

# NBC METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 • Fax: 303-987-2032  
<https://nbcmetrodistrict.com>

## **NOTICE OF REGULAR MEETING AND AGENDA**

<b><u>Board of Directors:</u></b>	<b><u>Office:</u></b>	<b><u>Term/Expiration:</u></b>
Charles D. Foster	President	2027/May 2027
Erika Kelley (Coming)	Treasurer	2027/May 2027
VACANT		2027/May 2027
VACANT		2025/May 2025
VACANT		2025/May 2025
Peggy Ripko	Secretary (not an elected position)	

DATE: Wednesday, June 5, 2024

TIME: 3:00 p.m.

PLACE: Zoom Meeting: The meeting can be joined through the directions below. \*  
*\* Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager ([pripko@sdmsi.com](mailto:pripko@sdmsi.com) or 303-987-0835) of their specific need(s) before the meeting.*

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

Meeting ID: 862 6755 0643

Passcode: 987572

Dial in: 1-719-359-4580

### I. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest and confirm quorum.  

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

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- C. Review and approve the Minutes of the November 2, 2023 Regular Meeting and the November 2, 2023 Statutory Annual Meeting (enclosures).  

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- D. Discuss vacancy on the Board and consider the appointment of eligible elector, Joseph Zanone, to the Board of Directors of the District. (Notice of Vacancy published April 11, 2024). Administer Oath of Office.  

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E. Consider appointment of Officers:

President: \_\_\_\_\_

Treasurer: \_\_\_\_\_

Secretary: \_\_\_\_\_

Assistant Secretaries: \_\_\_\_\_

F. Consider authorizing interested Board Members to attend the 2024 Special District Association’s Annual Conference in Keystone on September 10, 11 and 12, 2024.

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II. PUBLIC COMMENTS

A. Members of the public may express their views to the Board on matters that affect the District that are otherwise set for Public Hearing(s). Comments will be limited to three (3) minutes.

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III. FINANCIAL MATTERS

A. Ratify the payment of claims through the periods ending (enclosures):

Fund	Period Ending Nov. 30, 2023	Period Ending Dec. 31, 2023	Period Ending Jan. 31, 2024	Period Ending Feb. 29, 2024
General	\$ 56,206.45	\$ 18,198.92	\$ 13,964.63	\$ 33,538.65
Debt Service	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ 35,240.70	\$ -0-	\$ -0-	\$ -0-
<b>Total</b>	<b>\$ 91,447.15</b>	<b>\$ 18,198.92</b>	<b>\$ 13,964.63</b>	<b>\$ 33,538.65</b>

Fund	Period Ending Mar. 31, 2024	Period Ending Apr. 30, 2024	Period Ending May 31, 2024
General	\$ 23,968.38	\$ 16,774.89	\$ 42,118.12
Debt Service	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
<b>Total</b>	<b>\$ 23,968.38</b>	<b>\$ 16,774.89</b>	<b>\$ 42,118.12</b>

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B. Review and accept the unaudited Financial Statements through the period ending March 31, 2024, Schedule of Cash Position dated March 31, 2024 (to be distributed).

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C. Conduct Public Hearing to consider amendment of the 2023 Budget. If necessary, consider adoption of Resolution No. 2024-06-01, Resolution of NBC Metropolitan District to Amend the 2023 Budget (enclosure).

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- D. Review and consider approval of 2023 Audit and authorize execution of Representations Letter (to be distributed).
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IV. LEGAL MATTERS

- A. Discuss and consider approval of Engineer's Report and Certification #07 prepared by Ranger Engineering, LLC, and the Reimbursable Costs, in the amount of \$147,153.68 (enclosure).
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V. OPERATIONS AND MAINTENANCE

- A. Review and ratify approval of proposal from Arrowhead Landscaping Services, Inc. for Tree Wrap (enclosure).
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- B. Review and ratify approval of proposal from Arrowhead Landscaping Services, Inc. for installation of mulch at monument bed under construction (enclosure).
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- C. Review and ratify approval of Service Agreement between the District and Arrowhead Landscaping Services, Inc. for 2024 landscape maintenance services (enclosure).
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- D. Review and ratify approval of Change Order No. 4 to the Service Agreement between the District and Arrowhead Landscaping Services, Inc. for Annual Floral Program (enclosure).
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- E. Review and consider approval of proposal from Arrowhead Landscaping Services for Irrigation Zone Addition (enclosure).
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- F. Review and consider approval of proposal from Arrowhead Landscaping Services for Island Bed Renovation (enclosure).
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- G. Review and consider approval of proposal from Arrowhead Landscaping Services for Cobble Stone North Addition (enclosures).
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- H. Review and consider approval of proposal from Arrowhead Landscaping Services for mulch installation in park area (enclosure).
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- I. Review and consider approval of proposal from Property Solutions Team LLC for Sign Stabilizing (enclosure).
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VI. CAPITAL IMPROVEMENTS

- A. Discuss status of development.
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- B. Discuss status of the 112<sup>th</sup> Avenue Extension Project.
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- C. Discuss status of the Circle Point Park Improvement Project.
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- 1. Ratify approval of proposal from Arrowhead Landscape Services, Inc. for Entry renovation, in the amount of \$3,271.00 (enclosure).
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- 2. Ratify approval of proposal from Arrowhead Landscape Services, Inc. for installation of boulders and new plant material in place of existing, in the amount of \$6,291.00 (enclosure).
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- 3. Ratify approval of proposal from Taddiken Tree Company D.B.A SavATree, LLC for Commercial Tree Maintenance and Plant Health Care Program, in the amount of \$26,289.00 (enclosure).
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- 4. Ratify approval of proposal from Modern Electric LLC for furnishing and installation of new power to the monument sign located at 112th Ave / Quay, in the amount of \$5,125.00 (enclosure).
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II. OTHER MATTERS

- A. \_\_\_\_\_
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VIII. ADJOURNMENT: **THE NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 9, 2024.**

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE NBC METROPOLITAN DISTRICT (THE “DISTRICT”) HELD NOVEMBER 2, 2023

A regular meeting of the Board of Directors of the NBC Metropolitan District (referred to hereafter as the “Board”) was convened on Thursday, November 2, 2023, at 2:00 p.m. This District Board meeting was held by video/telephone conference with all participants attending via video/teleconference. The meeting was open to the public.

#### ATTENDANCE

#### Directors In Attendance Were:

Charles D. Foster, President  
Erika Kelley, Treasurer

#### Also, In Attendance Were:

Peggy Ripko; Special District Management Service, Inc.

Jon Hoistad, Esq.; McGeady Becher P.C.

Lindsay Ross; CliftonLarsonAllen LLP (“CLA”)

Russell Holmes; City Office REIT, Inc

#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. Attorney Hoistad noted that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

#### ADMINISTRATIVE MATTERS

Quorum/Confirmation of Meeting Location/Posting of Notice: 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.

## RECORD OF PROCEEDINGS

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Following discussion, and upon motion duly made by Director Foster, seconded by Director Kelley, and upon vote unanimously carried, the Board determined that the meeting would be held by video/telephonic means, and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and location of the meeting was duly posted and that the District had not received any objections to the video/telephonic manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries.

**Agenda:** The Board reviewed the Agenda for the meeting.

Following discussion, upon motion duly made by Director Foster, seconded by Director Kelley, and upon vote unanimously carried, the Board approved the Agenda, as amended.

**Minutes of June 1, 2023 Regular Meeting:** The Board reviewed the Minutes of the June 1, 2023 Regular Meeting.

Following review and discussion, upon motion duly made by Director Foster, seconded by Director Kelley, and upon vote unanimously carried, the Board approved the Minutes.

**Resignation and Appointment of Secretary to the Board:** The Board discussed the resignation of Ann Finn and considered the appointment of Peggy Ripko as Secretary to the Board.

Following discussion, upon motion duly made by Director Foster, seconded by Director Kelley and, upon vote, unanimously carried, the Board accepted the resignation of Ann Finn as Secretary to the Board and appointed Peggy Ripko as Secretary to the Board.

**Resolution No. 2023-11-01; Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices:** The Board discussed the business to be conducted in 2024.

Following discussion, upon motion duly made by Director Foster, seconded by Director Kelley, and upon vote unanimously carried, the Board adopted Resolution No. 2023-11-01; Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices and determined to hold 2024 meetings on June 5, 2024 and October 9, 2024 at 3:00 p.m. via Zoom.

## RECORD OF PROCEEDINGS

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### **Insurance Discussion:**

*Cyber Security and Increased Crime Coverage:* The Board discussed Cyber Security and Increased Crime Coverage.

Following discussion, upon motion duly made by Director Foster, seconded by Director Kelley and, upon vote unanimously carried, the Board authorized an increase in Crime Coverage up to \$250,000.

*Insurance Committee:* The Board determined establishment of an insurance committee was not necessary at this time.

*District's Insurance and Special District Association ("SDA") Membership:* The Board discussed the renewal of the District's Insurance and SDA membership for 2024.

Following discussion, upon motion duly made by Director Foster, seconded by Director Kelley and, upon vote unanimously carried, the Board authorized the renewal of the District's insurance and SDA membership for 2024.

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### **PUBLIC COMMENT**

There was no public comment.

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### **FINANCIAL MATTERS**

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

Fund	Period Ending June 30, 2023	Period Ending July 31, 2023	Period Ending Aug. 31, 2023	Period Ending Sept. 30, 2023
General	\$ 24,491.50	\$ 41,157.70	\$ 29,362.15	\$ 22,466.12
Debt Service	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ 79,051.30	\$ -0-	\$ 180,006.71	\$ -0-
<b>Total</b>	<b>\$ 103,542.80</b>	<b>\$ 41,157.70</b>	<b>\$ 209,368.86</b>	<b>\$ 22,466.12</b>

Fund	Period Ending Oct. 31, 2023
General	\$ 96,126.69
Debt Service	\$ -0-
Capital	\$ -0-
<b>Total</b>	<b>\$ 96,126.69</b>

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

## RECORD OF PROCEEDINGS

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**Unaudited Financial Statements and Cash Position:** Ms. Ross reviewed the unaudited financial statements and cash position for the period ending September 30, 2023 and the Property Tax Schedule with the Board.

Following discussion, upon motion duly made by Director Foster, seconded by Director Kelley, and upon vote unanimously carried, the Board accepted the unaudited financial statements and cash position.

**2023 Audit Preparation:** The Board discussed the engagement of Simmons & Wheeler, P.C. for preparation of 2023 Audit.

Following discussion, upon motion duly made by Director Foster, seconded by Director Kelley, and upon vote unanimously carried, the Board approved the engagement of Simmons & Wheeler, P.C. to perform the District's 2023 Audit, for an amount not to exceed \$7,200.

**Public Hearing on Amendment to 2023 Budget:** Director Foster opened the public hearing to consider an amendment to the 2023 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2023 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

It was noted that no amendment to the 2023 Budget was required.

**Public Hearing on 2024 Budget:** Director Foster opened the public hearing to consider the proposed 2024 Budget and to discuss related issues.

It was noted that Notice stating that the Board would consider adoption of the 2024 budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

The Board reviewed the estimated 2023 expenditures and the proposed 2024 expenditures.

Upon motion duly made by Director Foster, seconded by Director Kelley, and upon vote unanimously carried, the Board approved the 2024 Budget, as



## RECORD OF PROCEEDINGS

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discussed, and considered adoption of Resolution No. 2023-11-02 to Adopt the 2024 Budget and Appropriate Sums of Money and Resolution No. 2023-11-03 to Set Mill Levies (18.000 mills in the General Fund and 33.100 mills in the Debt Service Fund, for a total mill levy of 51.100 mills.) Following discussion, upon vote unanimously carried, the Board adopted the Resolutions and authorized execution of the Certification of Budget. The District Accountant was directed to transmit the Certification of Tax Levies to the Board of County Commissioners of Jefferson County not later than January 10, 2024. District Counsel was directed to transmit the Certification of Budget to the Division of Local Government no later than January 30, 2024.

**DLG-70 Mill Levy Certification Form:** Following discussion, upon motion duly made by Director Foster, seconded by Director Kelley, and upon vote unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification Form for certification to the Board of County Commissioners and other interested parties.

**Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan:** The Board determined that the Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan was not necessary.

**Preparation of 2025 Budget:** Following discussion, upon motion duly made by Director Foster, seconded by Director Kelley, and upon vote unanimously carried, the Board ratified the appointment of the District Accountant to prepare the District's 2025 Budget.

### **LEGAL MATTERS**

**Engineer's Report and Certification No. 6 from Ranger Engineering, LLC for NBC Metropolitan District:** The Board reviewed the Engineer's Report and Certification No. 6 from Ranger Engineering, LLC, dated October 24, 2023.

Following review and discussion, upon motion duly made by Director Foster, seconded by Director Kelley, and upon vote, unanimously carried, the Board approved the Engineer's Report and Certification No. 6 from Ranger Engineering, LLC dated October 24, 2023 and acceptance of costs in the amount of \$523,925.62.

**Requisition of Funds Related to Engineer's Report and Certification No. 05 and 06:** The Board reviewed a requisition of funds related to Engineer's Report and Certification No. 05 and 06, authorizing reimbursement to CIO

## RECORD OF PROCEEDINGS

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Circle Point Land GP, LLC, with interest, under the Facilities Funding and Acquisition Agreement.

Following review and discussion, upon motion duly made by Director Foster, seconded by Director Kelley, and upon vote, unanimously carried, the Board approved the requisition of funds related to Engineer's Report and Certification No. 05 and 06, authorizing reimbursement to CIO Circle Point Land GP, LLC, with interest, under the Facilities Funding and Acquisition Agreement.

**§32-1-809, C.R.S. Requirements and Compliance for 2024:** The Board discussed §32-1-809, C.R.S., requirements and directed staff regarding compliance for 2024 (post the Transparency Notice on the SDA and District website).

**Resolution Amending Policy on Colorado Open Records Act Requests:** Attorney Hoistad presented the Resolution Amending Policy on Colorado Open Records Act Requests.

Following discussion, upon motion duly made by Director Foster, seconded by Director Kelley and, upon vote unanimously carried, the Board adopted Resolution No. 2023-11-04, Amending Policy on Colorado Open Records Act Requests.

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### **OPERATIONS AND MAINTENANCE**

**Proposal from Landscape Forms, Inc:** The Board reviewed a proposal from Landscape Forms, Inc. for chairs for the Circle Park.

Following discussion, upon motion duly made by Director Foster, seconded by Director Kelley and, upon vote unanimously carried, the Board approved the proposal from Landscape Forms, Inc. for chairs for the Circle Park.

**Proposal from AD Light Group:** The Board reviewed a proposal from AD Light Group to add foundations for two directional podiums.

Following discussion, upon motion duly made by Director Foster, seconded by Director Kelley and, upon vote unanimously carried, the Board ratified approval of the proposal from AD Light Group for to add foundations for two directional podiums, in the amount of \$980.17.

**Service Agreement for Dog Station Maintenance:** The Board reviewed a Service Agreement for Dog Station Maintenance.

## RECORD OF PROCEEDINGS

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Following discussion, upon motion duly made by Director Foster, seconded by Director Kelley and, upon vote unanimously carried, the Board ratified approval of the Service Agreement for Dog Station Maintenance by and between the District and Pet Scoop, Inc.

**Proposal from American Wood Care, Inc.:** The Board reviewed a proposal from American Wood Care, Inc. to seal the pavers.

Following discussion, upon motion duly made by Director Foster, seconded by Director Kelley and, upon vote unanimously carried, the Board approved the proposal from American Wood Care, Inc. to seal the pavers.

**Special Districts Master Service Agreement and Special Districts Preparation Statements of Work by and between the District and CLA for 2024 Accounting Services:** The Board reviewed the Special Districts Master Service Agreement and Special Districts Preparation Statements of Work.

Following review, upon motion duly made by Director Foster, seconded by Director Kelley and, upon vote unanimously carried, the Board approved the Special Districts Master Service Agreement and Special Districts Preparation Statements of Work by and between the District and CLA for 2024 Accounting Services.

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### **CAPITAL IMPROVEMENTS**

**Development:** Mr. Holmes gave an update on the status of development within the District, including major roadway improvements and the completion of Circle Point Park.

**112th Avenue Extension Project:** Mr. Holmes reported to the Board the Park is completed with the exception of the punch-list, stripping, traffic signals. The remaining items are expected to be completed by the end of the year.

**Circle Point Park Improvement Project:**

**Change Order No. 20 from ECI Site Construction Management, Inc.:** Following discussion, upon motion duly made by Director Foster, seconded by Director Kelley and, upon vote unanimously carried, the Board ratified approval of the Change Order No. 20 from ECI Site Construction Management, Inc. for Tree Replacement in the amount of \$1,789.61.

**Proposal from Arrowhead Landscape Services:** Following discussion, upon motion duly made by Director Foster, seconded by Director Kelley and, upon vote unanimously carried, the Board ratified the Service Agreement with

**RECORD OF PROCEEDINGS**

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Arrowhead Landscape Services, Inc. for tree and sod Replacement Service Agreement in the amount of \$12,249.

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**OTHER BUSINESS**

None.

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**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

## RECORD OF PROCEEDINGS

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### MINUTES OF THE STATUTORY ANNUAL MEETING OF THE BOARD OF DIRECTORS OF THE NBC METROPOLITAN DISTRICT (THE “DISTRICT”) HELD NOVEMBER 2, 2023

Pursuant to Section 32-1-903(6), C.R.S., a statutory annual meeting of the Board of Directors of the District (referred to hereafter as the “Board”) was convened on November 2, 2023, at 1:30 p.m., via video / telephone conference. The meeting was open to the public.

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#### ATTENDANCE

##### Directors In Attendance Were:

Charles D. Foster, President  
Erika Kelley, Treasurer

##### Also, In Attendance Were:

Peggy Ripko; Special District Management Service, Inc.

Jon Hoistad, Esq.; McGeady Becher P.C.

Lindsay Ross; CliftonLarsonAllen LLP

Russell Holmes; City Office REIT, Inc

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#### ANNUAL MEETING ITEMS

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

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

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

## RECORD OF PROCEEDINGS

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

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

Respectfully submitted,

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

**NBC Metropolitan District**  
November-23

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount in USD</b>	<b>Expense Account</b>	<b>Account Number</b>
Ad Light Group	230463-1	10/31/2023	11/30/2023	\$ 5,065.87	Public Improvements	7861-30548-10001
Ad Light Group	230772-1	10/12/2023	11/11/2023	\$ 980.17	Public Improvements	7861-30548-10001
Ad Light Group	220846-1	10/12/2023	10/12/2023	\$ 29,194.66	Public Improvements	7861-30548-10001
Arrowhead Landscaping	CD50352986	10/27/2023	11/26/2023	\$ 629.74	Landscaping	7585
Arrowhead Landscaping	CD50342443	10/1/2023	10/31/2023	\$ 2,388.25	Landscaping	7585
Arrowhead Landscaping	CD50354641	10/31/2023	11/30/2023	\$ 467.76	Landscaping	7585
Arrowhead Landscaping	CD50354792	10/31/2023	11/30/2023	\$ 231.00	Landscaping	7585
Arrowhead Landscaping	CD50347705	10/20/2023	11/19/2023	\$ 13,564.00	Landscaping	7585
Arrowhead Landscaping	CD50344192	9/28/2023	10/28/2023	\$ 768.69	Landscaping	7585
Arrowhead Landscaping	CD50355068	11/6/2023	12/6/2023	\$ 1,925.00	Snow removal	7595
Arrowhead Landscaping	CD50351420	11/1/2023	12/1/2023	\$ 2,388.25	Landscaping	7585
Arrowhead Landscaping	CD50347920	10/23/2023	11/22/2023	\$ 582.05	Landscaping	7585
City of Westminster	11003 November 2023	11/9/2023	11/19/2023	\$ 5,756.61	Utilities	7701
City of Westminster	11065 November 2023	11/9/2023	11/19/2023	\$ 26.10	Utilities	7701
CliftonLarsonAllen LLP	3957424	11/8/2023	11/8/2023	\$ 2,501.57	Accounting	7000
CliftonLarsonAllen LLP	3914394	9/30/2023	9/30/2023	\$ 1,867.32	Accounting	7000
Colorado Community Media	98719	10/27/2023	11/26/2023	\$ 35.68	Miscellaneous	7480
Colorado Lighting, Inc	N1276003	11/10/2023	12/10/2023	\$ 20.00	Site Lighting	7582-30548-10000
Colorado. Special Districts P & L	24PL-60093-3059	11/12/2023	11/12/2023	\$ 13,984.00	Prepaid Insurance	1280
Pet Scoop	507274	10/31/2023	11/10/2023	\$ 397.50	Pest Control	7589
Ranger Engineering LLC	1782	11/1/2023	11/1/2023	\$ 660.00	Engineering	7857
Special District Mgmt. Services, Inc	10.2023	10/31/2023	10/31/2023	\$ 5,943.45	District management	7440
US Bank	6933721	5/25/2023	5/25/2023	\$ 2,000.00	Paying agent fees	7591
t-Mobile for Business	992113727-3	11/3/2023	11/3/2023	\$ 69.48	Parks and recreation	7600
				\$ 91,447.15		

**NBC Metropolitan District  
November-23**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 50,423.74		\$ 35,240.70	\$ 85,664.44
<b>Xcel -per Xcel</b>		\$ -	\$ -	\$ -
<b>Westminster</b>	\$ 5,782.71	-	-	\$ 5,782.71
<b>Total Disbursements</b>	<u>\$ 56,206.45</u>	<u>\$ -</u>	<u>\$ 35,240.70</u>	<u>\$ 91,447.15</u>



**NBC Metropolitan District**  
**December-23**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount in USD</b>	<b>Expense Account</b>	<b>Account Number</b>
American Wood Care, Inc.	8035	12/12/2023	12/12/2023	\$ 4,325.00	Repairs and maintenance	7582
Arrowhead Landscaping	CD50356269	11/17/2023	12/17/2023	\$ 167.00	Landscaping	7585
City of Westminster	11003 December 2023	12/7/2023	12/17/2023	\$ 223.93	Utilities	7701
City of Westminster	11065 December 2023	12/7/2023	12/17/2023	\$ 26.10	Utilities	7701
CliftonLarsonAllen LLP	3986802	11/29/2023	11/29/2023	\$ 3,999.03	Accounting	7000
Diversified Underground, Inc.	28833	11/30/2023	12/30/2023	\$ 75.00	Repairs and maintenance	7582
McGeady Becher P.C.	553W 10.2023	10/31/2023	10/31/2023	\$ 4,003.15	Legal	7460
Pet Scoop	518257	11/30/2023	12/15/2023	\$ 318.00	Pest Control	7589
SavATree	12680323	9/13/2023	12/1/2023	\$ 610.00	Landscaping	7585
SavATree	12680324	10/9/2023	10/9/2023	\$ 610.00	Landscaping	7585
Special District Mgmt. Services, Inc	11.2023	11/30/2023	11/30/2023	\$ 3,768.36	District management	7440
Utility Notification Center of Colorado	223110981	11/30/2023	11/30/2023	\$ 3.87	Miscellaneous	7480
t-Mobile for Business	992113727-4	12/13/2023	12/13/2023	\$ 69.48	Parks and recreation	7600
				\$ 18,198.92		

**NBC Metropolitan District  
December-23**

	<b>General</b>	<b>Debt</b>	<b>Capital</b>	<b>Totals</b>
<b>Disbursements</b>	\$ 17,948.89			\$ 17,948.89
<b>Xcel -per Xcel</b>		\$ -	\$ -	\$ -
<b>Westminster</b>	\$ 250.03	-	-	\$ 250.03
<b>Total Disbursements</b>	<b>\$ 18,198.92</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,198.92</b>

**NBC Metropolitan District**  
**January-24**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount in USD</b>	<b>Expense Account</b>	<b>Account Number</b>
City of Westminster	11065 January 2024	1/9/2024	1/19/2024	\$ 26.10	Utilities	7701
City of Westminster	11003 January 2024	1/9/2024	1/19/2024	\$ 268.93	Utilities	7701
Colorado Lighting, Inc	NI278692	12/15/2023	1/14/2024	\$ 20.00	Site Lighting	7582-30548-10000
Diversified Underground, Inc.	28998	12/31/2023	1/30/2024	\$ 20.00	Repairs and maintenance	7582
McGeady Becher P.C.	553W 12.2023	12/31/2023	12/31/2023	\$ 431.77	Legal	7460
McGeady Becher P.C.	553W 11.2023	11/30/2023	11/30/2023	\$ 2,713.53	Legal	7460
Modern Electric, LLC	5171	12/19/2023	1/3/2024	\$ 6,420.00	Public Improvements	7861-30548-10001
Pet Scoop	523929	12/31/2023	1/15/2024	\$ 318.00	Pest Control	7589
Special District Mgmt. Services, Inc	12.2023	12/31/2023	12/31/2023	\$ 3,674.24	District management	7440
Utility Notification Center of Colorado	223120928	12/31/2023	12/31/2023	\$ 2.58	Miscellaneous	7480
t-Mobile for Business	992113727-5	1/22/2024	1/22/2024	\$ 69.48	Parks and recreation	7600
				\$ 13,964.63		

**NBC Metropolitan District  
January-24**

	<b>General</b>	<b>Debt</b>	<b>Capital</b>	<b>Totals</b>
<b>Disbursements</b>	<b>\$ 13,669.60</b>			<b>\$ 13,669.60</b>
<b>Xcel -per Xcel</b>	<b>\$</b>	<b>-</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Westminster</b>	<b>\$ 295.03</b>	<b>-</b>	<b>-</b>	<b>\$ 295.03</b>
<b>Total Disbursements</b>	<b>\$ 13,964.63</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,964.63</b>

**NBC Metropolitan District**  
**February-24**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount in USD</b>	<b>Expense Account</b>	<b>Account Number</b>
Ad Light Group	201216-2	6/20/2023	6/20/2023	\$ 22,587.40	Public Improvements	7861-30548-10001
Ad Light Group	240088-1	1/31/2024	3/1/2024	\$ 1,350.40	Public Improvements	7861-30548-10001
City of Westminster	11065 February 2024	2/6/2024	2/16/2024	\$ 26.93	Utilities	7701
City of Westminster	11003 February 2024	2/6/2024	2/16/2024	\$ 230.65	Utilities	7701
Diversified Underground, Inc.	29174	1/31/2024	3/1/2024	\$ 10.00	Repairs and maintenance	7582
Monarch Tree Services	CD50372353	1/26/2024	2/25/2024	\$ 2,703.00	Landscaping	7585
Monarch Tree Services	CD50372227	1/26/2024	2/25/2024	\$ 2,278.75	Snow removal	7595
Pet Scoop	524592	1/31/2024	2/15/2024	\$ 397.50	Pest Control	7589
Special District Association	2024 Membership	2/12/2024	2/12/2024	\$ 529.69	Dues and membership	7350
Special District Mgmt. Services, Inc	1.2024	1/31/2024	1/31/2024	\$ 3,349.69	District management	7440
Utility Notification Center of Colorado	224010923	1/31/2024	1/31/2024	\$ 5.16	Miscellaneous	7480
t-Mobile for Business	992113727-6	2/3/2024	2/3/2024	\$ 69.48	Parks and recreation	7600
				\$ 33,538.65		

**NBC Metropolitan District  
February-24**

	<b>General</b>	<b>Debt</b>	<b>Capital</b>	<b>Totals</b>
<b>Disbursements</b>	\$ 33,281.07			\$ 33,281.07
<b>Xcel -per Xcel</b>		\$ -	\$ -	\$ -
<b>Westminster</b>	\$ 257.58	-	-	\$ 257.58
<b>Total Disbursements</b>	<b>\$ 33,538.65</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,538.65</b>

NBC Metropolitan District  
March-24

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
CliftonLarsonAllen	L241134590	3/13/2024	<b>3/13/2024</b>	\$ 1,947.84	Accounting	7000
Colorado Lighting, Inc	NI283711	2/20/2024	3/21/2024	\$ 20.00	Site Lighting	7582-30548-10000
Colorado Lighting, Inc	NI281333	1/12/2024	2/11/2024	\$ 20.00	Site Lighting	7582-30548-10000
Diversified Underground, Inc.	29316	2/29/2024	3/30/2024	\$ 10.00	Repairs and maintenance	7582
ECI Site Construction Mngt	App.No.17	9/30/2023	9/30/2023	\$ 6,733.20	Public Improvement	7861-30548-10001
McGeady Becher P.C.	553W 01.2024	1/31/2024	1/31/2024	\$ 1,498.72	Legal	7460
Monarch Tree Services	CD50378633	2/13/2024	3/14/2024	\$ 2,622.50	Snow removal	7595
Monarch Tree Services	CD50359716	12/1/2023	12/31/2023	\$ 2,388.25	Landscaping	7585
Monarch Tree Services	CD50362922	11/30/2023	12/30/2023	\$ 2,458.50	Snow removal	7595
Monarch Tree Services	CD50383133	3/1/2024	3/31/2024	\$ 2,703.00	Landscaping	7585
Special District Mgmt. Services, Inc	2.2024	2/29/2024	2/29/2024	\$ 3,514.97	District management	7440
T-Mobile for Business	992113727-7	3/3/2024	3/13/2024	\$ 51.40	Parks and recreation	7600
				\$ 23,968.38		

**NBC Metropolitan District  
March-24**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	<b>\$ 23,968.38</b>			<b>\$ 23,968.38</b>
<b>Xcel -per Xcel</b>		\$ -	\$ -	\$ -
<b>Westminster</b>		-	-	\$ -
<b>Total Disbursements</b>	<b>\$ 23,968.38</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,968.38</b>



NBC Metropolitan District  
April-24

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
American Wood Care, Inc.	8039	3/22/2024	3/22/2024	\$ 4,325.00	Repairs and maintenance	7582
City of Westminster	11065 March 2024	3/7/2024	3/17/2024	\$ 27.01	Utilities	7701
City of Westminster	11003 March 2024	3/7/2024	3/17/2024	\$ 233.70	Utilities	7701
CliftonLarsonAllen LLP	L241197438	4/5/2024	4/5/2024	\$ 4,380.04	Accounting	7000
Colorado Lighting, Inc	557546	3/21/2024	4/20/2024	\$ 1,073.45	Site Lighting	7582-30548-10000
Colorado Lighting, Inc	NI284845	3/21/2024	4/20/2024	\$ 20.00	Site Lighting	7582-30548-10000
Diversified Underground, Inc.	29481	3/31/2024	4/30/2024	\$ 75.00	Repairs and maintenance	7582
McGeady Becher P.C.	553W 02.2024	2/29/2024	2/29/2024	\$ 1,024.70	Legal	7460
Monarch Tree Services	CD50393579	3/29/2024	4/28/2024	\$ 2,600.00	Snow removal	7595
Special District Mgmt. Services, Inc	3.2024	3/31/2024	3/31/2024	\$ 2,963.30	District management	7440
T-Mobile for Business	992113727-8	4/3/2024	4/3/2024	\$ 51.40	Parks and recreation	7600
Utility Notification Center of Colorado	224030949	3/31/2024	3/31/2024	\$ 1.29	Miscellaneous	7480
				\$ 16,774.89		

**NBC Metropolitan District  
April-24**

	<b>General</b>	<b>Debt</b>	<b>Capital</b>	<b>Totals</b>
<b>Disbursements</b>	<b>\$ 16,514.18</b>			<b>\$ 16,514.18</b>
<b>Xcel -per Xcel</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Westminster</b>	<b>\$ 260.71</b>	<b>-</b>	<b>-</b>	<b>\$ 260.71</b>
<b>Total Disbursements</b>	<b>\$ 16,774.89</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,774.89</b>

## NBC Metropolitan District

May-24

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
Ad Light Group	240103-1	4/22/2024	5/22/2024	\$ 477.09	Public Improvements	7861-30548-10001
City of Westminster	11003 May 2024	5/8/2024	5/18/2024	\$ 233.70	Utilities	7701
City of Westminster	11065 May 2024	5/8/2024	5/18/2024	\$ 27.01	Utilities	7701
City of Westminster	11003 April 2024	4/8/2024	4/18/2024	\$ 233.70	Utilities	7701
City of Westminster	11065 April 2024	4/8/2024	4/18/2024	\$ 27.01	Utilities	7701
CliftonLarsonAllen LLP	L241277562	4/30/2024	4/30/2024	\$ 3,233.84	Accounting	7000
CliftonLarsonAllen LLP	L241316705	5/14/2024	5/14/2024	\$ 4,217.78	Accounting	7000
Colorado Lighting, Inc	NI301212	5/9/2024	6/8/2024	\$ 20.00	Site Lighting	7582-30548-10000
Colorado Lighting, Inc	560087	5/1/2024	5/31/2024	\$ 487.38	Site Lighting	7582-30548-10000
Colorado. Special Districts P & L	25878	1/1/2024	1/1/2024	\$ 761.00	Insurance	7360
McGeady Becher P.C.	553W 04.2024	4/30/2024	4/30/2024	\$ 2,022.28	Legal	7460
McGeady Becher P.C.	553W 3.2024	3/31/2024	3/31/2024	\$ 1,521.19	Legal	7460
Monarch Tree Services	CD50403574	4/30/2024	5/30/2024	\$ 3,271.00	Landscaping	7585
Monarch Tree Services	CD50393372	3/28/2024	4/27/2024	\$ 5,180.00	Snow removal	7595
Monarch Tree Services	CD50380190	2/26/2024	3/27/2024	\$ 295.90	Landscaping	7585
Monarch Tree Services	CD50403961	5/1/2024	5/31/2024	\$ 2,703.00	Landscaping	7585
Monarch Tree Services	CD50378780	2/14/2024	3/15/2024	\$ 2,703.00	Landscaping	7585
Monarch Tree Services	CD50403068	4/30/2024	5/30/2024	\$ 812.87	Landscaping	7585
Monarch Tree Services	CD50403576	4/30/2024	5/30/2024	\$ 6,291.00	Landscaping	7585
Monarch Tree Services	CD50384990	2/28/2024	3/29/2024	\$ 2,007.50	Snow removal	7595
Monarch Tree Services	CD50394360	3/31/2024	4/30/2024	\$ 2,235.00	Snow removal	7595
Pet Scoop	549041	5/1/2024	5/16/2024	\$ 60.00	Pest control	7589
Special District Mgmt. Services, Inc	4.2024	4/30/2024	4/30/2024	\$ 3,245.47	District management	7440
T-Mobile for Business	992113727-9	5/3/2024	5/3/2024	\$ 51.40	Parks and recreation	7600
				\$ 42,118.12		

**NBC Metropolitan District**  
**May-24**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 41,596.70			\$ 41,596.70
<b>Xcel -per Xcel</b>		\$ -	\$ -	\$ -
<b>Westminster</b>	\$ 521.42	-	-	\$ 521.42
<b>Total Disbursements</b>	<u>\$ 42,118.12</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 42,118.12</u>

**RESOLUTION NO. 2024-06-01**  
**RESOLUTION TO FURTHER AMEND 2023 BUDGET**  
**NBC METROPOLITAN DISTRICT**

WHEREAS, the Board of Directors of the NBC Metropolitan District adopted an amended budget and appropriated funds for the fiscal year 2023 as follows:

General Fund	\$ 300,00
Debt Service Fund	\$ 599,993
Capital Projects Fund	\$2,998,190

WHEREAS, the necessity has arisen for additional expenditures in the General Fund requiring the unanticipated expenditure of funds in excess of those appropriated for the fiscal year 2023; and

WHEREAS, the expenditure of such funds is a contingency which could not have been reasonably foreseen at the time of adoption of the budget; and

WHEREAS, funds are available for such expenditures in the General Fund from funds received from taxes, interest income and water service fees; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the NBC Metropolitan District shall and hereby does further amend the amended Budget for the fiscal year 2023 and adopts a supplemental budget and appropriation for the General Fund for the fiscal year 2023, as follows:

General Fund	\$ 425,000
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BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the proper funds for the purposes stated.

DATED this 5th day of June, 2024.

NBC METROPOLITAN DISTRICT

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

**NBC METROPOLITAN DISTRICT  
GENERAL FUND  
2023 BUDGET AMENDMENT**

	AMENDED BUDGET	2nd AMENDED BUDGET
BEGINNING FUND BALANCES	\$ 833,468	\$ 833,468
<b>REVENUES</b>		
Property taxes	367,375	367,375
Specific ownership taxes	25,716	25,716
Interest income	13,000	13,000
Water service fees	10,000	10,000
Total revenues	416,091	416,091
Total funds available	1,249,559	1,249,559
<b>EXPENDITURES</b>		
General and administrative		
Accounting	35,000	37,340
Auditing	5,000	5,000
County Treasurer's fee	5,511	5,513
Dues and membership	500	875
Insurance	13,920	13,920
District management	45,000	49,500
Legal	20,000	24,200
Miscellaneous	1,200	1,216
Election	1,153	1,153
Contingency	-	9,797
Website	832	832
Operations and maintenance		
Repairs and maintenance	12,000	32,000
Landscaping	50,000	55,000
Landscaping maintenance-floral	6,860	6,860
Site Lighting	4,000	728
Pest Control	3,000	2,046
Snow removal	25,000	8,500
Utilities	15,000	40,520
Total expenditures	243,976	295,000
<b>TRANSFERS OUT</b>		
Transfers to other fund	56,024	130,000
Total expenditures and transfers out requiring appropriation	300,000	425,000
ENDING FUND BALANCES	\$ 949,559	\$ 824,559

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.



**ENGINEER'S REPORT and CERTIFICATION #07**

**NBC METROPOLITAN DISTRICT**

**PREPARED FOR:**

NBC Metropolitan District  
c/o Special District Management Services Inc.  
141 Union Blvd. #150  
Lakewood, CO 80228

**PREPARED BY:**

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

**DATE PREPARED:**

May 3, 2024

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## ENGINEER’S REPORT

### Introduction

Ranger Engineering, LLC (“Ranger”), was retained by NBC Metropolitan District (“District”) as an Independent Consulting Engineer to certify costs associated with constructed Public Improvements for the District.

The District is located within the City of Westminster, Colorado (“City”). The service area of the District boundaries includes approximately 69.9 acres. This certification considers soft & indirect costs associated with Public Improvements within and without the District boundaries.

The attached Engineer’s Certification states that the Independent Consulting Engineer finds and determines that the value of the Public Improvements considered in this Engineer's Report, from approximately September 2023 to March 2024, are valued at **\$147,153.68**.

<b>Table I – Cost Certified to Date</b>					
<b>Cert No.</b>	<b>Date</b>	<b>Costs Paid This Period</b>	<b>Eligible Construction Costs this Period</b>	<b>Eligible Soft Costs this Period</b>	<b>Total Eligible Costs to Date</b>
01	2/10/2021	\$200,434.80	\$0.00	\$143,652.50	\$143,652.50
02	5/11/2022	\$366,096.46	\$12,350.66	\$306,559.74	\$318,910.39
03	6/30/2022	\$204,100.00	\$204,100.00	\$0.00	\$204,100.00
04	10/13/2022	\$53,520.85	\$25,192.89	\$28,327.96	\$53,520.85
05	4/19/2023	\$363,769.32	\$351,242.66	\$12,526.66	\$363,769.32
06	10/24/2023	\$523,925.62	\$499,357.47	\$24,568.15	\$523,925.62
07	5/3/2024	\$147,153.68	\$130,059.59	\$17,094.09	\$147,153.68
<b>Totals</b>		<b>\$1,859,000.72</b>	<b>\$1,222,303.26</b>	<b>\$532,729.10</b>	<b>\$1,755,032.35</b>

Table II summarizes the cost breakdown of the construction and soft & indirect costs. Tables III and IV provide category breakdowns of construction and soft & indirect costs reviewed for this certification. Table V provides a detailed breakdown of the eligible hard costs per the Service Plan categories. Table VI provides a detailed breakdown of the eligible soft & indirect costs per the Service Plan categories.

Soft & indirect costs were not received as part of Cost Certification #03 so corresponding tables were omitted.

### Public Improvements as Authorized by the Service Plan

Ranger reviewed the Service Plan for NBC Metropolitan District (“Service Plan”) submitted March 20, 2000, prepared by McGeady Sisneros, P.C. (now McGeady Becher P.C.).

The Purpose of the District in the Service Plan states:

*It is intended that the District will provide certain essential public purpose facilities for the use and benefit of its taxpayers and service users as well as the general public. The District is expected to finance the construction of improvements and provide such other services as are described in the Service Plan.*

*The major purpose of the District is to finance and construct public improvements and to dedicate, when appropriate, such public improvements to the City of Westminster, Colorado (the “City”) or to such other entity as appropriate for the use and benefit of the District taxpayers and service users.*

*Adequate service is not, and will not be, available to the Property through existing county, municipal or other special districts capable of providing the essential public purpose facilities required for development of the Property. See Exhibit C attached hereto and incorporated herein, which lists other special districts and interested parties as defined by Section 32-1-204(1), C.R.S.*

The Financial Plan/Proposed Indebtedness Section B in the Service Plan states:

*The total outstanding amount of Bonds for the payment of which the District promises to impose an ad valorem property tax (“General Obligation Bonds”) shall not exceed Thirty Million Dollars (\$30,000,000).*

The District boundary is described in the Proposed District Boundaries/Maps section of the Service Plan as well as in Exhibits A and B. 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**

Based on Ranger’s experience with metropolitan districts and review of the Service Plan, the Public Improvements were broken into the cost categories of Water, Sanitation, Storm Water, Streets and Parks and Recreation improvements. Only costs related to Streets improvements have been considered for reimbursement in this report.

### **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 engaged with the District in December 2020 to proceed with the Engineer’s Certification. Ranger received initial documentation in December 2020 and coordinated with TDC Development Inc. (“Developer”) to verify supporting documentation to certify the costs related to construction improvements.

#### **Phase II – Site Visit**

A site visit was not performed as deposits for monumentation were reviewed for this report. If a site visit is warranted, it will be to verify general completion of pay application quantities in accordance with the approved construction drawings and will not guarantee quality or acceptance of Public Improvements. It is assumed that the City or another third party will provide QA/QC and acceptance of the 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 not performed as construction drawings and site plans were not reviewed.

Per the Preliminary Development Plan, the Developer is responsible to pay \$70,000 in recovery costs to the City of Westminster for the traffic signal at 112<sup>th</sup> and Circle Point Road.

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

Soft & indirect Costs were reviewed for market reasonableness. Ranger took into consideration the type of costs and the timeframe during which the costs occurred. Ranger reviewed vendor agreements and scope of work. Ranger reviewed the schedule of values against current industry costs to verify reasonableness of costs.

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

CIO Circle Point Land, LP (“Developer”) provided payments for costs related to Public Improvements. Copies of cleared checks or lien waivers were provided as proof of payment. Only costs with an approved form of proof of payment have been certified in this report.

Other parties included in transactions include City Office REIT who is the master developer of Circle Point. City Office owns property at the development through two entities – CIO Circle Point, Limited Partnership (the office buildings) and CIO Circle Point Land, Limited Partnership (the currently vacant land in the NW corner of the development). In 2020 City Office sold a parcel of land (zoned for multifamily) to The Dinnerstein Companies for development. The Dinnerstein Companies has assigned its right to any District reimbursements to City Office REIT. The Dinnerstein Companies has utilized TDC Development, Inc and Millennium Circle Point, LLC as part of its corporate structure. Millennium Circle Point, LLC has assigned its rights of reimbursement by NBC Metropolitan District to CIO Circle Point Land, LP.

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

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

Public Improvements for this certification include Street improvements. The tables in this report identify eligible Capital costs directly paid by the Developer.

## 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 Capital costs related to the Public Improvements considered in the attached Engineer's Report dated May 3, 2024 including soft & indirect, District funded, and hard costs, are valued at **\$147,153.68**. 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

#### Construction Documents

- Sixth Replat Northwest Business Park Subdivision Filing No. 1. Prepared by Flatirons, Inc. Dated 7/21/2020.
- Seventh Amended Preliminary Development Plan Northwest Business Park. Prepared by EMK Consultants, Inc.
- Construction Drawings – Northwest Business Park 112<sup>th</sup> Avenue and Quay Street Improvements. Prepared by Kimley Horn and Associates, Inc. Approved 7/13/21.

#### Contractor Pay Applications

- RME/Elite Surface Infrastructure NW Business Park – Pay Applications #09-10 Ret – Dated 10/31/23 – 3/31/24.

#### District Documents

- Service Plan for NBC Metropolitan District. Submitted March 20, 2000. Prepared by McGeady Sisneros, P.C. (now McGeady Becher P.C.).



**NBC Metropolitan District  
Summary of Costs  
Table II**

Type of Costs	Total Costs Paid	Costs This Period	Total District Eligible Costs	Eligible Costs This Period	Percent District This
Direct Construction Costs	\$ 1,241,916.24	\$ 130,059.59	\$ 1,222,303.26	\$ 130,059.59	100.0%
Soft & Indirect Costs	\$ 617,084.48	\$ 17,094.09	\$ 532,729.10	\$ 17,094.09	100.0%
<b>Totals</b>	<b>\$ 1,859,000.72</b>	<b>\$ 147,153.68</b>	<b>\$ 1,755,032.35</b>	<b>\$ 147,153.68</b>	<b>100.0%</b>



**NBC Metropolitan District  
Construction Costs Summary By Category  
Table III**

<b>Category</b>	<b>Total Eligible Cost by Category</b>		<b>Category Percentage</b>
Water	\$	79,489.80	6.5%
Sanitation	\$	219,389.80	17.9%
Storm Water	\$	149,904.75	12.3%
Streets	\$	681,678.43	55.8%
Parks and Recreation	\$	91,840.46	7.5%
	<b>\$</b>	<b>1,222,303.26</b>	<b>100.0%</b>

<b>Category</b>	<b>Eligible Cost by Category This Period</b>		<b>Category Percentage</b>
Water	\$	9,982.38	7.7%
Sanitation	\$	9,982.38	7.7%
Storm Water	\$	17,023.88	13.1%
Streets	\$	83,088.57	63.9%
Parks and Recreation	\$	9,982.38	7.7%
	<b>\$</b>	<b>130,059.59</b>	<b>100.0%</b>



**NBC Metropolitan District  
Soft & Indirect Costs Summary By Category  
Table IV**

<b>Category</b>	<b>Total Eligible Soft Costs</b>	<b>Category Percentage</b>
Water	\$ -	0.0%
Sanitation	\$ 15,174.20	2.8%
Storm Water	\$ -	0.0%
Streets	\$ 297,517.91	55.8%
Safety Protection	\$ -	0.0%
Parks and Recreation	\$ 220,036.98	41.3%
	<b>\$ 532,729.10</b>	<b>100.0%</b>

<b>Category</b>	<b>Eligible Soft Costs This Period</b>	<b>Category Percentage</b>
Water	\$ -	0.0%
Sanitation	\$ 12.92	0.1%
Storm Water	\$ -	0.0%
Streets	\$ 16,893.75	98.8%
Safety Protection	\$ -	0.0%
Parks and Recreation	\$ 187.42	1.1%
	<b>\$ 17,094.09</b>	<b>100.0%</b>





**NBC Metropolitan District**  
**Construction Costs Detail**  
**Table V**

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	Eligible This Period	Costs This Period	Cert 07				
RME Ltd (Elite Surface Infr.) NW Business Park	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage	Amount Less Retainage	District Type	Percent Eligible	Total Eligible	Eligible This Period	Costs This Period	Pay App Date	9 10/31/2023	10 3/31/2024	10 RET 3/31/2024	
Erosion Control Per Plan Sheets	1	LS	\$ 33,770.00	\$ 33,770.00	\$ 33,770.00	100%	\$ -	\$ 33,770.00	Multiple	100%	\$ 33,770.00	\$ 3,377.00	\$ 3,377.00	\$ -	\$ -	\$ -	\$ 3,377.00	
Strip Top Soil & Replace	431	CY	\$ 10.35	\$ 4,460.85	\$ 4,460.85	100%	\$ -	\$ 4,460.85	Multiple	100%	\$ 4,460.85	\$ 446.09	\$ 446.09	\$ -	\$ -	\$ -	\$ 446.09	
Mobilization Subgrade (EACH OCCUR	1	EA	\$ 3,900.00	\$ 3,900.00	\$ 3,900.00	100%	\$ -	\$ 3,900.00	Multiple	100%	\$ 3,900.00	\$ 390.00	\$ 390.00	\$ -	\$ -	\$ -	\$ 390.00	
Remove & Dispose Fence	171	LF	\$ 15.40	\$ 2,633.40	\$ 2,633.40	100%	\$ -	\$ 2,633.40	Multiple	100%	\$ 2,633.40	\$ 263.34	\$ 263.34	\$ -	\$ -	\$ -	\$ 263.34	
Removal Of Asphalt Mat (Including Sa	771	SY	\$ 24.35	\$ 18,773.85	\$ 18,773.85	100%	\$ -	\$ 18,773.85	Streets	100%	\$ 18,773.85	\$ 1,877.39	\$ 1,877.39	\$ -	\$ -	\$ -	\$ 1,877.39	
Demo Concrete Flatwork	53	SY	\$ 27.50	\$ 1,457.50	\$ 1,457.50	100%	\$ -	\$ 1,457.50	Streets	100%	\$ 1,457.50	\$ 145.75	\$ 145.75	\$ -	\$ -	\$ -	\$ 145.75	
Demo Curb And Gutter	164	LF	\$ 16.85	\$ 2,763.40	\$ 2,763.40	100%	\$ -	\$ 2,763.40	Streets	100%	\$ 2,763.40	\$ 276.34	\$ 276.34	\$ -	\$ -	\$ -	\$ 276.34	
Unclassified Excavation	1563	CY	\$ 21.50	\$ 33,604.50	\$ 33,604.50	100%	\$ -	\$ 33,604.50	Multiple	100%	\$ 33,604.50	\$ 3,360.45	\$ 3,360.45	\$ -	\$ -	\$ -	\$ 3,360.45	
Mobilization Utilities	1	EA	\$ 21,150.00	\$ 21,150.00	\$ 21,150.00	100%	\$ -	\$ 21,150.00	Multiple	100%	\$ 21,150.00	\$ 2,115.00	\$ 2,115.00	\$ -	\$ -	\$ -	\$ 2,115.00	
18" RCP	1127	LF	\$ 92.25	\$ 103,965.75	\$ 103,965.75	100%	\$ -	\$ 103,965.75	Storm Water	100%	\$ 103,965.75	\$ 10,396.58	\$ 10,396.58	\$ -	\$ -	\$ -	\$ 10,396.58	
5' Type R Inlets	7	EA	\$ 7,200.00	\$ 50,400.00	\$ 50,400.00	100%	\$ -	\$ 50,400.00	Storm Water	100%	\$ 50,400.00	\$ 5,040.00	\$ 5,040.00	\$ -	\$ -	\$ -	\$ 5,040.00	
4' Manhole	1	EA	\$ 5,275.00	\$ 5,275.00	\$ 5,275.00	100%	\$ -	\$ 5,275.00	Storm Water	100%	\$ 5,275.00	\$ 527.50	\$ 527.50	\$ -	\$ -	\$ -	\$ 527.50	
Tie To Existing Manhole	1	EA	\$ 3,125.00	\$ 3,125.00	\$ 3,125.00	100%	\$ -	\$ 3,125.00	Storm Water	100%	\$ 3,125.00	\$ 312.50	\$ 312.50	\$ -	\$ -	\$ -	\$ 312.50	
Edge Drain	97	LF	\$ 46.50	\$ 4,510.50	\$ 4,510.50	100%	\$ -	\$ 4,510.50	Storm Water	100%	\$ 4,510.50	\$ 451.05	\$ 451.05	\$ -	\$ -	\$ -	\$ 451.05	
Potholing	20	HRS	\$ 363.00	\$ 7,260.00	\$ 7,260.00	100%	\$ -	\$ 7,260.00	Streets	100%	\$ 7,260.00	\$ 726.00	\$ 726.00	\$ -	\$ -	\$ -	\$ 726.00	
8" Scarify, Recompact And Fine Grade	2744	SY	\$ 6.90	\$ 18,933.60	\$ 18,933.60	100%	\$ -	\$ 18,933.60	Streets	100%	\$ 18,933.60	\$ 1,893.36	\$ 1,893.36	\$ -	\$ -	\$ -	\$ 1,893.36	
6" Aggregate Base Course (Class 6)	2744	SY	\$ 12.05	\$ 33,065.20	\$ 33,065.20	100%	\$ -	\$ 33,065.20	Streets	100%	\$ 33,065.20	\$ 3,306.52	\$ 3,306.52	\$ -	\$ -	\$ -	\$ 3,306.52	
Mobilization Concrete (EACH OCCUR	1	EA	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	100%	\$ -	\$ 3,000.00	Streets	100%	\$ 3,000.00	\$ 300.00	\$ 300.00	\$ -	\$ -	\$ -	\$ 300.00	
Vert Curb And Gutter 2' Pan	1451	LF	\$ 31.50	\$ 45,706.50	\$ 45,706.50	100%	\$ -	\$ 45,706.50	Streets	100%	\$ 45,706.50	\$ 4,570.65	\$ 4,570.65	\$ -	\$ -	\$ -	\$ 4,570.65	
6" Sidewalk (Including Sub-grade Prep	958	SY	\$ 79.15	\$ 75,825.70	\$ 75,825.70	100%	\$ -	\$ 75,825.70	Streets	100%	\$ 75,825.70	\$ 7,582.57	\$ 7,582.57	\$ -	\$ -	\$ -	\$ 7,582.57	
Handicap Ramp Type 1A	20	SY	\$ 318.25	\$ 6,365.00	\$ 6,365.00	100%	\$ -	\$ 6,365.00	Streets	100%	\$ 6,365.00	\$ 636.50	\$ 636.50	\$ -	\$ -	\$ -	\$ 636.50	
Handicap Ramp Type 3A	4	SY	\$ 742.35	\$ 2,969.40	\$ 2,969.40	100%	\$ -	\$ 2,969.40	Streets	100%	\$ 2,969.40	\$ 296.94	\$ 296.94	\$ -	\$ -	\$ -	\$ 296.94	
Mobilization Asphalt Paving (EACH OC	1	EA	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	100%	\$ -	\$ 3,000.00	Streets	100%	\$ 3,000.00	\$ 300.00	\$ 300.00	\$ -	\$ -	\$ -	\$ 300.00	
9" Asphalt Full Depth (PG 64-22) R20	2115	SY	\$ 45.85	\$ 96,972.75	\$ 96,972.75	100%	\$ -	\$ 96,972.75	Streets	100%	\$ 96,972.75	\$ 9,697.28	\$ 9,697.28	\$ -	\$ -	\$ -	\$ 9,697.28	
Striping & Ground Signs	1	LS	\$ 37,880.00	\$ 37,880.00	\$ 37,880.00	100%	\$ -	\$ 37,880.00	Streets	100%	\$ 37,880.00	\$ 3,788.00	\$ 3,788.00	\$ -	\$ -	\$ -	\$ 3,788.00	
Signalization	1	LS	\$ 99,955.00	\$ 99,955.00	\$ 99,955.00	100%	\$ -	\$ 99,955.00	Streets	100%	\$ 99,955.00	\$ 9,995.50	\$ 9,995.50	\$ -	\$ -	\$ -	\$ 9,995.50	
Seeding, Sod & Irrigation Restoration	1	LS	\$ 18,430.00	\$ 18,430.00	\$ 18,430.00	100%	\$ -	\$ 18,430.00	Multiple	100%	\$ 18,430.00	\$ 18,430.00	\$ 18,430.00	\$ 18,430.00	\$ -	\$ -	\$ -	\$ 1,843.00
Traffic Control	1	LS	\$ 95,015.00	\$ 95,015.00	\$ 95,015.00	100%	\$ -	\$ 95,015.00	Multiple	100%	\$ 95,015.00	\$ 9,501.50	\$ 9,501.50	\$ -	\$ -	\$ -	\$ 9,501.50	
Construction Survey & As-Builds	1	LS	\$ 28,325.00	\$ 28,325.00	\$ 28,325.00	100%	\$ -	\$ 28,325.00	Multiple	100%	\$ 28,325.00	\$ 2,832.50	\$ 2,832.50	\$ -	\$ -	\$ -	\$ 2,832.50	
CO 001 Deduct Original 18" RCP	-1127	LF	\$ 92.25	\$ (103,965.75)	\$ (103,965.75)	100%	\$ -	\$ (103,965.75)	Storm Water	100%	\$ (103,965.75)	\$ (10,396.58)	\$ (10,396.58)	\$ -	\$ -	\$ -	\$ (10,396.58)	
CO 001 Deduct Original Inlets	-7	EA	\$ 7,200.00	\$ (50,400.00)	\$ (50,400.00)	100%	\$ -	\$ (50,400.00)	Streets	100%	\$ (50,400.00)	\$ (5,040.00)	\$ (5,040.00)	\$ -	\$ -	\$ -	\$ (5,040.00)	
CO 001 Deduct Original Manhole	-1	EA	\$ 5,275.00	\$ (5,275.00)	\$ (5,275.00)	100%	\$ -	\$ (5,275.00)	Streets	100%	\$ (5,275.00)	\$ (527.50)	\$ (527.50)	\$ -	\$ -	\$ -	\$ (527.50)	
CO 001 Deduct Original Tie To Existin	-1	EA	\$ 3,125.00	\$ (3,125.00)	\$ (3,125.00)	100%	\$ -	\$ (3,125.00)	Streets	100%	\$ (3,125.00)	\$ (312.50)	\$ (312.50)	\$ -	\$ -	\$ -	\$ (312.50)	
CO 001 Add New 18" RCP	569	LF	\$ 109.75	\$ 62,447.75	\$ 62,447.75	100%	\$ -	\$ 62,447.75	Streets	100%	\$ 62,447.75	\$ 6,244.78	\$ 6,244.78	\$ -	\$ -	\$ -	\$ 6,244.78	
CO 001 Add New Inlets	3	EA	\$ 9,085.00	\$ 27,255.00	\$ 27,255.00	100%	\$ -	\$ 27,255.00	Streets	100%	\$ 27,255.00	\$ 2,725.50	\$ 2,725.50	\$ -	\$ -	\$ -	\$ 2,725.50	
CO 001 Add New Manhole	1	EA	\$ 5,735.00	\$ 5,735.00	\$ 5,735.00	100%	\$ -	\$ 5,735.00	Streets	100%	\$ 5,735.00	\$ 573.50	\$ 573.50	\$ -	\$ -	\$ -	\$ 573.50	
CO 001 Add New Connect To Manhole	1	EA	\$ 4,470.00	\$ 4,470.00	\$ 4,470.00	100%	\$ -	\$ 4,470.00	Streets	100%	\$ 4,470.00	\$ 447.00	\$ 447.00	\$ -	\$ -	\$ -	\$ 447.00	
CO 001 Add Additional Utility Crossing	5	EA	\$ 895.00	\$ 4,475.00	\$ 4,475.00	100%	\$ -	\$ 4,475.00	Streets	100%	\$ 4,475.00	\$ 447.50	\$ 447.50	\$ -	\$ -	\$ -	\$ 447.50	
CO 001 Additional Removal Of Asphal	450	SY	\$ 24.35	\$ 10,957.50	\$ 10,957.50	100%	\$ -	\$ 10,957.50	Streets	100%	\$ 10,957.50	\$ 1,095.75	\$ 1,095.75	\$ -	\$ -	\$ -	\$ 1,095.75	
CO 001 Additional 8" Scarify, Recomp	450	SY	\$ 6.90	\$ 3,105.00	\$ 3,105.00	100%	\$ -	\$ 3,105.00	Streets	100%	\$ 3,105.00	\$ 310.50	\$ 310.50	\$ -	\$ -	\$ -	\$ 310.50	
CO 001 Additional 6" Aggregate Base	450	SY	\$ 12.30	\$ 5,535.00	\$ 5,535.00	100%	\$ -	\$ 5,535.00	Streets	100%	\$ 5,535.00	\$ 553.50	\$ 553.50	\$ -	\$ -	\$ -	\$ 553.50	
CO 001 Deduct Original Asphalt Full D	-2115	SY	\$ 45.85	\$ (96,972.75)	\$ (96,972.75)	100%	\$ -	\$ (96,972.75)	Streets	100%	\$ (96,972.75)	\$ (9,697.28)	\$ (9,697.28)	\$ -	\$ -	\$ -	\$ (9,697.28)	
CO 001 Add New 9" Asphalt Full Dept	2565	SY	\$ 46.90	\$ 120,298.50	\$ 120,298.50	100%	\$ -	\$ 120,298.50	Streets	100%	\$ 120,298.50	\$ 12,029.85	\$ 12,029.85	\$ -	\$ -	\$ -	\$ 12,029.85	
CO 001 Concrete Flatwork Material In	269	CY	\$ 7.50	\$ 2,017.50	\$ 2,017.50	100%	\$ -	\$ 2,017.50	Streets	100%	\$ 2,017.50	\$ 201.75	\$ 201.75	\$ -	\$ -	\$ -	\$ 201.75	
CO 001 Deduct Original Striping & Gro	1	LS	\$ (37,880.00)	\$ (37,880.00)	\$ (37,880.00)	100%	\$ -	\$ (37,880.00)	Streets	100%	\$ (37,880.00)	\$ (3,788.00)	\$ (3,788.00)	\$ -	\$ -	\$ -	\$ (3,788.00)	
CO 001 Add New Striping & Ground S	1	LS	\$ 39,400.00	\$ 39,400.00	\$ 39,400.00	100%	\$ -	\$ 39,400.00	Streets	100%	\$ 39,400.00	\$ 3,940.00	\$ 3,940.00	\$ -	\$ -	\$ -	\$ 3,940.00	
CO 001 Deduct Original Signalization	1	LS	\$ (99,955.00)	\$ (99,955.00)	\$ (99,955.00)	100%	\$ -	\$ (99,955.00)	Streets	100%	\$ (99,955.00)	\$ (9,995.50)	\$ (9,995.50)	\$ -	\$ -	\$ -	\$ (9,995.50)	
CO 001 Add New Signalization	1	LS	\$ 138,982.93	\$ 138,982.93	\$ 138,982.93	100%	\$ -	\$ 138,982.93	Streets	100%	\$ 138,982.93	\$ 13,898.29	\$ 13,898.29	\$ -	\$ -	\$ -	\$ 13,898.29	
CO 001 Additional Survey For Early Ut	1	LS	\$ 3,555.00	\$ 3,555.00	\$ 3,555.00	100%	\$ -	\$ 3,555.00	Multiple	100%	\$ 3,555.00	\$ 355.50	\$ 355.50	\$ -	\$ -	\$ -	\$ 355.50	
CO 001 Additional Traffic Control Stor	1	LS	\$ 6,115.00	\$ 6,115.00	\$ 6,115.00	100%	\$ -	\$ 6,115.00	Multiple	100%	\$ 6,115.00	\$ 611.50	\$ 611.50	\$ -	\$ -	\$ -	\$ 611.50	
CO 001 Additional Mobilization Subgra	1	EA	\$ 3,900.00	\$ 3,900.00	\$ 3,900.00	100%	\$ -	\$ 3,900.00	Streets	100%	\$ 3,900.00	\$ 390.00	\$ 390.00	\$ -	\$ -	\$ -	\$ 390.00	
CO 001 Additional Mobilization Concre	1	EA	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	100%	\$ -	\$ 3,000.00	Streets	100%	\$ 3,000.00	\$ 300.00	\$ 300.00	\$ -	\$ -	\$ -	\$ 300.00	
CO 001 Mobilization Asphalt Paving (E	1	EA	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	100%	\$ -	\$ 3,000.00	Streets	100%	\$ 3,000.00	\$ 300.00	\$ 300.00	\$ -	\$ -	\$ -	\$ 300.00	
CO 001 Add Permit Reimbursement	1	LS	\$ 810.00	\$ 810.00	\$ 810.00	100%	\$ -	\$ 810.00	Streets	100%	\$ 810.00	\$ 81.00	\$ 81.00	\$ -	\$ -	\$ -	\$ 81.00	
CO 002 Add Show Covers To Signals	4	EA	\$ 731.25	\$ 2,925.00	\$ 2,925.00	100%	\$ -	\$ 2,925.00	Streets	100%	\$ 2,925.00	\$ 292.50	\$ 292.50	\$ -	\$ -	\$ -	\$ 292.50	
CO 003 Additional Signalization Labor	1	LS	\$ 2,077.65	\$ 2,077.65	\$ 2,077.65	100%	\$ -	\$ 2,077.65	Streets	100%	\$ 2,077.65	\$ 207.77	\$ 207.77	\$ -	\$ -	\$ -	\$ 207.77	



**NBC Metropolitan District  
Construction Costs Detail  
Table V**

		Contract Values		Payments Made		Eligibility		Submitted Invoices						
CO 003 Additional Erosion Control Labor	1 LS	\$ 1,105.45	\$ 1,105.45	\$ 1,105.45	100%	\$ 1,105.45	Multiple	100%	\$ 1,105.45	\$ 110.55	\$ 110.55	\$ -	\$ -	\$ 110.55
CO 003 Additional Striping & Signage	1 LS	\$ 4,215.00	\$ 4,215.00	\$ 4,215.00	100%	\$ 4,215.00	Streets	100%	\$ 4,215.00	\$ 421.50	\$ 421.50	\$ -	\$ -	\$ 421.50
CO 003 Additional Traffic Control Labor	1 LS	\$ 10,049.00	\$ 10,049.00	\$ 10,049.00	100%	\$ 10,049.00	Multiple	100%	\$ 10,049.00	\$ 1,004.90	\$ 1,004.90	\$ -	\$ -	\$ 1,004.90
CO 003 Additional Inlets Labor & Material	3 EA	\$ 1,169.15	\$ 3,507.45	\$ 3,507.45	100%	\$ 3,507.45	Storm Water	100%	\$ 3,507.45	\$ 350.75	\$ 350.75	\$ -	\$ -	\$ 350.75
CO 003 Additional Manhole Material Increase	1 EA	\$ 325.25	\$ 325.25	\$ 325.25	100%	\$ 325.25	Storm Water	100%	\$ 325.25	\$ 32.53	\$ 32.53	\$ -	\$ -	\$ 32.53
CO 003 Additional RCP Material Increase	569 LF	\$ 5.75	\$ 3,271.75	\$ 3,271.75	100%	\$ 3,271.75	Storm Water	100%	\$ 3,271.75	\$ 327.18	\$ 327.18	\$ -	\$ -	\$ 327.18
CO 003 Deduct Orig. 6 In. Aggregate	-2744 SY	\$ 12.05	\$ (33,065.20)	\$ (33,065.20)	100%	\$ (33,065.20)	Streets	100%	\$ (33,065.20)	\$ (3,306.52)	\$ (3,306.52)	\$ -	\$ -	\$ (3,306.52)
CO 003 Deduct 6 In. Aggregate Base	-450 SY	\$ 12.30	\$ (5,535.00)	\$ (5,535.00)	100%	\$ (5,535.00)	Streets	100%	\$ (5,535.00)	\$ (553.50)	\$ (553.50)	\$ -	\$ -	\$ (553.50)
CO 003 Deduct 8 In. Scarify Recompa	-3194 SY	\$ 6.90	\$ (22,038.60)	\$ (22,038.60)	100%	\$ (22,038.60)	Streets	100%	\$ (22,038.60)	\$ (2,203.86)	\$ (2,203.86)	\$ -	\$ -	\$ (2,203.86)
CO 003 Add 12 In. Scarify Recompact	3194 SY	\$ 10.35	\$ 33,057.90	\$ 33,057.90	100%	\$ 33,057.90	Streets	100%	\$ 33,057.90	\$ 3,305.79	\$ 3,305.79	\$ -	\$ -	\$ 3,305.79
CO 003 Additional Unclassified Excav	126 CY	\$ 21.50	\$ 2,709.00	\$ 2,709.00	100%	\$ 2,709.00	Streets	100%	\$ 2,709.00	\$ 270.90	\$ 270.90	\$ -	\$ -	\$ 270.90
CO 003 Additional Asphalt Material Inc	1295 TN	\$ 3.50	\$ 4,532.50	\$ 4,532.50	100%	\$ 4,532.50	Streets	100%	\$ 4,532.50	\$ 453.25	\$ 453.25	\$ -	\$ -	\$ 453.25
CO 003 Additional Concrete Material I	269 CY	\$ 12.20	\$ 3,281.80	\$ 3,281.80	100%	\$ 3,281.80	Streets	100%	\$ 3,281.80	\$ 328.18	\$ 328.18	\$ -	\$ -	\$ 328.18
CO 003 ESI Labor Force Increases	1 LS	\$ 6,850.75	\$ 6,850.75	\$ 6,850.75	100%	\$ 6,850.75	Multiple	100%	\$ 6,850.75	\$ 685.08	\$ 685.08	\$ -	\$ -	\$ 685.08
CO 003 ESI Equipment & Fuel Increas	1 LS	\$ 5,520.25	\$ 5,520.25	\$ 5,520.25	100%	\$ 5,520.25	Multiple	100%	\$ 5,520.25	\$ 552.03	\$ 552.03	\$ -	\$ -	\$ 552.03
CO 004 Asphalt Increase	1295.07 EA	\$ 12.84	\$ 16,628.70	\$ 16,628.70	100%	\$ 16,628.70	Multiple	100%	\$ 16,628.70	\$ 1,662.87	\$ 1,662.87	\$ -	\$ -	\$ 1,662.87
CO 004 2022 Asphalt Trucking Increas	152.36 HR	\$ 21.39	\$ 3,258.98	\$ 3,258.98	100%	\$ 3,258.98	Multiple	100%	\$ 3,258.98	\$ 325.90	\$ 325.90	\$ -	\$ -	\$ 325.90
CO 004 2022 Concrete Increase	269 CY	\$ 26.54	\$ 7,139.26	\$ 7,139.26	100%	\$ 7,139.26	Multiple	100%	\$ 7,139.26	\$ 713.93	\$ 713.93	\$ -	\$ -	\$ 713.93
CO 004 2022 Inlet Materials Increase	3 EA	\$ 809.55	\$ 2,428.65	\$ 2,428.65	100%	\$ 2,428.65	Multiple	100%	\$ 2,428.65	\$ 242.87	\$ 242.87	\$ -	\$ -	\$ 242.87
CO 004 Storm 18" RCP (Material Only	569 LF	\$ 5.59	\$ 3,180.71	\$ 3,180.71	100%	\$ 3,180.71	Multiple	100%	\$ 3,180.71	\$ 318.07	\$ 318.07	\$ -	\$ -	\$ 318.07
CO 004 2022 Pre-cast Manhole Mater	1 EA	\$ 317.32	\$ 317.32	\$ 317.32	100%	\$ 317.32	Multiple	100%	\$ 317.32	\$ 31.73	\$ 31.73	\$ -	\$ -	\$ 31.73
CO 004 2022 Bedding Price Increase	285 TN	\$ 9.08	\$ 2,587.80	\$ 2,587.80	100%	\$ 2,587.80	Multiple	100%	\$ 2,587.80	\$ 258.78	\$ 258.78	\$ -	\$ -	\$ 258.78
CO 004 2022 Storm System Price Incr	1 LS	\$ 3,275.38	\$ 3,275.38	\$ 3,275.38	100%	\$ 3,275.38	Multiple	100%	\$ 3,275.38	\$ 327.54	\$ 327.54	\$ -	\$ -	\$ 327.54
CO 005 Additional Utility Crossings	10 EA	\$ 895.00	\$ 8,950.00	\$ 8,950.00	100%	\$ 8,950.00	Multiple	100%	\$ 8,950.00	\$ 895.00	\$ 895.00	\$ -	\$ -	\$ 895.00
CO 005 R&R RCP For Inlet Design Co	1 LS	\$ 10,998.00	\$ 10,998.00	\$ 10,998.00	100%	\$ 10,998.00	Multiple	100%	\$ 10,998.00	\$ 1,099.80	\$ 1,099.80	\$ -	\$ -	\$ 1,099.80
CO 006 Add Curb Head to Sidewalk	85 LF	\$ 10.05	\$ 854.25	\$ 854.25	100%	\$ 854.25	Streets	100%	\$ 854.25	\$ 854.25	\$ 854.25	\$ -	\$ -	\$ 854.25
CO 006 At Monument Sign	1 LS	\$ 13,465.00	\$ 13,465.00	\$ 13,465.00	100%	\$ 13,465.00	Streets	100%	\$ 13,465.00	\$ 13,465.00	\$ 13,465.00	\$ -	\$ -	\$ 13,465.00
		\$ 1,005,852.58	\$ 1,005,852.60	\$ -	\$ 1,005,852.60	\$ 1,005,852.60	\$ 130,059.59	\$ 130,059.59	Subtotal	\$ 18,430.00	\$ 14,319.25	\$ 100,585.26		
									Less Ret	\$ 16,587.00	\$ 12,887.33	\$ 100,585.26		
									POP	Ck 354	Ck 354	Ck 354		
									Date	4/1/2024	4/1/2024	4/1/2024		
									Amount	\$ 130,059.66	\$ 130,059.66	\$ 130,059.66		
									Clear	4/11/2024	4/11/2024	4/11/2024		
<b>Total Construction Costs</b>		\$ 1,273,879.85	\$ 1,241,916.24	97%	\$ -	\$ 1,241,916.24	\$ 1,222,303.26	\$ 130,059.59	\$ 130,059.59	\$ 16,587.00	\$ 12,887.33	\$ 100,585.26		



**NBC Metropolitan District  
Soft & Indirect Costs Detail  
Table VI**

Vendor	Work Description	Invoice Values			Payments Made					Account	Certification	Category	Percent Eligible	Eligible This Period	Total Eligible
		Invoice Number	Invoice Date	Amount	Amount Paid	Check Number	Check Amount	Check Date	Clear Date						
Kimley Horn	112th Avenue Construction Support	196184000-0923	09/30/23	\$ 640.50	\$ 640.50	337	\$ 640.50	10/18/23	10/25/23	CIO Circle Point Land, LP	7	Streets	100%	\$ 640.50	\$640.50
Kimley Horn	112th Avenue Construction Support	196184000-1123	11/30/23	\$ 1,601.25	\$ 1,601.25	342	\$ 1,601.25	01/10/24	01/16/24	CIO Circle Point Land, LP	7	Streets	100%	\$ 1,601.25	\$1,601.25
Kimley Horn	112th Avenue Construction Support	196184000-1223	12/31/23	\$ 160.13	\$ 160.13	348	\$ 160.13	02/14/24	02/22/24	CIO Circle Point Land, LP	7	Streets	100%	\$ 160.13	\$160.13
Terracon	Materials Testing	TK50852	12/26/23	\$ 453.75	\$ 453.75	343	\$ 453.75	01/10/24	01/17/24	CIO Circle Point Land, LP	7	Multiple	100%	\$ 453.75	\$453.75
Zanone Project Management	CM - 112th & Quay Improv.	1381	02/27/24	\$ 5,833.33	\$ 5,833.33	353	\$ 5,833.33	03/11/24	03/21/24	CIO Circle Point Land, LP	7	Streets	100%	\$ 5,833.33	\$5,833.33
Zanone Project Management	CM - 112th & Quay Improv.	1401	03/15/24	\$ 8,405.13	\$ 8,405.13	356	\$ 8,405.13	04/01/24	04/09/24	CIO Circle Point Land, LP	7	Streets	100%	\$ 8,405.13	\$8,405.13
				<b>\$ 617,084.98</b>	<b>\$ 617,084.48</b>									<b>\$ 17,094.09</b>	<b>\$532,729.10</b>



## **Exhibit A**

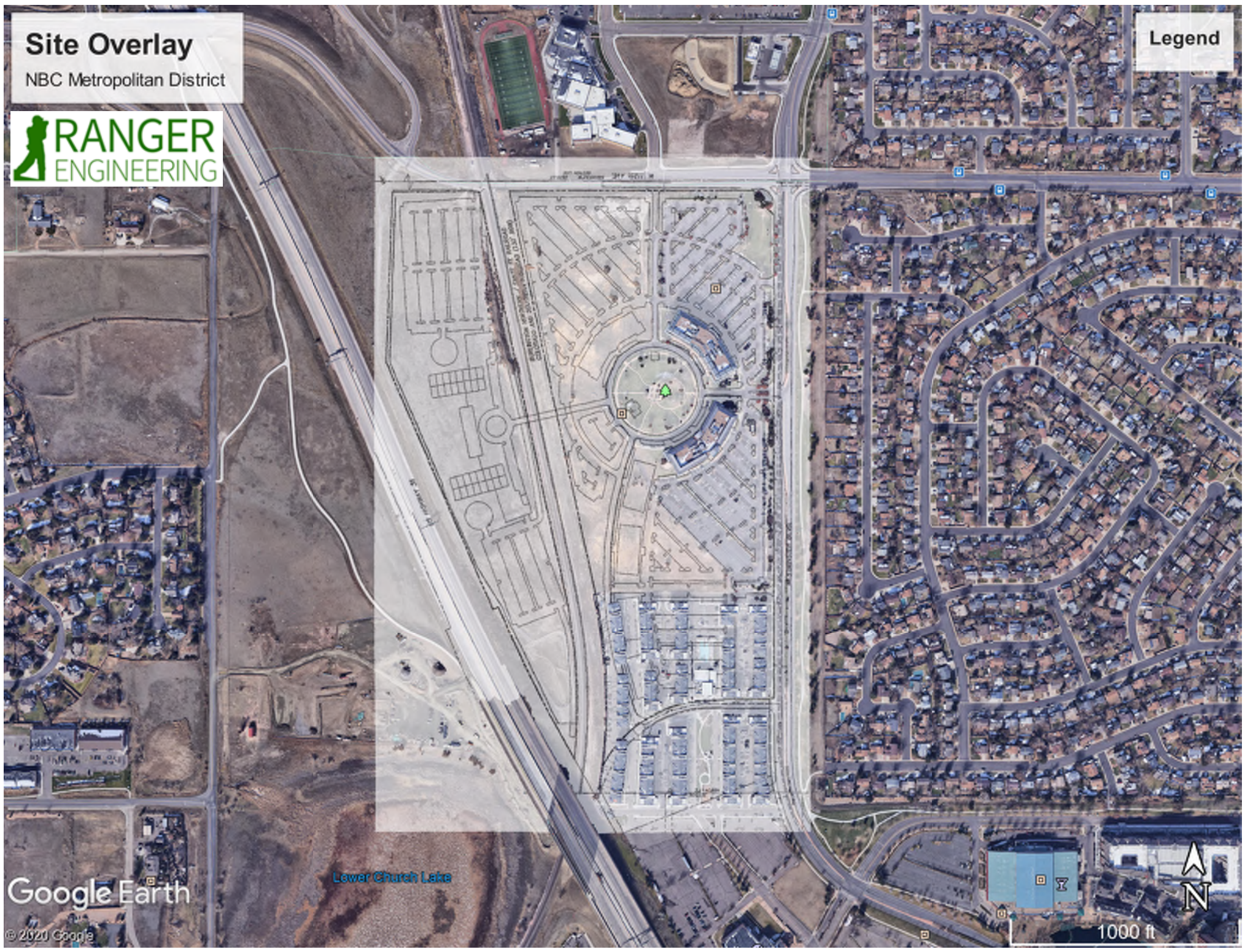
### **NBC Metropolitan District Site Overlay**

# Site Overlay

NBC Metropolitan District



Legend



Google Earth

Lower Church Lake

© 2021 Google

1000 ft





**LANDSCAPE / IRRIGATION PROPOSAL**

**SUBMITTED TO:** NBC METROPOLITAN DISTRICT      **ATTENTION:** Management  
**PROJECT:** Tree Wrap      **SUBMITTAL DATE:** 12/8/2023

**Bidding Firm:** ARROWHEAD LANDSCAPE SERVICES, INC.      **Phone:** 303-432-8282  
**Contact:** Uriel N  
**Address:** 12275 W. 48th Ave, Wheatridge

**Scope of Work:** Wrap trees 3" diameter and under to protect from Sunscald.

Qty.	Description	Bid Amount
1	Wrap Trees (approximately 45)	
1	Electrical tape	

**TOTAL PRICE** (Excludes applicable taxes) \$ **1,035.00**

**SPECIFIC QUALIFICATIONS OR EXCLUSIONS**

1. Work that Arrowhead Landscape Services performs is not "engineered" unless otherwise noted.
2. A one year replacement warranty is included for all trees, shrubs and perennials that are planted by Arrowhead Landscape Services and maintained under contract by Arrowhead Landscape Services during the warranty period provided that the Customer follows all recommendations for care. This is a one time plant replacement warranty, Arrowhead does not warranty plant material planted between September 15th and April 15th unless otherwise noted.
3. Contractor is not responsible for acts of God, vandalism, or events beyond the control of the Contractor.
4. Payment terms are Net 30 unless otherwise stated on this proposal.
5. Irrigation Modifications will be performed on a T&M basis if required and unless otherwise noted.
6. Price does not include applicable Taxes, taxes will be added to the invoice as required.
7. Per Colorado tax code all materials are subject to taxes unless exempt. Taxes are not included in this proposal and will be added to the invoice.

**This quote is good for 30 days from the submittal date**

\_\_\_\_\_  
Authorization to perform work      Arrowhead Landscape Services, Inc.  
Uriel N



**LANDSCAPE / IRRIGATION PROPOSAL**

**SUBMITTED TO:** NBC METROPOLITAN DISTRICT      **ATTENTION:** Management  
**PROJECT:** Mulch      **SUBMITTAL DATE:** 1/16/2024

**Bidding Firm:** ARROWHEAD LANDSCAPE SERVICES, INC.      **Phone:** 303-432-8282  
**Contact:** Craig W  
**Address:** 605 Ulysses St., Golden

**Scope of work:** Install mulch at monument bed under construction - north side of entry.

Qty.	Description	Bid Amount
3.5	Cubic yards Washington Cedar	

**TOTAL PRICE** (Excludes applicable taxes) \$ **1,586.00**

**SPECIFIC QUALIFICATIONS OR EXCLUSIONS**

1. Work that Arrowhead Landscape Services performs is not "engineered" unless otherwise noted.
2. A one year replacement warranty is included for all trees, shrubs and perennials that are planted by Arrowhead Landscape Services and maintained under contract by Arrowhead Landscape Services during the warranty period provided that the Customer follows all recommendations for care. This is a one time plant replacement warranty, Arrowhead does not

warranty plant material planted between September 15th and April 15th unless otherwise noted.

3. Contractor is not responsible for acts of God, vandalism, or events beyond the control of the Contractor.
4. Payment terms are Net 30 unless otherwise stated on this proposal.
5. Irrigation Modifications will be performed on a T&M basis if required and unless otherwise noted.
6. Price does not include applicable Taxes, taxes will be added to the invoice as required.
7. Per Colorado tax code all materials are subject to taxes unless exempt. Taxes are not included in this proposal and will be added to the invoice.

**This quote is good for 30 days from the submittal date**

---

Authorization to perform work

---

Arrowhead Landscape Services, Inc.  
Craig W





## LANDSCAPE MAINTENANCE AGREEMENT FOR NBC Metro District / Circle Point & Westminster Blvd

This AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between, NBC Metro District (Customer) and Arrowhead Landscape Services, Inc. (Contractor).

### I. SCOPE

To provide specific landscape maintenance services as described in this agreement and provide additional services requested by the Customer at separate costs that are not included herein.

### II. CONTRACT TERM

The contract term shall be from **January 1, 2024** to **December 31, 2024**. Unless terminated as per Section "VI." or a new Agreement has been executed by both parties, this Agreement will automatically renew and remain in full effect for an additional contract term. A cost-of-living adjustment, not to exceed 3%, will be applied to the Agreement price. Unit and hourly rates will adjust to Arrowhead Landscape Services, Inc. current rates for each renewal period.

### III. DEFINITIONS

The term "Customer" and "Contractor" where used in this agreement shall be those specifically named above including any authorized representative of Customer.

### IV. GENERAL REQUIREMENTS

- a) The Contractor shall furnish all labor, materials, and equipment to perform landscape maintenance services in accordance with the requirements herein specified.
- b) By execution of this Agreement, the Customer guarantees that sufficient funds are available for the payment of all contracted services and additional work required.
- c) The Contractor shall be responsible for any neglectful damages caused by his work force while performing the requirements of this Agreement. Labor and materials for the repair or replacement of these damages shall be provided by the Contractor. The Contractor reserves the right to an arbitration hearing with the Customer and a nonpartisan third party on questionable damages.
- d) The Contractor will hold the Customer harmless for all costs associated with liens of as a result of the Contractor's failure to pay all sums due or claimed for materials, labor or services associated with this agreement.
- e) Both parties agree to binding arbitration for any dispute arising out of this agreement. Location to be in the county where the work was performed. The prevailing party shall have and recover against the other party, in addition to all costs and disbursements, such sums as the Arbitrator deems to be a reasonable attorney's fee. While in dispute, Customer agrees to pay for all contractual and additional service work as invoiced and as per the terms of this Agreement until a final arbitration decision is issued regarding the dispute.

V. MODIFICATION OR AMENDMENT

This Agreement constitutes the entire understanding between Customer and Contractor. No modification, amendment, renegotiation, or other alteration to the terms of the Agreement shall be of any force or effect unless mutually agreed upon in writing by both parties.

VI. TERMINATION

Either party may terminate this Agreement with notice in writing by certified mail to the other party. Notice to be given at least 30 days prior to the effective date of such termination.

Contractor and Customer agree that work performed is proportionally greater during the growing season rather than the winter months. In the event of termination by either party, full payment for actual services performed or materials provided become due and payable on or before date of termination. In the event of pre-payment of services or materials not performed or provided, a refund will be issued on the termination date.

If payment for services rendered is delinquent by 15 days or more, Arrowhead Landscape Services, Inc. and its affiliated companies have the option of suspending services until the account is made current or terminating the Agreement immediately.

VII. INSURANCE

The Contractor shall be covered by a minimum of \$1,000,000 of liability insurance and statutory limits for workers compensation insurance. Upon request, the Contractor shall provide proof of coverage to the Customer.

VIII. FORCE MAJEURE

Contractor may be unable to perform and shall be excused due to acts of God, extreme or unusual weather, labor problems such as strikes and shortages, delays, supply shortages and any government or governing agencies regulations.

IX. SCOPE OF WORK

**See the Service Summary within this agreement for specific number of occurrences for the following services when applicable.**

X. ROUTINE MAINTENANCE

a) MOWING

All manicured turf areas to be mowed at an approximate height of 3 – 3-1/2” during the growing season. Mowing will vary in frequency when the turf is growing at a slower rate in the spring and in the fall. Clippings will be mulched, and excessive clumps will be distributed or gathered and removed. Catchers will be used only where deemed necessary by Contractor.

b) TRIMMING

Areas inaccessible to mowers will be string trimmed. The Contractor will use care in utilizing string trimmers however, the Customer acknowledges that structures may be damaged by long term use of string trimmers.

c) EDGING

All concrete walks and curbs adjacent to turf areas will be edged with a steel-bladed edger. Contractor will use care in utilizing edging equipment however, the Customer acknowledges that irrigation system components or items buried beneath the surface may be damaged.

d) WEEDING

Beds will be weeded using a combination of hand pulling and chemical control. Unless specified in this agreement, maintaining annual floral beds are contracted separately.

e) CLEAN-UP

At the time of mowing, all turf and bed areas will be policed for loose trash and debris. Policing does not include parking lots, vandalism, removing biohazards and cleaning-up from storms or other acts of God. Grass clippings will be blown from walks, porches, and curb lines.

XI. SPRING CLEAN-UP

Dependent upon the dates of this Agreement, the Contractor shall be responsible for gathering and removal of leaves from manicured turf and bed areas one (1) time in the spring. At such time select perennials and ornamental grasses shall be cut back to near ground level.

XII. FALL CLEAN-UP

Dependent upon the dates of this Agreement, manicured turf and bed areas will have leaves and debris removed in the fall after all leaves have dropped. This is performed on two (2) occasions in October and/or November approximately 10-14 days apart. At such time, select perennials shall be cut back to near ground level and may include ornamental grasses if deemed appropriate by Contractor.

XIII. TURF FERTILIZATION, INSECT & DISEASE

- a) Contactor will determine and administer an appropriate fertilization program for manicured turf areas based upon the season, turf conditions and timing of this Agreement's term.
- b) Unless specified differently within this Agreement, turf insect and disease control applications are not included but may be proposed separately at an additional cost.

XIV. CHEMICAL CONTROL PLAN

- a) The Contractor shall provide chemical applications targeted toward common weeds in manicured turf areas. Select weed species may require separate applications not included in this agreement.
- b) Dependent upon the dates of this Agreement, one (1) pre-emergent application for problematic mulch bed and rock bed areas may be included at the Contractor's discretion depending upon seasonal conditions.
- c) Non-selective post emergent weed applications will be made to sidewalk cracks, curb lines and bed areas on a regular basis throughout the contract term.
- d) A grass free area will be established chemically around trees in turf areas and maintained seasonally.
- e) Unless specified differently within this Agreement, Integrated Pest Management (IPM), which can include services such as topical spraying, injections, and fertilizations, is not included in this agreement but may be proposed separately at an additional cost.

XV. TURF AERATION

Performed in the spring and/or fall, core aeration is beneficial in breaking up soil compaction and allowing air, water, and nutrients to enter the root zone. See the Service Summary for occurrences when applicable.

XVI. TREE AND SHRUB PRUNING

- a) Contractor shall perform aesthetic (shearing and shaping) pruning of deciduous and evergreen shrubs under ten feet (10'). Pruning select species, such as flowering varieties, will occur so as not to discourage blooming. Follow up pruning to maintain certain clearances may be performed at the Contractors discretion. The number of pruning occurrences is shown on the service summary at the end of this Agreement.

Low limbs on trees and shrubs under ten feet (10') which overhang sidewalks and drives will be pruned to maintain clearances as determined by Contractor. This applies to trees which have been maintained in this manner. Tree suckers will be removed continuously to maintain a neat appearance.

Trees and shrubs over ten feet (10') in height are not included in this contract.

Pruning shall be accomplished with proper tools and equipment. Debris resulting from all pruning operations shall be collected and removed by Contractor before departing the worksite.

b) STRUCTURAL, RENEWAL, SELECTIVE PRUNING

Unless specified differently within this Agreement, corrective, selective hand pruning and removal of deadwood is not included as part of this agreement but may be proposed separately at an additional cost.

XVII. IRRIGATION SYSTEM MAINTENANCE AND OPERATION

Irrigation system services are dependent on the dates of this agreement, please see Service Summary at the end of this agreement for specific occurrences, if applicable.

a) ACTIVATION

The irrigation system will be activated in the spring. Actual date of activation will be at the discretion of the Contractor and dependent on weather conditions.

b) SYSTEM MONITORING

Contractor shall assess the sprinkler system operation weekly to ensure proper function. Pattern adjustments and controller programming is included in this agreement and will be performed as the Contractor deems necessary with water conservation being a priority.

c) WINTERIZATION

In the fall, as weather conditions warrant, the contractor will deactivate the irrigation system to aid in preventing freeze damage. This may include wrapping backflow devices at an additional cost unless specified differently in this agreement. After deactivation, the contractor will evacuate water from accessible lines and components of the irrigation system using compressed air.

d) REPAIRS & TROUBLESHOOTING

Contractor will perform repairs and or troubleshooting to keep the system in operating condition. Irrigation repairs will be billed as per the hourly rates outlined in this agreement. Materials and equipment fees will be charged when applicable.

XVIII. WINTER POLICING

Dependent upon the dates of this Agreement and as weather conditions allow, landscape areas will be policed weekly for loose trash and debris from November to March. Periodic inspections will be made through the winter months to assess special requirements of the landscape.

XIX. MISCELLANEOUS SERVICES

a) Mowing and maintenance of native areas is not included in this Agreement.

b) Maintaining pet waste stations and trash receptacles is included in this Agreement (2 stations included).

XX. HOURLY RATES

Work not covered in this Agreement will be billed at the rates listed below. If requested, a quotation will be furnished to the Customer for special projects.

IRRIGATION TECHNICIAN	\$81.00 per hour
WATER MANAGER (smart controller or central control mgmt.)	\$103.00 per hour
EMERGENCY DISPATCH (outside of normal business hours of 7am-5pm, weekends and company holidays, 2 hr. minimum)	\$147.00 per hour
SUPERVISOR W/TRUCK	\$81.00 per hour
LABORER (without equipment)	\$75.00 per hour
CHEMICAL APPLICATOR W/ EQUIPMENT (materials extra)	\$131.00 per hour
HAND WATERING (from onsite tap using hoses)	\$81.00 per hour
WATERING TRUCK (per person plus water)	\$131.00 per hour
MISCELLANEOUS MOWING (standard equipment)	\$79/up per hour
BACKFLOW TESTING (per device)	\$147.00 each

XXI. SERVICE SUMMARY

SERVICE	QUANTITY
ROUTINE MAINTENANCE (MOW, TRIM, WEEDING, CLEAN UP)	26
SIDEWALK AND CURB EDGING	7
SPRING CLEAN-UP	1
FALL CLEAN-UP	2
CUTTING ORNAMENTAL GRASSES (WHEN APPLICABLE)	1
TURF FERTILIZATION	3
PRE-EMERGENT WEED CONTROL - TURF AREAS	1
POST EMERGENT WEED CONTROL- TURF AREAS	3
PRE-EMERGENT WEED CONTROL- BED AREAS	1
BED AREA AND HARDSCAPE WEED CONTROL	26
TURF AERATION	2
SEASONAL PRUNING - SHRUBS UNDER 10'	1
PRUNING- LOW LIMBS ON TREES UNDER 10'	1
IRRIGATION SYSTEM ACTIVATION	1
IRRIGATION SYSTEM INSPECTION AND ADJUSTMENT	26
IRRIGATION SYSTEM WINTERIZATION	1
WINTER POLICING	26

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XXII. PAYMENT SCHEDULE

The total price for this Agreement is **\$31,200.00** and will be invoiced at **\$2,600.00** per month from **January 1, 2024** to **December 31, 2024**.

Invoices will be submitted on approximately the 1st of each month and due at the end of each month. Payments shall be made payable to Arrowhead Landscape Services, Inc. Any additional work will be invoiced at a time and materials rate immediately upon completion. A brief description including dates, time spent, and material cost will be submitted with each additional work billing.

XXIII. PAYMENT TERMS

Payment for all invoices is due within 30 days of invoice date. A service charge of \$50.00 per invoice and two percent (2%) interest per month will be charged on all past due amounts. Billing discrepancies must be brought to the attention of an Arrowhead Landscape Services, Inc. representative within 30 days of invoice date or all rights to a resolution will be waived.

IN WITNESS WHEREOF, THE CUSTOMER AND CONTRACTOR HAVE CAUSED THIS AGREEMENT TO BE DULY EXECUTED ON THE DATE FIRST HEREIN WRITTEN, ALL COPIES OF WHICH, FOR ALL INTENTS AND PURPOSES, SHALL BE CONSIDERED THE ORIGINAL.

CONTRACTOR: **Arrowhead Landscape Services, Inc.**

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

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

CUSTOMER: **NBC Metro District**

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

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**NBC Metropolitan District  
Change Order**

<b>Change Order No:</b> 04	<b>Date Issued:</b> 5/29/2024
<b>Name of Agreement:</b> Service Agreement for 2024 Landscape Maintenance Services	
<b>Date of Agreement:</b> 1/1/2024	<b>District(s):</b> NBC Metropolitan District
<b>Other Party/Parties:</b> Environmental Designs / Arrowhead Landscape Services – (Monarch Landscape Holdings, LLC)	

**CHANGE IN SCOPE OF SERVICES (describe):**

Annual Floral Program (see attached)

<b>CHANGE IN AGREEMENT PRICE:</b>	<b>CHANGE IN TERM OF AGREEMENT:</b>
Original Price: \$31,200	Original Term: Expires _____, 20____
Increase of this Change Order: \$7,018	New Term: Expires _____, 20____
Price with all Approved Change Orders: \$50,366	Agreement Time with all Approved Change Orders:

<b>APPROVED:</b>	<b>APPROVED:</b>
By: _____	By: _____
<b>District</b>	<b>Consultant</b>



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LANDSCAPE / IRRIGATION PROPOSAL

SUBMITTED TO: NBC METROPOLITAN DISTRICT ATTENTION: 0
PROJECT: 0 SUBMITTAL DATE:

Bidding Firm: Environmental Designs, Inc. Phone: 303-432-8282
Contact: Uriel N Fax: 303-432-8191
Address: 605 Ulysses St, Golden, CO 80401

Scope of Service: Plant new annual flowers in south entrance bed and middle island at entrance. This proposal covers initial fertilization. Maintenance to include weed pulling and monthly fertilizations. No warranty for theft, vandalism, acts of god, as well as pests and animals. All irrigation repairs and/or adjustments will be billed at time and materials.

Table with 3 columns: Qty., Description, Bid Amount. Rows include Bed Prep, Fertilization, Impatien Beacon White, Coleus Gays Delight, Zinnia Profusion, Salvia Evolution, and Bio Comp.

TOTAL PRICE (Excludes applicable taxes) \$ 7,018.00

SPECIFIC QUALIFICATIONS OR EXCLUSIONS

- 1. Work that Arrowhead Landscape Services performs is not "engineered" unless otherwise noted.
2. A one year replacement warranty is included for all trees, shrubs and perennials that are planted by Arrowhead Landscape Services...
3. Contractor is not responsible for acts of God, vandalism, or events beyond the control of the Contractor.
4. Payment terms are Net 30 unless otherwise stated on this proposal.
5. Irrigation Modifications will be performed on a T&M basis if required and unless otherwise noted.
6. Price does not include applicable Taxes, taxes will be added to the invoice as required.
7. Per Colorado tax code all materials are subject to taxes unless exempt. Taxes are not included in this proposal and will be added to the invoice.

This quote is good for 30 days from the submittal date

Authorization to perform work

Environmental Designs, Inc.
Uriel N





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LANDSCAPE / IRRIGATION PROPOSAL

SUBMITTED TO: NBC METROPOLITAN DISTRICT ATTENTION: 0
PROJECT: Irrigation Zone Addition SUBMITTAL DATE:

Bidding Firm: Environmental Designs, Inc. Phone: 303-432-8282
Contact: Uriel N Fax: 303-432-8191
Address: 605 Ulysses St, Golden, CO 80401

Scope of work: Install 3 new irrigation zones. 1) Dig up main line and add 3 new valves. 2) Trench area for three new zones on the inside of the side walk on the North side of the property. 3) Install lateral line and connect to the valves. Add new heads to the lateral. 4) Cover and compact trench areas and cover the mainline and valves.

Table with 3 columns: Qty., Description, Bid Amount. Rows include 3 2" Peb Valve, 1 2" pvc pipe (800 feet), 1 Material.

TOTAL PRICE (Excludes applicable taxes) \$ 13,656.00

SPECIFIC QUALIFICATIONS OR EXCLUSIONS

- 1. Work that Arrowhead Landscape Services performs is not "engineered" unless otherwise noted.
2. A one year replacement warranty is included for all trees, shrubs and perennials that are planted by Arrowhead Landscape Services and maintained under contract by Arrowhead Landscape Services during the warranty period provided that the Customer follows all recommendations for care. This is a one time plant replacement warranty, Arrowhead does not warranty plant material planted between September 15th and April 15th unless otherwise noted.
3. Contractor is not responsible for acts of God, vandalism, or events beyond the control of the Contractor.
4. Payment terms are Net 30 unless otherwise stated on this proposal.
5. Irrigation Modifications will be performed on a T&M basis if required and unless otherwise noted.
6. Price does not include applicable Taxes, taxes will be added to the invoice as required.
7. Per Colorado tax code all materials are subject to taxes unless exempt. Taxes are not included in this proposal and will be added to the invoice.

This quote is good for 30 days from the submittal date

Authorization to perform work

Environmental Designs, Inc.
Uriel N



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LANDSCAPE / IRRIGATION PROPOSAL

SUBMITTED TO: NBC METROPOLITAN DISTRICT ATTENTION: 0

PROJECT: Bed Renovation SUBMITTAL DATE:

Bidding Firm: Environmental Designs, Inc.

Phone: 303-432-8282

Contact: Uriel N

Fax: 303-432-8191

Address: 605 Ulysses St, Golden, CO 80401

Scope of work: 1) Grade and add fabric in the Island by the entrance on the West side. 2) Add Horizon Cobblestone in area. 3) Cut and remove two dead pine trees on the North end of the property.

Table with 3 columns: Qty., Description, Bid Amount. Rows include Horizon Cobblestone (tons), Cut and Remove two Pine trees, and Fabric and Pins.

TOTAL PRICE (Excludes applicable taxes) \$ 3,470.00

SPECIFIC QUALIFICATIONS OR EXCLUSIONS

- 1. Work that Arrowhead Landscape Services performs is not "engineered" unless otherwise noted.
2. A one year replacement warranty is included for all trees, shrubs and perennials that are planted by Arrowhead Landscape Services...
3. Contractor is not responsible for acts of God, vandalism, or events beyond the control of the Contractor.
4. Payment terms are Net 30 unless otherwise stated on this proposal.
5. Irrigation Modifications will be performed on a T&M basis if required and unless otherwise noted.
6. Price does not include applicable Taxes, taxes will be added to the invoice as required.
7. Per Colorado tax code all materials are subject to taxes unless exempt. Taxes are not included in this proposal and will be added to the invoice.

This quote is good for 30 days from the submittal date

Authorization to perform work

Environmental Designs, Inc.
Uriel N



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LANDSCAPE / IRRIGATION PROPOSAL

SUBMITTED TO: NBC METROPOLITAN DISTRICT ATTENTION: 0
PROJECT: Cobble Stone North Addition SUBMITTAL DATE:

Bidding Firm: Environmental Designs, Inc. Phone: 303-432-8282
Contact: Uriel N Fax: 303-432-8191
Address: 605 Ulysses St, Golden, CO 80401

Scope of work: 1) Demo and remove damaged native areas. 2) Grade and pred bed areas install weed barrier and edging to keep Cobblestone in place. 4) Install cobblestone in beds.

Table with 3 columns: Qty., Description, Bid Amount. Rows include Cobble Stone (Tons), Bed Prep and Grading, and Insall Fabric and Edging.

TOTAL PRICE (Excludes applicable taxes) \$ 36,915.00

SPECIFIC QUALIFICATIONS OR EXCLUSIONS

- 1. Work that Arrowhead Landscape Services performs is not "engineered" unless otherwise noted.
2. A one year replacement warranty is included for all trees, shrubs and perennials that are planted by Arrowhead Landscape Services and maintained under contract by Arrowhead Landscape Services during the warranty period provided that the Customer follows all recommendations for care. This is a one time plant replacement warranty, Arrowhead does not warranty plant material planted between September 15th and April 15th unless otherwise noted.
3. Contractor is not responsible for acts of God, vandalism, or events beyond the control of the Contractor.
4. Payment terms are Net 30 unless otherwise stated on this proposal.
5. Irrigation Modifications will be performed on a T&M basis if required and unless otherwise noted.
6. Price does not include applicable Taxes, taxes will be added to the invoice as required.
7. Per Colorado tax code all materials are subject to taxes unless exempt. Taxes are not included in this proposal and will be added to the invoice.

This quote is good for 30 days from the submittal date

Authorization to perform work

Environmental Designs, Inc.
Uriel N



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www.environmentaldesigns.com

TWO COLORADO BRANDS, TRANSFORMING THE LANDSCAPE INDUSTRY TOGETHER

Brighton | Golden | Centennial | Northern Colorado | Castle Rock | Colorado Springs



LANDSCAPE / IRRIGATION PROPOSAL

SUBMITTED TO: NBC METROPOLITAN DISTRICT ATTENTION: 0
PROJECT: North addition with Native SUBMITTAL DATE:

Bidding Firm: Environmental Designs, Inc. Phone: 303-432-8282
Contact: Uriel N Fax: 303-432-8191
Address: 605 Ulysses St, Golden, CO 80401

Scope of work: 1) Demo and remove damaged native areas. 2) Grade and prep 18" bed areas install weed barrier and edging to keep Cobblestone in place. 4) Grade rest of the area and prep for native seed. 5) Install cobblestone in beds. 6) Spread native seede and add top soil on top to protect and keep native seed wet and safe.

Table with 3 columns: Qty., Description, Bid Amount. Rows include Cobble Stone (Tons), Bed Prep and Grading, Insall Fabric and Edging, Low Grow Native Mix, and Top soil.

TOTAL PRICE (Excludes applicable taxes) \$ 24,478.00

SPECIFIC QUALIFICATIONS OR EXCLUSIONS

- 1. Work that Arrowhead Landscape Services performs is not "engineered" unless otherwise noted.
2. A one year replacement warranty is included for all trees, shrubs and perennials that are planted by Arrowhead Landscape Services and maintained under contract by Arrowhead Landscape Services during the warranty period provided that the Customer follows all recommendations for care. This is a one time plant replacement warranty, Arrowhead does not warranty plant material planted between September 15th and April 15th unless otherwise noted.
3. Contractor is not responsible for acts of God, vandalism, or events beyond the control of the Contractor.
4. Payment terms are Net 30 unless otherwise stated on this proposal.
5. Irrigation Modifications will be performed on a T&M basis if required and unless otherwise noted.
6. Price does not include applicable Taxes, taxes will be added to the invoice as required.
7. Per Colorado tax code all materials are subject to taxes unless exempt. Taxes are not included in this proposal and will be added to the invoice.

This quote is good for 30 days from the submittal date

Authorization to perform work

Environmental Designs, Inc.
Uriel N



ENVIRONMENTAL DESIGNS, LLC

www.environmentaldesigns.com

TWO COLORADO BRANDS, TRANSFORMING THE LANDSCAPE INDUSTRY TOGETHER

Brighton | Golden | Centennial | Northern Colorado | Castle Rock | Colorado Springs



LANDSCAPE / IRRIGATION PROPOSAL

SUBMITTED TO: NBC METROPOLITAN DISTRICT ATTENTION: 0
PROJECT: North Side Addition with Sod SUBMITTAL DATE:

Bidding Firm: Environmental Designs, Inc. Phone: 303-432-8282
Contact: Uriel N Fax: 303-432-8191
Address: 605 Ulysses St, Golden, CO 80401

Scope of work: 1) Demo and remove damaged native areas. 2) Grade and prep 18" bed areas install weed barrier and edging to keep Cobblestone in place. 4) Grade rest of the area and prep for sod. 5) Install cobblestone in beds. 6) Install sod in areas graded.

Table with 3 columns: Qty., Description, Bid Amount. Rows include Cobble Stone (Tons), Bed Prep and Grading, Insall Fabric and Edging, Sod, and Tons Of TopSoil.

TOTAL PRICE (Excludes applicable taxes) \$ 33,122.00

SPECIFIC QUALIFICATIONS OR EXCLUSIONS

- 1. Work that Arrowhead Landscape Services performs is not "engineered" unless otherwise noted.
2. A one year replacement warranty is included for all trees, shrubs and perennials that are planted by Arrowhead Landscape Services...
3. Contractor is not responsible for acts of God, vandalism, or events beyond the control of the Contractor.
4. Payment terms are Net 30 unless otherwise stated on this proposal.
5. Irrigation Modifications will be performed on a T&M basis if required and unless otherwise noted.
6. Price does not include applicable Taxes, taxes will be added to the invoice as required.
7. Per Colorado tax code all materials are subject to taxes unless exempt. Taxes are not included in this proposal and will be added to the invoice.

This quote is good for 30 days from the submittal date

Authorization to perform work

Environmental Designs, Inc.
Uriel N



ENVIRONMENTAL DESIGNS, LLC

www.environmentaldesigns.com

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Brighton | Golden | Centennial | Northern Colorado | Castle Rock | Colorado Springs



LANDSCAPE / IRRIGATION PROPOSAL

SUBMITTED TO: NBC METROPOLITAN DISTRICT ATTENTION: 0

PROJECT: Mulch addition SUBMITTAL DATE:

Bidding Firm: Environmental Designs, Inc.

Phone: 303-432-8282

Contact: Uriel N

Fax: 303-432-8191

Address: 605 Ulysses St, Golden, CO 80401

Scope Of Work: Install mulch in park area. Mulch seems to be light and causing a lot of the weeds to pop through. Adding more mulch and creating a thicker blanket will help with the issue of weeds. Mulch added will match existing mulch.

Qty.	Description	Bid Amount
105	Install mulch (tons)	

TOTAL PRICE (Excludes applicable taxes) \$ 29,109.00

SPECIFIC QUALIFICATIONS OR EXCLUSIONS

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This quote is good for 30 days from the submittal date

Authorization to perform work

Environmental Designs, Inc.  
Uriel N



# Estimate

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

Date: 5/7/2024  
Job # 8692MNT

NBC Metropolitan District  
Special District Management  
11065 Circle Point Dr  
Westminster, CO 80020

Bid Description: Sign Stabilizing (8)

Item Cost

Notes - PST was contacted by the property manager to stabilize HOA-owned signs. During inspection PST found 8 signs in the common area that are in need of stabilization. PST would remove the loose signs from the ground (8). Dig each hole wider and deeper to give a better anchor point. Once holes are dug out, PST will then put the sign back into the newly dug hole. Pour Sika post mix into the hole and let cure. After curing the soils from the dig out will be placed back around the pole. All work related debris will be picked up and disposed of offsite.

- 1) Remove sign from the ground and place somewhere safe to await reinstall.
- 2) Hand dig soils from the hole to prep the hole to be wider and deeper for a better anchor point.
- 3) Place sign back into newly dug hole.
- 4) Pour Sika post mix into the hole to anchor the sign into the ground.
- 5) Let Sika post mix cure.
- 6) Place soils from removal back around the sign.
- 7) Clean up all work related debris and dispose offsite.
- 8) Repeat this process for all (8) signs.



Notes

- 1) Job will take 1 day to complete, weather dependent.
- 2) Any items not listed above or unforeseen conditions will result in change order.

Total

\$ 2,075.00



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

Mike Skiver, Property Solutions Team

ACCEPTANCE OF PROPOSAL / CONTRACT

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

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

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

Terms and Conditions & Exclusions:

- \* All material is guaranteed to be as specified, the work to be performed in accordance with the drawings and/or specifications submitted (if any), and the job completed in a substantial workmanlike manner.
- \* This Proposal is based on our interpretation of the plans, specifications, or description of the work supplied by Owner. Estimate subject to equitable adjustment due to Owner directed changes in anticipated specifications, sequence, scope, or schedule.

Excludes any utility relocates or repairs that may be required.

Excludes any and all associated cost with winter conditions and will be addressed on a time and material bases if required. (i.e. Including but not limited to acts of God, excessive snow, frozen ground, below freezing temperatures and other unforeseen conditions)

I reserve the right to revise this report if and when additional information is provided.

- \* This proposal is valid for a period of 30 days from its effective date.

Note: The owner to have the property tested for asbestos and lead prior to start of work on any building constructed prior to October 12, 1988, as per Colorado Department of Public Health and Environment Regulation No. 8 part B - Asbestos section III subparagraph III.A.I.d., all abatement by OWNER.

Note: If the estimate contains materials that fluctuate in price, i.e. steel, petroleum, etc. the estimate may change if not accepted within 30 days.

- \* If accepted, the above items noted as "OPTIONS" will be incorporated into the contract through a change order, therein modifying the contract amount accordingly.

Exclusions:

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





**LANDSCAPE / IRRIGATION PROPOSAL**

SUBMITTED TO: NBC METROPOLITAN DISTRICT      ATTENTION: Management  
 PROJECT: Entry renovation      SUBMITTAL DATE: 2/15/2024

Bidding Firm: ARROWHEAD LANDSCAPE SERVICES, INC.      Phone: 303-432-8282  
 Contact: Uriel  
 Address: 605 Ulysses St., Golden CO

Scope of work: **Renovate bed by installing boulders, Roses & top dressing mulch. This bed contains a spring annual bed also - spring annuals to be proposed seperately.\*\*\*\*\*Modifications may be needed in the spring for new plant material.**

Qty.	Description	Bid Amount
1	Remove 2 deciduous shrubs and one upright juniper	
2	Half ton boulders - granite	
7	#5 Double Knockout Red Roses	
12	10ft sections roll top galvanized edging	
1	Edging pins	

**TOTAL PRICE** (Excludes applicable taxes) \$ **3,271.00**

**SPECIFIC QUALIFICATIONS OR EXCLUSIONS**

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7. Per Colorado tax code all materials are subject to taxes unless exempt. Taxes are not included in this proposal and will be added to the invoice.

**This quote is good for 30 days from the submittal date**

Authorization to perform work

Arrowhead Landscape Services, Inc.  
Uriel



**LANDSCAPE / IRRIGATION PROPOSAL**

**SUBMITTED TO:** NBC METROPOLITAN DISTRICT      **ATTENTION:** Management  
**PROJECT:** Bed renovation      **SUBMITTAL DATE:** 2/15/2024

**Bidding Firm:** ARROWHEAD LANDSCAPE SERVICES, INC.      **Phone:** 303-432-8282  
**Contact:** Uriel  
**Address:** 605 Ulysses St., Golden CO

**Scope of work:** Install boulders and new plant material in place of existing. Reuse existing newly installed mulch and add slightly more for proper coverage. \*\*\*\*\*Irrigation condition is unknown and will need to be investigated in the spring. Additional costs will likely need to be proposed to convert irrigation.

Qty.	Description	Bid Amount
1	Remove existing perennials, declining grasses & mulch	
12	Install 10ft sections of roll top steel edging	
2	Half ton granite boulders (Sides of sign)	
6	#5 Karl Foerster Grasses (sides of sign)	
6	#5 Double Knockout Red Roses (sides of sign)	
6	#1 English Lavender (front of sign)	
6	#1 Stella Day Lily (front of sign)	
3	CY Mulch to match existing	

**TOTAL PRICE** (Excludes applicable taxes) \$ **6,291.00**

**SPECIFIC QUALIFICATIONS OR EXCLUSIONS**

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**This quote is good for 30 days from the submittal date**

Authorization to perform work

Arrowhead Landscape Services, Inc.  
Uriel



SavATree Boulder Office  
 1726 63rd St, Boulder CO 80301  
 P: 303-554-7035  
 E: Boulder@savatree.com

# Estimate

Prepared By  
 David Entwistle

dentwistle@savatree.com

Prepared for  
 Peggy Ripko Special District Management Services  
 Service Address:  
 NBC District, c/o Special District Management Services  
 Westminster Blvd & Circle Point Rd, Westminster CO 80020  
 Account Key:  
 4509796

Date: 2/24/2024  
 Estimate #: 1090985  
 Billing Key: 4473085

## Recommendations

### General Tree Care

Commercial Tree Maintenance - III \$16,940.00

Prune out deadwood 1" in diameter and larger, thin crowns 10-15% and perform reduction cuts on the outer 1/3 of canopies up to 5" in diameter to reduce the weight on lateral limbs and to restore trees to a shape typical of the species. Natural prune the following trees.

18 ash trees in center circle park = 14,255.00

1 locust in circle park = 670.00

Cut to low stumps 3 declining autumn blaze maples around park perimeter and 1 declining pine on the north side of park = 655.00

Clean up all resulting debris

Total = \$15,580.00

Hazard: Cracks

Hazard: Deadwood

Hazard: Pedestrians

Hazard: Ice

Hazard: Storm damage

Obstacle: Narrow Roadway

Obstacle: Understory Trees and Shrubs

Stump Grinding Premium \$879.00

Grind and clean 3 maple and 1 pine stump = 845.00

Hazard: Pedestrians

Hazard: Ice

Hazard: Underground Utility

Obstacle: Narrow Roadway

**General Tree Care** \$17,819.00

### Plant Health Care Program

ArborHealth Fertilization - Early Season \$1,995.00

ArborHealth is our specially formulated, slow release blend of essential micro and macro nutrients and ArborKelp, our exclusive sea-kelp biostimulant. Service Details: all ash, lindens maples and oaks

Emerald Ash Borer Soil Injection - Early Season \$2,905.00

This treatment provides season-long protection from the devastating Emerald Ash Borer. It is applied to the root zone of susceptible ash trees.

Service Details: all ash along street and in the circle park

IPM - Spring Foliar Treatment \$640.00

Newly emerging foliage receives an inspection and treatments, as necessary, to help control the early stages of many leaf feeding insects.

IPM - Early Summer Foliar Treatment \$640.00

Inspection of trees and shrubs and as needed, treatments during the summer as insects and mites proliferate during the warm weather.

IPM - Mid Summer Foliar Treatment

\$640.00

Inspection of trees and shrubs and as needed, treatments during the summer as insects and mites proliferate during the warm weather.

ReCharge Supplemental Watering - Nov/Dec

\$1,650.00

This treatment provides life giving water to your trees and shrubs when conditions are dry. In addition to water, extracts of the Mohave yucca plant are included to improve the distribution of water in the soil. Service Details: all evergreen and deciduous trees

Plant Health Care Program

\$8,470.00



SavATree Boulder Office  
 1726 63rd St, Boulder CO 80301  
 P: 303-554-7035  
 E: Boulder@savatree.com

# Estimate

Prepared By  
 David Entwistle

dentwistle@savatree.com

Prepared for  
 Peggy Ripko Special District Management Services  
 Service Address:  
 NBC District, c/o Special District Management Services  
 Westminster Blvd & Circle Point Rd, Westminster CO 80020  
 Account Key:  
 4509796

Date: 2/24/2024  
 Estimate #: 1090985  
 Billing Key#4473085

	TOTAL
General Tree Care	\$16,288.00
Stump Grinding	\$845.00
Plant Health Care	\$8,470.00
Fuel Surcharge	\$686.00
Note: Included in this program are 8 services for a total of \$26,289.00.	

This proposal has been provided to you on a confidential basis. We kindly request that neither this proposal nor any of its contents be reproduced or shared with any competitor without the prior written consent of SavATree.

Sales tax, if applicable, will be added to the amounts of this estimate per your local and state tax jurisdiction.

If you wish to pay via credit card, please click link to pay. A deposit of 50% may be required prior to the commencement of General Tree Care work. Thank you!

Note: Included in this program are 8 services for a total of \$26,289.00.

[\\$8566.5 Pay](#)

By paying a deposit, I authorize the work described above and agree to the terms and conditions that follow.

Ever-Green Clause: To help maintain a vibrant and healthy landscape, your program is considered CONTINUOUS. This means that your program will remain in our calendar and automatically renew each year, ensuring ongoing professional care for your property. You can, of course, CANCEL AT ANY TIME by contacting us.

## OUR BRAND PROMISE

We are committed to your complete satisfaction. Should anything not be to your liking please let us know right away so we can make it right

Fully Licensed & Insured

Tree Care Industry Accredited

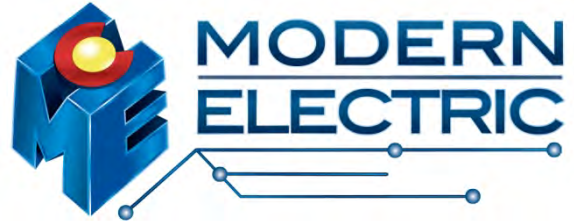


[Testimonials](#)

[www.savatree.com](http://www.savatree.com)

[VIEW FULL TERMS AND CONDITIONS](#)

**Modern Electric LLC**  
 12421 W. 49th Ave., Unit 7  
 Wheat Ridge, CO 80033  
 +1 3034205459  
 office@mod-electric.com



# Estimate

**ADDRESS**

Zanone Project Management

**ESTIMATE #** 2835

**DATE** 03/20/2024

**EXPIRATION DATE** 04/20/2024

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<p><b>Lighting</b>            Furnish and install new power to a new monument sign location at 112th Ave / Quay St</p> <p>Modern Electric to tie into the nearest source of power, parking lot light within the districts jurisdiction, this is 150LF away. Includes trenching, backfill, conduit and wiring left for the sign. Sign company to perform final connections.            Based on job walk performed 3/19/2024</p> <p><b>STANDARD INCLUSIONS:</b></p> <ol style="list-style-type: none"> <li>1. Taxes are included at the projects jurisdiction tax rate.</li> <li>2. Temporary power and lighting as required to meet construction and safety standards.</li> <li>3. "Safe off" only, demo not included</li> <li>4. Metal Clad cabling for all above ceiling and in wall applications. EMT will be utilized where needed.</li> <li>5. All lifts and equipment for electrical installation(if needed)</li> <li>6. Clean up of identifiable debris.</li> <li>7. Warranty based upon one (1) year</li> </ol> <p><b>STANDARD EXCLUSIONS:</b></p> <ol style="list-style-type: none"> <li>1. Fire alarm system</li> <li>2. Low voltage terminations</li> <li>3. High end devices, and dimmers</li> <li>4. Any submittals for any and all commodity materials.</li> <li>5. Performance Bond.</li> <li>6. Short circuit coordination, arc flash, or</li> </ol>	1	5,125.00	5,125.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
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- selective coordination studies.
- 7. Utility company development fees, energy consumption fees, design and review fees,
- 8. Any and all structured cabling and or special low voltage systems.
- 9. Telephone company charges or equipment.
- 10. Any and all core drills.
- 11. Temperature Control, BAS, or Energy Management System and wiring.
- 12. Cutting and channeling of millwork, casework or stainless steel.
- 13. patching and painting of walls, ceiling, and floors.
- 14. Cutting, channeling, and patching concrete
- 15. Painting of conduits.
- 16. Roof penetrations.
- 18. Pole Bases, Transformer pads
- 19. Correction of existing code violations/conditions
- 20. Existing non code compliant conditions
- 21. Any warranty work associated with owner supplied equipment.
- 22. Unloading and inventorying of owner supplied material.

**CLARIFICATIONS:**

- 1. This proposal shall be valid for thirty days from the date of this letter.
- 2. Modern Electric's proposal must be included in the final contract between both parties.
- 3. Payment terms are net 30.
- 4. All change orders must be signed and approved by the site superintendent
- 5. Site superintendent must approve all penetration and stub up locations
- 6. Any charges for collection in event of late or nonpayment, including but not limited to interest at 1.5% per month, legal fees, court costs, agency fees, and remobilization in the case of work stoppage, will be added to the proposal amount.
- 7. Please issue a tentative schedule upon notice to proceed.
- 8. General contractor is responsible for coordination and scheduling of outage for contractor to perform work on de-energized equipment.
- 9. This proposal supersedes any and all other agreements either oral or in writing between the parties with respect to the subject matter hereof and contains all of the covenants and agreements between the parties with respect to the matters in this proposal.

DATE	ACTIVITY	QTY	RATE	AMOUNT
------	----------	-----	------	--------

10. In no event will Modern Electric be liable for any punitive, special, indirect, incidental or consequential damages of any kind arising under or in connection with this proposal. Our pricing is based on execution of an acceptable subcontract.

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TOTAL **\$5,125.00**

Accepted By

Accepted Date