports that are included in every monthly financial package:

- Cover Letter
- Financial and Operational Narrative describing notable activities and Key Performance Indicators as determined by client
- Actual to Budget P&L (MTD and YTD) and variance report
- 12 Month Trending P&L Report
- General ledger with all transactions
- Revenue Reports
  - PARCS generated revenue reports
  - Monthly Access Card Audit
  - Monthly Parking Billing Report and Aged Receivables
  - Validation Billing Report and Aged Receivables
  - Bank and Credit Card Statements and Reconciliations
- Expense receipts and backup including payroll reports
- Whatever other reports or forms are required by the client



# Claims Handling & Emergency Procedures

## **Claims Procedures**

The Parkwell management team understands that the most important part of managing claims is timely responsiveness. Whether it be dispatching a manager to the scene of the incident, or responding to a claimant's request or inquiry, Parkwell will make this a priority and handle each claimant with utmost professionalism and sense of urgency. Every incident or claim is documented immediately with an Incident Report or Claim Report and reported to Parkwell management, and depending on the client's preference, we can then report the incident to ownership/client.

Regardless of the validity of a claim, Parkwell management will process a Claim Report recording all pertinent information relating to an incident. Without accepting or denying fault, our management team will expeditiously process the claim with our insurance carrier and work through the process alongside the claimant as well as the designated Third-Party Administrator provided by our insurance provider as a courtesy service for Parkwell. This ensures that a claimant is handled objectively and fairly. If any claim is denied, ample evidence is provided. In instances where there is no clear evidence that the claim did not occur on-site, and if the claim is of a reasonable nature, our position is to err on the side of caution for the sake of the customer and process the claim.

Claims of a serious nature involving personal injury or major damage to the facility or a customer's property will be reported immediately to ownership/client and we will assess the situation with its guidance.

## **Emergency Procedures**

Similar to our claims procedures, Parkwell staff is trained to notify management immediately of any incident regarding safety and security, crime, fire, or inclement weather affecting operations. If an incident requires police involvement, Parkwell management will immediately call the appropriate district contact as well as follow up with ownership/client. Additional staff will be dispatched as needed.





Thank you for this opportunity.



## Options for the Community Bulletin Board

Belson Outdoors



[Single-Sided Recycled Plastic Message Center with Swing Door | Belson Outdoors®](#)

Available in black with post mounting, amounts to \$2680.19 after S&H and the tax exemption.



627 Amersale Drive  
Naperville, IL. 60563  
sales@belson.com

Toll Free: 1-800-323-5664  
Phone: 1-630-897-8489  
Fax: 1-630-897-0573

**QUOTE #**  
**WQ 363782**  
**Expires 7/9/2024**

Model #	Description	Lbs	Quantity	Unit Price	Unit Total
N1-1332424	Horizontal Single Sided Message Center With Single Swing Door - (43-3/4"W x 4-1/4"D x 27-1/4"H) Black Posts Mount	49	1	\$951.00	\$951.00
MC4496-P	Set of Two 4" x 4" x 95"L Recycled Plastic Posts for Single-Sided Message Centers Black	36	1	\$509.00	\$509.00
	Subtotal	85		Subtotal	\$1,460.00

Customer Order Confirmation is required to process order.

Your Order will not be shipped without your "Order Confirmation"

8.6450% Tax \$231.70

Freight - S&H \$1,220.19

Grand Total \$2,911.89

## Treetop Products




[Medium Horizontal Message Boards - - TreeTop Products](#)



Available in black with post or surface mounting, amounts to \$1463.02 after S&H and the tax exemption.

### Medium Horizontal Message Boards

SKU# 92K8013-BK | Ships in 6 - 8 Weeks



Subtotal: **\$1,218.85** Save 12% (~~\$369.09~~)

Price Per Unit: \$1,218.85  
Buy 2 & Save \$90.00 Each

**Select Color:** Black  
**Mount Type:** Surface Mount  
**Sides:** Single Sided

[EDIT](#) [REMOVE](#)

[CLEAR SHOPPING CART](#)

### Continue Shopping

SUMMARY	1 Item
Subtotal	\$1,218.85
Shipping (ABFS-Standard)	\$244.17
Tax	\$132.48
<b>Order Total</b>	<b>\$1,595.50</b>

### ESTIMATE SHIPPING & TAX

Enter your destination to get a shipping estimate.

**COMMERCIAL RULES AND REGULATIONS  
OF  
STC METROPOLITAN DISTRICT NO. 2**

DRAFT

Adopted by the Board of Directors on TBD

## **Table of Contents**

**No table of contents entries found.**

To be updated when rules are finalized.

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## SECTION I INTRODUCTION AND BASIS FOR REGULATIONS

### A. Introduction

These Rules and Regulations have been adopted by the Board of Directors for the District to assist Owners and/or Tenants regarding any uses or restrictions in commercial and other public areas within the boundaries of STC Metropolitan District Number 3.

B. Declaration. The Master Declaration of Covenants, Conditions and Restrictions for Superior Town Center Recorded April 14, 2015 at reception number 03439339 with the Boulder County Clerk and Recorder, as may be amended, ("Declaration") governs all Properties within the District. Each Owner should review and become familiar with the Declaration. Nothing in these Rules and Regulations supersedes or alters the provisions or requirements of the Declaration and, if there is any conflict or inconsistency between these Rules and Regulations and the Declaration, the Declaration controls. These Rules and Regulations shall apply to all commercial Areas and public areas within the district.

C. Governmental and Other Regulations. Use of Property and Improvements must comply with the applicable Town of Superior Municipal Code or other governmental requirements and regulations. Where the provisions of applicable federal, state, county and/or city standards are more restrictive than the provisions of these Rules and Regulations, such other more restrictive standards shall control.

- a. Licensing. Any business that is required to be licensed by the State of Colorado or any other licensing entity must hold current licenses at all times.
- b. Zoning Ordinance and Declarations. Additional use restrictions may be set forth in Town of Seuperior Zoning, the Declaration, Plat, and other District documents. Each Owner must read and become familiar with all such documents, thus avoiding violations of the standards and requirements set forth therein.

## SECTION 2 DEFINITIONS

- A. **Board of Directors** means the body, regardless of name, designated to act on behalf of the District.
- B. **Commercial** means activity or use connected with trade and traffic or commerce.
- C. **Commercial Site** means any Lot zoned and used or intended to be used for commercial or mixed commercial-residential uses and which may be designated as a "Commercial Site" in a Supplemental Declaration applicable to such Lot.

- D. **District** means the STC Metropolitan District No. 2, created pursuant to §32-1-101, *et. seq.*, C.R.S., and/or any other metropolitan district to which the then-District may transfer or assign any or all of the rights and duties of the District.
- E. **Documents** means any documents finally adopted by or for the benefit of the District or the owners' association, whether or not recorded, which control the affairs of the district or any Owners.
- F. **Improvements** means modifications made by either the Owner or Tenant in order to configure the space to accommodate the specific requirements of the business. This includes but is not limited to any changes that change the physical or visual components of the building.
- G. **Owners/Commercial Owners** means the record holder of legal title to the fee simple interest in any Site or portion thereof or the Owner's Tenant. If there is more than one (1) record holder of legal title to a Site, each record hold shall be an Owner. The term Owner includes Declarant to the extent that Declarant is the record holder of legal title to the fee simple interest in any Site.
- H. **Site** means any platted lot, airspace unit, or unplatted parcel of real property that can be separately transferred in compliance with the laws of the Town of Superior, the County of Boulder, and the State of Colorado available for use in whole or in part for commercial purposes.
- I. **Tenant** means a person or business who has a detailed written lease agreement for the rental of a Site owned by an Owner.

### **SECTION 3 VIOLATIONS AND ENFORCEMENT**

#### **A. Violations.**

Violations, as defined in the Declaration, shall be subject to the remedies specified in the Declaration and the Penalties outlined below.

#### **B. Notice of Violations.**

If the District determines that a Violation exists, a Notice of Violation will be sent by the District Manager via certified mail, return receipt requested by the within thirty (30) days of the determination that a Violation is likely to or does exist. The Notice shall identify the particular circumstances or conditions of the Violation and the required action and time period to correct, remedy or remove the Violation. If an Owner disagrees that there is a Violation, in whole or in part, an Owner may submit a written request for a hearing to the District, as applicable, specifying the reasons for the disagreement with the Notice of Violation within the time period identified in the Notice of Violation in which the Violation is expected to be cured. The District will then



schedule a hearing and provide notice of the hearing date and time to the Owner (the “Hearing Notice”).

### **C. Written Notice to Cure.**

A Notice of Violation issued for an offense will identify either that the Violation must be corrected immediately, such as parking, trash, lighting, sound or odor violations or that the Violation likely cannot be corrected immediately because it will require further approvals. If the Violation cannot be corrected immediately, the Notice of Violation will identify the time period in which the Owner is expected to cure the violation. The Notice of Violation can allow the time period for correction for up to thirty (30) days if the circumstances warrant it. The time for correction shall be determined in the sole discretion of the District.

### **D. Penalties.**

Penalties will be assessed if a Property is not brought into compliance within the assigned timeframe listed on the Notice of Violation or, if applicable, in the written finding issued by the District. Penalties for Violations will be assessed as follows, and any penalties not paid by the due date will be considered delinquent.

### **E. Fines**

Failure by the Owner to cure said violation within the lesser of the time period in the notice or thirty (30) days of written notice shall result in the imposition of the following fines:

1. \$25.00 per day for each violation, up to fourteen (14) days after passage of the deadline to cure each violation;
2. \$50.00 per day for each violation outstanding more than fourteen (14) days but not more than twenty-eight (28) days after passage of the deadline to cure each violation; and
3. \$100.00 per day for each violation outstanding thereafter.

### **F. Procedure for Hearing.**

On the date and time of the hearing specified in the Notice of Violation sent pursuant to the Declaration, the District will hear and consider any information and evidence presented by the Owners and/or all other interested parties. No more than five (5) business days following the hearing, the District will make a finding that a Lot is either in compliance or that the Lot is in Violation, or continue the hearing to a date certain for the purpose of obtaining additional information. Upon determining a Violation exists, the District will issue a written finding of Violation, which will include a timeframe for correction, not to exceed forty-five (45) days.

## **SECTION 6 APPEALS.**

If an Owner believes a District determination of a Violation is in error, an appeal may be made to the District General Manager by submitting a written request for an appeal within no more than 30 days from the date of the decision being appealed, stating the specific reasons the violation or denial was in error under the terms of these Guidelines. The

General Manager shall then issue a decision within 30 calendar days from the date of receipt of the appeal. If an Owner believes the District Manager's decision is in error, the Owner may appeal that decision within 30 days of the District Manager's written decision. The appeal must request that the matter be scheduled on a Board of Directors agenda in the near future. The Board of Directors may then decide whether or not to overturn the District Manager's decision by a majority of the total number of Directors at a public meeting.

## **SECTION 4 RULES AND REGULATIONS**

### **A. Site Use**

Sites shall be maintained in a clean and orderly condition. No unsightliness shall be permitted within a site. Without limiting the generality of the foregoing, prior to its collection, all trash, garbage and other waste and recycling materials shall be kept in sanitary containers enclosed and screened from public view and protected from disturbance in such places and areas as shall be approved by the District. No burning of trash, garbage or waste materials shall be permitted within a Site. Normal construction activities shall not be considered to violate the terms conditions of this section.

### **B. Restaurants, Coffee Shops & Bars**

The rules below are designed to allow restaurants, etc., to operate while not impeding the access or business of neighboring businesses:

- a. Posting of menus- Menus can be posted on the buildings with approval. Free standing menu holders are not permitted.
- b. Patios- Approval is required prior to tables being placed outside, including but not limited to patios. Approval is required for the patio structure, furniture, or umbrellas. Any patios must allow no less than four (4) feet of sidewalk for pedestrian traffic.
- c. Pets- Pets on patios must follow health codes and patrons are required to pick up after pets. This includes rinsing down the sidewalk after both urine and feces.
- d. Live music is permitted in compliance with the city noise ordinances. Speakers can be placed on the exterior of the building with prior approval.

### **C. Sidewalk Maintenance & Use**

Owner/tenant is responsible sidewalk cleanliness, including sweeping at least once a day and power washing once a week. Failure to maintain will result in the District performing the work, with the charge being assessed back to the Owner/tenant.

Areas used for sidewalk sales or merchandise placed on common sidewalks must be pre-approved by the District Manager. Sales must allow for pedestrian traffic.

District owned sidewalks that will be occupied by an Owner or Tenant for a time period of more than one (1) week, for uses such as but not limited to patios or outdoor seating, must obtain a use permit from the District prior to such use commencing.

#### **D. Signage**

All signs must meet the requirements outlined in the Documents and follow the Town of Superior's Municipal Code.

Any signs on the sidewalk, including but not limited to sandwich boards or menu stands, must be placed where foot traffic is not impeded.

#### **E. Temporary Structures.**

Except as otherwise provided in the Declaration Documents, no Person shall construct or allow within the Property the existence of any temporary structures of any sort, including, without limitation, sheds, shacks, tents or trailers, and then only in accordance with Declaration Documents.

#### **F. Waste Removal**

The District retains the right to coordinate trash removal for all tenants. All trash receptacles, including but not limited to dumpsters, oil bins and trash cans, must be kept in a clean and ordered appearance. Any trash on the ground, including oil, must be cleaned immediately to avoid pests or stains. Any hazardous waste must be disposed of according to applicable regulations.

#### **G. Windows**

Broken windows must be promptly repaired. Timeline for repair must be communicated with the District, and signs placed on the window.

### **SECTION 5 PLAZA USE**

#### **A. Hours of Operations**

- a. Park hours are from sunrise until sunset.
- b. It is prohibited to enter, use, or occupy Circle Point Park or any portion thereof, during the time such Park, or any portions thereof, are closed to entry, use or occupancy, including seasonal closures, unless approved in writing by the District Manager, or such other person as may be appointed in writing by the Board.

**B. Plaza Rules**

- a. Glass containers are prohibited.
- b. Littering is prohibited. Use trash receptacles.
- c. Possession and or use of alcoholic beverages in Park areas is prohibited without prior written District approval and a completed/accepted Revokable Park Use Permit allowing alcohol use.
- d. Scooters and skateboards are prohibited.
- e. Vending or sales on District sidewalks or Park property are prohibited without a permit granting approval from the District.
- f. Fires and fireworks are prohibited, specifically;
  - i. To use, ignite, or fire any fireworks or explosives, onto or within the Park.
- g. Animals.
  - i. Dogs and cats are to remain on leash and under control at all times.
  - ii. Pet owners are required to pick up after pets and dispose of waste in designated refuse receptacles.
- h. To engage in disorderly conduct (as defined in Section 18-9-106 (1), C.R.S.) within the Park is prohibited.
- i. Any machine or device for the purpose of amplification of human voice, music or any other sound is prohibited without an approved permit from the District explicitly allowing such use.
- j. To engage in any activity within the Park that unreasonably endangers the health, safety, and welfare of any person, animal or property is prohibited.
- k. Destruction, damage, or removal of any vegetation; or defacement of District property is prohibited.
- l. Tents, booths, stands, awnings, canopies, inflatables, or other structures are prohibited without the express written consent of District.
- m. Propane and charcoal grill use is prohibited in the Park unless through an approved/permitted event and by a licensed caterer.
- n. No smoking allowed the park.
- o. Overnight camping is prohibited.

District parks and facilities are patrolled by local law enforcement agencies and all other applicable rules and regulations to include state statutes county regulations or city ordinances will be enforced at the discretion of authorized law enforcement.

## **SECTION 6 POSTING OF REGULATIONS**

Rules and Regulations creating limitations or prohibitions on public property that apply to the general public shall be prominently posted at all public entrances in compliance with C.R.S. Section 18-9-117(2) and any violation thereof shall be Unlawful Conduct on Public Property. Any such violations shall be enforced by and at the discretion of local law enforcement and the Violation and Enforcement and Appeals sections of these Rules and Regulations, shall not apply.

DRAFT





# Estimate

4191 Inca St  
Denver CO 80211  
Phone (303) 350-4778 Fax (303) 232-3344

Date: 6/11/2024

Job # 8593MNT

Superior Town Center  
SDMS - Michelle Gardner  
5 Superior Dr  
Superior CO 80027

Bid Description: Estimate to install heater in the elevator pit.

Items:

I Item Name: Item Cost

Notes - PST was asked to inspect the elevator pit on the parking garage. It was stated that the pit is getting cold in the winter and the elevator will stop working because the elevator fluid is to cold. After inspection the pit was found to have a wall heater but it is only a radiant heater. PST is suggesting to install a wall mounted forced air heater and remove the existing heater. PST also found that there are hydraulic pit heaters that can be installed into the hydraulic system but PST does not work on the elevator systems.

- 1) Install new Qmark 7.5 KW Electric Wall Heater - 208 Volts 3 Phase
- 2) Install new thermostat.
- 3) Install new electrical for new heater.
- 4) Test new heater for proper operation.
- 5) Provide engineering and permit fees.
- 6) Final clean-up.



Example of new heater

Note - This estimate does not include load calculations for sizing, overtime hrs, elevator contractor shutdown time, or any issues with existing system.

Notes

- 1) Job will take 1 - 8 hr. day to complete.
- 2) Any items not listed above or unforeseen conditions will result in change order.
- 3) 50% commencement required for order of material.

Total

\$ 14,265.25

Respectfully submitted by \_\_\_\_\_

David Lian, Property Solutions Team

ACCEPTANCE OF PROPOSAL / CONTRACT

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.

Accepted by: \_\_\_\_\_

Printed Name & Title: \_\_\_\_\_



Terms and Conditions & Exclusions:

- \* All material is guaranteed to be as specified, the work to be performed in accordance with the drawings and/or specifications submitted (if any), and the job completed in a substantial workmanlike manner.
- \* This Proposal is based on our interpretation of the plans, specifications, or description of the work supplied by Owner. Estimate subject to equitable adjustment due to Owner directed changes in anticipated specifications, sequence, scope, or schedule.  
Excludes any utility relocates or repairs that may be required.  
Excludes any and all associated cost with winter conditions and will be addressed on a time and material bases if required. (i.e. Including but not limited to acts of God, excessive snow, frozen ground, below freezing temperatures and other unforeseen conditions)  
I reserve the right to revise this report if and when additional information is provided.
- \* This proposal is valid for a period of 30 days from its effective date.  
Note: The owner to have the property tested for asbestos and lead prior to start of work on any building constructed prior to October 12, 1988, as per Colorado Department of Public Health and Environment Regulation No. 8 part B - Asbestos section III subparagraph III.A.I.d., all abatement by OWNER.  
Note: If the estimate contains materials that fluctuate in price, i.e. steel, petroleum, etc. the estimate may change if not accepted within 30 days.
- \* If accepted, the above items noted as "OPTIONS" will be incorporated into the contract through a change order, therein modifying the contract amount accordingly.

Exclusions:

- \* Engineering, life safety, or permits.
- \* Code related upgrades or corrections.
- \* Bonding, permitting, or any related fees.
- \* Remediation, removal, or abatement of any hazardous or toxic materials (e.g. lead paint, asbestos, etc.).
- \* EPA regulations and requirements are the responsibility of the owner.

# ESTIMATE

Mtn High Sign + Design  
199 Quebec St Unit M  
Denver, CO 80220

info@mtnhighsign.com  
+1 (720) 388-0201  
www.mtnhighsign.com



## Special District Management Services, Inc.

### Bill to

Michelle Gardner  
Special District Management Services, Inc.  
141 Union Boulevard  
Suite 150  
Lakewood, CO 80228-1898

### Ship to

Michelle Gardner  
Special District Management Services, Inc.  
141 Union Boulevard  
Suite 150  
Lakewood, CO 80228-1898

## Estimate details

Estimate no.: 1341

Estimate date: 04/22/2024

#	Date	Product or service	Description	SKU	Qty	Rate	Amount
1.		<b>4110 - Design</b>	Graphic Design File setup, proofs, permit drawings and production files Need Vector art from client, or design hour will be added to create		3	\$140.00	\$420.00
2.		<b>4450 - Direct Print</b>	040 Aluminum signs, pre drilled holes for installation, direct print with UV inks and lamination.All single sided Medical Building Parking: 18"W x 12"H - Qty 2 Medical Building Parking Hours: 18"W x 20"H - Qty 1 Overhead sign - Medical Building Parking Only 60"W x 24"H - Qty 1 *This is a rough estimate, once measurements are confirmed price will be finalized		1	\$365.00	\$365.00
3.		<b>4405 - Vinyl - Privacy, Frosted, Custom</b>	Vinyl to notate public parking hours on various signs throughout the property Sign qty - 51 *This is a rough estimate, once measurements are confirmed price will be finalized		51	\$15.00	\$765.00
4.		<b>4470 - Installation</b>	Installation *Please note this is just an estimate and will be finalized post installation. **Includes travel time to/from location		5	\$195.00	\$975.00

\*\*\*This is a rough estimate, once  
measurements are confirmed price will  
be finalized

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Subtotal	\$2,525.00
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Sales tax	\$84.75
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<b>Total</b>	<b>\$2,609.75</b>
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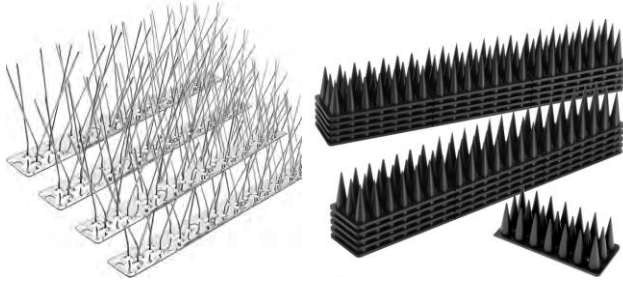
### Note to customer

To get started please submit a 50% deposit.

Payment options include:

- ACH
- Zelle: info@mtnhighsign.com
- Venmo: @MHSD-31
- Check: Payable to MHSD
- Credit card (3.5% processing fee)

## Bird Spikes



### [Bird Spike Amazon Link](#)

Bird spikes cost about \$17-21 for every 10' of coverage and require either drilling into cement, or double-sided tape- an extra expense. Some people may find them a little unsightly, but they're proven effective.

## Bird Scare Tape



### [Bird Scare Tape Amazon Link](#)

Bird scare tape costs about \$13-17 for 700' of tape. It would hang from the sides of the parking garage, making metallic sounds in the wind and throwing sunlight around to scare birds.

## Reflective Spinning Bird Deterrent



### [Reflective Spinning Bird Deterrent Amazon Link](#)

These guys range from \$30 to \$40, and look like wind sensors, but are extra reflective to throw sunlight around to deter birds. Since there are only a couple areas that seem to be a recurring issue, this could be a good option for those spots.



## Fake Owls



### [Fake Owls Amazon Link](#)

Fake owls cost ballpark \$25 for a pack of two, and have mixed reviews when it comes to their actual effectiveness. But they're cheap and easy to install.

## Bird Repellant



### [Bird Repellant Amazon Link](#)

This can be purchased in tubes or tubs, costing anywhere from \$28 to \$66 depending on the coverage needed. Is invisible, creating no eyesores, and seems effective in humanely creating an uncomfortable environment for birds.



**STC METROPOLITAN DISTRICT NO. 2  
ENGINEER'S REPORT and CERTIFICATION #106**

**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:**

March 27, 2024

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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 for Draw Package 106, including both soft and hard costs from approximately January 2024 to February 2024, are valued at **\$1,813,906.13** for the District, and **\$1,283,159.49** for the Town. Table I summarizes costs certified to date. Prior years have been condensed to only show yearly totals.

<b>Table I – Cost Certified to Date</b>				
<b>Cert No.</b>	<b>Date</b>	<b>Total Costs Paid</b>	<b>Total District Eligible Costs</b>	<b>Total Town Eligible Costs</b>
<b>1 - 7</b>	<b>2015</b>	<b>\$11,891,225.34</b>	<b>\$8,043,823.58</b>	<b>\$8,043,823.58</b>
<b>8 - 19</b>	<b>2016</b>	<b>\$7,973,908.20</b>	<b>\$6,939,814.39</b>	<b>\$6,939,814.39</b>
<b>20 - 31</b>	<b>2017</b>	<b>\$16,024,418.66</b>	<b>\$13,113,137.79</b>	<b>\$12,773,498.56</b>
<b>32 - 41</b>	<b>2018</b>	<b>\$9,222,780.87</b>	<b>\$7,829,160.35</b>	<b>\$6,305,376.48</b>
<b>42 - 53</b>	<b>2019</b>	<b>\$14,735,747.78</b>	<b>\$10,839,557.32</b>	<b>\$8,014,667.02</b>
<b>54 - 67</b>	<b>2020</b>	<b>\$14,576,368.21</b>	<b>\$10,284,857.01</b>	<b>\$8,487,556.24</b>
<b>68-80</b>	<b>2021</b>	<b>\$28,099,348.12</b>	<b>\$25,263,168.16</b>	<b>\$22,947,318.16</b>
<b>81-91</b>	<b>2022</b>	<b>\$12,999,491.55</b>	<b>\$12,637,611.97</b>	<b>\$8,259,749.59</b>
<b>92-103</b>	<b>2023</b>	<b>\$17,478,727.73</b>	<b>\$15,417,822.58</b>	<b>\$10,219,623.31</b>
<b>104</b>	<b>22-Jan-24</b>	<b>\$229,009.40</b>	<b>\$181,174.62</b>	<b>\$181,174.62</b>
<b>105</b>	<b>26-Feb-24</b>	<b>\$437,946.21</b>	<b>\$426,579.46</b>	<b>\$135,671.46</b>
<b>106</b>	<b>27-Mar-24</b>	<b>\$1,912,643.72</b>	<b>\$1,813,906.13</b>	<b>\$1,283,159.49</b>

<b>TOTALS</b>	<b>\$135,581,615.79</b>	<b>\$112,790,613.35</b>	<b>\$93,591,432.90</b>
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Table II summarizes the cost breakdown of the construction, soft and indirect, district funded costs, and system development fees. Tables III, IV, V, and VI provide category breakdowns of construction, soft and indirect, district funded costs, and system development fees reviewed for this certification. Table VII provides a detailed breakdown of the eligible hard costs per the Service Plan categories and the SURA categories. Table VIII provides a detailed breakdown of the eligible soft costs per the Service Plan categories and the SURA categories. Table IX provides a detailed breakdown of district funded costs per the Service Plan categories and the SURA categories. Table X provides a detailed breakdown of system develop fee costs per the Service Plan categories and the SURA categories.

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

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

Section I-A of the Service Plan states:

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

Section V-A of the Service Plan States:

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

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

## **Scope of Certification**

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

## **General Methodology**

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Project Notes**

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.

Cost Certification #48 missed the inclusion of the last two System Development fees in the certification. The costs are shown in Table X, but are not included in the actual certified amounts. These last two costs are carried over to Cost Certification #49 where the values are included in the certified amounts.

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

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

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

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

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

Beginning on Cost Certification #60, costs related to Toll Brothers development of Block 17 and Superlot 5 were reviewed and certified. Toll Brothers have a reimbursement agreement with the Developer for the buildout of this site. Certification #60 was the first submittal of costs related to the Toll Brothers development and included multiple months of costs to date. A site takeoff specific to this scope of work was performed, identifying a public eligibility of 62.15%.

Samora Invoice 731 certified costs were duplicated on Cost Certification #63. A correction was applied on Cost Certification #64.

Cost Certification #66 included Toll Brothers Q3 costs listed in hard costs and soft costs.

Cost Certification #68 included Toll Brothers Q3 and Q4 costs listed in hard costs and soft costs. Down To Earth Compliance Invoice 51584 was credited back after determination that all costs previously certified in Cost Certification #67 were related to private improvements.

Cost Certification #71 included Toll Brothers 2021 Q1 costs listed in hard costs and soft costs.

Cost Certification #72 included adjustments to eligibility related to the Hudick Excavating Inc. ("HEI") Blocks 11 and 15 contract for private utility work. HEI provided a cost breakdown of the work related to install the private utilities in Block 11. The work was previously billed 100%, so a negative eligible amount was applied in the certification. Additionally, for the Goodland Construction Blocks 9 and 10 grading work, a reduced percent eligibility was not properly applied to the Town eligibility in previous certifications, and was adjusted in the current certification. HEI also provided a revised pay application for Blocks 11 and 15, so an updated certification was issued during this period.

Cost Certification #74 included Toll Brothers 2021 Q2 costs listed in hard costs and soft costs.

Cost Certification #76 was revised to review Town eligibility of public infrastructure costs located within metropolitan district tracts.

Cost Certification #77 included Toll Brothers 2021 Q3 costs listed in hard costs and soft costs.

Cost Certification #80 included Toll Brothers 2021 Q4 costs listed in hard costs and soft costs.

Cost Certification #92 included Toll Brothers 2022 Q1 costs listed in hard costs and soft costs.

Cost Certification #93 included Toll Brothers 2022 Q2 costs listed in hard costs and soft costs.

Cost Certification #94 included Toll Brothers 2022 Q3 costs listed in hard costs and soft costs.

Cost Certification #95 included Toll Brothers 2022 Q4 costs listed in hard costs and soft costs.

Cost Certification #96 included Toll Brothers 2023 Q1 costs listed in hard costs and soft costs.

Cost Certification #99 included Toll Brothers 2023 Q2 costs listed in hard costs and soft costs.

Cost Certification #102 included Toll Brothers 2023 Q2/Q3 costs listed in hard costs and soft costs. Additionally, Toll Brothers System Development Fees (“SDF”) were reviewed in this certification and are classified as an SDC -Planning Area 3 cost. These SDF costs were paid directly by Toll Brothers to the Town instead of being paid by the Developer. Other SDF costs by for other builders are typically paid by the Developer.

Cost Certification #106 included Toll Brothers 2023 Q4 costs listed in hard costs and soft costs.



## ENGINEER'S CERTIFICATION

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

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.

2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.

3. The Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in the attached Engineer's Report dated March 27, 2024 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$1,813,906.13**. 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.
- Purchase and Sale Agreement between RC Superior LLC and Toll Southwest LLC dated January 9, 2018.
- Facilities Acquisition and Reimbursement Agreement between STC Metropolitan District No. 2, CP VII Superior, LLC, and RC Superior, LLC. December 31, 2020.

#### Construction Plans

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

- Superior Town Center – Construction Plans – Phase 3 (McCaslin Roundabout). Prepared by Civil Resources Inc. Dated August 12, 2016. Accepted by Public Works September 9, 2016.
- Final Development Plan 1 – Phase 4 (Marshall Road Extension) – Construction Plans – Superior Town Center. Dated August 19, 2016.

#### Invoices

- Goodland Construction STC Dog Park – Pay App 4 – 2/29/24.
- Down To Earth Compliance Inv 57836 – 1/8/24.

#### Toll Brother Costs

- Kelly Rock Electric Invoices 1925-2219 – 8/23/19-12/4/23.
- APC Play Invoices 42218234-62116785 – 6/30/23-7/26/23.
- Blackwolf Earthworks Invoices 1301-1335 – 8/1/23 – 10/26/23.
- Brightview Landscaping Invoices 8492902-8725618 – 6/30/23-12/31/23.
- Three Sons Pay Application 230671-01 – 8/24/23.
- Scott Contracting Pay Applications 15-16 – 8/31/23-9/30/23.

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

#### Service Plan and Reports

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

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

	Total Cost Invoiced		Maximum Eligible Costs		District Eligible Costs		Town Eligible Costs
Direct Construction Costs	\$ 1,092,982.10	\$	1,088,885.93	\$	1,088,885.93	\$	1,018,951.29
Soft and Indirect Costs	\$ 358,849.62	\$	264,208.20	\$	264,208.20	\$	264,208.20
District Funded Costs	\$ -	\$	-	\$	-	\$	-
System Development Costs	\$ 460,812.00	\$	460,812.00	\$	460,812.00	\$	-
<b>Totals</b>	\$ 1,912,643.72	\$	1,813,906.13	\$	1,813,906.13	\$	1,283,159.49



**SUPERIOR TOWN CENTER METROPOLITAN DISTRICT**  
**Construction Costs Summary By Category**  
**Table III**

<b>Category</b>	<b>Total Eligible Hard Costs</b>		<b>Category</b>
	<b>Total Town Eligible Costs</b>		
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	360,275.64	35.4%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	-	0.0%
Sanitary Sewer	\$	-	0.0%
Reuse Water & Irrigation Piping	\$	-	0.0%
Domestic Water	\$	-	0.0%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	1,923.50	0.2%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancements	\$	-	0.0%
Public Park Amenities & Facilities	\$	656,752.15	64.5%
Civic Space (Part of PPA&F)	\$	-	
	<b>\$</b>	<b>1,018,951.29</b>	<b>35.5%</b>
<b>Total District Eligible Costs</b>			
Street	\$	399,075.13	36.6%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	689,810.80	63.4%
Non District	\$	-	
Multiple			
	<b>\$</b>	<b>1,088,885.93</b>	<b>100.0%</b>



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

Category	Total Eligible Soft Costs		Category
Total Town Eligible Costs			
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	185,601.61	70.2%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	-	0.0%
Sanitary Sewer	\$	-	0.0%
Reuse Water & Irrigation Piping	\$	-	0.0%
Domestic Water	\$	-	0.0%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	1,800.00	0.7%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancements	\$	-	0.0%
Public Park Amenities & Facilities		\$32,270.77	12.2%
Civic Space (Part of PPA&F)	\$	-	
Other Eligible Costs	\$	44,535.81	16.9%
	<b>\$</b>	<b>264,208.20</b>	<b>100.0%</b>
Total District Eligible Costs			
Organization	\$	-	0.0%
Capital	\$	264,208.20	100.0%
Street	\$	224,915.87	85.1%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	39,292.33	14.9%
	<b>\$</b>	<b>264,208.20</b>	<b>100.0%</b>





**SUPERIOR TOWN CENTER METROPOLITAN DISTRICT**  
**District Funded Costs Summary**  
**Table V**

Category	Total Eligible DF Costs		Category
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 Enhancements	\$	-	#DIV/0!
Public Park Amenities & Facilities	\$	-	#DIV/0!
Other Eligible Costs	\$	-	#DIV/0!
Not Eligible	\$	-	#DIV/0!
		\$	-
		-	#DIV/0!
Total District Eligible Costs			
Operation	\$	-	#DIV/0!
Capital	\$	-	#DIV/0!
Organization	\$	-	#DIV/0!
Street	\$	-	#DIV/0!
Water	\$	-	#DIV/0!
Sanitation	\$	-	#DIV/0!
Fire Protection	\$	-	#DIV/0!
Parks and Recreation	\$	-	#DIV/0!
		\$	-
		-	#DIV/0!



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

<b>Category</b>	<b>Total Eligible SD Costs</b>		<b>Category</b>
	<b>Total Town Eligible Costs</b>		
Earthwork	\$	-	#DIV/0!
Roadways, Paths, & Hardscape	\$	-	#DIV/0!
Offsite Roadways	\$	-	#DIV/0!
Walls and Structures	\$	-	#DIV/0!
Storm Sewer	\$	-	#DIV/0!
Sanitary Sewer	\$	-	#DIV/0!
Reuse Water & Irrigation Piping	\$	-	#DIV/0!
Domestic Water	\$	-	#DIV/0!
Dry Utilities	\$	-	#DIV/0!
Park Site Development	\$	-	#DIV/0!
Mob & Temporary Conditions	\$	-	#DIV/0!
SDC - Planning Area 1 and 2	\$	-	#DIV/0!
SDC - Planning Area 3	\$	-	#DIV/0!
Parking & Architectural Enhancements	\$	-	#DIV/0!
Public Park Amenities & Facilities	\$	-	#DIV/0!
Other Eligible Costs	\$	-	#DIV/0!
Not Eligible	\$	-	#DIV/0!
	\$	-	#DIV/0!
<b>Total District Eligible Costs</b>			
Operation	\$	-	0.0%
Capital	\$	460,812.00	100.0%
Organization	\$	-	0.0%
	\$	460,812.00	100.0%

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT  
Construction Costs  
Table VII

Work Description	Contract Values				Invoiced Values				District Eligibility											Inv. No.		
	Quantity	Unit	Unit Price	Amount	Amount Invoiced	Retainage Held	Amount Less Retainage	Percent Invoiced	District Type	District Powers	Town Category	Percent District Eligible	Amount District Eligible	Percent Town Eligible	Amount Town Eligible	Total Percent Eligible	Total Eligible	Non-District	Certification Number		Inu. Date	Cost 106
<b>Goodland Construction - STC Dog Park</b> Mobilization/General Cond. 1 LS \$ 25,000.00 \$ 25,000.00 Erosion Control 1 LS \$ 15,000.00 \$ 15,000.00 Earthwork 1 LS \$ 50,000.00 \$ 50,000.00 Fence Type A 790 LF \$ 66.50 \$ 51,863.50 Fence Type B 575 LF \$ 57.50 \$ 32,962.50 Entry Gate 1 2 EA \$ 1,438.00 \$ 2,876.00 Entry Gate 2 2 EA \$ 1,438.00 \$ 2,876.00 Maintenance Gate 2 EA \$ 1,689.00 \$ 3,378.00 Cobble Stone Band 1725 SF \$ 15.70 \$ 27,082.50 Concrete Network (6") 2005 SF \$ 13.80 \$ 28,467.00 12" Recycled Concrete Base 1700 SF \$ 4.60 \$ 7,820.00 Seal Boulder 17 EA \$ 450.00 \$ 7,650.00 18" Boulder Retaining Wall 1 LS \$ 6,500.00 \$ 6,500.00 Dog Park Off Leash Area Surface -tan crusher fines 2500 SF \$ 5.00 \$ 12,500.00 Entry Gate 3 EA \$ 3,825.00 \$ 11,475.00 Dog Waste Station 2 EA \$ 2,346.50 \$ 4,693.00 Native Seating 3000 SF \$ 0.25 \$ 750.00 Steel Bench 2 EA \$ 4,408.00 \$ 8,816.00 Movable Chairs 6 EA \$ 1,500.00 \$ 9,000.00 Sleeves 85 LF \$ 18.50 \$ 1,562.50																						
\$ 431,325.00					\$ 24,804.50	\$ 1,240.23	\$ 23,564.28						\$ 23,564.28		\$ 23,564.28		\$ 23,564.28		Amount Less Retainage	\$ 23,564.28		
<b>Down to Earth Compliance</b> Erosion Control - Invoice 56747 (5/9/23) 1 LS \$ 1,794.00 \$ 1,794.00 Erosion Control - Invoice 55895 (6/9/23) 1 LS \$ 8,149.35 \$ 8,149.35 Erosion Control - Invoice 57329 (9/7/23) 1 LS \$ 9,122.50 \$ 9,122.50 Erosion Control - Invoice 5743 (10/6/23) 1 LS \$ 1,425.00 \$ 1,425.00 Erosion Control - Invoice 5799 (11/7/23) 1 LS \$ 4,900.00 \$ 4,900.00 Erosion Control - Invoice 5783 (12/7/24) 1 LS \$ 2,814.50 \$ 2,814.50 Erosion Control - Invoice 5786 (1/8/24) 1 LS \$ 1,923.50 \$ 1,923.50																						
\$ 30,118.90					\$ 1,923.50	\$ -	\$ 1,923.50						\$ 1,923.50		\$ 1,923.50		\$ 1,923.50		Amount Less Retainage	\$ 1,923.50		
<b>Kelly Rock Electric - Toll Brothers Phase I</b> Lighting Install and Pull Box 29 LF \$ 1,715.52 \$ 49,750.00 Trenching and Conduit 1 EA \$ 46,300.00 \$ 46,300.00 Metering Pedestals 2 SF \$ 7,500.00 \$ 15,000.00 Phase II Lighting Install and Pull Box 47 LF \$ 1,389.36 \$ 65,300.00 Trenching and Conduit 1 EA \$ 45,000.00 \$ 45,000.00 Metering Pedestals 2 SF \$ 7,500.00 \$ 15,000.00 Change Orders CO01 - Add'l Light Pole Install 2 EA \$ 4,400.00 \$ 4,400.00 CO01 - Lighting Controllers 2 EA \$ 3,300.00 \$ 6,600.00 CO02 P1 Lighting Install 26 EA \$ 1,369.00 \$ 35,394.00 CO02 P1 Trenching & Conduit 1 LS \$ 50,116.00 \$ 50,116.00 CO02 P1 Metering Pedestal 1 LS \$ 7,200.00 \$ 7,200.00 CO02 P4 Lighting Install 25 EA \$ 1,359.00 \$ 33,975.00 CO02 P4 Trenching & Conduit 1 LS \$ 50,875.00 \$ 50,875.00 CO02 P4 Metering Pedestal 1 LS \$ 7,200.00 \$ 7,200.00 CO02 P2 Material 1 LS \$ 8,148.00 \$ 8,148.00 CO04 - Reretrunch Conduit 1 LS \$ 2,300.00 \$ 2,300.00 CO05 P1 Permit 1 LS \$ 1,576.60 \$ 1,576.60 CO06 Added Labor P2 1 LS \$ 3,250.00 \$ 3,250.00 CO07 Added Pull Box Install 1 EA \$ 300.00 \$ 300.00 CO08 Barre Work under Sidewalk 1 LS \$ 2,000.00 \$ 2,000.00 Inv 2219 Street Light Install 1 LS \$ 6,810.45 \$ 6,810.45 Inv 1635 - Irrigation Meter/Trenching/Pedestal 1 LS \$ 6,100.00 \$ 6,100.00 Inv 1726-1850- Pull Box/ Conduit Work /Street Lighting 1 LS \$ 47,785.85 \$ 47,785.85 Inv 2022 Light Pole 1 LS \$ 2,000.00 \$ 2,000.00 Inv 2080 Irrigation Pump 1 LS \$ 3,850.00 \$ 3,850.00 Inv 2125 - Pull Box Repair 1 LS \$ 1,200.00 \$ 1,200.00 Inv 2086 - Phase 3 & 4 Lighting 1 LS \$ 68,175.00 \$ 68,175.00 Inv 2113 - Phase 3 & 4 Lighting 1 LS \$ 32,803.69 \$ 32,803.69 Inv 2119 - Phase 2 Damage by Comcast 1 LS \$ 500.00 \$ 500.00																						
\$ 236,850.00					\$ -	\$ -	\$ -						\$ -		\$ -		\$ -		Amount Less Retainage	\$ 109,839.14		
<b>APC Play - TOLL BROTHERS</b> Playground Equipment 1 LS \$ 268,524.00 \$ 268,524.00 CO01 Playground Equipment 1 LS \$ (5,586.00) \$ (5,586.00) CO02 - Saw Cut Network 1 LS \$ 2,000.00 \$ 2,000.00 Ground Prep 1 LS \$ 9,198.00 \$ 9,198.00 Shelter/Amenities 1 LS \$ 13,020.77 \$ 13,020.77																						
\$ 287,156.77					\$ 22,118.77	\$ 54,449.00	\$ (32,130.23)						\$ (32,130.23)		\$ (32,130.23)		\$ (32,130.23)		Subtotal	\$ 22,218.77		
<b>Backwell Earthworks - TOLL BROTHERS Conduit Slewing</b> Boulders/Road for Cemetery access/Staging Area (Inv 1070 Paid Ck 103913) 1 LS \$ 13,200.00 \$ 13,200.00																						
\$ 13,200.00					\$ -	\$ -	\$ 50.00						\$ 50.00		\$ 50.00		\$ 50.00		Amount Less Retainage	\$ 13,096.88		

**TYPE H HARGAR FOR SWALE (IW 1073 PAID Ck 515552 1/21/21)**

Type H Hargar for Swale (IW 1073 PAID Ck 515552 1/21/21)	1.15	\$	39,240.00	\$	39,240.00	\$	-	-	\$	50.00	0%	Capital	Sanitation	Storm Sewer	100%	\$	-	100%	\$	-	100%	\$	-	\$	-		
Pothole Coal Creek Ditch (IW 1073 PAID Ck 515552 1/21/21)	1.15	\$	3,000.00	\$	3,000.00	\$	-	-	\$	50.00	0%	Capital	Sanitation	Storm Sewer	100%	\$	-	100%	\$	-	100%	\$	-	\$	-		
Type V Hargar for Swale (IW 1076 PAID Ck 516464 2/19/21)	1.15	\$	28,000.00	\$	28,000.00	\$	-	-	\$	50.00	0%	Capital	Sanitation	Storm Sewer	100%	\$	-	100%	\$	-	100%	\$	-	\$	-		
Construction fence around Swale (IW 1078 Ck 516464 2/19/21)	1.15	\$	1,200.00	\$	1,200.00	\$	-	-	\$	50.00	0%	Capital	Multiple	Mod & Temporary Conditions	100%	\$	-	100%	\$	-	100%	\$	-	\$	-		
GIS Work on site (IW 1079 Ck 512410 9/17/21)	1.15	\$	2,000.00	\$	2,000.00	\$	-	-	\$	50.00	0%	Capital	Multiple	Mod & Temporary Conditions	62%	\$	-	62%	\$	-	62%	\$	-	\$	-		
Rough Grading (IW 1081 Ck 510595 6/11/21)	1.15	\$	7,500.00	\$	7,500.00	\$	-	-	\$	50.00	0%	Capital	Multiple	Mod & Temporary Conditions	62%	\$	-	62%	\$	-	62%	\$	-	\$	-		
Draw South Pond (IW 1086 Ck 527688 4/23/21)	1.15	\$	4,500.00	\$	4,500.00	\$	-	-	\$	50.00	0%	Capital	Sanitation	Storm Sewer	100%	\$	-	100%	\$	-	100%	\$	-	\$	-		
Remove Abandoned pipe (IW 1087 Ck 527688 4/23/21)	1.15	\$	20,700.00	\$	20,700.00	\$	-	-	\$	50.00	0%	Capital	Multiple	Mod & Temporary Conditions	62%	\$	-	62%	\$	-	62%	\$	-	\$	-		
Rip Gro Exc for covered wall (IW 1135 Ck 56490 8/6/21)	1.15	\$	2,250.00	\$	2,250.00	\$	-	-	\$	50.00	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-		
Balance for for dry utilities/Constructio Trailer	1.15	\$	11,300.00	\$	11,300.00	\$	-	-	\$	50.00	0%	Capital	Street	Roadways, Paths, & Hardscape	62%	\$	-	62%	\$	-	62%	\$	-	\$	-		
Conduits/Pour Sidewalk/Tire Vinyl	1.15	\$	30,180.00	\$	30,180.00	\$	-	-	\$	50.00	0%	Capital	Street	Roadways, Paths, & Hardscape	62%	\$	-	62%	\$	-	62%	\$	-	\$	-		
Stockpile/Grading (IW 1185 Ck 571681 1/21/22)	1.15	\$	18,340.00	\$	18,340.00	\$	-	-	\$	50.00	0%	Capital	Street	Roadways, Paths, & Hardscape	62%	\$	-	62%	\$	-	62%	\$	-	\$	-		
Conduits (New 1186 Ck 573841 2/14/22)	1.15	\$	55,000.00	\$	55,000.00	\$	-	-	\$	50.00	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-		
Excavation/retaining wall at Town Center (IW 1188 Ck 574945 2/11/22)	1.15	\$	30,180.00	\$	30,180.00	\$	-	-	\$	50.00	0%	Capital	Street	Roadways, Paths, & Hardscape	62%	\$	-	62%	\$	-	62%	\$	-	\$	-		
Break out Concrete / Snow removal	1.15	\$	10,120.00	\$	10,120.00	\$	-	-	\$	50.00	0%	Capital	Street	Roadways, Paths, & Hardscape	62%	\$	-	62%	\$	-	62%	\$	-	\$	-		
Retaining Wall/Concrete	1.15	\$	7,675.00	\$	7,675.00	\$	-	-	\$	50.00	0%	Capital	Street	Roadways, Paths, & Hardscape	62%	\$	-	62%	\$	-	62%	\$	-	\$	-		
Conduit Installation	1.15	\$	102,980.00	\$	102,980.00	\$	-	-	\$	50.00	0%	Capital	Street	Roadways, Paths, & Hardscape	62%	\$	-	62%	\$	-	62%	\$	-	\$	-		
Boulder and/or Hauling	1.15	\$	338,250.00	\$	338,250.00	\$	-	-	\$	50.00	0%	Capital	Street	Roadways, Paths, & Hardscape	62%	\$	-	62%	\$	-	62%	\$	-	\$	-		
Conduit Steeving (IW 1207 Ck 601753 8/3/23)	1.15	\$	17,004.00	\$	17,004.00	\$	-	-	\$	50.00	0%	Capital	Street	Roadways, Paths, & Hardscape	62%	\$	-	62%	\$	-	62%	\$	-	\$	-		
Pour Wall (IW 1214 Ck 599672 7/23/22)	1.15	\$	12,000.00	\$	12,000.00	\$	-	-	\$	50.00	0%	Capital	Street	Roadways, Paths, & Hardscape	62%	\$	-	62%	\$	-	62%	\$	-	\$	-		
Excavation/retaining wall at Town Center (IW 1217 Ck 602824 8/19/22)	1.15	\$	60,272.50	\$	60,272.50	\$	-	-	\$	50.00	0%	Capital	Not Right District	Street	Roadways, Paths, & Hardscape	67%	\$	-	67%	\$	-	67%	\$	-	\$	-	
Install 4" curb drain / Over ex lots (IW 1219 Ck 606109 9/23/22)	1.15	\$	60,975.00	\$	60,975.00	\$	-	-	\$	50.00	0%	Capital	Street	Roadways, Paths, & Hardscape	67%	\$	-	67%	\$	-	67%	\$	-	\$	-		
Install at Mining Tunnel/Install of Load Stoppers	1.15	\$	12,605.00	\$	12,605.00	\$	-	-	\$	50.00	0%	Capital	Street	Roadways, Paths, & Hardscape	67%	\$	-	67%	\$	-	67%	\$	-	\$	-		
Conduit Steeving	1.15	\$	27,760.00	\$	27,760.00	\$	-	-	\$	50.00	0%	Capital	Street	Roadways, Paths, & Hardscape	62%	\$	-	62%	\$	-	62%	\$	-	\$	-		
Unstable soil mitigation	1.15	\$	52,350.00	\$	52,350.00	\$	-	-	\$	50.00	0%	Capital	Street	Roadways, Paths, & Hardscape	62%	\$	-	62%	\$	-	62%	\$	-	\$	-		
Landscape Wall (IW 1280 Ck 632339 6/23/23)	1.15	\$	33,840.00	\$	33,840.00	\$	-	-	\$	50.00	0%	Capital	Street	Roadways, Paths, & Hardscape	62%	\$	-	62%	\$	-	62%	\$	-	\$	-		
Superior Tract H Park Install	1.15	\$	4,500.00	\$	4,500.00	\$	4,500.00	\$	-	\$4,500.00	100%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	4,500.00	100%	\$	4,500.00	100%	\$	4,500.00	\$	4,500.00		
Phase 3 Sidewalk Prep Tract H	1.15	\$	15,320.00	\$	15,320.00	\$	15,320.00	\$	-	\$15,320.00	100%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	15,320.00	100%	\$	15,320.00	100%	\$	15,320.00	\$	15,320.00		
Tract H Grading	1.15	\$	9,500.00	\$	9,500.00	\$	9,500.00	\$	-	\$9,500.00	100%	Capital	Street	Roadways, Paths, & Hardscape	62%	\$	5,003.83	62%	\$	5,003.83	62%	\$	5,003.83	\$	5,003.83	3,996.17	

<b>Total</b>			<b>\$ 732,946.50</b>	<b>\$ 732,946.50</b>	<b>\$ 29,320.00</b>	<b>\$ -</b>	<b>\$ 29,320.00</b>	<b>\$ -</b>	<b>\$ 25,723.83</b>	<b>\$ 25,723.83</b>	<b>\$ 25,723.83</b>	<b>\$ 25,723.83</b>	<b>\$ 25,723.83</b>	<b>\$ 25,723.83</b>	<b>\$ 25,723.83</b>	<b>\$ 25,723.83</b>	<b>\$ 25,723.83</b>	<b>\$ 25,723.83</b>	<b>\$ 25,723.83</b>	<b>\$ 25,723.83</b>	<b>\$ 25,723.83</b>	<b>\$ 25,723.83</b>	<b>\$ 25,723.83</b>	<b>\$ 25,723.83</b>	<b>\$ 25,723.83</b>	<b>\$ 25,723.83</b>	<b>\$ 25,723.83</b>	
<b>Amount Less Retainage</b>																												
<b>Check # or PLW</b>																												

**BRIGHTON PHASE 1-4 LANDSCAPING - TOLL ROAD/STREETS**

Irigation 2	1.15	\$	234,031.63	\$	234,031.63	\$	5,732.88	\$	573.27	\$	55,159.41	2%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	5,159.41	100%	\$	5,159.41	100%	\$	5,159.41	\$	5,732.88	
General Site Landscaping	1.15	\$	184,551.61	\$	184,551.61	\$	24,866.01	\$	2,486.00	\$	52,374.01	11%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	22,374.01	100%	\$	22,374.01	100%	\$	22,374.01	\$	24,866.01	
Irigation 1	1.15	\$	231,011.63	\$	231,011.63	\$	(6,620.23)	\$	(462.02)	\$	54,158.21	2%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	(4,158.21)	100%	\$	(4,158.21)	100%	\$	(4,158.21)	\$	(6,620.23)	
General Site Landscaping	1.15	\$	206,127.16	\$	206,127.16	\$	159,568.81	\$	15,956.88	\$	(145,611.53)	54%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	(143,611.53)	100%	\$	(143,611.53)	100%	\$	(143,611.53)	\$	159,568.81	
General Site Landscaping	1.15	\$	22,717.00	\$	22,717.00	\$	-	\$	-	\$	50.00	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	
General Site Landscaping	1.15	\$	(9,834.00)	\$	(9,834.00)	\$	-	\$	-	\$	50.00	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	
General Site Landscaping	1.15	\$	38,500.00	\$	38,500.00	\$	5,775.00	\$	577.50	\$	55,197.50	15%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	5,197.50	100%	\$	5,197.50	100%	\$	5,197.50	\$	5,775.00	
General Site Landscaping	1.15	\$	5,557.00	\$	5,557.00	\$	509.18	\$	50.92	\$	458.26	9%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	458.26	100%	\$	458.26	100%	\$	458.26	\$	509.18	
Irigation 1	1.15	\$	211,811.63	\$	211,811.63	\$	(6,620.23)	\$	(462.02)	\$	54,158.21	2%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	(4,158.21)	100%	\$	(4,158.21)	100%	\$	(4,158.21)	\$	(6,620.23)	
Irigation 1	1.15	\$	10,000.00	\$	10,000.00	\$	31,850.00	\$	3,185.00	\$	(30,445.00)	113%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	30,445.00	100%	\$	30,445.00	100%	\$	30,445.00	\$	31,850.00	
Irigation 1	1.15	\$	76,880.00	\$	76,880.00	\$	10,611.06	\$	1,061.11	\$	95,535.55	100%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	95,535.55	100%	\$	95,535.55	100%	\$	95,535.55	\$	10,611.06	
General Site Landscaping	1.15	\$	187,940.70	\$	187,940.70	\$	184,847.74	\$	18,487.77	\$	(516,128.97)	98%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	(166,128.97)	100%	\$	(166,128.97)	100%	\$	(166,128.97)	\$	184,847.74	
General Site Landscaping	1.15	\$	28,419.00	\$	28,419.00	\$	5,391.00	\$	539.10	\$	(4,851.90)	100%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	(4,851.90)	100%	\$	(4,851.90)	100%	\$	(4,851.90)	\$	5,391.00	
Irigation 1	1.15	\$	225,431.39	\$	225,431.39	\$	118,180.36	\$	11,818.04	\$	(106,362.32)	52%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	(106,362.32)	100%	\$	(106,362.32)	100%	\$	(106,362.32)	\$	118,180.36	
General Site Landscaping	1.15	\$	119,821.45	\$	119,821.45	\$	94,954.61	\$	9,495.46	\$	(85,459.15)	79%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	(85,459.15)	100%	\$	(85,459.15)	100%	\$	(85,459.15)	\$	94,954.61	
General Site Landscaping	1.15	\$	5,326.00	\$	5,326.00	\$	332.00	\$	33.20	\$	(4,796.10)	100%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$										

Driv Cuts	1807 SF	\$	14.10	\$	25,478.70	\$	-	\$	50.00	0%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	-	63%	\$	-	100%	\$	-	\$	
Median Cover 4"	209 SF	\$	12.00	\$	2,508.00	\$	2,508.00	\$	250.80	100%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	2,257.20	-	2,257.20	-	100%	\$	2,257.20	\$	2,508.00
PCCP 8"	7920 SF	\$	62.00	\$	491,136.00	\$	-	\$	50.00	0%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	-	-	-	-	100%	\$	-	\$	-
Pedestrian Walk	20 SV	\$	94.00	\$	1,880.00	\$	1,880.00	\$	188.00	100%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	1,692.00	-	1,692.00	-	100%	\$	1,692.00	\$	1,880.00
Raised Pedestrian Walk	40 SV	\$	148.00	\$	5,920.00	\$	5,920.00	\$	592.00	100%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	5,328.00	-	5,328.00	-	100%	\$	5,328.00	\$	5,920.00
Sidewalk 6"	1215 LF	\$	38.60	\$	46,899.00	\$	46,899.00	\$	4,689.90	100%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	42,209.10	-	42,209.10	-	100%	\$	42,209.10	\$	46,899.00
Trail 10' 6"	204 LF	\$	74.70	\$	15,238.80	\$	15,238.80	\$	1,523.88	100%	Capitol	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	1,384.92	-	1,384.92	-	100%	\$	1,384.92	\$	1,523.88
Removable Bollards	3 EA	\$	1,170.00	\$	3,510.00	\$	3,510.00	\$	351.00	100%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	3,159.00	-	3,159.00	-	100%	\$	3,159.00	\$	3,510.00
Rebalancing Roadways	10009 SV	\$	4.10	\$	41,036.90	\$	-	\$	50.00	0%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	-	-	-	-	100%	\$	-	\$	-
FW Cement Treatment	10009 SV	\$	9.65	\$	96,586.85	\$	-	\$	50.00	0%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	-	-	-	-	100%	\$	-	\$	-
Adjust MH and CD	28 EA	\$	607.00	\$	16,996.00	\$	-	\$	50.00	0%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	-	-	-	-	100%	\$	-	\$	-
Adjust VB	16 EA	\$	307.00	\$	4,912.00	\$	-	\$	50.00	0%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	-	-	-	-	100%	\$	-	\$	-
Tie-in Concret to Sub	3 EA	\$	855.00	\$	2,415.00	\$	-	\$	50.00	0%	Capitol	Sanitation	Sanitary Sewer	100%	\$	-	-	-	-	100%	\$	-	\$	-
Main 8"	723 LF	\$	55.20	\$	41,145.60	\$	-	\$	50.00	0%	Capitol	Sanitation	Sanitary Sewer	100%	\$	-	-	-	-	100%	\$	-	\$	-
Perf Main 6"	733 LF	\$	24.10	\$	17,665.30	\$	-	\$	50.00	0%	Capitol	Sanitation	Sanitary Sewer	100%	\$	-	-	-	-	100%	\$	-	\$	-
SS MH 48" CP	5 EA	\$	8,440.00	\$	42,200.00	\$	-	\$	50.00	0%	Capitol	Sanitation	Sanitary Sewer	100%	\$	-	-	-	-	100%	\$	-	\$	-
SS MH 48" CP	2 EA	\$	6,360.00	\$	12,720.00	\$	-	\$	50.00	0%	Capitol	Sanitation	Sanitary Sewer	100%	\$	-	-	-	-	100%	\$	-	\$	-
UD Cleanout 6"	7 EA	\$	846.00	\$	5,922.00	\$	-	\$	50.00	0%	Capitol	Sanitation	Sanitary Sewer	100%	\$	-	-	-	-	100%	\$	-	\$	-
Service 12"	51 EA	\$	1,620.00	\$	82,020.00	\$	-	\$	50.00	0%	Capitol	Sanitation	Sanitary Sewer	100%	\$	-	-	-	-	100%	\$	-	\$	-
Solid Service 4"	51 EA	\$	585.00	\$	29,835.00	\$	-	\$	50.00	0%	Capitol	Sanitation	Sanitary Sewer	100%	\$	-	-	-	-	100%	\$	-	\$	-
Tie to Existing Stubs	6 EA	\$	3,040.00	\$	18,240.00	\$	-	\$	50.00	0%	Capitol	Water	Domestic Water	100%	\$	-	-	-	-	100%	\$	-	\$	-
Main 8"	1868 LF	\$	56.20	\$	104,981.60	\$	-	\$	50.00	0%	Capitol	Water	Domestic Water	100%	\$	-	-	-	-	100%	\$	-	\$	-
Gate Valve 8" w/ valve box	9 EA	\$	2,980.00	\$	26,820.00	\$	-	\$	50.00	0%	Capitol	Water	Domestic Water	100%	\$	-	-	-	-	100%	\$	-	\$	-
Band 8"	11 EA	\$	902.00	\$	9,922.00	\$	-	\$	50.00	0%	Capitol	Water	Domestic Water	100%	\$	-	-	-	-	100%	\$	-	\$	-
Tee 8"	2 EA	\$	1,280.00	\$	2,560.00	\$	-	\$	50.00	0%	Capitol	Water	Domestic Water	100%	\$	-	-	-	-	100%	\$	-	\$	-
VP 48" w/ Key Ay 60"	2 EA	\$	12,300.00	\$	24,600.00	\$	-	\$	50.00	0%	Capitol	Water	Domestic Water	100%	\$	-	-	-	-	100%	\$	-	\$	-
Fire Hydrant Ay	3 EA	\$	9,360.00	\$	28,080.00	\$	-	\$	50.00	0%	Capitol	Water	Domestic Water	100%	\$	-	-	-	-	100%	\$	-	\$	-
Service 12"	48 EA	\$	2,880.00	\$	139,440.00	\$	-	\$	50.00	0%	Capitol	Water	Domestic Water	100%	\$	-	-	-	-	100%	\$	-	\$	-
Scarfily/Hrompact 8 1/2"	1020 SV	\$	2.85	\$	2,904.15	\$	2,904.15	\$	290.42	100%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	2,613.74	-	1,624.32	-	100%	\$	2,613.74	\$	2,904.15
Rec Conc/Class 4-8" Base	275 TR	\$	21.80	\$	5,991.00	\$	5,991.00	\$	599.10	100%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	5,391.90	-	4,098.84	-	100%	\$	5,391.90	\$	5,991.00
ADA Handicap Ramp Mid Block	5 EA	\$	21,800.00	\$	109,000.00	\$	-	\$	50.00	0%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	-	-	-	-	100%	\$	-	\$	-
ADA Handicap Ramp Rollup SDC	3 EA	\$	2,940.00	\$	8,820.00	\$	-	\$	50.00	0%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	-	-	-	-	100%	\$	-	\$	-
ADA Handicap Ramp Truncated Dome	75 SF	\$	50.90	\$	3,817.50	\$	3,817.50	\$	381.75	100%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	3,435.75	-	3,435.75	-	100%	\$	3,435.75	\$	3,817.50
Chase Drain	11 EA	\$	2,880.00	\$	31,680.00	\$	31,680.00	\$	3,168.00	100%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	28,800.00	-	28,800.00	-	100%	\$	28,800.00	\$	31,680.00
Crosscap 30"	48 SF	\$	17.10	\$	820.80	\$	820.80	\$	82.08	100%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	763.84	-	763.84	-	100%	\$	763.84	\$	820.80
Curb & Gutter Vert 2"	1289 LF	\$	30.10	\$	38,798.90	\$	-	\$	50.00	0%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	-	-	-	-	100%	\$	-	\$	-
Curb Drain Perf Main 4"	1289 LF	\$	18.70	\$	24,104.30	\$	-	\$	50.00	0%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	-	-	-	-	100%	\$	-	\$	-
Ribbon Curb 6x6	78 LF	\$	42.80	\$	3,338.40	\$	-	\$	50.00	0%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	-	-	-	-	100%	\$	-	\$	-
Drive Cuts	1648 SF	\$	14.10	\$	23,236.80	\$	-	\$	50.00	0%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	-	-	-	-	100%	\$	-	\$	-
PCCP 8"	6485 SV	\$	62.00	\$	401,020.00	\$	-	\$	50.00	0%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	-	-	-	-	100%	\$	-	\$	-
Sidewalk 5"	927 LF	\$	38.60	\$	35,782.20	\$	35,782.20	\$	3,578.22	100%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	32,203.98	-	20,013.17	-	100%	\$	32,203.98	\$	35,782.20
Trail 10"	433 LF	\$	74.70	\$	32,339.10	\$	32,339.10	\$	3,233.91	100%	Capitol	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	30,455.19	-	0%	-	100%	\$	30,455.19	\$	32,339.10
Rebalancing Roadways	8294 SV	\$	4.10	\$	34,005.40	\$	-	\$	50.00	0%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	-	-	-	-	100%	\$	-	\$	-
FW Cement Treatment	8294 SV	\$	9.65	\$	80,037.10	\$	-	\$	50.00	0%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	-	-	-	-	100%	\$	-	\$	-
Adjust MH and CD	28 EA	\$	607.00	\$	16,996.00	\$	-	\$	50.00	0%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	-	-	-	-	100%	\$	-	\$	-
Adjust VB	16 EA	\$	307.00	\$	4,912.00	\$	-	\$	50.00	0%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	-	-	-	-	100%	\$	-	\$	-
COM01 - Sanitary Sewer 1	1 LS	\$	42,100.80	\$	42,100.80	\$	-	\$	50.00	0%	Capitol	Sanitation	Sanitary Sewer	100%	\$	-	-	-	-	100%	\$	-	\$	-
COM02 - Storm System 1	1 LS	\$	24,650.00	\$	24,650.00	\$	-	\$	50.00	0%	Capitol	Sanitation	Sanitary Sewer	100%	\$	-	-	-	-	100%	\$	-	\$	-
COM03 - Water 1	1 LS	\$	14,722.00	\$	14,722.00	\$	-	\$	50.00	0%	Capitol	Water	Domestic Water	100%	\$	-	-	-	-	100%	\$	-	\$	-
COM03 - Sidewalk 2	1 LS	\$	35,968.04	\$	35,968.04	\$	-	\$	50.00	0%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	-	-	-	-	100%	\$	-	\$	-
COM04 - Water 1	1 LS	\$	12,495.00	\$	12,495.00	\$	-	\$	50.00	0%	Capitol	Water	Domestic Water	100%	\$	-	-	-	-	100%	\$	-	\$	-
COM05 - Storm System 2	1 LS	\$	226,949.00	\$	226,949.00	\$	-	\$	50.00	0%	Capitol	Sanitation	Sanitary Sewer	100%	\$	-	-	-	-	100%	\$	-	\$	-
COM05 - Storm System 2	1 LS	\$	49,296.50	\$	49,296.50	\$	-	\$	50.00	0%	Capitol	Sanitation	Sanitary Sewer	100%	\$	-	-	-	-	100%	\$	-	\$	-
COM06 - Sanitary Sewer 1	1 LS	\$	4,978.83	\$	4,978.83	\$	-	\$	50.00	0%	Capitol	Sanitation	Sanitary Sewer	100%	\$	-	-	-	-	100%	\$	-	\$	-
COM07 - Storm Sewer System 1	1 LS	\$	9,625.30	\$	9,625.30	\$	-	\$	50.00	0%	Capitol	Sanitation	Sanitary Sewer	100%	\$	-	-	-	-	100%	\$	-	\$	-
COM04-10 Extra Work for Toll T&M	1 LS	\$	5,012.00	\$	5,012.00	\$	-	\$	50.00	0%	Capitol	Sanitation	Sanitary Sewer	100%	\$	-	-	-	-	100%	\$	-	\$	-
COM08-10 Material Cost Increases 2023 PVC	1 LS	\$	14,722.00	\$	14,722.00	\$	-	\$	50.00	0%	Capitol	Street	Roadways, Paths, & Hardscape	100%	\$	-	-	-	-	100%	\$	-	\$	-
COM09-10 Remaining Concrete - 2022 Price Escalator	3882.73 CV	\$	8.48	\$	31,966.10	\$																		

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

Vendor	Invoice Number	Invoices	Description	Date	Amount Invoiced	Paid By	Check No	Check Written	Check Cleared	Amount Paid	District Category	District Powers	Town Categories	Percent District Eligible	Amount District Eligible	Percent Town Eligible	Amount Town Eligible	Total Eligible	Certification Number
Civil Resources, LLC	238.001.01.121	Superior Town Center - Infrastructure		02/25/24	\$ 3,545.00						Capital	Multiple	Other Eligible Costs	100%	\$ 3,545.00	100%	\$ 3,545.00	100%	106
Consulting Solutions	Letter	Advocacy Membership		03/04/24	\$ 1,335.00						Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	106
Edifice North	24-004	STC Construction Management		02/01/24	\$ 9,000.00						Capital	Multiple	Other Eligible Costs	47%	\$ 4,206.72	47%	\$ 4,206.72	47%	106
Summit Services	45198	Stormwater Insepection		01/31/24	\$ 1,000.00						Capital	Multiple	Mob & Temporary Conditions	100%	\$ 1,000.00	100%	\$ 1,000.00	100%	106
Summit Services	45525	Stormwater Insepection		02/29/24	\$ 800.00						Capital	Multiple	Mob & Temporary Conditions	100%	\$ 800.00	100%	\$ 800.00	100%	106
Town of Superior	1146	FDP #1 Infrastructure		02/26/24	\$ 1,868.75						Capital	Multiple	Roadways, Paths, & Hardscape	47%	\$ 878.31	47%	\$ 878.31	47%	106
<b>TOLL BROTHERS COSTS</b>																			
Cash Call Lawn Services	10592	Erosion Work/Sweeping		07/07/2023	\$ 858.00		1675860	05/26/23			Capital	Multiple	Other Eligible Costs	62%	\$ 532.21	62%	\$ 532.21	62%	106
CMS ENVIRO SOL	153575	Site Storm Water SWMP		07/01/2023	\$ 395.00						Capital	Multiple	Other Eligible Costs	62%	\$ 245.48	62%	\$ 245.48	62%	106
CMS ENVIRO SOL	155109	Site Storm Water SWMP		08/01/2023	\$ 395.00						Capital	Multiple	Other Eligible Costs	62%	\$ 245.48	62%	\$ 245.48	62%	106
CMS ENVIRO SOL	156114	Site Storm Water SWMP		09/01/2023	\$ 395.00						Capital	Multiple	Other Eligible Costs	62%	\$ 245.48	62%	\$ 245.48	62%	106
CMS ENVIRO SOL	158199	Site Storm Water SWMP		10/01/2023	\$ 395.00						Capital	Multiple	Other Eligible Costs	62%	\$ 245.48	62%	\$ 245.48	62%	106
CMS ENVIRO SOL	159466	Site Storm Water SWMP		11/01/2023	\$ 395.00						Capital	Multiple	Other Eligible Costs	62%	\$ 245.48	62%	\$ 245.48	62%	106
CMS ENVIRO SOL	160678	Site Storm Water SWMP		12/01/2023	\$ 395.00						Capital	Multiple	Other Eligible Costs	62%	\$ 245.48	62%	\$ 245.48	62%	106
CTL/HOMPSON STRUCTURAL ENGINE		Superior Cottages - Structural Engineering		08/03/2023	\$ 300.00		213380	09/22/2023			Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	106
CTL/HOMPSON STRUCTURAL ENGINE		Superior Cottages - Structural Engineering		09/30/2023	\$ 6,755.00		220584	10/20/2023			Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	106
CTL/HOMPSON STRUCTURAL ENGINE		Superior Cottages - Structural Engineering		10/31/2023	\$ 5,245.00		232416	12/08/2023			Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	106
CTL/HOMPSON STRUCTURAL ENGINE		Superior Cottages - Structural Engineering		11/30/2023	\$ 440.00						Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	106
CUSTOM FENCE & SUPPLY CO	318675	Install 3-Real Tan PVC w/ Gate		07/13/2023	\$ 14,842.80		352593	09/01/2023			Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 14,842.80	100%	\$ 14,842.80	100%	106
CUSTOM FENCE & SUPPLY CO	319476	Timber struts		08/31/2023	\$ 13,632.50		377287	10/13/2023			Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 13,632.50	100%	\$ 13,632.50	100%	106
CUSTOM FENCE & SUPPLY CO	322802	Mailboxes		01/31/2024	\$ 27,122.50			02/23/2024			Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	106
DTI DESIGNS INC	66468	Townhome Product Design		07/07/2023	\$ 81.50		220587	10/20/2023			Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	106
DTI DESIGNS INC	66815	Townhome Product Design		09/12/2023	\$ 1,911.25		220587	10/20/2023			Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	106
DTI DESIGNS INC	67123	Townhome Product Design		11/10/2023	\$ 697.50		246633	02/09/2024			Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	106
JANAWAY GRADING	8516	Grading/Trash		09/08/2023	\$ 7,678.51		377253	10/13/2023			Capital	Multiple	Other Eligible Costs	62%	\$ 4,645.39	62%	\$ 4,645.39	62%	106
LANDSCAPE FORMS INC	183060	Pedestrian Lights		07/28/2023	\$ 7,678.51		343996	08/18/2023			Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 7,678.51	100%	\$ 7,678.51	100%	106
LANDSCAPE FORMS INC	183158	Pedestrian Lights		08/01/2023	\$ 24,592.26		338806	08/11/2023			Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 24,592.26	100%	\$ 24,592.26	100%	106
PASE CONTRACTING INC	38616	Erosion Control		06/30/2023	\$ 5,594.54		210608	09/08/2023			Capital	Multiple	Other Eligible Costs	62%	\$ 3,701.55	62%	\$ 3,701.55	62%	106
PASE CONTRACTING INC	39292	Erosion Control		09/30/2023	\$ 9,002.30		226652	11/10/2023			Capital	Multiple	Other Eligible Costs	62%	\$ 5,594.54	62%	\$ 5,594.54	62%	106
PRECISE STRIPING LLC	9667	Signage/Striping		08/11/2023	\$ 25,625.00		363867	09/22/2023			Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 25,625.00	100%	\$ 25,625.00	100%	106
PRECISE STRIPING LLC	9677	Signage/Striping		09/07/2023	\$ 38,702.00		363867	09/22/2023			Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 38,702.00	100%	\$ 38,702.00	100%	106
PRECISE STRIPING LLC	9794	Signage/Striping		09/27/2023	\$ 1,901.00		377258	10/13/2023			Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 1,901.00	100%	\$ 1,901.00	100%	106
PRECISE STRIPING LLC	9786	Signage/Striping		10/17/2023	\$ 8,400.00						Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 8,400.00	100%	\$ 8,400.00	100%	106
ROSCOE ENGINEERING LLC	23-051.1	Private Street Prep Observer		09/01/2023	\$ 5,970.00		407327	12/01/2023			Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	106
ROSCOE ENGINEERING LLC	23-052	Private Street Prep Observer		10/01/2023	\$ 16,860.00		407327	12/01/2023			Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	106
SAGE CREEK ENVIRONMENTAL LLC	22783	Erosion Control		11/15/2023	\$ 2,395.00		229650	12/01/2023			Capital	Multiple	Other Eligible Costs	62%	\$ 1,488.39	62%	\$ 1,488.39	62%	106
SAGE CREEK ENVIRONMENTAL LLC	22502	Erosion Control		11/15/2023	\$ 17,000.00		229650	12/01/2023			Capital	Multiple	Other Eligible Costs	62%	\$ 10,564.76	62%	\$ 10,564.76	62%	106
SOLOGIC INC	119853	Materials Testing - Town Center		09/19/2023	\$ 5,540.00		367178	09/29/2023			Capital	Multiple	Other Eligible Costs	62%	\$ 3,442.87	62%	\$ 3,442.87	62%	106
SOLOGIC INC	120159	Materials Testing - Town Center - L47 & 24		12/04/2023	\$ 605.00						Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	106
Son Haul	13251	Fly Ash Subgrade		01/02/2024	\$ 81,620.00		443422	02/02/24			Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 81,620.00	100%	\$ 81,620.00	100%	106
Underground Consulting Sol	32045	Private Underground Locates		11/06/2023	\$ 300.00			11/17/2023			Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	106
WESTWOOD - CVL	123070122	Superior Residential Construction Staking		07/25/2023	\$ 682.50	Toll Bros	349435	08/25/23			Capital	Multiple	Other Eligible Costs	71%	\$ 484.67	71%	\$ 484.67	71%	106
WESTWOOD - CVL	1230801863	Superior Residential Construction Staking		08/22/2023	\$ 1,500.00	Toll Bros	449456	02/09/24			Capital	Multiple	Other Eligible Costs	71%	\$ 1,065.21	71%	\$ 1,065.21	71%	106
WESTWOOD - CVL	1230901486	Superior Residential Construction Staking		09/19/2023	\$ 2,200.00	Toll Bros	449456	02/09/24			Capital	Multiple	Other Eligible Costs	71%	\$ 1,562.30	71%	\$ 1,562.30	71%	106
WESTWOOD - CVL	1231101469	Engineering Design Residential FDP, CD, and Plat		11/19/2023	\$ 1,125.00	Toll Bros	431470	01/21/24			Capital	Multiple	Other Eligible Costs	76%	\$ 854.26	76%	\$ 854.26	76%	106
WESTWOOD - CVL	1240101214	Superior Residential Construction Staking		01/22/2024	\$ 1,935.00	Toll Bros	449456	02/09/24			Capital	Multiple	Other Eligible Costs	71%	\$ 1,374.12	71%	\$ 1,374.12	71%	106
					\$ 358,849.62					\$					\$ 264,208.20		\$ 264,208.20		



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

Builder Name	Invoice Number	Description	Type	Date	Amount Invoiced	Paid By	Check No	Proof of Payment			District Category	District Powers	Town Categories	Percent District	Amount District	Percent Town	Amount Town	Certification
								Check Written	Check Cleared	Amount Paid				Eligible	Eligible	Eligible	Eligible	Number
Toll Brothers	24/20	870 Promenade Drive	Residential	02/22/24	\$ 42,476.00	RC Superior, LLC	Wire	02/27/24	02/27/24	\$ 84,952.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 42,476.00	0%	\$ -	106
Toll Brothers	24/45	912 Meridian Lane	Residential	02/22/24	\$ 42,476.00	RC Superior, LLC	Wire	02/27/24	02/27/24	\$ 84,952.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 42,476.00	0%	\$ -	106
Toll Brothers	24/44	922 Meridian Lane	Residential	02/15/24	\$ 42,476.00	RC Superior, LLC	Wire	02/20/24	02/20/24	\$ 127,428.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 42,476.00	0%	\$ -	106
Toll Brothers	24/46	852 Meridian Lane	Residential	02/15/24	\$ 42,476.00	RC Superior, LLC	Wire	02/20/24	02/20/24	\$ 127,428.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 42,476.00	0%	\$ -	106
Toll Brothers	19/15	960 Superior Drive	Residential	02/15/24	\$ 42,476.00	RC Superior, LLC	Wire	02/20/24	02/20/24	\$ 127,428.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 42,476.00	0%	\$ -	106
Toll Brothers	23/29	795 Josephine Way	Residential	02/08/24	\$ 40,870.00	RC Superior, LLC	Wire	02/13/24	02/13/24	\$ 248,432.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 40,870.00	0%	\$ -	106
Toll Brothers	19/13	950 Superior Drive	Residential	02/08/24	\$ 42,476.00	RC Superior, LLC	Wire	02/13/24	02/13/24	\$ 248,432.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 42,476.00	0%	\$ -	106
Toll Brothers	19/14	958 Superior Driv	Residential	02/08/24	\$ 42,476.00	RC Superior, LLC	Wire	02/13/24	02/13/24	\$ 248,432.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 42,476.00	0%	\$ -	106
Toll Brothers	23/26	765 Josephine Way	Residential	02/08/24	\$ 40,870.00	RC Superior, LLC	Wire	02/13/24	02/13/24	\$ 248,432.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 40,870.00	0%	\$ -	106
Toll Brothers	23/27	775 Josephine Way	Residential	02/08/24	\$ 40,870.00	RC Superior, LLC	Wire	02/13/24	02/13/24	\$ 248,432.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 40,870.00	0%	\$ -	106
Toll Brothers	23/28	785 Josephine Way	Residential	02/08/24	\$ 40,870.00	RC Superior, LLC	Wire	02/13/24	02/13/24	\$ 248,432.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 40,870.00	0%	\$ -	106
					\$ 460,812.00				\$ 460,812.00				\$ -					



**STC METROPOLITAN DISTRICT NO. 2  
ENGINEER'S REPORT and CERTIFICATION #107**

**PREPARED FOR:**

STC Metropolitan District No. 2  
141 Union Blvd  
Lakewood, CO 80228

**PREPARED BY:**

Ranger Engineering, LLC  
3370 Simms St.  
Wheat Ridge, CO 80033

**DATE PREPARED:**

April 25, 2024

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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 for Draw Package 107, including both soft and hard costs from approximately February 2024 to March 2024, are valued at **\$860,072.47** for the District, and **\$21,724.47** for the Town. Table I summarizes costs certified to date. Prior years have been condensed to only show yearly totals.

<b>Table I – Cost Certified to Date</b>				
<b>Cert No.</b>	<b>Date</b>	<b>Total Costs Paid</b>	<b>Total District Eligible Costs</b>	<b>Total Town Eligible Costs</b>
<b>1 - 7</b>	<b>2015</b>	<b>\$11,891,225.34</b>	<b>\$8,043,823.58</b>	<b>\$8,043,823.58</b>
<b>8 - 19</b>	<b>2016</b>	<b>\$7,973,908.20</b>	<b>\$6,939,814.39</b>	<b>\$6,939,814.39</b>
<b>20 - 31</b>	<b>2017</b>	<b>\$16,024,418.66</b>	<b>\$13,113,137.79</b>	<b>\$12,773,498.56</b>
<b>32 - 41</b>	<b>2018</b>	<b>\$9,222,780.87</b>	<b>\$7,829,160.35</b>	<b>\$6,305,376.48</b>
<b>42 - 53</b>	<b>2019</b>	<b>\$14,735,747.78</b>	<b>\$10,839,557.32</b>	<b>\$8,014,667.02</b>
<b>54 - 67</b>	<b>2020</b>	<b>\$14,576,368.21</b>	<b>\$10,284,857.01</b>	<b>\$8,487,556.24</b>
<b>68-80</b>	<b>2021</b>	<b>\$28,099,348.12</b>	<b>\$25,263,168.16</b>	<b>\$22,947,318.16</b>
<b>81-91</b>	<b>2022</b>	<b>\$12,999,491.55</b>	<b>\$12,637,611.97</b>	<b>\$8,259,749.59</b>
<b>92-103</b>	<b>2023</b>	<b>\$17,478,727.73</b>	<b>\$15,417,822.58</b>	<b>\$10,219,623.31</b>

<b>104</b>	<b>22-Jan-24</b>	<b>\$229,009.40</b>	<b>\$181,174.62</b>	<b>\$181,174.62</b>
<b>105</b>	<b>26-Feb-24</b>	<b>\$437,946.21</b>	<b>\$426,579.46</b>	<b>\$135,671.46</b>
<b>106</b>	<b>27-Mar-24</b>	<b>\$1,912,643.72</b>	<b>\$1,813,906.13</b>	<b>\$1,283,159.49</b>
<b>107</b>	<b>25-Apr-24</b>	<b>\$864,865.75</b>	<b>\$860,072.47</b>	<b>\$21,724.47</b>

<b>TOTALS</b>	<b>\$136,446,481.54</b>	<b>\$113,650,685.82</b>	<b>\$93,613,157.37</b>
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Table II summarizes the cost breakdown of the construction, soft and indirect, district funded costs, and system development fees. Tables III, IV, V, and VI provide category breakdowns of construction, soft and indirect, district funded costs, and system development fees reviewed for this certification. Table VII provides a detailed breakdown of the eligible hard costs per the Service Plan categories and the SURA categories. Table VIII provides a detailed breakdown of the eligible soft costs per the Service Plan categories and the SURA categories. Table IX provides a detailed breakdown of district funded costs per

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

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

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

Section I-A of the Service Plan states:

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

Section V-A of the Service Plan States:

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

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

### **Scope of Certification**

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

### **General Methodology**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

### **Project Notes**

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.

Cost Certification #48 missed the inclusion of the last two System Development fees in the certification. The costs are shown in Table X, but are not included in the actual certified amounts. These last two costs are carried over to Cost Certification #49 where the values are included in the certified amounts.

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

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

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

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

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

Beginning on Cost Certification #60, costs related to Toll Brothers development of Block 17 and Superlot 5 were reviewed and certified. Toll Brothers have a reimbursement agreement with the Developer for the buildout of this site. Certification #60 was the first submittal of costs related to the Toll Brothers development and included multiple months of costs to date. A site takeoff specific to this scope of work was performed, identifying a public eligibility of 62.15%.

Samora Invoice 731 certified costs were duplicated on Cost Certification #63. A correction was applied on Cost Certification #64.

Cost Certification #66 included Toll Brothers Q3 costs listed in hard costs and soft costs.

Cost Certification #68 included Toll Brothers Q3 and Q4 costs listed in hard costs and soft costs. Down To Earth Compliance Invoice 51584 was credited back after determination that all costs previously certified in Cost Certification #67 were related to private improvements.

Cost Certification #71 included Toll Brothers 2021 Q1 costs listed in hard costs and soft costs.

Cost Certification #72 included adjustments to eligibility related to the Hudick Excavating Inc. ("HEI") Blocks 11 and 15 contract for private utility work. HEI provided a cost breakdown of the work related to install the private utilities in Block 11. The work was previously billed 100%, so a negative eligible amount was applied in the certification. Additionally, for the Goodland Construction Blocks 9 and 10 grading work, a reduced percent eligibility was not properly applied to the Town eligibility in previous certifications, and was adjusted in the current certification. HEI also provided a revised pay application for Blocks 11 and 15, so an updated certification was issued during this period.

Cost Certification #74 included Toll Brothers 2021 Q2 costs listed in hard costs and soft costs.

Cost Certification #76 was revised to review Town eligibility of public infrastructure costs located within metropolitan district tracts.

Cost Certification #77 included Toll Brothers 2021 Q3 costs listed in hard costs and soft costs.

Cost Certification #80 included Toll Brothers 2021 Q4 costs listed in hard costs and soft costs.

Cost Certification #92 included Toll Brothers 2022 Q1 costs listed in hard costs and soft costs.

Cost Certification #93 included Toll Brothers 2022 Q2 costs listed in hard costs and soft costs.

Cost Certification #94 included Toll Brothers 2022 Q3 costs listed in hard costs and soft costs.

Cost Certification #95 included Toll Brothers 2022 Q4 costs listed in hard costs and soft costs.

Cost Certification #96 included Toll Brothers 2023 Q1 costs listed in hard costs and soft costs.

Cost Certification #99 included Toll Brothers 2023 Q2 costs listed in hard costs and soft costs.

Cost Certification #102 included Toll Brothers 2023 Q2/Q3 costs listed in hard costs and soft costs. Additionally, Toll Brothers System Development Fees (“SDF”) were reviewed in this certification and are classified as an SDC -Planning Area 3 cost. These SDF costs were paid directly by Toll Brothers to the Town instead of being paid by the Developer. Other SDF costs by for other builders are typically paid by the Developer.

Cost Certification #106 included Toll Brothers 2023 Q4 costs listed in hard costs and soft costs.

## ENGINEER'S CERTIFICATION

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

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.
2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.
3. The Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in the attached Engineer's Report dated April 25, 2024 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$860,072.47**. 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.
- Purchase and Sale Agreement between RC Superior LLC and Toll Southwest LLC dated January 9, 2018.
- Facilities Acquisition and Reimbursement Agreement between STC Metropolitan District No. 2, CP VII Superior, LLC, and RC Superior, LLC. December 31, 2020.

#### Construction Plans

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



- Superior Town Center – Construction Plans – Phase 3 (McCaslin Roundabout). Prepared by Civil Resources Inc. Dated August 12, 2016. Accepted by Public Works September 9, 2016.
- Final Development Plan 1 – Phase 4 (Marshall Road Extension) – Construction Plans – Superior Town Center. Dated August 19, 2016.

#### Invoices

- Down To Earth Compliance Inv 58174 – 4/8/24.

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

#### Service Plan and Reports

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

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

	Total Cost Invoiced		Maximum Eligible Costs		District Eligible Costs		Town Eligible Costs	
Direct Construction Costs	\$	1,941.50	\$	1,941.50	\$	1,941.50	\$	1,941.50
Soft and Indirect Costs	\$	24,576.25	\$	19,782.97	\$	19,782.97	\$	19,782.97
District Funded Costs	\$	-	\$	-	\$	-	\$	-
System Development Costs	\$	838,348.00	\$	838,348.00	\$	838,348.00	\$	-
<b>Totals</b>	\$	<b>864,865.75</b>	\$	<b>860,072.47</b>	\$	<b>860,072.47</b>	\$	<b>21,724.47</b>



**SUPERIOR TOWN CENTER METROPOLITAN DISTRICT**  
**Construction Costs Summary By Category**  
**Table III**

<b>Category</b>	<b>Total Eligible Hard Costs</b>		<b>Category</b>
	<b>Total Town Eligible Costs</b>		
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	\$	1,941.50	100.0%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancements	\$	-	0.0%
Public Park Amenities & Facilities	\$	-	0.0%
Civic Space (Part of PPA&F)	\$	-	
	<b>\$</b>	<b>1,941.50</b>	<b>100.0%</b>

<b>Total District Eligible Costs</b>		
Street	#DIV/0!	#DIV/0!
Water	#DIV/0!	#DIV/0!
Sanitation	#DIV/0!	#DIV/0!
Fire Protection	#DIV/0!	#DIV/0!
Parks and Recreation	#DIV/0!	#DIV/0!
Non District	#DIV/0!	
Multiple		
	<b>#DIV/0!</b>	<b>#DIV/0!</b>



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

Category	Total Eligible Soft Costs		Category
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	\$	7,518.00	38.0%
Mob & Temporary Conditions	\$	850.00	4.3%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancements	\$	-	0.0%
Public Park Amenities & Facilities		\$0.00	0.0%
Civic Space (Part of PPA&F)	\$	-	
Other Eligible Costs	\$	11,414.97	57.7%
	<b>\$</b>	<b>19,782.97</b>	<b>100.0%</b>
Total District Eligible Costs			
Organization	\$	-	0.0%
Capital	\$	19,782.97	100.0%
Street	\$	-	0.0%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	19,782.97	100.0%
	<b>\$</b>	<b>19,782.97</b>	<b>100.0%</b>



**SUPERIOR TOWN CENTER METROPOLITAN DISTRICT**  
**District Funded Costs Summary**  
**Table V**

<b>Category</b>	<b>Total Eligible DF Costs</b>		<b>Category</b>
	<b>Total Town Eligible Costs</b>		
Earthwork	\$	-	#DIV/0!
Roadways, Paths, & Hardscape	\$	-	#DIV/0!
Offsite Roadways	\$	-	#DIV/0!
Walls and Structures	\$	-	#DIV/0!
Storm Sewer	\$	-	#DIV/0!
Sanitary Sewer	\$	-	#DIV/0!
Reuse Water & Irrigation Piping	\$	-	#DIV/0!
Domestic Water	\$	-	#DIV/0!
Dry Utilities	\$	-	#DIV/0!
Park Site Development	\$	-	#DIV/0!
Mob & Temporary Conditions	\$	-	#DIV/0!
SDC - Planning Area 1 and 2	\$	-	#DIV/0!
SDC - Planning Area 3	\$	-	#DIV/0!
Parking & Architectural Enhancements	\$	-	#DIV/0!
Public Park Amenities & Facilities	\$	-	#DIV/0!
Other Eligible Costs	\$	-	#DIV/0!
Not Eligible	\$	-	#DIV/0!
	\$	-	#DIV/0!
<b>Total District Eligible Costs</b>			
Operation	\$	-	#DIV/0!
Capital	\$	-	#DIV/0!
Organization	\$	-	#DIV/0!
Street	\$	-	#DIV/0!
Water	\$	-	#DIV/0!
Sanitation	\$	-	#DIV/0!
Fire Protection	\$	-	#DIV/0!
Parks and Recreation	\$	-	#DIV/0!
	\$	-	#DIV/0!



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

Category	Total Eligible SD Costs		Category
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 Enhancements	\$	-	#DIV/0!
Public Park Amenities & Facilities	\$	-	#DIV/0!
Other Eligible Costs	\$	-	#DIV/0!
Not Eligible	\$	-	#DIV/0!
<b>\$</b>		<b>-</b>	<b>#DIV/0!</b>
Total District Eligible Costs			
Operation	\$	-	0.0%
Capital	\$	838,348.00	100.0%
Organization	\$	-	0.0%
<b>\$</b>		<b>838,348.00</b>	<b>100.0%</b>



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT  
Construction Costs  
Table VII

Work Description	Contract Values				Invoiced Values				District Eligibility										Inv. No.			
	Quantity	Unit	Unit Price	Amount	Amount Invoiced	Retainage Held	Amount Less Retainage	Percent Invoiced	District Type	District Powers	Town Category	Percent District Eligible	Amount District Eligible	Percent Town Eligible	Amount Town Eligible	Total Percent Eligible	Total Eligible	Non-District	Certification Number	Invoice Number	Inv. Date	Cert 107
Down to Earth Compliance																						
Erosion Control - Invoice 58174 (4/8/24)	1	LS	\$ 1,941.50	\$ 1,941.50	\$ 1,941.50	\$ -	\$ 1,941.50	100%	Capital	Multiple	Mob & Temporary Conditions	100%	\$ 1,941.50	100%	\$ 1,941.50	100%	\$ 1,941.50	\$ -	107	58174	4/8/2024	107
			\$ 1,941.50	\$ 1,941.50	\$ 1,941.50	\$ -	\$ 1,941.50					\$ 1,941.50		\$ 1,941.50	\$ 1,941.50	\$ 1,941.50	\$ -			Amount Less Retainage	\$ 1,941.50	
			\$ 1,941.50	\$ 1,941.50	\$ 1,941.50	\$ -	\$ 1,941.50					\$ 1,941.50		\$ 1,941.50	\$ 1,941.50	\$ 1,941.50	\$ -			Check # or PLW		

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

Vendor	Invoice Number	Invoices Description	Date	Amount Invoiced	District Category	District Powers	Town Categories	Percent District Eligible	Amount District Eligible	Percent Town Eligible	Amount Town Eligible	Total Eligible	Certification Number
Civil Resources, LLC	238.001.01.122	Superior Town Center - Infrastructure	03/26/24	\$ 7,208.25	Capital	Multiple	Other Eligible Costs	100%	\$ 7,208.25	100%	\$ 7,208.25	100%	107
Edifice North	24-006	STC Construction Management	03/01/24	\$ 9,000.00	Capital	Multiple	Other Eligible Costs	47%	\$ 4,206.72	47%	\$ 4,206.72	47%	107
Summit Services	44833	Permit Renewal	12/31/23	\$ 50.00	Capital	Multiple	Mob & Temporary Conditions	100%	\$ 50.00	100%	\$ 50.00	100%	107
Summit Services	45858	Stormwater Insepction	03/31/24	\$ 800.00	Capital	Multiple	Mob & Temporary Conditions	100%	\$ 800.00	100%	\$ 800.00	100%	107
TextureGreen, LLC	03	Landscape Architecture Construction Admin	03/25/24	\$ 7,518.00	Capital	Parks and Recreation	Park Site Development	100%	\$ 7,518.00	100%	\$ 7,518.00	100%	107
				\$ 24,576.25				\$ 19,782.97	\$ 19,782.97				

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

Builder Name	Invoice Number	Description	Type	Date	Amount Invoiced	Paid By	Check No	Proof of Payment		Amount Paid	District Category	District Powers	Town Categories	Percent District	Amount District	Percent Town	Amount Town	Certification
								Check Written	Check Cleared					Eligible	Eligible	Eligible	Eligible	Number
Remington Homes	Block 27: 2, 7, 10, 11	Central Park Cir 552, 602, 632, 642	Residential	03/13/24	\$ 190,752.00	RC Superior, LLC	Wire	03/12/24	03/12/24	\$ 238,132.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 190,752.00	0%	\$ -	107
Remington Homes	Block 10: 15-20	Promenade 348-374	Residential	04/02/24	\$ 225,570.00	RC Superior, LLC	Wire	04/02/24	04/02/24	\$ 225,570.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 225,570.00	0%	\$ -	107
Toll Brothers	23/18	2550 Josephine Way	Residential	03/18/24	\$ 45,884.00	RC Superior, LLC	Wire	03/21/24	03/21/24	\$ 374,288.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,884.00	0%	\$ -	107
Toll Brothers	24/17	850 Promenade Drive	Residential	03/18/24	\$ 47,688.00	RC Superior, LLC	Wire	03/21/24	03/21/24	\$ 374,288.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 47,688.00	0%	\$ -	107
Toll Brothers	23/19	2560 Josephine Way	Residential	03/18/24	\$ 45,884.00	RC Superior, LLC	Wire	03/21/24	03/21/24	\$ 374,288.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,884.00	0%	\$ -	107
Toll Brothers	23/20	2570 Josephine Way	Residential	03/18/24	\$ 45,884.00	RC Superior, LLC	Wire	03/21/24	03/21/24	\$ 374,288.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,884.00	0%	\$ -	107
Toll Brothers	23/21	2580 Josephine Way	Residential	03/18/24	\$ 45,884.00	RC Superior, LLC	Wire	03/21/24	03/21/24	\$ 374,288.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,884.00	0%	\$ -	107
Toll Brothers	24/13	830 Promenade Drive	Residential	03/18/24	\$ 47,688.00	RC Superior, LLC	Wire	03/21/24	03/21/24	\$ 374,288.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 47,688.00	0%	\$ -	107
Toll Brothers	24/15	840 Promenade Drive	Residential	03/18/24	\$ 47,688.00	RC Superior, LLC	Wire	03/21/24	03/21/24	\$ 374,288.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 47,688.00	0%	\$ -	107
Toll Brothers	24/16	848 Promenade Drive	Residential	03/18/24	\$ 47,688.00	RC Superior, LLC	Wire	03/21/24	03/21/24	\$ 374,288.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 47,688.00	0%	\$ -	107
Toll Brothers	24/21	900 Promenade Drive	Residential	03/28/24	\$ 47,738.00	RC Superior, LLC	Wire	04/02/24	04/02/24	\$ 47,738.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 47,738.00	0%	\$ -	107
					\$ 838,348.00						\$ 838,348.00			\$ -				



**STC METROPOLITAN DISTRICT NO. 2  
ENGINEER'S REPORT and CERTIFICATION #108**

**PREPARED FOR:**

STC Metropolitan District No. 2  
141 Union Blvd  
Lakewood, CO 80228

**PREPARED BY:**

Ranger Engineering, LLC  
3370 Simms St.  
Wheat Ridge, CO 80033

**DATE PREPARED:**

May 30, 2024

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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 for Draw Package 107, including both soft and hard costs from approximately March 2024 to April 2024, are valued at **\$861,539.72** for the District, and **\$25,707.72** for the Town. Table I summarizes costs certified to date. Prior years have been condensed to only show yearly totals.

<b>Table I – Cost Certified to Date</b>				
<b>Cert No.</b>	<b>Date</b>	<b>Total Costs Paid</b>	<b>Total District Eligible Costs</b>	<b>Total Town Eligible Costs</b>
<b>1 - 7</b>	<b>2015</b>	<b>\$11,891,225.34</b>	<b>\$8,043,823.58</b>	<b>\$8,043,823.58</b>
<b>8 - 19</b>	<b>2016</b>	<b>\$7,973,908.20</b>	<b>\$6,939,814.39</b>	<b>\$6,939,814.39</b>
<b>20 - 31</b>	<b>2017</b>	<b>\$16,024,418.66</b>	<b>\$13,113,137.79</b>	<b>\$12,773,498.56</b>
<b>32 - 41</b>	<b>2018</b>	<b>\$9,222,780.87</b>	<b>\$7,829,160.35</b>	<b>\$6,305,376.48</b>
<b>42 - 53</b>	<b>2019</b>	<b>\$14,735,747.78</b>	<b>\$10,839,557.32</b>	<b>\$8,014,667.02</b>
<b>54 - 67</b>	<b>2020</b>	<b>\$14,576,368.21</b>	<b>\$10,284,857.01</b>	<b>\$8,487,556.24</b>
<b>68-80</b>	<b>2021</b>	<b>\$28,099,348.12</b>	<b>\$25,263,168.16</b>	<b>\$22,947,318.16</b>
<b>81-91</b>	<b>2022</b>	<b>\$12,999,491.55</b>	<b>\$12,637,611.97</b>	<b>\$8,259,749.59</b>
<b>92-103</b>	<b>2023</b>	<b>\$17,478,727.73</b>	<b>\$15,417,822.58</b>	<b>\$10,219,623.31</b>

<b>104</b>	<b>22-Jan-24</b>	<b>\$229,009.40</b>	<b>\$181,174.62</b>	<b>\$181,174.62</b>
<b>105</b>	<b>26-Feb-24</b>	<b>\$437,946.21</b>	<b>\$426,579.46</b>	<b>\$135,671.46</b>
<b>106</b>	<b>27-Mar-24</b>	<b>\$1,912,643.72</b>	<b>\$1,813,906.13</b>	<b>\$1,283,159.49</b>
<b>107</b>	<b>25-Apr-24</b>	<b>\$864,865.75</b>	<b>\$860,072.47</b>	<b>\$21,724.47</b>
<b>108</b>	<b>30-May-24</b>	<b>\$866,333.00</b>	<b>\$861,539.72</b>	<b>\$25,707.72</b>

<b>TOTALS</b>	<b>\$137,312,814.54</b>	<b>\$114,512,225.53</b>	<b>\$93,638,865.08</b>
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Table II summarizes the cost breakdown of the construction, soft and indirect, district funded costs, and system development fees. Tables III, IV, V, and VI provide category breakdowns of construction, soft and indirect, district funded costs, and system development fees reviewed for this certification. Table VII provides a detailed breakdown of the eligible hard costs per the Service Plan categories and the SURA categories. Table VIII provides a detailed breakdown of the eligible soft costs per the Service Plan categories and the SURA categories. Table IX provides a detailed breakdown of district funded costs per



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

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

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

Section I-A of the Service Plan states:

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

Section V-A of the Service Plan States:

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

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

### **Scope of Certification**

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

### **General Methodology**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Project Notes**

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.

Cost Certification #48 missed the inclusion of the last two System Development fees in the certification. The costs are shown in Table X, but are not included in the actual certified amounts. These last two costs are carried over to Cost Certification #49 where the values are included in the certified amounts.

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

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

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

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

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

Beginning on Cost Certification #60, costs related to Toll Brothers development of Block 17 and Superlot 5 were reviewed and certified. Toll Brothers have a reimbursement agreement with the Developer for the buildout of this site. Certification #60 was the first submittal of costs related to the Toll Brothers development and included multiple months of costs to date. A site takeoff specific to this scope of work was performed, identifying a public eligibility of 62.15%.

Samora Invoice 731 certified costs were duplicated on Cost Certification #63. A correction was applied on Cost Certification #64.

Cost Certification #66 included Toll Brothers Q3 costs listed in hard costs and soft costs.

Cost Certification #68 included Toll Brothers Q3 and Q4 costs listed in hard costs and soft costs. Down To Earth Compliance Invoice 51584 was credited back after determination that all costs previously certified in Cost Certification #67 were related to private improvements.

Cost Certification #71 included Toll Brothers 2021 Q1 costs listed in hard costs and soft costs.

Cost Certification #72 included adjustments to eligibility related to the Hudick Excavating Inc. ("HEI") Blocks 11 and 15 contract for private utility work. HEI provided a cost breakdown of the work related to install the private utilities in Block 11. The work was previously billed 100%, so a negative eligible amount was applied in the certification. Additionally, for the Goodland Construction Blocks 9 and 10 grading work, a reduced percent eligibility was not properly applied to the Town eligibility in previous certifications, and was adjusted in the current certification. HEI also provided a revised pay application for Blocks 11 and 15, so an updated certification was issued during this period.

Cost Certification #74 included Toll Brothers 2021 Q2 costs listed in hard costs and soft costs.

Cost Certification #76 was revised to review Town eligibility of public infrastructure costs located within metropolitan district tracts.

Cost Certification #77 included Toll Brothers 2021 Q3 costs listed in hard costs and soft costs.

Cost Certification #80 included Toll Brothers 2021 Q4 costs listed in hard costs and soft costs.

Cost Certification #92 included Toll Brothers 2022 Q1 costs listed in hard costs and soft costs.

Cost Certification #93 included Toll Brothers 2022 Q2 costs listed in hard costs and soft costs.

Cost Certification #94 included Toll Brothers 2022 Q3 costs listed in hard costs and soft costs.

Cost Certification #95 included Toll Brothers 2022 Q4 costs listed in hard costs and soft costs.

Cost Certification #96 included Toll Brothers 2023 Q1 costs listed in hard costs and soft costs.

Cost Certification #99 included Toll Brothers 2023 Q2 costs listed in hard costs and soft costs.

Cost Certification #102 included Toll Brothers 2023 Q2/Q3 costs listed in hard costs and soft costs. Additionally, Toll Brothers System Development Fees (“SDF”) were reviewed in this certification and are classified as an SDC -Planning Area 3 cost. These SDF costs were paid directly by Toll Brothers to the Town instead of being paid by the Developer. Other SDF costs by for other builders are typically paid by the Developer.

Cost Certification #106 included Toll Brothers 2023 Q4 costs listed in hard costs and soft costs.

## ENGINEER'S CERTIFICATION

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

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.
  
2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.
  
3. The Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in the attached Engineer's Report dated May 30, 2024 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$861,539.72**. 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.
- Purchase and Sale Agreement between RC Superior LLC and Toll Southwest LLC dated January 9, 2018.
- Facilities Acquisition and Reimbursement Agreement between STC Metropolitan District No. 2, CP VII Superior, LLC, and RC Superior, LLC. December 31, 2020.

#### Construction Plans

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

- Superior Town Center – Construction Plans – Phase 3 (McCaslin Roundabout). Prepared by Civil Resources Inc. Dated August 12, 2016. Accepted by Public Works September 9, 2016.
- Final Development Plan 1 – Phase 4 (Marshall Road Extension) – Construction Plans – Superior Town Center. Dated August 19, 2016.

#### Invoices

- Goodland Construction Inv 91226/91227 – 5/30/24.

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

#### Service Plan and Reports

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

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

	Total Cost Invoiced		Maximum Eligible Costs		District Eligible Costs		Town Eligible Costs	
Direct Construction Costs	\$	15,290.00	\$	15,290.00	\$	15,290.00	\$	15,290.00
Soft and Indirect Costs	\$	15,211.00	\$	10,417.72	\$	10,417.72	\$	10,417.72
District Funded Costs	\$	-	\$	-	\$	-	\$	-
System Development Costs	\$	835,832.00	\$	835,832.00	\$	835,832.00	\$	-
<b>Totals</b>	\$	<b>866,333.00</b>	\$	<b>861,539.72</b>	\$	<b>861,539.72</b>	\$	<b>25,707.72</b>



**SUPERIOR TOWN CENTER METROPOLITAN DISTRICT**  
**Construction Costs Summary By Category**  
**Table III**

<b>Category</b>	<b>Total Eligible Hard Costs</b>		<b>Category</b>
	<b>Total Town Eligible Costs</b>		
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	8,942.00	58.5%
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 Enhancements	\$	-	0.0%
Public Park Amenities & Facilities	\$	6,348.00	41.5%
Civic Space (Part of PPA&F)	\$	-	
	<b>\$</b>	<b>15,290.00</b>	<b>58.5%</b>

<b>Total District Eligible Costs</b>			
Street	\$	8,942.00	58.5%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	6,348.00	41.5%
Non District	\$	-	
Multiple			
	<b>\$</b>	<b>15,290.00</b>	<b>100.0%</b>



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

Category	Total Eligible Soft Costs		Category
Total Town Eligible Costs			
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	604.00	5.8%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	-	0.0%
Sanitary Sewer	\$	-	0.0%
Reuse Water & Irrigation Piping	\$	-	0.0%
Domestic Water	\$	-	0.0%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	1,000.00	9.6%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancements	\$	-	0.0%
Public Park Amenities & Facilities		\$0.00	0.0%
Civic Space (Part of PPA&F)	\$	-	
Other Eligible Costs	\$	8,813.72	84.6%
	<b>\$</b>	<b>10,417.72</b>	<b>100.0%</b>
Total District Eligible Costs			
Organization	\$	-	0.0%
Capital	\$	10,417.72	100.0%
Street	\$	10,417.72	100.0%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	-	0.0%
	<b>\$</b>	<b>10,417.72</b>	<b>100.0%</b>



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

<b>Category</b>	<b>Total Eligible SD Costs</b>		<b>Category</b>
<b>Total Town Eligible Costs</b>			
Earthwork	\$	-	#DIV/0!
Roadways, Paths, & Hardscape	\$	-	#DIV/0!
Offsite Roadways	\$	-	#DIV/0!
Walls and Structures	\$	-	#DIV/0!
Storm Sewer	\$	-	#DIV/0!
Sanitary Sewer	\$	-	#DIV/0!
Reuse Water & Irrigation Piping	\$	-	#DIV/0!
Domestic Water	\$	-	#DIV/0!
Dry Utilities	\$	-	#DIV/0!
Park Site Development	\$	-	#DIV/0!
Mob & Temporary Conditions	\$	-	#DIV/0!
SDC - Planning Area 1 and 2	\$	-	#DIV/0!
SDC - Planning Area 3	\$	-	#DIV/0!
Parking & Architectural Enhancements	\$	-	#DIV/0!
Public Park Amenities & Facilities	\$	-	#DIV/0!
Other Eligible Costs	\$	-	#DIV/0!
Not Eligible	\$	-	#DIV/0!
	\$	-	#DIV/0!
<b>Total District Eligible Costs</b>			
Operation	\$	-	0.0%
Capital	\$	835,832.00	100.0%
Organization	\$	-	0.0%
	\$	835,832.00	100.0%

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT  
Construction Costs  
Table VII

Work Description	Contract Values				Invoiced Values				District Eligibility										Inv. No.			
	Quantity	Unit	Unit Price	Amount	Amount Invoiced	Retainage Held	Amount Less Retainage	Percent Invoiced	District Type	District Powers	Town Category	Percent District Eligible	Amount District Eligible	Percent Town Eligible	Amount Town Eligible	Total Percent Eligible	Total Eligible	Non-District		Certification Number	Inv. Date	Cert. Job
Goodland Construction - STC Blocks 9 & 10 Infrastructure																						
Potholing	1	LS	\$ 7,155.00	\$ 7,155.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	100%	\$ -	100%	\$ -	\$ -	\$ -			91226/91227
2" Electrical Conduit	1250	LF	\$ 34.00	\$ 42,500.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	100%	\$ -	100%	\$ -	\$ -	\$ -			5/30/2024
Light Standard Foundation	15	EA	\$ 2,761.00	\$ 41,415.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	100%	\$ -	100%	\$ -	\$ -	\$ -			\$ -
Pull Box	10	EA	\$ 1,452.00	\$ 14,520.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	100%	\$ -	100%	\$ -	\$ -	\$ -			\$ -
Street Light SH	9	EA	\$ 3,200.00	\$ 28,800.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	100%	\$ -	100%	\$ -	\$ -	\$ -			\$ -
Street Light SI	9	EA	\$ 5,125.00	\$ 46,125.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	100%	\$ -	100%	\$ -	\$ -	\$ -			\$ -
Wiring	1	LS	\$ 24,950.00	\$ 24,950.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	100%	\$ -	100%	\$ -	\$ -	\$ -			\$ -
Mailbox Pads	1	LS	\$ 24,790.00	\$ 24,790.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	100%	\$ -	100%	\$ -	\$ -	\$ -			\$ -
Temp Light Poles	1	LS	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	100%	\$ -	100%	\$ -	\$ -	\$ -			\$ -
Change Orders	1	LS	\$ 24,790.00	\$ 24,790.00	\$ -	\$ -	\$ -	0%	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ -	\$ -			\$ -
CO#02 - Mailbox Pads	1	LS	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	100%	\$ -	100%	\$ -	\$ -	\$ -			\$ -
Misc - Inlet Modification	1	LS	\$ 8,942.00	\$ 8,942.00	\$ 8,942.00	\$ -	\$ 8,942.00	100%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 8,942.00	100%	\$ 8,942.00	100%	\$ 8,942.00	\$ -	\$ -			\$ 8,942.00
Misc - Drain on Superior Park	1	LS	\$ 6,348.00	\$ 6,348.00	\$ 6,348.00	\$ -	\$ 6,348.00	100%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 6,348.00	100%	\$ 6,348.00	100%	\$ 6,348.00	\$ -	\$ -			\$ 6,348.00
			\$ 290,030.00	\$ 290,030.00	\$ 15,290.00	\$ -	\$ 15,290.00					\$ 15,290.00	\$ 15,290.00	\$ 15,290.00	\$ 15,290.00	\$ -	\$ -				\$ 15,290.00	
			\$ 290,030.00	\$ 290,030.00	\$ 15,290.00	\$ -	\$ 15,290.00					\$ 15,290.00	\$ 15,290.00	\$ 15,290.00	\$ 15,290.00	\$ -	\$ -				\$ 15,290.00	



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

Invoices				Date	Amount Invoiced	District Category	District Powers	Town Categories	Percent District	Amount District	Percent Town	Amount Town	Total	Certification
Vendor	Invoice Number	Description	Eligible						Eligible	Eligible	Eligible	Eligible	Eligible	Number
Cesare, Inc (CMT)	22.3018.14	Superior Town Center Block 26 and 27	04/26/24	\$ 604.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 604.00	100%	\$ 604.00	100%	108	
Civil Resources, LLC	238.001.01.123	Superior Town Center - Infrastructure	04/29/24	\$ 4,607.00	Capital	Multiple	Other Eligible Costs	100%	\$ 4,607.00	100%	\$ 4,607.00	100%	108	
Edifice North	24-008	STC Construction Management	04/01/24	\$ 9,000.00	Capital	Multiple	Other Eligible Costs	47%	\$ 4,206.72	47%	\$ 4,206.72	47%	108	
Summit Services	46400	Stormwater Insepection	04/30/24	\$ 1,000.00	Capital	Multiple	Mob & Temporary Conditions	100%	\$ 1,000.00	100%	\$ 1,000.00	100%	108	
				\$ 15,211.00				\$ 10,417.72	\$ 10,417.72					

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

Builder Name	Invoice Number	Description	Invoices	Type	Date	Amount Invoiced	Paid By	Check No	Proof of Payment		Amount Paid	District Category	District Powers	Town Categories	Percent District		Percent Town		Amount Town		Certification Number
									Check Written	Check Cleared					Eligible	Eligible	Eligible	Eligible			
Remington Homes	Block 27: 2, 7, 10, 11	Central Park Cir 592		Residential	04/02/24	\$ 47,738.00	RC Superior, LLC	Wire	04/12/24		\$ 47,738.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 47,738.00	0%	\$ -	-	108	
Toll Brothers	22/21	2537 Blue Grama Lane		Residential	04/24/24	\$ 45,934.00	RC Superior, LLC	Wire	04/30/24	4/30/24	\$ 279,212.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,934.00	0%	\$ -	-	108	
Toll Brothers	22/13	2537 Blue Grama Lane		Residential	04/24/24	\$ 45,934.00	RC Superior, LLC	Wire	04/30/24	4/30/24	\$ 279,212.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,934.00	0%	\$ -	-	108	
Toll Brothers	22/10	2517 Blue Grama Lane		Residential	04/24/24	\$ 45,934.00	RC Superior, LLC	Wire	04/30/24	4/30/24	\$ 279,212.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,934.00	0%	\$ -	-	108	
Toll Brothers	22/11	2527 Blue Grama Lane		Residential	04/24/24	\$ 45,934.00	RC Superior, LLC	Wire	04/30/24	4/30/24	\$ 279,212.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,934.00	0%	\$ -	-	108	
Toll Brothers	24/23	910 Promenade Drive		Residential	04/24/24	\$ 47,738.00	RC Superior, LLC	Wire	04/30/24	4/30/24	\$ 279,212.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 47,738.00	0%	\$ -	-	108	
Toll Brothers	24/22	908 Promenade Drive		Residential	04/24/24	\$ 47,738.00	RC Superior, LLC	Wire	04/30/24	4/30/24	\$ 279,212.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 47,738.00	0%	\$ -	-	108	
Toll Brothers	24/18	858 Promenade Drive		Residential	04/11/24	\$ 47,738.00	RC Superior, LLC	Wire	04/16/24	04/16/24	\$ 325,146.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 47,738.00	0%	\$ -	-	108	
Toll Brothers	24/19	868 Promenade Drive		Residential	04/11/24	\$ 47,738.00	RC Superior, LLC	Wire	04/16/24	04/16/24	\$ 325,146.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 47,738.00	0%	\$ -	-	108	
Toll Brothers	22/14	750 Josephine Way		Residential	04/11/24	\$ 45,934.00	RC Superior, LLC	Wire	04/16/24	04/16/24	\$ 325,146.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,934.00	0%	\$ -	-	108	
Toll Brothers	22/15	760 Josephine Way		Residential	04/11/24	\$ 45,934.00	RC Superior, LLC	Wire	04/16/24	04/16/24	\$ 325,146.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,934.00	0%	\$ -	-	108	
Toll Brothers	22/16	770 Josephine Way		Residential	04/11/24	\$ 45,934.00	RC Superior, LLC	Wire	04/16/24	04/16/24	\$ 325,146.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,934.00	0%	\$ -	-	108	
Toll Brothers	22/17	780 Josephine Way		Residential	04/11/24	\$ 45,934.00	RC Superior, LLC	Wire	04/16/24	04/16/24	\$ 325,146.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,934.00	0%	\$ -	-	108	
Toll Brothers	22/18	790 Josephine Way		Residential	04/11/24	\$ 45,934.00	RC Superior, LLC	Wire	04/16/24	04/16/24	\$ 325,146.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,934.00	0%	\$ -	-	108	
Toll Brothers	22/8	2535 Josephine Way		Residential	05/02/24	\$ 45,934.00	RC Superior, LLC	Wire	05/07/24	05/07/24	\$ 183,736.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,934.00	0%	\$ -	-	108	
Toll Brothers	22/6	2515 Josephine Way		Residential	05/02/24	\$ 45,934.00	RC Superior, LLC	Wire	05/07/24	05/07/24	\$ 183,736.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,934.00	0%	\$ -	-	108	
Toll Brothers	22/7	2525 Josephine Way		Residential	05/02/24	\$ 45,934.00	RC Superior, LLC	Wire	05/07/24	05/07/24	\$ 183,736.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,934.00	0%	\$ -	-	108	
Toll Brothers	22/9	2545 Josephine Way		Residential	05/02/24	\$ 45,934.00	RC Superior, LLC	Wire	05/07/24	05/07/24	\$ 183,736.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,934.00	0%	\$ -	-	108	
						\$ 835,832.00					\$ 835,832.00										



**STC METROPOLITAN DISTRICT NO. 2  
ENGINEER'S REPORT and CERTIFICATION #109**

**PREPARED FOR:**

STC Metropolitan District No. 2  
141 Union Blvd  
Lakewood, CO 80228

**PREPARED BY:**

Ranger Engineering, LLC  
3370 Simms St.  
Wheat Ridge, CO 80033

**DATE PREPARED:**

June 18, 2024

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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 for Draw Package 107, including both soft and hard costs from approximately April 2024 to May 2024, are valued at **\$437,973.49** for the District, and **\$22,763.49** for the Town. Table I summarizes costs certified to date. Prior years have been condensed to only show yearly totals.

Table I – Cost Certified to Date				
Cert No.	Date	Total Costs Paid	Total District Eligible Costs	Total Town Eligible Costs
1 - 7	2015	\$11,891,225.34	\$8,043,823.58	\$8,043,823.58
8 - 19	2016	\$7,973,908.20	\$6,939,814.39	\$6,939,814.39
20 - 31	2017	\$16,024,418.66	\$13,113,137.79	\$12,773,498.56
32 - 41	2018	\$9,222,780.87	\$7,829,160.35	\$6,305,376.48
42 - 53	2019	\$14,735,747.78	\$10,839,557.32	\$8,014,667.02
54 - 67	2020	\$14,576,368.21	\$10,284,857.01	\$8,487,556.24
68-80	2021	\$28,099,348.12	\$25,263,168.16	\$22,947,318.16
81-91	2022	\$12,999,491.55	\$12,637,611.97	\$8,259,749.59
92-103	2023	\$17,478,727.73	\$15,417,822.58	\$10,219,623.31

104	22-Jan-24	\$229,009.40	\$181,174.62	\$181,174.62
105	26-Feb-24	\$437,946.21	\$426,579.46	\$135,671.46
106	27-Mar-24	\$1,912,643.72	\$1,813,906.13	\$1,283,159.49
107	25-Apr-24	\$864,865.75	\$860,072.47	\$21,724.47
108	30-May-24	\$866,333.00	\$861,539.72	\$25,707.72
109	18-Jun-24	\$443,020.25	\$437,973.49	\$22,763.49

<b>TOTALS</b>	<b>\$137,755,834.79</b>	<b>\$114,950,199.03</b>	<b>\$93,661,628.58</b>
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Table II summarizes the cost breakdown of the construction, soft and indirect, district funded costs, and system development fees. Tables III, IV, V, and VI provide category breakdowns of construction, soft and indirect, district funded costs, and system development fees reviewed for this certification. Table VII provides a detailed breakdown of the eligible hard costs per the Service Plan categories and the SURA categories. Table VIII provides a detailed breakdown of the eligible soft costs per the Service Plan

categories and the SURA categories. Table IX provides a detailed breakdown of district funded costs per the Service Plan categories and the SURA categories. Table X provides a detailed breakdown of system develop fee costs per the Service Plan categories and the SURA categories.

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

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

Section I-A of the Service Plan states:

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

Section V-A of the Service Plan States:

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

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

### **Scope of Certification**

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

### **General Methodology**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



## Phase VII – Determination of Costs Eligible for Reimbursement

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

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

### Project Notes

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.

Cost Certification #48 missed the inclusion of the last two System Development fees in the certification. The costs are shown in Table X, but are not included in the actual certified amounts. These last two costs are carried over to Cost Certification #49 where the values are included in the certified amounts.

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

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

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

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

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

Beginning on Cost Certification #60, costs related to Toll Brothers development of Block 17 and Superlot 5 were reviewed and certified. Toll Brothers have a reimbursement agreement with the Developer for the buildout of this site. Certification #60 was the first submittal of costs related to the Toll Brothers development and included multiple months of costs to date. A site takeoff specific to this scope of work was performed, identifying a public eligibility of 62.15%.

Samora Invoice 731 certified costs were duplicated on Cost Certification #63. A correction was applied on Cost Certification #64.

Cost Certification #66 included Toll Brothers Q3 costs listed in hard costs and soft costs.

Cost Certification #68 included Toll Brothers Q3 and Q4 costs listed in hard costs and soft costs. Down To Earth Compliance Invoice 51584 was credited back after determination that all costs previously certified in Cost Certification #67 were related to private improvements.

Cost Certification #71 included Toll Brothers 2021 Q1 costs listed in hard costs and soft costs.

Cost Certification #72 included adjustments to eligibility related to the Hudick Excavating Inc. ("HEI") Blocks 11 and 15 contract for private utility work. HEI provided a cost breakdown of the work related to install the private utilities in Block 11. The work was previously billed 100%, so a negative eligible amount was applied in the certification. Additionally, for the Goodland Construction Blocks 9 and 10 grading work, a reduced percent eligibility was not properly applied to the Town eligibility in previous certifications, and was adjusted in the current certification. HEI also provided a revised pay application for Blocks 11 and 15, so an updated certification was issued during this period.

Cost Certification #74 included Toll Brothers 2021 Q2 costs listed in hard costs and soft costs.

Cost Certification #76 was revised to review Town eligibility of public infrastructure costs located within metropolitan district tracts.

Cost Certification #77 included Toll Brothers 2021 Q3 costs listed in hard costs and soft costs.

Cost Certification #80 included Toll Brothers 2021 Q4 costs listed in hard costs and soft costs.

Cost Certification #92 included Toll Brothers 2022 Q1 costs listed in hard costs and soft costs.

Cost Certification #93 included Toll Brothers 2022 Q2 costs listed in hard costs and soft costs.

Cost Certification #94 included Toll Brothers 2022 Q3 costs listed in hard costs and soft costs.

Cost Certification #95 included Toll Brothers 2022 Q4 costs listed in hard costs and soft costs.

Cost Certification #96 included Toll Brothers 2023 Q1 costs listed in hard costs and soft costs.

Cost Certification #99 included Toll Brothers 2023 Q2 costs listed in hard costs and soft costs.

Cost Certification #102 included Toll Brothers 2023 Q2/Q3 costs listed in hard costs and soft costs. Additionally, Toll Brothers System Development Fees (“SDF”) were reviewed in this certification and are classified as an SDC -Planning Area 3 cost. These SDF costs were paid directly by Toll Brothers to the Town instead of being paid by the Developer. Other SDF costs by for other builders are typically paid by the Developer.

Cost Certification #106 included Toll Brothers 2023 Q4 costs listed in hard costs and soft costs.

## ENGINEER'S CERTIFICATION

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

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.

2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.

3. The Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in the attached Engineer's Report dated June 18, 2024 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$437,973.49**. 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.
- Purchase and Sale Agreement between RC Superior LLC and Toll Southwest LLC dated January 9, 2018.
- Facilities Acquisition and Reimbursement Agreement between STC Metropolitan District No. 2, CP VII Superior, LLC, and RC Superior, LLC. December 31, 2020.

#### Construction Plans

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

- Superior Town Center – Construction Plans – Phase 3 (McCaslin Roundabout). Prepared by Civil Resources Inc. Dated August 12, 2016. Accepted by Public Works September 9, 2016.
- Final Development Plan 1 – Phase 4 (Marshall Road Extension) – Construction Plans – Superior Town Center. Dated August 19, 2016.

#### Invoices

- Spilt Rail Fence - Inv 24582 – 12/14/23.

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

#### Service Plan and Reports

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



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

	Total Cost Invoiced		Maximum Eligible Costs		District Eligible Costs		Town Eligible Costs	
Direct Construction Costs	\$	14,250.00	\$	14,250.00	\$	14,250.00	\$	14,250.00
Soft and Indirect Costs	\$	13,560.25	\$	8,513.49	\$	8,513.49	\$	8,513.49
District Funded Costs	\$	-	\$	-	\$	-	\$	-
System Development Costs	\$	415,210.00	\$	415,210.00	\$	415,210.00	\$	-
<b>Totals</b>	\$	<b>443,020.25</b>	\$	<b>437,973.49</b>	\$	<b>437,973.49</b>	\$	<b>22,763.49</b>



**SUPERIOR TOWN CENTER METROPOLITAN DISTRICT**  
**Construction Costs Summary By Category**  
**Table III**

<b>Category</b>	<b>Total Eligible Hard Costs</b>		<b>Category</b>
	<b>Total Town Eligible Costs</b>		
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 Enhancements	\$	-	0.0%
Public Park Amenities & Facilities	\$	14,250.00	100.0%
Civic Space (Part of PPA&F)	\$	-	
	<b>\$</b>	<b>14,250.00</b>	<b>0.0%</b>

<b>Total District Eligible Costs</b>			
Street	\$	-	0.0%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	14,250.00	100.0%
Non District	\$	-	
Multiple			
	<b>\$</b>	<b>14,250.00</b>	<b>100.0%</b>



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

<b>Category</b>	<b>Total Eligible Soft Costs</b>		<b>Category</b>
	<b>Total Town Eligible Costs</b>		
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	224.78	2.6%
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	\$	800.00	9.4%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancements	\$	-	0.0%
Public Park Amenities & Facilities		\$0.00	0.0%
Civic Space (Part of PPA&F)	\$	-	
Other Eligible Costs	\$	7,488.72	88.0%
	<b>\$</b>	<b>8,513.49</b>	<b>100.0%</b>
<b>Total District Eligible Costs</b>			
Organization	\$	-	0.0%
Capital	\$	8,513.49	100.0%
Street		#DIV/0!	#DIV/0!
Water		#DIV/0!	#DIV/0!
Sanitation		#DIV/0!	#DIV/0!
Fire Protection		#DIV/0!	#DIV/0!
Parks and Recreation		#DIV/0!	#DIV/0!
	<b>\$</b>	<b>8,513.49</b>	<b>#DIV/0!</b>



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

Category	Total Eligible SD Costs		Category
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 Enhancements	\$	-	#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	\$	415,210.00	100.0%
Organization	\$	-	0.0%
	\$	415,210.00	100.0%

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT  
Construction Costs  
Table VII

Work Description	Contract Values				Invoiced Values				District Eligibility										Inv. No.			
	Quantity	Unit	Unit Price	Amount	Amount Invoiced	Retainage Held	Amount Less Retainage	Percent Invoiced	District Type	District Powers	Town Category	Percent District Eligible	Amount District Eligible	Percent Town Eligible	Amount Town Eligible	Total Percent Eligible	Total Eligible	Non-District	Certification Number	Inv. Date	Cert 100	
Split Rail Fence - Perimeter Fencing																					24582	12/14/2023
Tract H Permitter Fence (Remington Reimbursement)	665	LF	\$ 21.43	\$ 14,250.00	\$ 14,250.00	\$ -	\$ 14,250.00	100%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 14,250.00	100%	\$ 14,250.00	100%	\$ 14,250.00	\$ -	109		\$ 14,250.00	
				\$ 14,250.00	\$ 14,250.00	\$ -	\$ 14,250.00					\$ 14,250.00	\$ 14,250.00	\$ 14,250.00	\$ 14,250.00	\$ -					\$ 14,250.00	
				\$ 14,250.00	\$ 14,250.00	\$ -	\$ 14,250.00					\$ 14,250.00	\$ 14,250.00	\$ 14,250.00	\$ 14,250.00	\$ -						\$ 14,250.00

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

		Invoices				Proof of Payment				Percent District		Percent Town		Total		Certification		
Vendor	Invoice Number	Description	Date	Amount Invoiced	Paid By	Check No	Check Written	Check Cleared	Amount Paid	District Category	District Powers	Town Categories	Eligible	Eligible	Eligible	Eligible	Number	
Civil Resources, LLC	238.001.01.124	Superior Town Center - Infrastructure	05/28/24	\$ 3,282.00						Capital	Multiple	Other Eligible Costs	100%	\$ 3,282.00	100%	\$ 3,282.00	100%	109
Edifice North	24-010	STC Construction Management	05/01/24	\$ 9,000.00						Capital	Multiple	Other Eligible Costs	47%	\$ 4,206.72	47%	\$ 4,206.72	47%	109
Summit Services	46879	Stormwater Inspection	05/31/24	\$ 800.00						Capital	Multiple	Misc & Temporary Conditions	100%	\$ 800.00	100%	\$ 800.00	100%	109
Town of Superior	1150	FDP #1 Infrastructure	05/30/24	\$ 478.25						Capital	Multiple	Roadways, Paths, & Hardscape	47%	\$ 224.78	47%	\$ 224.78	47%	109
				\$ 13,560.25					\$ -					\$ 8,513.49		\$ 8,513.49		

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

Builder Name	Invoice Number	Description	Type	Date	Amount Invoiced	Paid By	Check No	Proof of Payment			District Category	District Powers	Town Categories	Percent District	Amount District	Percent Town	Amount Town	Certification	
								Check Written	Check Cleared	Amount Paid				Eligible	Eligible	Eligible	Eligible	Number	
Toll Brothers	23/14	2510 Josephine Way	Residential	05/22/24	\$ 45,934.00	RC Superior, LLC	Wire	05/28/24	05/28/24	\$ 183,736.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,934.00	0%	\$ -	109	
Toll Brothers	23/15	2520 Josephine Way	Residential	05/22/24	\$ 45,934.00	RC Superior, LLC	Wire	05/28/24	05/28/24	\$ 183,736.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,934.00	0%	\$ -	109	
Toll Brothers	23/17	2540 Josephine Way	Residential	05/22/24	\$ 45,934.00	RC Superior, LLC	Wire	05/28/24	05/28/24	\$ 183,736.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,934.00	0%	\$ -	109	
Toll Brothers	23/16	2530 Josephine Way	Residential	05/22/24	\$ 45,934.00	RC Superior, LLC	Wire	05/28/24	05/28/24	\$ 183,736.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,934.00	0%	\$ -	109	
Toll Brothers	23/13	2585 Central Park Way	Residential	05/13/24	\$ 45,934.00	RC Superior, LLC	Wire	05/21/24	05/21/24	\$ 231,474.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,934.00	0%	\$ -	109	
Toll Brothers	24/27	939 Promenade Pkwy	Residential	05/13/24	\$ 47,738.00	RC Superior, LLC	Wire	05/21/24	05/21/24	\$ 231,474.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 47,738.00	0%	\$ -	109	
Toll Brothers	23/12	2575 Central Park Way	Residential	05/13/24	\$ 45,934.00	RC Superior, LLC	Wire	05/21/24	05/21/24	\$ 231,474.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,934.00	0%	\$ -	109	
Toll Brothers	23/11	2565 Central Park Way	Residential	05/13/24	\$ 45,934.00	RC Superior, LLC	Wire	05/21/24	05/21/24	\$ 231,474.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,934.00	0%	\$ -	109	
Toll Brothers	23/10	2555 Central Park Way	Residential	05/13/24	\$ 45,934.00	RC Superior, LLC	Wire	05/21/24	05/21/24	\$ 231,474.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 45,934.00	0%	\$ -	109	
					\$ 415,210.00												\$ 415,210.00	\$ -	



# EDIFICE --- NORTH

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8-1-23

Peggy Ripko  
SDSMI  
141 Union Boulevard, Suite 250  
Lakewood, CO 80228

RE: Request for Final Acceptance Block 26

Ms. Ripko,

RC Superior requests Final Acceptance for Block 26 and that all district tracts be accepted for maintenance as of this date. Walkthroughs have been completed by district and developer representatives and the improvements determined to be within plans and specifications.

Please do not hesitate to contact me with any questions. As always, I can be reached at 303-489-7968.

Respectfully,  
**EDIFICE North**



David M. Andrews  
Principal

# EDIFICE --- NORTH

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9-19-23

Peggy Ripko  
SDSMI  
141 Union Boulevard, Suite 250  
Lakewood, CO 80228

RE: Request for Preliminary Acceptance Block DTS Plaza

Ms. Ripko,

RC Superior requests Preliminary Acceptance for the DTS Plaza and requests that all district tracts, equipment and infrastructure be accepted for operations and maintenance as of this date. Walkthroughs have been completed by district and developer representatives and the improvements determined to be within plans and specifications.

Please do not hesitate to contact me with any questions. As always, I can be reached at 303-489-7968.

Respectfully,  
**EDIFICE North**



David M. Andrews  
Principal

# EDIFICE --- NORTH

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9-19-23

Peggy Ripko  
SDSMI  
141 Union Boulevard, Suite 250  
Lakewood, CO 80228

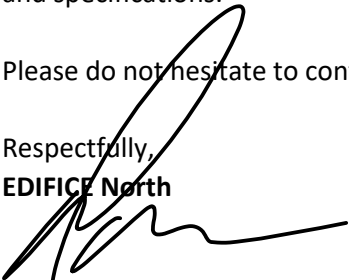
RE: Request for Final Acceptance Block 10 Parcel G

Ms. Ripko,

RC Superior requests Final Acceptance for Block 10 Parcel G be accepted for maintenance as of this date. Walkthroughs have been completed by district and developer representatives and the improvements determined to be within plans and specifications.

Please do not hesitate to contact me with any questions. As always, I can be reached at 303-489-7968.

Respectfully,  
**EDIFICE North**



David M. Andrews  
Principal

# EDIFICE --- NORTH

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9-19-23

Peggy Ripko  
SDSMI  
141 Union Boulevard, Suite 250  
Lakewood, CO 80228

RE: Request for Final Acceptance Block 11 Parcel F

Ms. Ripko,

RC Superior requests Final Acceptance for Block 11 Parcel F be accepted for maintenance as of this date. Walkthroughs have been completed by district and developer representatives and the improvements determined to be within plans and specifications.

Please do not hesitate to contact me with any questions. As always, I can be reached at 303-489-7968.

Respectfully,  
**EDIFICE North**



David M. Andrews  
Principal

# EDIFICE --- NORTH

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9-19-23

Peggy Ripko  
SDSMI  
141 Union Boulevard, Suite 250  
Lakewood, CO 80228

RE: Request for Final Acceptance Block 15

Ms. Ripko,

RC Superior requests Final Acceptance for Block 15 and that all district tracts be accepted for maintenance as of this date. Walkthroughs have been completed by district and developer representatives and the improvements determined to be within plans and specifications.

Please do not hesitate to contact me with any questions. As always, I can be reached at 303-489-7968.

Respectfully,  
**EDIFICE North**



David M. Andrews  
Principal

# EDIFICE --- NORTH

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10-13-22

Peggy Ripko  
SDSMI  
141 Union Boulevard, Suite 250  
Lakewood, CO 80228

RE: Request for Final Acceptance Block 13

Ms. Ripko,

RC Superior requests Final Acceptance for Block 13 and that all district tracts be accepted for maintenance as of this date. Walkthroughs have been completed by district and developer representatives and the improvements determined to be within plans and specifications.

Please do not hesitate to contact me with any questions. As always, I can be reached at 303-489-7968.

Respectfully,  
**EDIFICE North**



David M. Andrews  
Principal