

STC METROPOLITAN DISTRICT NO. 2

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

NOTICE OF SPECIAL MEETING AND AGENDA

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

DATE: September 2, 2020

TIME: 9:00 A.M.

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

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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

II. PUBLIC COMMENTS

A. _____

III. CONSENT AGENDA

- Approve Minutes of the August 5, 2020 Special Meeting and August 20, 2020 Work Session Meeting (enclosures).

- Ratify approval of Change Order No. 008 with SAMORA Construction for Block 14 for landscape and concrete in the amount of \$56,705.10 (enclosure).
 - Ratify approval of Change Order No. 007 with Hudick Excavating, Inc. (“HEI Civil”) for Superior Town Center Phase 2D for landscape and irrigation damage repairs in the amount of \$41,595.00 (enclosure).
-

IV. FINANCIAL MATTERS

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

Fund	Period Ending Aug. 12, 2020
General	\$ 34,287.60
Debt	\$ -0-
Capital	\$ 3,970.00
Total	\$ 38,257.60

- B. Review and accept unaudited financial statements through the periods ending June 30, 2020 and July 31, 2020 and schedule of cash position, dated June 30, 2020 and July 31, 2020 (to be distributed).
-

V. LEGAL MATTERS

- A. Discuss Sidewalk Easement.
-

- B. Discuss work session with North Slope Capital Advisors and Bond Counsel.
-

VI. OPERATIONS AND MAINTENANCE

- A. _____
-

VII. COVENANT CONTROL

- A. Discuss Community Manager’s Update (enclosure).
-

- B. Discuss and ratify approval of resident (578 Discovery Parkway) request for additional wrought iron/steel railing for front porch (enclosures).
-

VIII. CAPITAL PROJECTS

- A. Review and consider acceptance of improvement costs in the amount of \$1,115,275.72, under that certain Final Engineers Report and Certification #63 prepared by Ranger Engineering, LLC, dated August 28, 2020 (enclosure).
-

1. Discuss and consider approval of Requisition No. 10 (enclosures).
-

- B. Discuss and consider approval of Change Order No. 3-R1 with SAMORA Construction for STC Block 25 for Landscape and Sidewalks, in the amount of \$3,956.25 (enclosure).
-

- C. Review and consider approval of Proposal from Vargas Property Services, Inc. for removal and replacement of tree on corner of 2310 Stonecrop Way in the amount of \$850.00 (enclosure).
-

- D. Report from Ms. Ripko on insurance coverage for damage to landscaping and irrigation, Superior Town Center, Phase 2D.
-

IX. DEVELOPER UPDATE

- A. Status of lot and home sales.
-

X. OTHER MATTERS

- A. _____
-

- XI. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 7, 2020.**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD AUGUST 5, 2020

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 Wednesday, the 5th day of August, 2020, at 9:00 A.M. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held by conference call without any individuals (neither District Representatives nor the General Public) attending in person. The meeting was open to the public via conference call.

ATTENDANCE

Directors In Attendance Were:

James A. Brzostowicz
Angie Hulsebus
Terry Willis

Also In Attendance Were:

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

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

Bill Flynn; Simmons & Wheeler, P.C.

Dave Andrews; Edifice North, LLC

Bill Jencks and Jessica Sergi; Ranch Capital, LLC

Guy “Anthony” Harrigan; Director on STC Metropolitan District No. 1 Board of Directors

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

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

RECORD OF PROCEEDINGS

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

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

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

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board determined that due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting would be held by conference call without any individuals (neither District Representatives nor the General Public) attending in person, as stated above. The Board further noted that the notice of the time, date and location of the meeting was duly posted and that no objections to the location or any requests that the meeting place be changed were received from taxpaying electors within the District's boundaries.

CONSENT AGENDA

The Board considered the following actions:

- Approve Minutes of the July 1, 2020 Special Meeting.
- Ratify approval of Change Order No. 007 with SAMORA Construction for Block 14 in the amount of \$31,247.09.

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

FINANCIAL MATTERS

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

Fund	Period Ending July 16, 2020
General	\$ 40,457.37
Debt	\$ -0-
Capital	\$ 99.00
Total	\$ 40,741.07

RECORD OF PROCEEDINGS

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

Unaudited Financial Statements: Mr. Flynn informed the Board that the \$1.3 Million in SURA taxes was recently received. The Board deferred review and approval of the unaudited financial statements for the period ending June 30, 2020.

LEGAL MATTERS **Sidewalk Easement:** The Board deferred discussion at this time.

Report and Recommendation of North Slope Capital Advisors: Attorney Becher updated the Board that North Slope is working on its report/recommendation. The Board determined to set up a work session with North Slope for an introduction duty is doing in advance of the September 2020 Bond Issuance.

OPERATIONS / MAINTENANCE

Ms. Ripko also reported on homes being bought for Airbnb purposes in violation of the Master Declaration of Covenants, Conditions and Restrictions for Superior Town Center. Ms. Ripko will address the matter.

COMMUNITY MANAGEMENT/ COVENANT CONTROL

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

CAPITAL PROJECTS

Final Engineer's Report and Certification #62 dated, July 27, 2020: Ms. Ripko reviewed with the Board the improvement costs in the amount of \$417,022.95, under the Final Engineer's Report and Certification #62, dated July 27, 2020, prepared by Ranger Engineering, LLC.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board accepted the improvement costs in the amount of \$417,022.95, under the Final Engineer's Report and Certification #62, dated July 27, 2020, prepared by Ranger Engineering, LLC

Project Requisition No. 9: The Board discussed Project Requisition No. 9.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved Project Requisition No. 9 in the amount of \$786,029.83.

RECORD OF PROCEEDINGS

Change Order No. 002 with SAMORA Construction for STC Block 25 Landscape and Sidewalks: The Board discussed Change Order No. 002 with SAMORA Construction for STC Block 25 Landscape and Sidewalks.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved Change Order No. 002 with SAMORA Construction for STC Block 25 Landscape and Sidewalks in the amount of \$14,053.00.

Request for Information (“RFI”) No. 05 with SAMORA Construction for STC Block 25 Landscape and Sidewalks (Old Rail Way New Irrigation Plan): No action was taken by the Board.

RFI No. 07 with SAMORA Construction for STC Block 25 Landscape and Sidewalks (Communications and Power to Townhomes): No action was taken by the Board.

Change Order No. 008 with SAMORA Construction for STC Block 14 for Landscape and Concrete: The Board discussed Change Order No. 008 with SAMORA Construction for STC Block 14 for landscape and concrete.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved Change Order No. 008 with SAMORA Construction for STC Block 14 for landscape and concrete in the amount of \$56,705.10.

Change Order No. 007 with Hudick Evacuating, Inc. (“HEI Civil”) for Superior Town Center Phase 2D for Landscape and Irrigation Repairs: The Board discussed Change Order No. 007 with HEI Civil for Superior Town Center Phase 2D landscape and irrigation damage repairs.

Following discussion, upon motion duly made by Director Hulsebus, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Board approved Change Order No. 007 with HEI Civil for Superior Town Center Phase 2D landscape and irrigation damage repairs in the amount of \$41,595.00. The Board also directed staff to see if insurance will cover the damage.

DEVELOPER UPDATE

Lot and Home Sales: It was noted that Thrive closed on Block 14; Toll Bros is moving forward with planned development; Remington is pleased with their sales; and Morgan Ranch (Main Street Development) is working toward financing options and should start construction in the first quarter of 2021. It was further noted that there are potential new deals on Blocks 2, 5, and 8.

RECORD OF PROCEEDINGS

OTHER MATTERS The Board discussed which public improvements have been accepted by the Town, The Board directed legal counsel to review relevant documents regarding timing for accepting improvements and pertinent warranty periods. Director Brzostowicz will create a map showing what the Town has accepted.

PUBLIC COMMENTS Mr. Harrigan raised the issue of dead and dying trees. Discussion ensued. Mr. Harrigan also asked for an update on the illegal use of property as a commercial garage. Ms. Ripko is addressing the matter.

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

Respectfully submitted,

By _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A WORK SESSION MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD AUGUST 20, 2020

A Work Session Meeting (“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 Thursday, the 20th day of August, 2020, at 1:00 P.M. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held by conference call without any individuals (neither District Representatives nor the General Public) attending in person. The meeting was open to the public via conference call.

ATTENDANCE

Directors In Attendance Were:

James A. Brzostowicz
Angie Hulsebus
Terry Willis

Also In Attendance Were:

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

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

Bill Flynn; Simmons & Wheeler, P.C.

Nick Taylor; North Slope Capital Advisors

Brooke Hutchens; D.A. Davidson & Co.

Bill Jencks and Jessica Sergi; Ranch Capital, LLC

Guy “Anthony” Harrigan; Director on STC Metropolitan District No. 1 Board of Directors

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

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

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS **Agenda:** Ms. Ripko distributed for the Board's review and approval a proposed Agenda for the District's meeting.

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

The Board determined that due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting would be held by conference call without any individuals (neither District Representatives nor the General Public) attending in person, as stated above. The Board further noted that the notice of the time, date and location of the meeting was duly posted and that no objections to the location or any requests that the meeting place be changed were received from taxpaying electors within the District's boundaries.

FINANCIAL MATTERS

Presentation from North Slope Financial Advisors: Ms. Becher and Ms. Hutchens reviewed the status of preparation of documents associated with the District's proposed issuance of its Junior Limited Tax General Obligation Bonds, Series 2020C and 2020D. Mr. Taylor introduced himself as the representative for North Slope Financial Advisors, the Independent Financial Advisor group selected by the District in association with the proposed bond issuance and reviewed the scope of his review of the issuance, services available to the Board and opinions that are anticipated to be provided by North Slope. A question and answer session between the Board and its consultants followed. No action was taken by the Board.

OTHER MATTERS There were no other matters for discussion at this time.

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

Respectfully submitted,

By _____
Secretary for the Meeting

SECTION 00680 CHANGE ORDER

CHANGE ORDER

Project: STC Block 14 **Date of Issuance:** 7/24/2020

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

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

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

Description: **STC Block 14**

1. Vargas - Relocate irrigation line remove concrete and trench	\$	12,977.00
2. Vargas - Addendum #2 adjust landscaping and irrigation rai	\$	1,325.00
3. Vargas - Irrigation repairs and trenching	\$	7,416.00
4. Vargas - Relocate 4 trees and plant materials, sleeving	\$	3,730.00
5. Vargas - Replace additon 4 trees	\$	3,000.00
6. Vargas - Construction Damages	\$	1,796.75
7. StoneCreek Hardscape - Paver repairs at drain pipes	\$	480.00
8. Flatirons - Block 14 As Builts	\$	1,292.50
9. Flatirons - Restaking Addendum #3 Redlands and Civil Resource regradin	\$	1,130.00
10. Parkway Electric - 4" conduit for home electricity	\$	3,504.00
11. E-Z Excavating - haul off soil piles and fine grade	\$	6,270.00
12. International Iron - Addendum #3 Civil Resource handrail c		TBD
13. JMG - Concrete		TBD
1 Week Extended GC's due to 4" conduit installation	\$	4,333.00
Subtotal	\$	47,254.25
Overhead/Profit/Bond/Insurance	\$	9,450.85
Total	\$	56,705.10

Purpose of Change Order: STC Block 14

Attachments (List Documents Supporting Change): _____

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 850,349.32

Previous Change Orders:

\$ 416,710.54

Contract Price Prior to this Change Order:

\$1,267,059.86

Net Increase of this Change Order:

\$ 56,705.10

Net Decrease of this Change Order:

Net Change of this Change Order:

\$ 56,705.10

Contract Price with all Approved Change Orders:

\$1,323,764.96

CHANGE IN CONTRACT TIME:

Original Contract Time:

(days)

Net Change from Previous Change Order:

(days)

Contract Time Prior to this Change Order:

(days)

Net Increase of this Change Order:

Net Decrease of this Change Order:

Net Change of this Change Order:

Contract Time with all Approved Change Orders:

(days)

RECOMMENDED:

By: _____

Engineer

APPROVED:

By: _____

Owner

APPROVED: SAMORA Construction

By: _____

Contractor

CHANGE ORDER REQUEST
SUMMARY SHEET
COR NO.: #008



Date: 7/24/2020
Project Name: STC Block 14
Project Location: Superior, CO
Project No.: 19-004

Description of Change:

1.	Vargas - Relocate irrigation line remove concrete and trenching		\$12,977.00
2.	Vargas - Addendum #2 adjust landscaping and irrigation railing		\$1,325.00
3.	Vargas - Irrigation repairs and trenching		\$7,416.00
4.	Vargas - Relocate 4 trees and plant materials, sleeving		\$3,730.00
5.	Vargas - Replace additon 4 trees		\$3,000.00
6.	Vargas - Construction Damages		\$1,796.75
7.	StoneCreek Hardscape - Paver repairs at drain pipes		\$480.00
8.	Flatirons - Block 14 As Builts		\$1,292.50
9.	Flatirons - Restaking Addendum #3 Redlands and Civil Resource regrading ramps and rails		\$1,130.00
10.	Parkway Electric - 4" conduit for home electricity		\$3,504.00
11.	E-Z Excavating - haul off soil piles and fine grade		\$6,270.00
12.	International Iron - Addendum #3 Civil Resource handrail changes	TBD	\$0.00
13.	JMG - Concrete	TBD	\$0.00
	1 Week Extended GC's due to 4" conduit installation		\$4,333.00
		Subtotal	\$47,254.25
		Overhead/Profit/Bond/Insurance	\$9,450.85
		Change Order Request Total	\$56,705.10

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

ACCEPTED:
SAMORA CONSTRUCTION

By: _____
Brenda Torreyson
President/CEO



July 24, 2020

Brenda Torreyson
Samora Construction
btorreyson@samoragroup.com

Re: Block 14 - Change Order

Hello Brenda,

Following is the change order for Block 14 for work performed.

LANDSCAPE IRRIGATION

Description	Amount Due
Relocating IR line, remove concrete, trenching	12,977.00 <input type="text" value="1"/>
Adden. #2 adjust landscape and irrigation rail	1,325.00 <input type="text" value="2"/>
Irrigation repairs and trenching	7,416.00 <input type="text" value="3"/>
Relocation 4 trees and plant material, sleeving	3,730.00 <input type="text" value="4"/>
Replace 4 additional trees per 7/23 observation	3,000.00 <input type="text" value="5"/>
Amount Due	\$28,448.00

Thank you. If there are any questions, please do not hesitate to contact this office.

Sincerely,

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



270 Interlocken Blvd
 Broomfield, CO 80021
 303.466.9196
 303.438.9579 fax

Invoice

Date	Invoice #
7/1/2020	30772

Site Location

STC Block 14

Bill To
SAMORA 5310 Ward Rd. Suite G-01 Arvada, CO 80002

P.O. No.	Project
	880 - 7000 - STC Bloc...

Description	Quantity	Rate	
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Service took place on 5/14/20

Hunter Control Work

Nozzle (Spray) all sizes	8	1.78	14.24
Hunter I-20 6" Rotor Station 21	2	93.12	186.24
.75" Insert Coupling	1	2.07	2.07
1" Commercial PVC Ball Valve Station 14	1	74.46	74.46
Pinch Clamps (all sizes)	2	1.37	2.74
1" Rainbird Brass Scrubber Valve	2	257.28	514.56
Irrigation Technician(S) (hr)	3	65.00	195.00

Service took place on 5/22/20

Hunter Wire Replacement

DBR/Y Jacket	8	1.67	13.36
Mainline Wire Installed 12 gage (LF)	8	1.76	14.08
Irrigation Technician(S) (hr)	12	65.00	780.00

Subtotal \$1,796.75

Sales Tax (8.16%) \$0.00

Payments/Credits \$0.00

Thank you for your business.

Balance Due \$1,796.75 6



Stonecreek Hardscapes
3758 E. 104th Ave Unit 40
Denver, CO 80233
(303) 669-1801
jc@schdesigns.com
http://schdesigns.com

Invoice 2190

BILL TO
Superior Town Center Block 14

DATE 07/16/2020	PLEASE PAY \$480.00	DUE DATE 07/16/2020
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DESCRIPTION	QTY	RATE	AMOUNT
Service Paver replacement	1	480.00	480.00

TOTAL DUE **\$480.00** 7

THANK YOU.



Flatirons, Inc.
Land Surveying Services
 www.FlatironsInc.com

3825 Iris Avenue #395
 Boulder, CO 80301
 (303) 443-7001

Samora Construction
 5310 Ward Road
 Arvada, CO 80002
 Dave Torreyson

Invoice number 72551-56316-2
 Date 07/10/2020

Project **72551-SUPERIOR TOWN CENTER
 PHASE 2**

This invoice covers services provided through 07/10/2020.

PO#

Time and Materials Block 14

	Hours	Rate	Billed Amount
Utility As-Built			
Professional Fees			
05/29/2020			
CAD Drafter	1.50	85.00	127.50
06/15/2022			
2 Man Field Chief	5.00	155.00	775.00
06/23/2020			
CAD Drafter	4.00	85.00	340.00

Time and Materials Block 14 subtotal 1,242.50

Invoice total 1,242.50 8



Flatirons, Inc.
Land Surveying Services
 www.FlatironsInc.com

3825 Iris Avenue #395
 Boulder, CO 80301
 (303) 443-7001

Samora Construction
 5310 Ward Road
 Arvada, CO 80002
 Dave Torreyson

Invoice number 72551-56316
 Date 07/10/2020

Project **72551-SUPERIOR TOWN CENTER
 PHASE 2**

This invoice covers services provided through 07/10/2020.

PO#

Time and Materials Block 14
Detached Walks/ Stairs/ Alley
 Professional Fees

	Hours	Rate	Billed Amount
06/24/2020			
1 Man Field Chief	3.00	125.00	375.00
06/26/2020			
CAD Drafter	3.00	85.00	255.00
06/27/2020			
1 Man Field Chief	4.00	125.00	500.00
Phase subtotal			1,130.00

Time and Materials Block 14 subtotal

Invoice total **1,130.00** 9



7/8/2020

Dave Torreyson
Samora Construction
5310 Ward Road
Arvada, CO 80002
303-422-4285

Quote Number: 20SZ039

Re: Conduit for lot #1,2,3,4 Superior.

Dear Dave,

Thank you for the opportunity to provide Samora Construction with this quote for Conduit for lot #1,2,3,4 Superior.

Scope of Work

- Price is based on the work with Brian Steele.
- Price includes 4” PVC.
- Price includes trenching.
- Price includes rentals.
- Price includes backfill and compaction.

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

Customer Responsibilities

The customer will be responsible for the following:

- Location and time to do the work.

Notes & Assumptions

This proposal has been prepared under the following assumptions:



1. No training is included in this proposal
2. This proposal is based on all work being performed at a regular hourly rate, unless noted. If there is a need to accelerate the schedule, Parkway will provide a quote, with overtime, for the requested shortened schedule.
3. If additional start-up time is required (beyond that which is stated in the scope of work), it will be billed on a T&M basis.
4. All changes by an authority having jurisdiction or authorization to do so will alter this proposal
5. Any painting of electrical conduit, equipment, etc. will be done by others
6. All concrete pads and/or housekeeping pads will be done by others.
7. Where the price of material, equipment, or energy increases prior to acceptance of a quote, the quote sum may be adjusted.
8. No allowances are included in this proposal.
9. No electric/cable/telephone/gas/etc... fees or usage charges are included in this proposal.
10. Nothing in this quote should be construed as a substitute for a consultation with a tax professional.

Pricing

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

Quote Amount: \$3,504.00

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

The quoted price does not include sales, use excise or other similar taxes. Buyer shall pay, in addition to the prices quoted, the amount of any present or future tax applicable to the sale or use of the goods and services provided hereunder

The quoted price includes sales, use excise or other similar taxes.

Quotation Terms & Conditions

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

Milestone Payment Schedule

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

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

If you have any questions regarding this quotation, do not hesitate to contact me at 616-820-7251.



POWER | COMMUNICATIONS | CONTROLS | AV

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

Sincerely,

Jon Overway



CHANGE ORDER

NO. 17
97.56813

P.O. Box 1439
Longmont, Colorado 80502

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

ATTN:	Dave Torreyson	DATE:	7/21/2020
COMPANY:	SAMORA CONSTRUCTION	JOB #:	7568
		JOB NAME:	SUPERIOR TOWN CENTER BLOCK 14
		LOCATION:	Superior

Description of work:
Knock down piles and fine grading on Block 14 per Dave Torreyson request

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM COST
LABOR:					
	Laborers (3)	43.5	MH	\$ 47.50	\$ 2,066.25
	Foreman	2.5	MH	\$ 62.50	\$ 156.25
EQUIPMENT:					
	CAT Skid Loader	9	HR	\$ 90.00	\$ 810.00
	CAT Mini Excavator	9.5	HR	\$ 115.00	\$ 1,092.50
	CAT 938 Wheel Loader	9	HR	\$ 125.00	\$ 1,125.00
TRUCKING:					
	Tandem	1.5	HR	\$ 100.00	\$ 150.00
	Truck & End/Side Dump Trailer	11.0	HR	\$ 120.00	\$ 1,320.00
TOTAL:					\$ 6,720.00

11

The Contract Time will be extended by N/A days

Firm: _____	Contractor: <u>E-Z Excavating, Inc.</u>
Signature: _____	Signature: <u>Arnold Alvarado</u>
Print Name: _____	Print Name: <u>Arnold Alvarado</u>
Title: _____	Title: <u>Project Manager</u>
Date: _____	Date: <u>7/21/2020</u>

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

SECTION 00680 CHANGE ORDER

CHANGE ORDER

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

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

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

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

Description:

Mobilization		\$	1,852.00
Landscape/Irrigation Repairs		\$	39,743.00
	Total	\$	41,595.00

Purpose of Change Order: _____
Landscape and Irrigation Repairs

Attachments (List Documents Supporting Change): _____

CHANGE IN CONTRACT PRICE:

Original Contract Price:
\$

CHANGE IN CONTRACT TIME:

Original Contract Time:
770,440.00 (days)

Previous Change Orders:

Net Change from Previous Change Order:
0 (days)

Contract Price Prior to this Change Order:

Contract Time Prior to this Change Order:
(days)

Net Increase of this Change Order:
\$

Net Increase of this Change Order:
3,800.00

Net Decrease of this Change Order:

Net Decrease of this Change Order:

Net Change of this Change Order:
\$

Net Change of this Change Order:
41,595.00

Contract Price with all Approved Change Orders:
\$

Contract Time with all Approved Change Orders:
1,282,081.00 (days)

RECOMMENDED:

APPROVED:

APPROVED:

By: _____
Engineer

By: _____
Owner

By: _____
Contractor

STC Metropolitan District No.2

August-20

	General	Debt	Capital	Totals
Disbursements	\$ 33,918.20	\$ -	\$ 3,970.00	\$ 37,888.20
		\$ -	\$ -	\$ -
Payroll	\$ 369.40	\$ -		\$ 369.40
Payroll Taxes District Portion	\$ -	\$ -	\$ -	\$ -
Total Disbursements from Checking Acct	\$34,287.60	\$0.00	\$3,970.00	\$38,257.60

<u>Check Issue Date</u>	<u>Check Number</u>	<u>Payee</u>	<u>Amount</u>
08/12/2020	9180	Brzostowicz, James	Mtg 1
08/12/2020	9181	Brzostowicz, James	Mtg 2
08/12/2020	9182	Hulsebus, Angie	184.70 - 2 mtgs
08/12/2020	9183	Willis, Terry A.	184.70 - 2 mtgs .
Grand Totals:			
	<u>4</u>		<u>369.40</u>

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1538						
08/13/2020	CAM Services	W277624	Parking Structure	1-730	340.00	340.00
08/13/2020	CAM Services	W280992	Parking Structure	1-730	647.50	647.50
Total 1538:						987.50
1539						
08/13/2020	Comcast	16389 07/20	Parking Structure	1-730	135.05	135.05
Total 1539:						135.05
1540						
08/13/2020	Dazzio & Associates, PC	422	Audit	1-615	4,000.00	4,000.00
08/13/2020	Dazzio & Associates, PC	423	Audit	1-615	6,000.00	6,000.00
08/13/2020	Dazzio & Associates, PC	424	Audit	1-615	4,000.00	4,000.00
Total 1540:						14,000.00
1541						
08/13/2020	Doody Calls	38039	O&M - Landscaping	1-720	210.50	210.50
08/13/2020	Doody Calls	39464	O&M - Landscaping	1-720	289.50	289.50
Total 1541:						500.00
1542						
08/13/2020	McGeady Becher P.C.	1190B 07/2020	Legal	1-675	6,248.00	6,248.00
08/13/2020	McGeady Becher P.C.	1190B 07/2020	Legal	3-675	1,607.50	1,607.50
Total 1542:						7,855.50
1543						
08/13/2020	Ranger Engineering, LLC	1169	Engineering	3-784	2,362.50	2,362.50
Total 1543:						2,362.50
1544						
08/13/2020	Special Dist Management Srvs	D1 07/2020	Accounting	1-612	140.00	140.00
08/13/2020	Special Dist Management Srvs	D1 07/2020	Audit	1-615	28.00	28.00
08/13/2020	Special Dist Management Srvs	D1 07/2020	Management	1-680	364.00	364.00
08/13/2020	Special Dist Management Srvs	D2 07/2020	Accounting	1-612	742.00	742.00
08/13/2020	Special Dist Management Srvs	D2 07/2020	Audit	1-615	28.00	28.00
08/13/2020	Special Dist Management Srvs	D2 07/2020	Management	1-680	2,656.00	2,656.00
08/13/2020	Special Dist Management Srvs	D2 07/2020	Miscellaneous	1-685	350.19	350.19
08/13/2020	Special Dist Management Srvs	D3 07/2020	Management	1-680	224.00	224.00
08/13/2020	Special Dist Management Srvs	D3 07/2020	Audit	1-615	28.00	28.00
Total 1544:						4,560.19
1545						
08/13/2020	Thyssenkrupp Elevator Corporati	3005385109	O&M - Maintenance	1-735	170.41	170.41
Total 1545:						170.41
1546						
08/13/2020	Town of Superior	2289 1/2 06/20	Utilities	1-704	452.97	452.97
08/13/2020	Town of Superior	290 1/2 06/20	Utilities	1-704	290.57	290.57
08/13/2020	Town of Superior	411 1/2 06/20	Utilities	1-704	875.77	875.77
08/13/2020	Town of Superior	438 1/2 06/20	Utilities	1-704	212.17	212.17

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
08/13/2020	Town of Superior	440 1/2 06/20	Utilities	1-704	282.17	282.17
08/13/2020	Town of Superior	NE MCCASLIN 06/	Utilities	1-704	648.97	648.97
Total 1546:						2,762.62
1547						
08/13/2020	Vargas Property Services, Inc.	30885	O&M - Landscaping	1-720	3,235.63	3,235.63
Total 1547:						3,235.63
1548						
08/13/2020	Xcel Energy	694366064	Utilities	1-704	11.99	11.99
08/13/2020	Xcel Energy	694383541	Utilities	1-704	105.25	105.25
08/13/2020	Xcel Energy	694383885	Utilities	1-704	166.49	166.49
08/13/2020	Xcel Energy	694387282	Utilities	1-704	61.76	61.76
08/13/2020	Xcel Energy	694404738	Utilities	1-704	31.26	31.26
08/13/2020	Xcel Energy	694405398	Utilities	1-704	38.43	38.43
08/13/2020	Xcel Energy	694407160	Utilities	1-704	47.77	47.77
08/13/2020	Xcel Energy	694421430	Utilities	1-704	40.76	40.76
08/13/2020	Xcel Energy	694427437	Utilities	1-704	229.29	229.29
08/13/2020	Xcel Energy	694568697	Utilities	1-704	585.80	585.80
Total 1548:						1,318.80
Grand Totals:						37,888.20

STC Metropolitan District No. 2
Financial Statements

June 30, 2020

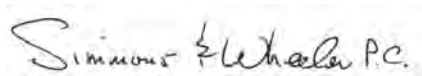
ACCOUNTANT'S COMPILATION REPORT

Board of Directors
STC Metropolitan District No. 2

Management is responsible for the accompanying financial statements of each major fund of STC Metropolitan District No. 2, as of and for the period ended June 30, 2020, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the six months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

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

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



August 13, 2020
Englewood, Colorado

STC Metropolitan District No 2
Balance Sheet - Governmental Funds and Account Groups
June 30, 2020

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Account Groups</u>	<u>Total All Funds</u>
Assets					
Current assets					
Cash in checking	\$ 202,915	\$ -	\$ -	\$ -	\$ 202,915
Cash in UMB accounts	-	12,532,226	39,446,482	-	51,978,708
Prepaid Expenses	-	-	-	-	-
SURA Taxes Receivable	42,244	1,102,305	-	-	1,144,549
Taxes receivable	304	5,754	-	-	6,058
MOB Receivable	-	-	-	-	-
Due from District No. 1	31,662	162,682	-	-	194,344
Due from District No 3	12,847	26,034	-	-	38,881
Due From Other funds	<u>91,515</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>91,515</u>
	<u>381,487</u>	<u>13,829,001</u>	<u>39,446,482</u>	<u>-</u>	<u>53,656,970</u>
Other assets					
Capital improvements	-	-	-	54,504,399	54,504,399
Amount available in debt service fund	-	-	-	13,770,197	13,770,197
Amount to be provided for retirement of debt	<u>-</u>	<u>-</u>	<u>-</u>	<u>96,789,803</u>	<u>96,789,803</u>
	<u>-</u>	<u>-</u>	<u>-</u>	<u>110,560,000</u>	<u>165,064,399</u>
Total assets	<u>\$ 381,487</u>	<u>\$ 13,829,001</u>	<u>\$ 39,446,482</u>	<u>\$ 110,560,000</u>	<u>\$ 218,721,369</u>
Liabilities and Equity					
Current liabilities					
Accounts payable	\$ 44,730	\$ -	\$ -	\$ -	\$ 44,730
Payroll Taxes Payable	415	-	-	-	415
Due To Other funds	<u>-</u>	<u>58,804</u>	<u>32,711</u>	<u>-</u>	<u>91,515</u>
	<u>45,145</u>	<u>58,804</u>	<u>32,711</u>	<u>-</u>	<u>136,660</u>
Long-Term liabilities					
Bonds Payable - Series 2019A	-	-	-	90,790,000	90,790,000
Bonds Payable - Series 2019B	<u>-</u>	<u>-</u>	<u>-</u>	<u>19,770,000</u>	<u>19,770,000</u>
Total liabilities	<u>45,145</u>	<u>58,804</u>	<u>32,711</u>	<u>110,560,000</u>	<u>110,696,660</u>
Fund Equity					
Investment in capital improvements	-	-	-	54,504,399	54,504,399
Fund balance (deficit)	326,891	13,770,197	39,413,771	-	53,510,859
Emergency reserves	<u>9,451</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>9,451</u>
	<u>336,342</u>	<u>13,770,197</u>	<u>39,413,771</u>	<u>-</u>	<u>108,024,709</u>
	<u>\$ 381,487</u>	<u>\$ 13,829,001</u>	<u>\$ 39,446,482</u>	<u>\$ 110,560,000</u>	<u>\$ 218,721,369</u>

STC Metropolitan District No 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Six Months Ended June 30, 2020
General Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
Revenues			
Property Taxes	\$ 155	\$ 101	\$ (54)
Specific Ownership Taxes	8,200	1,962	(6,238)
SURA Property Tax Increment	90,423	76,139	(14,284)
Parking Garage Cost Share	22,000	3,699	(18,301)
Developer Advance	-	-	-
Miscellaneous/Interest Income	2,670	-	(2,670)
Transfer from Capital Projects	-	-	-
Transfer from District 1	68,021	59,404	(8,617)
Transfer from District 3	27,389	23,586	(3,803)
	<u>218,858</u>	<u>164,891</u>	<u>(53,967)</u>
Expenditures			
Accounting	25,000	22,617	2,383
Audit	11,000	84	10,916
Directors' Fees	5,000	1,800	3,200
Insurance/SDA Dues	16,000	21,436	(5,436)
Election	1,500	3,114	(1,614)
Legal	40,000	54,185	(14,185)
Management	50,000	23,574	26,426
Miscellaneous	1,000	2,064	(1,064)
Aweida Inclusion Expense	-	-	-
O&M - Covenant Control	18,000	-	18,000
O&M - Field Services	6,500	-	6,500
O&M - Landscaping	45,000	21,729	23,271
O&M - Equipment	1,500	-	1,500
O&M - Utilities	5,000	6,957	(1,957)
O&M - Roads & Sidewalks Snow Removal	40,000	59,447	(19,447)
O&M - Parking Garage	44,000	1,843	42,157
O&M - Mailboxes	2,000	-	2,000
O&M - Reserve	3,224	-	3,224
Treasurer's Fees	3	2	1
Payroll Taxes	300	138	162
Utilities	4,000	-	4,000
Contingency	122,457	-	122,457
Emergency reserve	9,451	-	9,451
	<u>450,935</u>	<u>218,990</u>	<u>231,945</u>
Excess (deficiency) of revenues over expenditures	(232,077)	(54,099)	177,978
Fund balance - beginning	<u>232,077</u>	<u>390,441</u>	<u>158,364</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ 336,342</u>	<u>\$ 336,342</u>

STC Metropolitan District No 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Six Months Ended June 30, 2020
Debt Service Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Revenues			
Property Taxes	\$ 545	\$ 354	\$ (191)
Specific Ownership Taxes	19,064	6,869	(12,195)
SURA Property Tax Increment	2,199,911	1,986,764	(213,147)
Interest income	18,000	76,254	58,254
Transfer from Capital Projects	-	-	-
Transfer from STCMD No. 1	358,148	297,013	(61,135)
Transfer from STCMD No. 3	27,389	47,171	19,782
	<u>2,623,057</u>	<u>2,414,425</u>	<u>(208,632)</u>
Expenditures			
Bond principal - 2019A	-	-	-
Bond interest - 2019A	3,905,326	1,952,663	1,952,663
Bond interest - 2019B	469,124	-	469,124
Miscellaneous Expense	500	-	500
Treasurer's Fees	8	5	3
Trustee / paying agent fees	8,000	-	8,000
	<u>4,382,958</u>	<u>1,952,668</u>	<u>2,430,290</u>
Excess (deficiency) of revenues over expenditures	(1,759,901)	461,757	2,221,658
Fund balance - beginning	<u>13,630,586</u>	<u>13,308,440</u>	<u>(322,146)</u>
Fund balance - ending	<u>\$ 11,870,685</u>	<u>\$ 13,770,197</u>	<u>\$ 1,899,512</u>

STC Metropolitan District No 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Six Months Ended June 30, 2020
Capital Projects Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
Revenues			
Developer Advance	5,000,000	-	(5,000,000)
Interest	<u>1,000</u>	<u>239,338</u>	<u>238,338</u>
	<u>5,001,000</u>	<u>239,338</u>	<u>(4,761,662)</u>
Expenditures			
Accounting	5,000	-	5,000
Legal	55,000	16,020	38,980
Management	2,500	-	2,500
Cost of Issuance	-	3,454	(3,454)
Construction Expenses	38,833,559	5,092,796	33,740,763
Developer Reimbursement	-	-	-
Engineering	200,000	31,063	168,937
Transfer to Debt Service	-	-	-
Transfer to General Fund	-	-	-
Miscellaneous	<u>1,000</u>	<u>-</u>	<u>1,000</u>
	<u>39,097,059</u>	<u>5,143,333</u>	<u>33,953,726</u>
Excess (deficiency) of revenues over expenditures	(34,096,059)	(4,903,995)	29,192,064
Fund balance - beginning	<u>37,298,059</u>	<u>44,317,766</u>	<u>7,019,707</u>
Fund balance (deficit) - ending	<u>\$ 3,202,000</u>	<u>\$ 39,413,771</u>	<u>\$ 36,211,771</u>

**STC Metropolitan District
Community Management Report
September 2, 2020**

Architectural Reviews

No forms pending.

Inspections

Inspections are occurring twice a month. No major issues noted.

Compliance Update

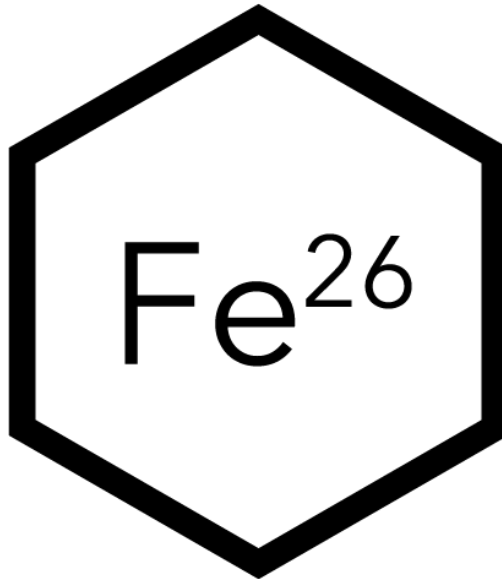
No updates.

Notes:

- 1. Parking Garage**
 - a. Mirrors-** This is still in process.

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6' Traditional Railing Panel - 69.5" (1765mm)



Heights:

- 28" (711mm)
- 32" (813MM) California, container only
- 34" (864mm)
- 38" (965mm) California, container only
- 40" (1016mm)

8' Traditional Railing Panel - 83.5" (2120mm)

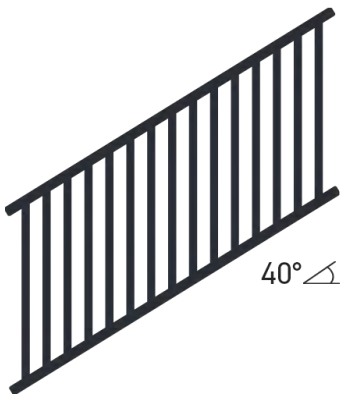


Heights:

- 28" (711mm)
- 32" (813MM) California, con
- 34" (864mm)
- 38" (965mm) California, cor
- 40" (1016mm)



6' Traditional Adjustable Railing Panel (Stair) - 72" (1829mm)

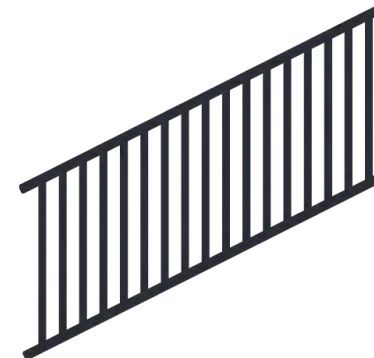


Heights:

- 28" (711mm)



8' Traditional Adjustable Railing Panel (Stair) - 93.5" (2375mm)



Heights:

- 28" (711mm)

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**STC METROPOLITAN DISTRICT NO. 2
ENGINEER'S REPORT and CERTIFICATION #63**

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:

August 28, 2020

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ENGINEER’S REPORT

Introduction

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

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

The attached Engineer’s Certification states that the Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in this Engineer’s Report, including both soft and hard costs from approximately June 2020 to July 2020, are valued at **\$1,115,275.72** for the District, and **\$914,407.72** for the Town. Table I summarizes costs certified to date.

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

21	23-Feb-17	\$784,846.38	\$694,206.67	\$694,206.67
22	17-Mar-17	\$663,385.40	\$571,156.39	\$571,156.39
23	20-Apr-17	\$912,437.74	\$894,668.66	\$894,668.66
24	17-May-17	\$488,722.33	\$477,391.96	\$477,391.96
25	29-Jun-17	\$2,648,255.90	\$842,092.22	\$842,092.22
26	3-Aug-17	\$476,010.18	\$425,687.34	\$425,687.34
27	17-Aug-17	\$995,465.07	\$781,719.74	\$781,719.74
28	21-Sep-17	\$2,202,490.66	\$1,813,800.55	\$1,813,800.55
29	11-Nov-17	\$2,372,127.66	\$2,363,679.49	\$2,363,679.49
30	22-Nov-17	\$1,914,639.28	\$1,929,475.33	\$1,711,298.63
31	19-Dec-17	\$1,731,761.49	\$1,561,854.08	\$1,440,391.55
32	16-Feb-18	\$582,701.05	\$559,378.98	\$461,363.52
33	10-Apr-18	\$932,657.82	\$858,000.53	\$690,670.88
34	10-Apr-18	\$670,283.35	\$623,505.43	\$519,950.65
35	18-Jun-18	\$1,053,420.34	\$695,052.19	\$469,031.50
36	13-Jul-18	\$1,315,446.78	\$998,428.76	\$805,440.44
37	31-Jul-18	\$1,097,722.72	\$1,019,716.46	\$910,204.30
38	23-Aug-18	\$998,452.43	\$790,429.34	\$757,296.58
39	26-Sep-18	\$1,181,782.21	\$1,008,881.48	\$851,219.77
40	10-Oct-18	\$506,528.48	\$438,293.56	\$395,834.23
41	06-Dec-18	\$883,785.69	\$837,473.61	\$444,364.63
42	03-Jan-19	\$223,714.21	\$179,926.82	\$137,852.65
43	09-Jan-19	\$266,323.20	\$198,080.87	\$180,809.72
44	24-Jan-19	\$105,648.98	\$82,117.55	\$82,117.55
45	21-Feb-19	\$291,779.76	\$259,508.79	\$259,508.79
46	20-Mar-19	\$325,500.49	\$212,355.06	\$212,355.06
47	25-Apr-19	\$315,703.35	\$288,250.21	\$288,250.21
48	24-May-19	\$3,889,134.73	\$2,984,557.18	\$900,749.68
49	21-Jun-19	\$5,047,252.81	\$2,986,639.50	\$2,775,141.50
50	23-Jul-19	\$857,721.41	\$697,366.45	\$697,366.45
51	21-Aug-19	\$980,208.74	\$872,480.78	\$530,358.78
52	24-Sep-19	\$628,822.07	\$438,346.69	\$438,346.69
53	29-Oct-19	\$1,803,938.03	\$1,507,214.33	\$1,379,096.84
54	10-Jan-20	\$1,027,263.21	\$901,622.48	\$690,742.53
55	10-Jan-20	\$1,294,723.05	\$812,019.39	\$593,009.92
56	30-Jan-20	\$713,484.44	\$676,582.61	\$622,306.27
57	05-Mar-20	\$418,709.59	\$325,317.80	\$316,468.55
58	3-Apr-20	\$1,094,717.91	\$743,899.62	\$575,581.62
59	30-Apr-20	\$737,369.81	\$509,456.14	\$475,389.39
60	28-May-20	\$2,923,897.99	\$1,268,546.96	\$1,268,546.96

61	23-Jun-20	\$868,994.22	\$787,049.65	\$707,759.92
62	24-Jul-20	\$931,245.58	\$417,022.95	\$417,022.95
63	8-Aug-20	\$1,490,523.97	\$1,115,275.72	\$914,407.72
TOTALS		\$72,057,837.32	\$54,397,286.75	\$48,733,190.59

Table II summarizes the cost breakdown of the construction, soft and indirect, district funded costs, and system development fees. Tables III, IV, V, and VI provide category breakdowns of construction, soft and indirect, district funded costs, and system development fees reviewed for this certification. Table VII provides a detailed breakdown of the eligible hard costs per the Service Plan categories and the SURA categories. Table VIII provides a detailed breakdown of the eligible soft costs per the Service Plan categories and the SURA categories. Table IX provides a detailed breakdown of district funded costs per the Service Plan categories and the SURA categories. Table X provides a detailed breakdown of system develop fee costs per the Service Plan categories and the SURA categories.

Public Improvements as Authorized by the Service Plan

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

Section I-A of the Service Plan states:

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

Section V-A of the Service Plan States:

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

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

Scope of Certification

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

General Methodology

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

Phase I – Authorization to Proceed and Document Gathering

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

Phase II – Site Visit and Meetings

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

Phase III – Review of Documentation

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

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

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

Phase IV – Verification of Construction Quantities

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

Phase V – Verification of Construction Unit Costs and Indirect Costs

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

Phase VI – Verification of Payment for Public Costs

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

Phase VII – Determination of Costs Eligible for Reimbursement

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

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

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

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

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

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

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

partially non-District. A negative cost of (-\$2,984.79) was identified on Cost Certification #31 to adjust for the non-District costs previously certified.

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

During the review of Cost Certification #34, the Town notified associated parties that costs associated with the Medical Office Building Garage would not be eligible under SURA until approved by the Town Board, per Resolution No. R-36. Garage costs are currently determined to be District eligible and will become SURA eligible upon the Town Board approval.

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

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

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

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

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

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

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

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

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%.

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ENGINEER'S CERTIFICATION

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

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.
2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.
3. The Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in the attached Engineer's Report dated August 28, 2020 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$1,115,275.72**. 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.

Construction Plans

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

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

Invoices

- Samora Construction Invoice 731. Dated 7/29/2020.
- Samora Construction Pay Application 4-733. Dated 7/31/2020.
- Samora Construction Pay Application 9-732. Dated 7/31/2020.
- Hudick STC Town Center 2D. Pay Application 10. Dated 7/31/2020.
- Down To Earth Compliance Invoice 50890. Dated 7/29/2020.
- ESCO – TOLL Brothers. Pay Application 2. Dated 3/31/2020.
- Scott Contract Irrigation – TOLL Brothers. Pay Applications 1-2. Dated 3/31/20-4/30/20.

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	\$ 1,050,776.66	\$ 838,352.61	\$ 838,352.61	\$ 838,352.61
Soft and Indirect Costs	\$ 198,322.94	\$ 75,956.11	\$ 75,956.11	\$ 75,956.11
District Funded Costs	\$ 40,556.37	\$ 99.00	\$ 99.00	\$ 99.00
System Development Costs	\$ 200,868.00	\$ 200,868.00	\$ 200,868.00	\$ -
Totals	\$ 1,490,523.97	\$ 1,115,275.72	\$ 1,115,275.72	\$ 914,407.72



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

Category	Total Eligible Hard Costs	Category Percentage
Total Town Eligible Costs		
Earthwork	\$ -	0.0%
Roadways, Paths, & Hardscape	\$ 405,241.63	48.5%
Offsite Roadways	\$ -	0.0%
Walls and Structures	\$ -	0.0%
Storm Sewer	\$ -	0.0%
Sanitary Sewer	\$ -	0.0%
Reuse Water & Irrigation Piping	\$ 1,805.00	0.2%
Domestic Water	\$ -	0.0%
Dry Utilities	\$ -	0.0%
Park Site Development	\$ -	0.0%
Mob & Temporary Conditions	\$ 216,169.73	25.9%
SDC - Planning Area 1 and 2	\$ -	0.0%
SDC - Planning Area 3	\$ -	0.0%
Parking & Architectural Enhancement	\$ -	0.0%
Public Park Amenities & Facilities	\$ 212,251.75	25.4%
Civic Space (Part of PPA&F)	\$ -	
	\$ 835,468.12	74.6%
Total District Eligible Costs		
Street	\$ 546,693.60	65.4%
Water	\$ -	0.0%
Sanitation	\$ -	0.0%
Fire Protection	\$ -	0.0%
Parks and Recreation	\$ 288,774.51	34.6%
Non District	\$ -	
Multiple		
	\$ 835,468.12	100.0%



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

Category	Total Eligible Soft Costs		Category Percentage
	Total Town Eligible Costs		
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	18,170.54	23.9%
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	\$	5,507.39	7.3%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancement	\$	-	0.0%
Public Park Amenities & Facilities		\$0.00	0.0%
Civic Space (Part of PPA&F)		\$0.00	
Other Eligible Costs	\$	52,278.17	68.8%
	\$	75,956.11	100.0%

Total District Eligible Costs			
Organization	\$	-	0.0%
Capital	\$	75,956.11	100.0%
Street	\$	75,956.11	100.0%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	-	0.0%
	\$	75,956.11	100.0%



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
District Funded Costs Summary
Table V

Category	Total Eligible DF Costs		Category Percentage
	Total Town Eligible Costs		
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	-	0.0%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	-	0.0%
Sanitary Sewer	\$	-	0.0%
Reuse Water & Irrigation Piping	\$	-	0.0%
Domestic Water	\$	-	0.0%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	-	0.0%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancement	\$	-	0.0%
Public Park Amenities & Facilities	\$	-	0.0%
Other Eligible Costs	\$	99.00	100.0%
Not Eligible	\$	-	0.0%
	\$	99.00	100.0%

Total District Eligible Costs			
Operation	\$	-	0.0%
Capital	\$	99.00	100.0%
Organization	\$	-	0.0%
Street	\$	99.00	100.0%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	-	0.0%
	\$	99.00	100.0%



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

Category	Total Eligible SD Costs		Category Percentage
	Total Town Eligible Costs		
Earthwork	\$	-	#DIV/0!
Roadways, Paths, & Hardscape	\$	-	#DIV/0!
Offsite Roadways	\$	-	#DIV/0!
Walls and Structures	\$	-	#DIV/0!
Storm Sewer	\$	-	#DIV/0!
Sanitary Sewer	\$	-	#DIV/0!
Reuse Water & Irrigation Piping	\$	-	#DIV/0!
Domestic Water	\$	-	#DIV/0!
Dry Utilities	\$	-	#DIV/0!
Park Site Development	\$	-	#DIV/0!
Mob & Temporary Conditions	\$	-	#DIV/0!
SDC - Planning Area 1 and 2	\$	-	#DIV/0!
SDC - Planning Area 3	\$	-	#DIV/0!
Parking & Architectural Enhancement	\$	-	#DIV/0!
Public Park Amenities & Facilities	\$	-	#DIV/0!
Other Eligible Costs	\$	-	#DIV/0!
Not Eligible	\$	-	#DIV/0!
	\$	-	#DIV/0!
Total District Eligible Costs			
Operation	\$	-	0.0%
Capital	\$	200,868.00	100.0%
Organization	\$	-	0.0%
	\$	200,868.00	100.0%



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Construction Costs
Table VII

Table with columns: Work Description, Contract Values (Quantity, Unit, Unit Price, Amount), Invoiced Values (Amount Invoiced, Retainage Hold, Amount Less Retainage, Percent Invoiced), District Eligibility (District Type, District Powers, Town Category, Percent District Eligible, Amount District Eligible, Town Eligible, Amount Town Eligible, Total Percent Eligible, Total Eligible, Non-District), Certification Number, Inv. No., Inv. Date, and Cert #3.



Work Description	Contract Values				Invoiced Values				District Eligibility							Inv. No.				
	Quantity	Unit	Unit Price	Amount	Amount Invoiced	Retainage Held	Amount Less Retainage	Percent Invoiced	District Type	District Powers	Town Category	Percent District Eligible	Amount District Eligible	Town Eligible	Amount Town Eligible		Total Percent Eligible	Total Eligible	Non-District	Certification Number
Down to Earth Compliance																				
Erosion Control - Invoiced 50890 (7/29/20)/LW 73/20	1	LS	\$ 4,510.00	\$ 4,510.00	\$ 4,510.00	\$ -	\$ 4,510.00	100%	Capital	Multiple	Mob & Temporary Conditions	100%	\$ 4,510.00	100%	\$ 4,510.00	100%	\$ 4,510.00	\$ -	63	Invoice Number Date Subtotal Amount Less Retainage Check # or PLW
			\$ 4,510.00	\$ 4,510.00	\$ 4,510.00	\$ -	\$ 4,510.00					\$ 4,510.00	\$ 4,510.00	\$ 4,510.00	\$ 4,510.00	\$ -			54,510.00 54,510.00 4,510.00 PLW	
ISCO - TOLL BROTHERS																				Invoice Number Date
Earthwork Mobilization	1	LS	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ 50.00	0%	Capital	Multiple	Mob & Temporary Conditions	62%	\$ -	62%	\$ -	62%	\$ -	\$ -		2 3/31/2020
Clear and Grub	40.22	AC	\$ 300.00	\$ 12,066.00	\$ 6,033.00	\$ -	\$ 5,429.70	50%	Capital	Multiple	Mob & Temporary Conditions	62%	\$ 3,374.32	62%	\$ 3,374.32	62%	\$ 2,055.38	\$ -		50.00
Strip to Stockpile	24330	CY	\$ 1.94	\$ 47,200.20	\$ 3,709.28	\$ -	\$ 370.93	8%	Capital	Multiple	Mob & Temporary Conditions	62%	\$ 2,074.64	62%	\$ 2,074.64	62%	\$ 1,263.71	\$ -		\$ 5,709.28
Ck Cut to Fill	104778	CY	\$ 1.90	\$ 370,002.30	\$ 36,240.00	\$ -	\$ 3,624.00	1%	Capital	Multiple	Mob & Temporary Conditions	62%	\$ 31,455.63	62%	\$ 31,455.63	62%	\$ 19,160.37	\$ -		\$ 56,240.00
Ck Cut to Fill	562002	CY	\$ 1.99	\$ 1,118,385.57	\$ 188,202.76	\$ 16,820.28	\$ 151,382.48	15%	Capital	Multiple	Mob & Temporary Conditions	62%	\$ 94,077.60	62%	\$ 94,077.60	62%	\$ 94,077.60	\$ 57,304.88		\$ 158,202.76
Cut to Stockpile	30002	CY	\$ 1.39	\$ 41,700.50	\$ 1,390.00	\$ -	\$ 139.00	3%	Capital	Multiple	Mob & Temporary Conditions	62%	\$ 777.44	62%	\$ 777.44	62%	\$ 473.56	\$ -		\$ 13,900.00
Fine Grade	104706	SY	\$ 0.10	\$ 19,470.60	\$ -	\$ -	\$ 50.00	0%	Capital	Multiple	Mob & Temporary Conditions	62%	\$ -	62%	\$ -	62%	\$ -	\$ -		\$ 50.00
Hard Dig	1	LS	\$ 27,614.43	\$ 27,614.43	\$ 4,197.39	\$ -	\$ 419.74	15%	Capital	Multiple	Mob & Temporary Conditions	62%	\$ 2,347.65	62%	\$ 2,347.65	62%	\$ 2,347.65	\$ 1,430.01		\$ 41,973.99
COB1																				
Mobilization	1	LS	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ -	\$ 400.00	100%	Capital	Multiple	Mob & Temporary Conditions	62%	\$ 2,237.24	62%	\$ 2,237.24	62%	\$ 1,362.76	\$ -		\$ 4,000.00
Diversion Ditches	4615	LF	\$ 1.71	\$ 7,891.65	\$ 855.00	\$ -	\$ 85.50	11%	Capital	Multiple	Mob & Temporary Conditions	62%	\$ 478.21	62%	\$ 478.21	62%	\$ 291.29	\$ -		\$ 855.00
Sediment Basin A	1	LS	\$ 27,627.00	\$ 27,627.00	\$ 27,627.00	\$ -	\$ 2,762.70	100%	Capital	Multiple	Mob & Temporary Conditions	62%	\$ 15,452.08	62%	\$ 15,452.08	62%	\$ 9,412.22	\$ -		\$ 27,627.00
Sediment Basin B	1	LS	\$ 30,948.00	\$ 30,948.00	\$ 30,948.00	\$ -	\$ 3,094.80	100%	Capital	Multiple	Mob & Temporary Conditions	62%	\$ 17,253.62	62%	\$ 17,253.62	62%	\$ 10,509.98	\$ -		\$ 30,948.00
Stabilized Staging Area	500	SY	\$ 20.81	\$ 10,405.00	\$ 10,405.00	\$ -	\$ 1,040.50	100%	Capital	Multiple	Mob & Temporary Conditions	62%	\$ 5,819.63	62%	\$ 5,819.63	62%	\$ 3,544.87	\$ -		\$ 10,405.00
Stream Crossings	2	EA	\$ 5,033.00	\$ 10,066.00	\$ 5,033.00	\$ -	\$ 503.30	50%	Capital	Multiple	Mob & Temporary Conditions	62%	\$ 2,815.01	62%	\$ 2,815.01	62%	\$ 1,714.69	\$ -		\$ 10,066.00
COB2																				
Bypass Mobilization	1	LS	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ -	\$ 850.00	100%	Capital	Multiple	Mob & Temporary Conditions	62%	\$ 4,754.14	62%	\$ 4,754.14	62%	\$ 2,895.86	\$ -		\$ 8,500.00
Earthwork Downtime	1	LS	\$ 4,870.00	\$ 4,870.00	\$ 4,870.00	\$ -	\$ 487.00	100%	Capital	Multiple	Mob & Temporary Conditions	62%	\$ 2,723.84	62%	\$ 2,723.84	62%	\$ 1,659.16	\$ -		\$ 4,870.00
Furnish & install 420" Bypass	420	LF	\$ 110.76	\$ 46,519.20	\$ 46,519.20	\$ -	\$ 4,651.92	100%	Capital	Multiple	Mob & Temporary Conditions	62%	\$ 26,018.69	62%	\$ 26,018.69	62%	\$ 15,848.99	\$ -		\$ 46,519.20
			\$ 1,812,165.85	\$ 378,429.63	\$ 37,842.96	\$ 340,586.67						\$ 211,659.73	\$ 211,659.73	\$ 211,659.73	\$ 128,926.93					Subtotal Amount Less Retainage Check # or PLW
												\$ 211,659.73	\$ 211,659.73	\$ 211,659.73	\$ 128,926.93					\$ 378,429.63 \$ 340,586.67 \$ 37,842.96 \$ 340,586.67
SCOTT CONTRACTING IRRIGATION - TOLL BROTHERS																				Invoice Number Date
Mobilization	1	EA	\$ 20,100.00	\$ 20,100.00	\$ 20,100.00	\$ 2,010.00	\$ 18,090.00	100%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 18,090.00	100%	\$ 18,090.00	100%	\$ 18,090.00	\$ -		1 3/31/2020
Tie to Existing - Connect Via New	2	EA	\$ 10,800.00	\$ 21,600.00	\$ 10,800.00	\$ 1,080.00	\$ 9,720.00	50%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 9,720.00	100%	\$ 9,720.00	100%	\$ 9,720.00	\$ -		2 4/30/2020
Tie to Existing (8") - Cut-in Tie	2	EA	\$ 3,500.00	\$ 7,000.00	\$ 7,000.00	\$ -	\$ 6,300.00	100%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 6,300.00	100%	\$ 6,300.00	100%	\$ 6,300.00	\$ -		\$ 7,000.00 \$ 3,500.00 \$ 3,500.00
HDPE - Pipe 12" x 10' Deep	3316	LF	\$ 66.40	\$ 151,862.40	\$ 116,000.00	\$ -	\$ 104,400.00	75%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 104,400.00	100%	\$ 104,400.00	100%	\$ 104,400.00	\$ -		\$ 116,000.00 \$ - \$ -
HDPE - Pipe 8"	486	LF	\$ 33.90	\$ 13,831.20	\$ -	\$ -	\$ 50.00	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ - \$ - \$ -
HDPE - Pipe 6"	38	LF	\$ 21.50	\$ 795.50	\$ -	\$ -	\$ 50.00	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ - \$ - \$ -
24" Steel Pipe Sleeve	27	LF	\$ 303.00	\$ 8,181.00	\$ -	\$ -	\$ 50.00	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ - \$ - \$ -
Butterfly Valve 2" x 2" W/ 48" MH, E	2	EA	\$ 9,430.00	\$ 18,860.00	\$ 18,860.00	\$ 1,886.00	\$ 16,974.00	100%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 16,974.00	100%	\$ 16,974.00	100%	\$ 16,974.00	\$ -		\$ 18,860.00 \$ - \$ -
Gate Valve 04" W/ Valve Box	2	EA	\$ 1,740.00	\$ 3,480.00	\$ -	\$ -	\$ 50.00	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ - \$ - \$ -
Reducer 8"	1	EA	\$ 429.00	\$ 429.00	\$ -	\$ -	\$ 50.00	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ - \$ - \$ -
Three Way Cleanout 08"	1	EA	\$ 8,520.00	\$ 8,520.00	\$ -	\$ -	\$ 50.00	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ - \$ - \$ -
Bend 08"	2	EA	\$ 421.00	\$ 842.00	\$ -	\$ -	\$ 50.00	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ - \$ - \$ -
Bend 04"	1	EA	\$ 174.00	\$ 174.00	\$ -	\$ -	\$ 50.00	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ - \$ - \$ -
Tie 04"	1	EA	\$ 208.00	\$ 208.00	\$ -	\$ -	\$ 50.00	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ - \$ - \$ -
Air/Vac Any 60" MH 02"	1	EA	\$ 7,280.00	\$ 7,280.00	\$ 7,280.00	\$ -	\$ 728.00	100%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 6,552.00	100%	\$ 6,552.00	100%	\$ 6,552.00	\$ -		\$ 7,280.00
Cleanout MH - 60" Precast	1	EA	\$ 7,550.00	\$ 37,750.00	\$ 30,200.00	\$ 3,020.00	\$ 27,180.00	80%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 27,180.00	100%	\$ 27,180.00	100%	\$ 27,180.00	\$ -		\$ 15,100.00 \$ - \$ -
COOT Eccentric MH - 48" Precast	2	EA	\$ 18,750.00	\$ 37,500.00	\$ 18,750.00	\$ 1,875.00	\$ 16,875.00	50%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 16,875.00	100%	\$ 16,875.00	100%	\$ 16,875.00	\$ -		\$ 18,750.00 \$ - \$ -
3" CC Cutoff Wall	2	EA	\$ 15,250.00	\$ 30,500.00	\$ -	\$ -	\$ 50.00	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ - \$ - \$ -
			\$ 374,227.10	\$ 228,990.00	\$ 22,899.00	\$ 206,091.00						\$ 206,091.00	\$ 206,091.00	\$ 206,091.00	\$ 206,091.00	\$ -				Subtotal Amount Less Retainage Check # or PLW
			\$ 4,407,233.55	\$ 1,134,826.46	\$ 1,050,776.66							\$ 838,352.61	\$ 838,352.61	\$ 838,352.61	\$ 838,352.61					\$ 174,560.00 \$ 156,204.00 \$ 46,987.00 \$ 156,204.00 \$ 46,987.00

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Soft and Indirect Costs
Table VIII

Vendor	Invoice Number	Invoices Description	Date	Amount Invoiced	Paid By	Proof of Payment			Amount Paid	District Category	District Powers	Town Categories	Percent District	Amount District	Percent Town	Amount Town	Total	Certification Number
						Check No	Check Written	Check Cleared					Eligible	Eligible	Eligible	Eligible	Eligible	
Cesare, Inc	20.3042.1	STC Discovery Parkway Settlement Analysis	07/27/20	\$ 728.75					Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 728.75	100%	\$ 728.75	100%	63	
Civil Resources, LLC	238.001.01.78	Superior Town Center - Infrastructure	07/28/20	\$ 24,163.75					Capital	Multiple	Other Eligible Costs	100%	\$ 24,163.75	100%	\$ 24,163.75	100%	63	
Edifice North	20-018	STC Construction Management	08/01/20	\$ 9,000.00					Capital	Multiple	Other Eligible Costs	47%	\$ 4,206.72	47%	\$ 4,206.72	47%	63	
Loris (OT&K)	82000039	Marshall Road Bridge over Coal Creek	08/05/20	\$ 16,710.25					Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 16,710.25	100%	\$ 16,710.25	100%	63	
Rush Management	132164	Street Sweeping	07/31/20	\$ 3,900.00					Capital	Multiple	Mob & Temporary Conditions	47%	\$ 1,833.00	47%	\$ 1,833.00	47%	63	
Summit Services	30710	Stormwater Inseption	07/31/20	\$ 800.00					Capital	Multiple	Mob & Temporary Conditions	100%	\$ 800.00	100%	\$ 800.00	100%	63	
Town of Superior	1020	FDP #1 Infrastructure	07/27/20	\$ 226.69					Capital	Multiple	Roadways, Paths, & Hardscape	47%	\$ 106.54	47%	\$ 106.54	47%	63	
TOLL BROTHERS COSTS																		
Autumn Landscaping, Inc.	101358	Wiring Repair on TOS land	05/28/20	\$ 375.00		476925	06/26/20		Capital	Multiple	Other Eligible Costs	62%	\$ 233.05	62%	\$ 233.05	62%	63	
CMS ENVIRO SOL	101288	Site Storm Water SWMP	03/04/20	\$ 188.75		1488880	05/22/20		Capital	Multiple	Other Eligible Costs	62%	\$ 117.30	62%	\$ 117.30	62%	63	
CMS ENVIRO SOL	102013	Site Storm Water SWMP	04/01/20	\$ 375.00		1488880	05/22/20		Capital	Multiple	Other Eligible Costs	62%	\$ 233.05	62%	\$ 233.05	62%	63	
CMS ENVIRO SOL	103186	Site Storm Water SWMP	05/01/20	\$ 375.00		1488880	05/22/20		Capital	Multiple	Other Eligible Costs	62%	\$ 233.05	62%	\$ 233.05	62%	63	
CMS ENVIRO SOL	104391	Site Storm Water SWMP	06/01/20	\$ 375.00		1496461	06/26/20		Capital	Multiple	Other Eligible Costs	62%	\$ 233.05	62%	\$ 233.05	62%	63	
CVL CONSULTANTS OF CO	27742	Engineering Design	03/25/20	\$ 9,261.04		465446	04/17/20		Capital	Multiple	Other Eligible Costs	76%	\$ 7,032.31	76%	\$ 7,032.31	76%	63	
CVL CONSULTANTS OF CO	27896	Engineering Design	04/27/20	\$ 3,152.03		470937	05/22/20		Capital	Multiple	Other Eligible Costs	76%	\$ 2,393.47	76%	\$ 2,393.47	76%	63	
CVL CONSULTANTS OF CO	27861	Superior Residential Construction Staking	04/23/20	\$ 12,492.50		470937	05/22/20		Capital	Multiple	Other Eligible Costs	71%	\$ 8,871.39	71%	\$ 8,871.39	71%	63	
CVL CONSULTANTS OF CO	27958	Superior Residential Construction Staking	05/25/20	\$ 6,067.50		474459	06/12/20		Capital	Multiple	Other Eligible Costs	71%	\$ 4,308.76	71%	\$ 4,308.76	71%	63	
DTI DESIGNS INC	60773	Architectural Product Design	04/10/20	\$ 9,024.55		469021	05/08/20		Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	63	
DTI DESIGNS INC	60855	Architectural Product Design	04/15/20	\$ 14,850.90		470945	05/22/20		Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	63	
DTI DESIGNS INC	60856	Architectural Product Design	04/15/20	\$ 8,900.00		470945	05/22/20		Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	63	
DTI DESIGNS INC	60899	Architectural Product Design	05/11/20	\$ 45,025.00		413265	06/05/20		Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	63	
DTI DESIGNS INC	60900	Architectural Product Design	05/11/20	\$ 24,175.00		473265	06/05/20		Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	63	
DTI DESIGNS INC	60904	Architectural Product Design	05/11/20	\$ 2,500.00		473265	06/05/20		Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	63	
FUSION SIGN & DESIGN	159599	Concrete Washout Sign	04/15/20	\$ 405.98		157250	06/12/20		Capital	Multiple	Other Eligible Costs	62%	\$ 252.30	62%	\$ 252.30	62%	63	
LSC TRANSPORTATION CONCLUTANTS	58382	Noise Impact Analysis	05/05/20	\$ 625.00		1490022	05/29/20		Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 625.00	100%	\$ 625.00	100%	63	
PASE CONTRACTING INC	28828	Erosion Control	03/31/20	\$ 2,606.00		467896	05/01/20		Capital	Multiple	Mob & Temporary Conditions	62%	\$ 1,619.52	62%	\$ 1,619.52	62%	63	
PASE CONTRACTING INC	28829	Erosion Control	03/31/20	\$ 2,019.25		469083	05/08/20		Capital	Multiple	Mob & Temporary Conditions	62%	\$ 1,254.88	62%	\$ 1,254.88	62%	63	
				\$ 198,322.94					\$ -				\$ 75,956.11	\$ 75,956.11				

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
District Funded Costs
Table IX

Vendor		Invoice Number		Invoices		Date	Amount Invoiced	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	Developer Reimbursement	District Capital Costs	District Operations Costs	Certification Number		
Comcast	16389			Parking Structure	07/30/20	\$ 153.01	1529		07/16/20			Operation	Non District	Not Eligible	0%	\$ -		0%	\$ -	0%	\$ -	\$ -	\$ -	153.01	63
Doody Calls	37333			Pet Waste Removal	05/30/20	\$ 345.50	1530		07/16/20			Operation	Non District	Not Eligible	0%	\$ -		0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 345.50	63
HSRE Superior MOB LLC	1			Snow Removal	07/01/20	\$ 14,279.00	1531		07/16/20			Operation	Non District	Not Eligible	0%	\$ -		0%	\$ -	0%	\$ -	\$ -	\$ -	\$ -	63
McGeady Becher P.C.	11098	Jun 20		Legal fees for capital related matters	06/30/20	\$ 12,446.00	1532		07/16/20			Operation	Non District	Not Eligible	0%	\$ -		0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 12,446.00	63
McGeady Becher P.C.	11098	Jun 20		Legal fees for capital related matters	06/30/20	\$ 99.00	1532		07/16/20			Capital	Multiple	Other Eligible Costs	100%	\$ 99.00	100%	\$ 99.00	100%	\$ 99.00	\$ 99.00	\$ -	\$ -	\$ -	63
Simmons & Wheeler, P.C.	26852			Accounting Services - Operations	05/30/20	\$ 2,729.49	1532		07/16/20			Operation	Non District	Not Eligible	0%	\$ -		0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 2,729.49	63
Special District Management Services	June 2020			District Management Services	06/30/20	\$ 5,651.85	1534		07/16/20			Operation	Non District	Not Eligible	0%	\$ -		0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 5,651.85	63
ThyssenKrupp Elevator	3005276061			Parking Structure	07/01/20	\$ 170.41	1535		07/16/20			Operation	Non District	Not Eligible	0%	\$ -		0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 170.41	63
Vargas Property Services	30719			Contract Maintenance, Trash, Watering	07/01/20	\$ 3,235.63	1536		07/16/20			Operation	Non District	Not Eligible	0%	\$ -		0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 3,235.63	63
Xcel Energy	69050867			Monthly Service	07/15/20	\$ 1,446.48	1537		07/16/20			Operation	Non District	Not Eligible	0%	\$ -		0%	\$ -	0%	\$ -	\$ -	\$ -	\$ 1,446.48	63
						\$ 40,556.37					\$ -				\$ 99.00		\$ 99.00								



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
System Development Charges Costs
Table X

Invoices				Proof of Payment									Percent District	Amount District	Percent Town	Amount Town	Certification	
Builder Name	Invoice Number	Description	Type	Date	Amount Invoiced	Paid By	Check No	Check Written	Check Cleared	Amount Paid	District Category	District Powers	Town Categories	Eligible	Eligible	Eligible	Eligible	Number
THB Superior LLC (Thrive)	2211, 2215, 219	Block 24, Lots 21,22,23	Residential	07/25/20	\$ 94,848.00	RC Superior, LLC	Wire	07/27/20	07/27/20	\$ 94,848.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 94,848.00	0%	\$ -	63
Remington Homes	221, 2221, 2231	Block 25, Lots 88-91	Residential	07/29/20	\$ 106,020.00	RC Superior, LLC	Wire	07/28/20	07/28/20	\$ 106,020.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 106,020.00	0%	\$ -	63
					\$ 200,868.00					\$ 200,868.00				\$ 200,868.00	\$ -			

Requisition No. 10

\$90,790,000
STC Metropolitan District No. 2
(in the Town of Superior)
Boulder County, Colorado
Limited Tax General Obligation
and Special Revenue Refunding and Improvement Bonds,
Series 2019A

The undersigned certifies that s/he is the District Representative under that certain Indenture of Trust (Senior) dated as of December 1, 2019 (the “**Indenture**”) between STC Metropolitan District No. 2 (in the Town of Superior) Boulder County, Colorado (the “**District**”) and UMB Bank, n.a., as trustee (the “**Trustee**”).

All capitalized terms used in this requisition (“**Requisition**”) shall have the respective meanings assigned in the Indenture.

The undersigned District Representative hereby makes a requisition from the Senior Project Fund held by the Trustee under the Indenture, and in support thereof states:

1. The amount requisitioned is \$417,022.95, which amount is hereby allocated to the electoral authorization of the District as follows:

Infrastructure Category	Requested Disbursement Amount	Total Amount Previously Disbursed (not including this Requisition) ¹	Total Amount of Electoral Authorization Applied (including this Requisition)	Total Amount of Electoral Authorization Remaining ²
Street	373,001.45	\$ 41,150,173.84	\$ 41,523,175.29	\$ 103,849,826.16
Sewer		\$ 12,984,268.07	\$ 12,984,268.07	\$ 132,015,731.93
Water	44,021.50	\$ 4,617,373.25	\$ 4,661,394.75	\$ 140,382,626.75
Parks and Recreation		\$ 4,738,572.58	\$ 4,738,572.58	\$ 140,261,427.42
Traffic and Safety		\$ -	\$ -	\$ 145,000,000.00
Mosquito Control		\$ -	\$ -	\$ 145,000,000.00
Transportation		\$ -	\$ -	\$ 145,000,000.00
Fire Protection and EMS		\$ -	\$ -	\$ 145,000,000.00
TV Relay		\$ -	\$ -	\$ 145,000,000.00
Refunding		\$ -	\$ -	\$ 290,000,000.00
Total	\$ 417,022.95	\$ 63,490,387.74	\$ 63,907,410.69	\$ 1,531,509,612.26

¹ To include amounts (if any) previously allocated to the electoral authorization as a result of disbursements from the project fund held under the 2019B Subordinate Indenture.

² Does not include electoral authorization consumed by the principal amount of the Bonds applied to the Reserve Fund, Costs of Issuance Fund and capitalized interest, which amount is to be allocated among the above infrastructure categories pro rata in accordance with the use of net proceeds of the Bonds requisitioned from the Senior Project Fund and is to be reflected separately in the final requisition resulting in the disbursement of all remaining amounts on deposit in the Senior Project Fund.

2. The name and address of the person, firm, or corporation to whom payment is due or has been made is as follows: See Exhibit Z

3. Payment is due to the above person for (describe nature of the obligation): See Exhibit Z

4. The above payment obligation has been properly incurred, is a proper charge against the Senior Project Fund, and has not been the basis of any previous withdrawal. The disbursement requested herein will be used solely for the payment of Project Costs.

5. The costs for which the disbursement is requested herein are authorized by the Service Plan and constitute Project Costs. To the extent that the amount to be paid pursuant to this Requisition will be used to acquire improvements from the Developer or other party and/or reimburse the Developer or other party for the costs of such public improvements, pursuant to the Funding and Acquisition Agreement (or other agreement, to the extent required), an independent engineer (the “**Engineer**”) has provided to the District a written certificate regarding the reasonableness of the costs of such improvements and compliance with the criteria as required by the Funding and Acquisition Agreement (or other applicable agreement) and the District’s accountant has reviewed the summation of costs and concurs with the calculations set forth in the certificate of the Engineer. **[TO BE REVIEWED/CONFIRMED BY DISTRICT GENERAL COUNSEL]**

6. With respect to the Authorized Projects financed or refinanced with the disbursement requested herein, based upon information available to the District, including any applicable report of the Engineer, the District and each of the Districts has found and determined that such Project is in the nature of community improvements intended for the general direct or indirect benefit of the existing and planned residential community within the Districts, and constitutes improvements for which the District and the Districts (as applicable) are authorized to issue indebtedness and impose ad valorem property taxes in accordance with the applicable election and the Service Plan, and the payment of such costs of the Authorized Projects is in furtherance of the purposes for which the District and the other Districts (as applicable) were formed.

7. Disbursement instructions are attached hereto.

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of August 2020.

District Representative

Req. 10: Exhibit Z

2. The name and address of the person, firm, or corporation to whom payment is due or has been made is as follows:

<u>Name</u>	<u>Address</u>	<u>Amount</u>	<u>Memo</u>
Cesare, Inc	7108 South Alton Way, Building B Centennial, CO 80112	\$ 8,309.55	Inv 19.3035.15
Civil Resources, LLC	PO Box 680 Frederick, CO 80530	\$ 41,190.00	Inv 238.001.01.77
Down To Earth Compliance, LLC	15690 E 33rd Avenue Aurora, CO 80011	\$ 1,639.17	Inv 50713
Loris & Associates	808 SW Third Ave, Suite 300 Portland, OR 97204	\$ 33,141.25	Inv 62000005 / 72000066
Rush Management, Inc.	1500 Overlook Dr. Lafayette, CO 80026	\$ 1,579.20	Inv 131879
RC Superior, LLC	c/o Ranch Capital, LLC 923 N Pennsylvania Avenue Winter Park, FL 32789	\$ 4,206.72	Dev reimbursement
Samora Construction	<u>New Address:</u> 8645 Gladiola Circle Arvada, CO 80005	\$ 314,298.34	Pay App 8-728, 3-727, 725
STC Metropolitan District No. 2	141 Union Blvd, Ste 150 Lakewood, CO 80228-1898	\$ 8,063.50	Jun 2020 Claims
Summit Services Group LLC	15690 E 33rd Avenue Aurora, CO 80011	\$ 1,000.00	Inv 30421
Town of Superior	124 E Coal Creek Dr Superior, CO 80027	\$ 3,595.22	Inv 1012
	Total Disbursements	417,022.95	

SECTION 00680 CHANGE ORDER

CHANGE ORDER

Project: STC Block 25 Landscape & Sidewalks **Date of Issuance:** 8/23/2020

Owner: Superior Town Center Metropolitan District No. 2 **Change Order No:** 3-R1
Address: c/o 12775 El Camino Real, Suite 100
San Diego, CO 92130

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

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

Description: STC Block 25 Landscape & Sidewalks

1. E-Z Excavating - haul dirt off to north side of Main Street	\$	3,165.00
2. International Iron - Additonal handrail RFI #2 - TBD	TBD	
Subtotal		\$ 3,165.00
Overhead/Profit/Bond/Insurance	\$	791.25
Total		\$ 3,956.25

Purpose of Change Order: _____
STC Block 25 - Landscape and Sidewalks

Attachments (List Documents Supporting Change): _____

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 878,155.03

Previous Change Orders:

\$ 31,418.00

Contract Price Prior to this Change Order:

\$ 909,573.03

Net Increase of this Change Order:

\$ 3,956.25

Net Decrease of this Change Order:

Net Change of this Change Order:

\$ 3,956.25

Contract Price with all Approved Change Orders:

\$ 913,529.28

CHANGE IN CONTRACT TIME:

Original Contract Time:

(days)

Net Change from Previous Change Order:

(days)

Contract Time Prior to this Change Order:

(days)

Net Increase of this Change Order:

Net Decrease of this Change Order:

Net Change of this Change Order:

Contract Time with all Approved Change Orders:

(days)

RECOMMENDED:

By: _____

Engineer

APPROVED:

By: _____

Owner

APPROVED: SAMORA Construction

By: _____

Contractor

**CHANGE ORDER REQUEST
SUMMARY SHEET
COR NO.: #003-R1**



Date: 8/23/2020

Project Name: STC Block 25 - Landscape and Sidewalks

Project Location: Superior, CO

Project No.: 20-001

Description of Change:

- | | |
|--|------------|
| 1. E-Z Excavating - haul dirt off to north side of Main Street | \$3,165.00 |
| 2. International Iron - Additional handrail RFI #2 | TBD |

Subtotal \$3,165.00

Overhead/Profit/Bond/Insurance \$791.25

Change Order Request Total \$3,956.25

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

**ACCEPTED:
SAMORA CONSTRUCTION**

By: _____

Brenda Torreyson

President/CEO

INVOICE



P.O. Box 1439
Longmont Colorado 80502-1439

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

Customer:	Samora Construction

Invoice # **20-01 - STC Blk 25**
20.07008

Job Name: More dirt to load and haul off to north side of Main **Date:** **8/17/2020**

Billing Breakdown

Item #	Item Description	Qty	Unit	Unit Cost	Total This Billing
1	JD 644J Wheel Loader	9	HR	\$ 135.00	\$ 1,215.00
2	Tandem Dump Truck	19.5	HR	\$ 100.00	\$ 1,950.00

Total This Billing \$ 3,165.00

#1

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



Property Services, Inc.

**270 Interlocken Blvd
Broomfield, CO 80021**

Phone: 303.466.9196

Proposal

Date	8/19/2020
Quote #	2016824
Project	510 - 6501 - STC Metro ...
Site Location	
STC Metropolitan District	

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

Description	Qty	Rate	Total
Remove & Replace Tree on corner of 2310 Stonecrop Way - Replace with Like - 2" Cal.	1	850.00	850.00

You may approve this estimate via email.

Total:

\$850.00

Approval Signature _____

SECTION 00680 CHANGE ORDER

CHANGE ORDER

Project: STC Block 14 **Date of Issuance:** 8/23/2020

Owner: Superior Town Center Metropolitan District No. 2 **Change Order No:** 009-R1
 Address: c/o 12775 El Camino Real, Suite 100
San Diego, CO 92130

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

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

Description:	STC Block 14	
	1. International Iron - Addendum #3 Additional 105 LF handrail change	\$ 806.00
	2. JMG - Additional concrete for handrail change -forming/reforming/gradir	\$ 6,800.00
	3. Parkway Electric - Safe off light pole remove and replace	\$ 2,902.25
	Subtotal	\$ 10,508.25
	Overhead/Profit/Bond/Insurance	\$ 2,627.06
	Total	\$ 13,135.31

Purpose of Change Order: STC Block 14

Attachments (List Documents Supporting Change): _____

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 850,349.32

Previous Change Orders:

\$ 473,416.21

Contract Price Prior to this Change Order:

\$1,323,765.53

Net Increase of this Change Order:

\$ 13,135.31

Net Decrease of this Change Order:

Net Change of this Change Order:

\$ 13,135.31

Contract Price with all Approved Change Orders:

\$1,336,900.84

CHANGE IN CONTRACT TIME:

Original Contract Time:

(days)

Net Change from Previous Change Order:

(days)

Contract Time Prior to this Change Order:

(days)

Net Increase of this Change Order:

Net Decrease of this Change Order:

Net Change of this Change Order:

Contract Time with all Approved Change Orders:

(days)

RECOMMENDED:

By: _____

Engineer

APPROVED:

By: _____

Owner

APPROVED: SAMORA Construction

By: _____

Contractor

CHANGE ORDER REQUEST
SUMMARY SHEET
COR NO.: #009 R-1



Date: 8/23/2020
Project Name: STC Block 14
Project Location: Superior, CO
Project No.: 19-004

Description of Change:

1.	International Iron - Addendum #3 Additional 105 LF handrail change	\$806.00
2.	JMG - Additional concrete for handrail change - forming/reforming/grading/regrading	\$6,800.00
3.	Parkway Electric - Safe Off light Pole remove and replace	\$2,902.25

Subtotal	\$10,508.25
Overhead/Profit/Bond/Insurance	\$2,627.06
Change Order Request Total	\$13,135.31

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

ACCEPTED:
SAMORA CONSTRUCTION

By: _____
Brenda Torreyson
President/CEO

INTERNATIONAL IRONWORKS LLC

5502 PEARL ST, DENVER, CO 80216

****Change Order****

Date: 8/3/2020

Company: Samora Construction

Job: Superior Town Center

	Cost
Description: Stair and Ramp rail on Block14 Total price is for 105 LF	\$ 4,914.00
Credit for stair and ramp rail on Block 14 for 79 LF	\$(4,108.00)

Total change order \$806.00 #1

Thank you,

International Ironworks LLC

JMG Concrete Services LLC

6345 Ivanhoe St, #203
Commerce City, CO 80022

Invoice

Date	Invoice #
6/27/2020	999

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

Ship To
Lot 14 change order #003

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt		6/27/2020			Superior Town Center

Quantity	Item Code	Description	Price Each	Amount
	04 Concrete	Dirt Prep work Grading/ Regrading	4,500.00	4,500.00
	04 Concrete	Forming/ Reforming	1,800.00	1,800.00
	04 Concrete	Additional concrete for handrails	500.00	500.00

Thank you for your business.

Total

\$6,800.00

#2



8/21/2020

Dave Torreyson
Samora Construction
5310 Ward Road
Arvada, CO 80002
303-422-4285

Quote Number: 20SZ053

Re: Safe Off light pole on Block 14 REV 1.

Dear Dave,

Thank you for the opportunity to provide Samora Construction with this quote for Safe Off light pole on Block 14.

Scope of Work

- Price is based on the walk with Brian Steele.
- Price includes purchase of new site pole.
- Price includes install.
- Price excludes light fixture head.
- Price includes termination and testing.

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

Customer Responsibilities

The customer will be responsible for the following:

- Time to do the work.

Notes & Assumptions

This proposal has been prepared under the following assumptions:

1. No training is included in this proposal



Celebrating **75** Est. 1945
Years

POWER | COMMUNICATIONS | CONTROLS | AV

2. This proposal is based on all work being performed at a regular hourly rate, unless noted. If there is a need to accelerate the schedule, Parkway will provide a quote, with overtime, for the requested shortened schedule.
3. If additional start-up time is required (beyond that which is stated in the scope of work), it will be billed on a T&M basis.
4. All changes by an authority having jurisdiction or authorization to do so will alter this proposal
5. Any painting of electrical conduit, equipment, etc. will be done by others
6. All concrete pads and/or housekeeping pads will be done by others.
7. Where the price of material, equipment, or energy increases prior to acceptance of a quote, the quote sum may be adjusted.
8. No allowances are included in this proposal.
9. No electric/cable/telephone/gas/etc... fees or usage charges are included in this proposal.
10. Nothing in this quote should be construed as a substitute for a consultation with a tax professional.

Pricing

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

Quote Amount: \$2,902.25 #3

The quoted price includes sales, use excise or other similar taxes.

Quotation Terms & Conditions

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

Milestone Payment Schedule

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

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

If you have any questions regarding this quotation, do not hesitate to contact me at 616-820-7251.

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

Sincerely,

Jon Overway



**STC METROPOLITAN DISTRICT NO. 2
TRACT H
ENGINEER'S REPORT and CERTIFICATION**

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:

August 12, 2020

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ENGINEER'S REPORT

Introduction

Ranger Engineering, LLC. ("Ranger") was retained by STC Metropolitan District No. 2 ("District") as an Independent Consulting Engineer to certify costs associated with constructed Public Improvements associated with the District in Tract H.

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

The attached Engineer's Certification states that the Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in this Engineer's Report, including both soft and hard costs from approximately October 2016 to June 2018, are valued at **\$919,577.88**.

Table I summarizes the cost breakdown of the construction and soft & indirect costs. Tables II and III provide category breakdowns of construction and soft & indirect costs reviewed for this certification. Table IV provides a detailed breakdown of the eligible hard costs per the Service Plan categories. Table V provides a detailed breakdown of the eligible soft costs per the Service Plan 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 Park and Recreation improvements. For a breakdown of district eligible costs, refer to Tables I-V.

This report is related to landscape and irrigation improvements completed within Tract H and paid for by the Town of Superior.

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 April 2020. The initial construction documentation was provided by the Town in April 2020.

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

The Town of Superior provided proof of payment for all work associated with Tract H. Copies of deposited checks were provided for verification of payment. Only costs with proof of payment have been reviewed.

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. Costs related to Operations were not considered a reimbursable expense. Work completed outside of Tract H was not considered for reimbursement under the scope of this certification.

Construction work was completed by H2 Enterprises

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ENGINEER'S CERTIFICATION

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

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.
2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.
3. The Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in the attached Engineer's Report dated August 12, 2020 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$919,577.88**. 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 and Service Plan

- Superior Town Center Metropolitan District No. 2 Service Plan. 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.
- Reimbursement Agreement – Tract H. Between The Town of Superior, Colorado, STC Metropolitan District No. 2, and RC Superior, LLC.

Construction Plans

- Final Construction Plans for Superior Town Center Tract H. Landscape and Irrigation Improvements. Prepared by Loris and Associates, Inc. Dated July 10. 2017.



**STC Metropolitan District
Town of Superior Tract H
Summary of Costs
Table I**

Type of Costs	Total Costs Paid	Total District Eligible Costs	Eligible This Period
Direct Construction Costs	\$ 766,222.74	\$ 766,222.74	100.0%
Soft & Indirect Costs	\$ 249,737.11	\$ 153,355.14	61.4%
Totals	\$ 1,015,959.85	\$ 919,577.88	90.5%



**STC Metropolitan District
Town of Superior Tract H
Construction Costs Summary By Category
Table II**

Category	Total Eligible Hard Costs		Category Percentage
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Storm Water	\$	-	0.0%
Streets	\$	-	0.0%
Safety Protection	\$	-	0.0%
Parks and Recreation	\$	766,222.74	100.0%
	\$	766,222.74	100.0%



**STC Metropolitan District
Town of Superior Tract H
Soft & Indirect Costs Summary By Category
Table III**

Category	Total Eligible Soft Costs		Category Percentage
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Storm Water	\$	-	0.0%
Streets	\$	-	0.0%
Safety Protection	\$	-	0.0%
Parks and Recreation	\$	153,355.14	100.0%
	\$	153,355.14	100.0%



**STC Metropolitan District
Town of Superior Tract H
Construction Costs Detail
Table IV**

Contract Values					Payments Made				Eligibility			Submitted Invoices				
Work Description	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage	Amount Less Retainage	District Type	Percent Eligible	Total Eligible	Pay App	14770	15280	15989	
H2 Enterprises, LLC	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage	Amount Less Retainage	District Type	Percent Eligible	Total Eligible	Date	7/7/2017	9/20/2017	11/21/2017	
Clearing and Grubbing	1	LS	\$ 11,230.97	\$ 11,230.97	\$ 11,230.97	100%	\$ 561.55	\$ 10,669.42	Parks and Recreation	100%	\$ 10,669.42	\$	\$ 11,230.97	\$ -	\$ -	
Mobilization	1	LS	\$ 41,432.20	\$ 41,432.20	\$ 62,148.30	150%	\$ 3,107.42	\$ 59,040.89	Parks and Recreation	100%	\$ 59,040.89	\$	\$ 20,716.10	\$ 20,716.10	\$ 20,716.10	
Electrical for Controller	1	LS	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	100%	\$ 200.00	\$ 3,800.00	Parks and Recreation	100%	\$ 3,800.00	\$	\$ -	\$ 4,000.00	\$ -	
Irrigation	1	LS	\$ 221,418.03	\$ 221,418.03	\$ 221,418.03	100%	\$ 11,070.90	\$ 210,347.13	Parks and Recreation	100%	\$ 210,347.13	\$	\$ -	\$ 221,418.03	\$ -	
8" Reuse line per Town Specs	1825	LF	\$ 28.89	\$ 52,716.04	\$ 52,716.04	100%	\$ 2,635.80	\$ 50,080.24	Parks and Recreation	100%	\$ 50,080.24	\$	\$ -	\$ 52,716.04	\$ -	
Deciduous Trees	40	EA	\$ 735.04	\$ 29,401.51	\$ 29,401.51	100%	\$ 1,470.08	\$ 27,931.43	Parks and Recreation	100%	\$ 27,931.43	\$	\$ -	\$ 29,401.51	\$ -	
Evergree Trees	34	EA	\$ 598.12	\$ 20,336.05	\$ 20,336.05	100%	\$ 1,016.80	\$ 19,319.25	Parks and Recreation	100%	\$ 19,319.25	\$	\$ -	\$ 20,336.05	\$ -	
Shrubs	244	EA	\$ 57.71	\$ 14,082.28	\$ 14,082.28	100%	\$ 704.11	\$ 13,378.17	Parks and Recreation	100%	\$ 13,378.17	\$	\$ -	\$ 14,082.28	\$ -	
Ornamental Grasses	169	EA	\$ 26.78	\$ 4,525.82	\$ 4,525.82	100%	\$ 226.29	\$ 4,299.53	Parks and Recreation	100%	\$ 4,299.53	\$	\$ -	\$ 4,525.82	\$ -	
Soil Preparation	7.85	AC	\$ 606.65	\$ 4,762.20	\$ 4,762.20	100%	\$ 238.11	\$ 4,524.09	Parks and Recreation	100%	\$ 4,524.09	\$	\$ -	\$ 4,762.20	\$ -	
Soil Preparation	11.14	AC	\$ 606.83	\$ 6,760.11	\$ 6,760.11	100%	\$ 338.01	\$ 6,422.10	Parks and Recreation	100%	\$ 6,422.10	\$	\$ -	\$ -	\$ 6,760.11	
Seeding (Irrig Grass)	11.08	AC	\$ 4,916.61	\$ 54,476.04	\$ 54,476.04	100%	\$ 2,723.80	\$ 51,752.24	Parks and Recreation	100%	\$ 51,752.24	\$	\$ -	\$ -	\$ 54,476.04	
Change Orders																
CO#1 - Trail, Mis Irrigation/Landscaping	1	LS	\$ 288,904.16	\$ 288,904.16	\$ 288,904.16	100%	\$ 14,445.21	\$ 274,458.95	Parks and Recreation	100%	\$ 274,458.95	\$	\$ -	\$ 288,904.16	\$ -	
CO#2 - Additional Ball Valves	1	LS	\$ 6,388.27	\$ 6,388.27	\$ 6,388.27	100%	\$ 319.41	\$ 6,068.86	Parks and Recreation	100%	\$ 6,068.86	\$	\$ -	\$ 6,388.27	\$ -	
CO #3 - Tree Clump Upsizing	1	LS	\$ 4,743.55	\$ 4,743.55	\$ 4,743.55	100%	\$ 237.18	\$ 4,506.37	Parks and Recreation	100%	\$ 4,506.37	\$	\$ -	\$ 4,743.55	\$ -	
CO#4 - Additional Road base - edge of trail	1	LS	\$ 3,293.07	\$ 3,293.07	\$ 3,293.07	100%	\$ 164.65	\$ 3,128.42	Parks and Recreation	100%	\$ 3,128.42	\$	\$ -	\$ 3,293.07	\$ -	
CO 1	1	LS	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	100%	\$ 600.00	\$ 11,400.00	Parks and Recreation	100%	\$ 11,400.00	\$	\$ -	\$ -	\$ 12,000.00	
CO 2	1	LS	\$ 2,596.92	\$ 2,596.92	\$ 2,596.92	100%	\$ 129.85	\$ 2,467.07	Parks and Recreation	100%	\$ 2,467.07	\$	\$ -	\$ -	\$ 2,596.92	
CO 5	1	LS	\$ 1,655.85	\$ 1,655.85	\$ 1,655.85	100%	\$ 82.79	\$ 1,573.06	Parks and Recreation	100%	\$ 1,573.06	\$	\$ -	\$ -	\$ 1,655.85	
CO 6	1	LS	\$ 1,111.08	\$ 1,111.08	\$ 1,111.08	100%	\$ 55.55	\$ 1,055.53	Parks and Recreation	100%	\$ 1,055.53	\$	\$ -	\$ -	\$ 1,111.08	
				\$ 785,834.15	\$ 806,550.25		\$ 40,327.51	\$ 766,222.74				\$ 766,222.74	Subtotal	\$ 31,947.07	\$ 675,287.08	\$ 99,316.10
												Less Ret	\$ 30,349.72	\$ 641,522.73	\$ 94,350.30	
												Check	6620	7066	7625	
												Date	7/27/2017	10/5/2017	1/18/2018	
												Amount	\$ 30,349.72	\$ 641,522.73	\$ 94,350.29	
												Pg	38	60	82	
Total Construction Costs				\$ 785,834.15	\$ 806,550.25	103%	\$ 40,327.51	\$ 766,222.74				\$ 766,222.74	\$ 30,349.72	\$ 641,522.73	\$ 94,350.30	



**STC Metropolitan District
Town of Superior Tract H
Soft & Indirect Costs Detail
Table V**

Vendor	Work Description	Invoice Number	Invoice Date	Amount	Amount Paid	Check Number	Check Amount	Check Date	Account	Category	Percent Eligible	Total Eligible
American West Land Surveying	Fence Staking - Tract H	18-134	04/04/18	\$ 375.00	\$ 375.00	8149	\$ 375.00	04/26/18	Town of Superior	Parks and Recreation	100%	\$375.00
CPS Distributors Inc	Non-Potable Markers	2632987	02/22/18	\$ 314.59	\$ 314.59	7934	\$ 314.59	03/16/18	Town of Superior	Parks and Recreation	100%	\$314.59
Earth Green Fence Products	Vinyl Fence Materials	1351	04/13/18	\$ 72,123.30	\$ 72,123.30	8231	\$ 72,123.30	05/03/18	Town of Superior	Parks and Recreation	100%	\$72,123.30
Earth Green Fence Products	Vinyl Fence Gates	1352	04/13/18	\$ 1,124.96	\$ 1,124.96	8439	\$ 1,124.96	06/07/18	Town of Superior	Parks and Recreation	100%	\$1,124.96
James Nursery Co	Trees	18-71019-1	06/08/18	\$ 1,484.65	\$ 1,484.65	8598	\$ 4,949.90	06/28/18	Town of Superior	Parks and Recreation	100%	\$1,484.65
James Nursery Co	Trees	18-71019	06/11/18	\$ 2,443.25	\$ 2,443.25	8598	\$ 4,949.90	06/28/18	Town of Superior	Parks and Recreation	100%	\$2,443.25
Loris and Associates, Inc.	STC Slope Enhancements	10241	10/09/16	\$ 1,575.00	\$ 1,575.00	5125	\$ 29,619.22	11/03/16	Town of Superior	Parks and Recreation	100%	\$1,575.00
Loris and Associates, Inc.	STC Slope Enhancements	10320	11/12/16	\$ 2,992.50	\$ 2,992.50	5270	\$ 32,451.50	12/01/16	Town of Superior	Parks and Recreation	100%	\$2,992.50
Loris and Associates, Inc.	STC Slope Enhancements	104191	02/12/17	\$ 3,097.50	\$ 3,097.50	5787	\$ 3,937.50	03/09/17	Town of Superior	Parks and Recreation	100%	\$3,097.50
Loris and Associates, Inc.	Attend Design Meeting	104195	02/12/17	\$ 840.00	\$ 840.00	5787	\$ 3,937.50	03/09/17	Town of Superior	Parks and Recreation	100%	\$840.00
Loris and Associates, Inc.	STC Slope Enhancements	104274	03/19/17	\$ 1,102.50	\$ 1,102.50	5975	\$ 3,657.50	04/13/17	Town of Superior	Parks and Recreation	100%	\$1,102.50
Loris and Associates, Inc.	Tract H Landscape	104319	04/06/17	\$ 2,965.00	\$ 2,965.00	6048	\$ 3,700.00	04/27/17	Town of Superior	Parks and Recreation	100%	\$2,965.00
Loris and Associates, Inc.	Tract H Landscape	104332	05/04/17	\$ 9,957.50	\$ 9,957.50	6242	\$ 13,530.00	06/01/17	Town of Superior	Parks and Recreation	100%	\$9,957.50
Loris and Associates, Inc.	STC Slope Enhancements	10415	01/15/17	\$ 1,365.00	\$ 1,365.00	6270	\$ 1,365.00	06/08/17	Town of Superior	Parks and Recreation	100%	\$1,365.00
Loris and Associates, Inc.	Tract H Landscape	104386	06/07/17	\$ 9,307.50	\$ 9,307.50	6423	\$ 14,395.00	06/29/17	Town of Superior	Parks and Recreation	100%	\$9,307.50
Loris and Associates, Inc.	Tract H Landscape	104469	07/10/17	\$ 11,095.00	\$ 11,095.00	6671	\$ 13,980.00	08/03/17	Town of Superior	Parks and Recreation	100%	\$11,095.00
Loris and Associates, Inc.	Tract H Landscape	104482	08/07/17	\$ 8,815.00	\$ 8,815.00	6855	\$ 12,955.00	09/01/17	Town of Superior	Parks and Recreation	100%	\$8,815.00
Loris and Associates, Inc.	Tract H Landscape	91700216	09/20/17	\$ 3,832.50	\$ 3,832.50	7106	\$ 3,832.50	10/12/17	Town of Superior	Parks and Recreation	100%	\$3,832.50
Loris and Associates, Inc.	Tract H Landscape	101700055	10/04/17	\$ 1,995.00	\$ 1,995.00	7186	\$ 1,995.00	10/26/17	Town of Superior	Parks and Recreation	100%	\$1,995.00
Loris and Associates, Inc.	Tract H Landscape	111700009	11/07/17	\$ 1,890.00	\$ 1,890.00	7330	\$ 8,972.50	11/21/17	Town of Superior	Parks and Recreation	100%	\$1,890.00
Loris and Associates, Inc.	Tract H Landscape	11800034	01/04/18	\$ 210.00	\$ 210.00	7683	\$ 16,561.25	01/25/18	Town of Superior	Parks and Recreation	100%	\$210.00
Loris and Associates, Inc.	Tract H Landscape	21800047	02/02/18	\$ 971.25	\$ 971.25	8084	\$ 971.25	04/12/18	Town of Superior	Parks and Recreation	100%	\$971.25
Matthew Rarick	Lowes - Trespassing Sign	Receipt	06/23/17	\$ 13.76	\$ 13.76	6660	\$ 42,194.86	08/03/17	Town of Superior	Parks and Recreation	100%	\$13.76
Matthew Rarick	Lowes	Receipt	10/11/17	\$ 2.12	\$ 2.12	7218	\$ 13,329.81	11/02/17	Town of Superior	Parks and Recreation	100%	\$2.12
Matthew Rarick	Lowes	Receipt	10/11/17	\$ 26.25	\$ 26.25	7218	\$ 13,329.81	11/02/17	Town of Superior	Parks and Recreation	100%	\$26.25
Needmore Productions	Videography	20161219	12/20/16	\$ 250.00	\$ 250.00	5487	\$ 250.00	01/12/17	Town of Superior	Non-District	0%	\$0.00
PAF Landscape Services LLC	New lateral Line along fence	5222018-1	05/27/18	\$ 2,997.50	\$ 2,997.50	8507	\$ 5,957.50	06/14/18	Town of Superior	Parks and Recreation	100%	\$2,997.50
PAF Landscape Services LLC	New lateral Line along fence	5222018-2	05/27/18	\$ 2,997.50	\$ 2,997.50	8602	\$ 5,847.50	06/28/18	Town of Superior	Parks and Recreation	100%	\$2,997.50
PAF Landscape Services LLC	Tract H Planting	6122018	06/15/18	\$ 2,850.00	\$ 2,850.00	8602	\$ 5,847.50	06/28/18	Town of Superior	Parks and Recreation	100%	\$2,850.00
Siteone Landscape Supply	Irrigation Materials	86084427	05/25/18	\$ 1,098.32	\$ 1,098.32	8516	\$ 1,940.38	06/14/18	Town of Superior	Parks and Recreation	100%	\$1,098.32
Siteone Landscape Supply	Irrigation Materials	86124838	05/29/18	\$ 484.13	\$ 484.13	8516	\$ 1,940.38	06/14/18	Town of Superior	Parks and Recreation	100%	\$484.13
Siteone Landscape Supply	Irrigation Materials	86176804	05/31/18	\$ 205.47	\$ 205.47	8516	\$ 1,940.38	06/14/18	Town of Superior	Parks and Recreation	100%	\$205.47
Siteone Landscape Supply	Irrigation Materials	86201884	06/01/18	\$ 38.33	\$ 38.33	8516	\$ 1,940.38	06/14/18	Town of Superior	Parks and Recreation	100%	\$38.33



**STC Metropolitan District
Town of Superior Tract H
Soft & Indirect Costs Detail
Table V**

Vendor	Work Description	Invoice Number	Invoice Date	Amount	Amount Paid	Check Number	Check Amount	Check Date	Account	Category	Percent Eligible	Total Eligible
Siteone Landscape Supply	Irrigation Materials	8629575	06/06/18	\$ 2.26	\$ 2.26	8516	\$ 1,940.38	06/14/18	Town of Superior	Parks and Recreation	100%	\$2.26
Superior Maintenance Inc.	Move Boulders at McCaslin	17-748	07/01/17	\$ 710.00	\$ 710.00	6578	\$ 50,112.15	07/21/17	Town of Superior	Non-District	0%	\$0.00
Superior Maintenance Inc.	Dig to find reuse line	17-752	07/01/17	\$ 3,880.00	\$ 3,880.00	6578	\$ 50,112.15	07/21/17	Town of Superior	Non-District	0%	\$0.00
Superior Maintenance Inc.	Reuse water line on McCaslin	17-757	07/07/17	\$ 61,062.40	\$ 61,062.40	6680	\$ 61,062.40	Pg	Town of Superior	Non-District	0%	\$0.00
Superior Maintenance Inc.	Sidewalk/Median McCaslin Work	17-765	08/01/17	\$ 8,490.89	\$ 8,490.89	6765	\$ 64,185.16	08/17/17	Town of Superior	Non-District	0%	\$0.00
Superior Maintenance Inc.	Backfill Hole McCaslin/Rock Creek	17-766	08/01/17	\$ 7,312.20	\$ 7,312.20	6765	\$ 64,185.16	08/17/17	Town of Superior	Non-District	0%	\$0.00
Superior Maintenance Inc.	Electrical work new park	17-768	08/01/17	\$ 6,803.44	\$ 6,803.44	6765	\$ 64,185.16	08/17/17	Town of Superior	Non-District	0%	\$0.00
Superior Maintenance Inc.	Electrical work new park	17-791	10/01/17	\$ 7,433.04	\$ 7,433.04	7147	\$ 104,375.27	10/19/17	Town of Superior	Non-District	0%	\$0.00
Underground Specialties	Potholing	68926	06/16/17	\$ 2,762.50	\$ 2,762.50	6477	\$ 2,762.50	07/06/17	Town of Superior	Parks and Recreation	100%	\$2,762.50
Vargas Property Services	Mowing	27185	06/29/18	\$ 440.00	\$ 440.00	8787	\$ 231,850.45	07/26/18	Town of Superior	Operations	0%	\$0.00
				\$ 249,737.11	\$ 249,737.11							\$153,355.14