

# ENGINEER'S REPORT and CERTIFICATION #01 CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

#### **PREPARED FOR:**

Crowfoot Valley Ranch Metropolitan District No. 1 c/o Special District Management Services, Inc. 141 Union Blvd, Suite 150 Lakewood, CO 80228

#### **PREPARED BY:**

Ranger Engineering, LLC 2590 Cody Ct. Lakewood, CO 80215

#### **DATE PREPARED:**

October 30, 2020



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#### **ENGINEER'S REPORT**

#### Introduction

Ranger Engineering, LLC ("Ranger"), was retained by Crowfoot Valley Ranch Metropolitan District No. 1 ("District") as an Independent Consulting Engineer to certify costs associated with constructed Public Improvements associated with the District.

The District is located within the Douglas County, CO ("County"). The development area is approximately 2,043 acres. This certification considers direct construction costs within and without the District boundaries.

The attached Engineer's Certification states that the Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in this Engineer's Report, for hard costs primarily from May 2020 to September 2020, are valued at \$6,252,956.27. Table I summarizes costs certified to date.

Table I – Cost Certified to Date						
Cert No. Date		Costs Paid This Period	District Eligible Costs this Period	Total Eligible Costs to Date		
01	10/30/2020	\$6,252,956.27	\$6,252,956.27	\$6,252,956.27		
Totals		\$6,252,956.27	\$6,252,956.27			

Table II summarizes the cost breakdown of the construction costs. Tables III provides category breakdowns of construction costs reviewed for this certification. IV provides a detailed breakdown of the eligible hard costs per the Service Plan categories. Soft costs were not provided for review.

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

Ranger reviewed the Amended and Restated Consolidated Service Plan for Crowfoot Valley Ranch Metropolitan District No. 1 and Crowfoot Valley Ranch Metropolitan District No. 2; Prepared by Grimshaw & Harring, P.C. submitted August 12, 2002 ("Service Plan"), as well as the First Amendment to Service Plan ("Amendment").

Section I.D of the Service Plan states:

This Service Plan shows that the Districts are appropriate and economically feasible entities to finance, manage, operate, and maintain selected public services and improvements for the benefit of the landowners and residents of the Development. This Service Plan includes satisfactorily evidence that the follow requirements of Section 32-1-203, C.R.S., as amended have been met:

Section I.G of the Service Plan further states:

There are currently no other entities in existence in the Development which have the ability and/or desire to undertake the design, financing, construction and operation and maintenance of the improvements designated herein which are needed for the community. It is also the Developer's understanding that the County does not consider it feasible or practicable to provide the necessary services and facilities for the Development, as further described herein.



Consequently, use of the Districts is deemed necessary for the provision of public improvements in the Development.

Section III.B of the Service Plan further states:

The Districts have the power and authority to provide jointly the services listed below. The specific improvements addressed by the Districts as capital construction items, (as opposed to the Developer or others) depend on the financial wherewithal of the Districts, but any one or a number of the improvements described below may be constructed by the Districts. It is intended, in any event, that the Districts will fund the operation and maintenance of all facilities not dedicated to or owned by the County.

#### Section 2 of the Amendment states:

The Board of Directors of the Districts have determined it to be in the best interests of the Districts to amend their CSP in order to (1) increase the Districts' total debt limit from \$53 million to \$70 million to account for differences in the original capital plan and significant increases in the costs of construction since 2002.

Exhibit C of the Service Plan shows the Maps of the District. Ranger has determined that the constructed improvements and associated soft and indirect construction costs ("Public Improvements") under consideration in this report and certification for reimbursement by the District are indeed authorized by the Service Plan.

#### Scope of Certification

The Service Plan states that the District shall have the power to construct Public Improvements in accordance with the Special District Act. Based on Ranger's experience with metropolitan districts, the Public Improvements were broken into the cost categories of Water Improvements, Sanitation Improvements (including storm water), Streets Improvements, Traffic and Safety Control Improvements and Parks and Recreation Improvements. Soft costs were not submitted for review. Only Capital improvements have been considered for reimbursement. For a detailed breakdown of district eligible costs, refer to Tables III - IV.

#### **General Methodology**

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

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

Ranger was authorized to proceed with the Engineer's Certification in March 2020. Ranger received initial documentation in September 2020. Subsequent supporting documentation for construction improvements was delivered by the District on an ongoing basis through the current period.

#### Phase II - Site Visit

Ranger performed site visits to document completion of the Public Improvements. The intent of a site visit was to verify general completion of pay application quantities in accordance with the approved construction drawings and does not guarantee quality or acceptance of Public Improvements. It is



assumed that the County or another third party provided QA/QC and acceptance of the improvements. Calibre Engineering, Inc. is the Engineer of Record.

#### Phase III - Review of Documentation

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

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

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

#### Phase IV - Verification of Construction Quantities

Construction quantity take-offs were performed from available construction drawings, plats, and site plans. These quantity take-offs were used in conjunction with Phase V below to certify reasonableness of construction costs.

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

Construction Unit Costs and Indirect Costs were reviewed for market reasonableness. Ranger took into consideration the type of construction and the timeframe during which the construction occurred. Ranger reviewed the prime contracts as well as detailed construction pay applications. Scott Contracting, Inc. ("Contractor") was utilized on this project to perform and oversee multiple scopes of work within the area as well as offsite, and only costs related to Public Improvements were considered District eligible.

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

HT Canyons South Development LP ("Developer") provided payments for hard costs related to the construction of the Public Improvements. The Contractor provided lien waivers for all hard costs related to the Public Improvements verifying payments to date with each pay request. Only costs with an approved form of proof of payment have been certified in this report.

#### 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. An overall percentage for the current filing was identified as 51.8% district eligible. The percentage was identified by comparing public (Tracts and Right of Way) versus private (Lots) areas per the approved construction plans and plats.

Public Improvement for this certification includes streets and traffic and safety control 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 October 30, 2020 including soft & indirect, District funded, and hard costs, are valued at \$6,252,956.27. In the opinion of the Independent Consulting Engineer, the above stated 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.

Regards,

Ranger Engineering, LLC

Collin D. Koranda, P. E.



#### **APPENDIX A**

#### **Documents Reviewed**

#### **Construction Documents**

- Canyons South Filing No. 1A Proposed Roadway and Storm Drainage Plans. Prepared by Calibre Engineering, Inc. Dated 08/12/19.
- Canyons South Filing No. 1A Proposed Sanitary Sewer and Water Plans. Prepared by Calibre Engineering, Inc. Dated 08/12/19.
- Canyons South Filing No. 1 Proposed Pinery Offsite Sanitary Sewer Plans. Prepared by Calibre Engineering, Inc. Dated 08/9/19.
- Canyons South Filing No. 1A Proposed Channel Improvement Plans. Prepared by Calibre Engineering, Inc. Dated 08/12/19.
- Canyons South Filing No. 1A Proposed Sanitary Sewer Outfall Plans. Prepared by Calibre Engineering, Inc. Dated 08/12/19.
- Canyons South Planned Development (PD), 5<sup>th</sup> Amendment. Prepared by Dig Studio, Inc. Recording #2017027034.
- Canyons South Filing No. 1A, 1<sup>st</sup> Amendment Plat. Prepared by Aztec Consultants, Inc. Dated 11/18/19.
- Canyons South Filing No. 1A, 2<sup>nd</sup> Amendment Plat. Prepared by Aztec Consultants, Inc. Dated 06/08/2020.
- Canyons South Filing No. 1A, 3<sup>rd</sup> Amendment Plat. Prepared by Aztec Consultants, Inc. Dated 02/07/2020.

#### **Contractor Pay Applications**

Scott Contracting 20619 – Canyons South F1A – Pay Applications 1 – 5. Dated 05/31/2020 – 09/30/2020.

#### **District Documents**

- Amended and Restated Consolidated Service Plan for Crowfoot Valley Ranch Metropolitan District No. 1 and Crowfoot Valley Ranch Metropolitan District No. 2. Prepared by Grimshaw & Harring P.C. Submitted August 12, 2002.
- Crowfoot Valley Ranch Metropolitan Districts First Amendment to Service Plan.



## Crowfoot Valley Ranch Metropolitan District No. 1 Summary of Costs Table II

Type of Costs	Total Costs Paid		Costs This Period		Total District Eligible Costs	Elig	gible Costs This Period	Percent District This
<b>Direct Construction Costs</b>	\$	6,252,956.27	\$	6,252,956.27	\$ 6,252,956.27	\$	6,252,956.27	100.0%
Totals	\$	6,252,956.27	\$	6,252,956.27	\$ 6,252,956.27	\$	6,252,956.27	100.0%



# Crowfoot Valley Ranch Metropolitan District No. 1 Construction Costs Summary By Category Table III

Category	•	Total Eligible Cost by Category	Category Percentage	
Water	\$	-	0.0%	
Sanitation	\$	-	0.0%	
Streets	\$	6,212,809.41	99.4%	
Traffic & Safety Control	\$	40,146.86	0.6%	
Parks and Recreation	\$	-	0.0%	
	\$	6,252,956.27	100.0%	

Category	Eligible (	Cost by Category This Period	Category Percentage	
Water	\$	-	0.0%	
Sanitation	\$	-	0.0%	
Streets	\$	6,212,809.41	99.4%	
Traffic & Safety Control	\$	40,146.86	0.6%	
Parks and Recreation	\$	-	0.0%	
	\$	6,252,956.27	100.0%	



### Crowfoot Valley Ranch Metropolitan District No. 1 Construction Costs Detail Table IV

**Contract Values Payments Made** Eligibility **Submitted Invoices** Retainage Amount Less Percent Percent Fligible This Nork Description Quantity Unit Cost Value Invoiced Retainage District Type Eligible Total Eligible **Costs This Period** Current Scott - Canyons South F1A Total Fligible Quantity Unit Cost Value Retainage **District Type** Costs This Period Retainage unt Invoiced Eligible 5/21/2020 6/30/2020 7/31/2020 8/31/2020 9/30/2020 C - Traffic Control 20 DY 2,440.00 48,800.00 29,280.00 60% \$ 2,928.00 26,352.00 raffic & Safety Control 100% \$ 26,352.00 \$ 26,352.00 26,352.00 29,280.00 ocess 12" Under PCCP 9124 SY 3.75 \$ 34.215.00 51,187.50 150% \$ 5.118.75 \$ 46,068.75 100% S 46,068.75 \$ 46.068.75 \$ 46.068.75 15,000.00 15,712.50 20.475.00 treets Cut to Fill 25' from Back of Curb 1716 CY 4.95 8,494.20 22,091.85 260% \$ 2,209.19 19,882.67 100% \$ 19,882.67 19,882.67 19,882.67 13,255.11 8,836.74 treets nish Grade Crowfoot Sidewall 342 CY 4.95 \$ 1.692.90 0% S treets 100% S 65,646.60 59,081.94 nport from On Site to Fill 5413 CY 6.90 37,349.70 176% \$ 6,564.66 \$ 100% \$ 59,081.94 59,081.94 59,081.94 39,387.96 26,258.64 treets oncrete 1 EA 18,550.00 \$ 18,550.00 18,550.00 100% \$ 1,855.00 \$ 16,695.00 Streets 100% \$ 16,695.00 \$ 16,695.00 \$ 16,695.00 18,550.00 Curb & Gutter Vert 1 1919 LF 13.80 \$ 26,482.20 26,703.00 101% \$ 2,670.30 \$ 24,032.70 100% \$ 24,032.70 \$ 24,032.70 \$ 24,032.70 11.040.00 15.663.00 Curb & Gutter Vert 2' 17164 LF 16.70 \$ 286,638.80 296,575.30 103% \$ 29,657.53 \$ 266,917.77 treets 100% \$ 266,917.77 \$ 266,917.77 \$ 266,917.77 13,360.00 \$ 85,170.00 109,072.71 \$ 88,972.59 '-11" combo C&G, Walk 24875 LF 31.10 \$ 773,612.50 693,778.80 90% \$ 69,377.88 \$ 624,400.92 100% \$ 624,400.92 624,400.92 \$ 624,400.92 259,685.00 \$ 155.997.60 278,096.20 -6" Combo C&G, Walk 13172 LF 35.90 \$ 472,874.80 456,432.60 97% \$ 45,643.26 \$ 410,789.34 100% \$ 410,789.34 410,789.34 410,789.34 111,290.00 317,643.20 27,499.40 treets dewalk 4x6" 216 LF 32.50 7.020.00 0% \$ 100% \$ dewalk 5x6" 12062 LF 24.70 \$ 297,931.40 0% \$ treets 100% \$ dewalk 8x6' 2289 LF 34.20 78.283.80 0% \$ 100% \$ dewalk Transition 6" Thick 2795 SF 6.95 \$ 19,425.25 0% \$ treets 100% \$ oncrete Paving 6" - Macanta Blvd 7441 SY 48.40 \$ 360,144.40 100% \$ 193,600.00 (193,600.00) 0% \$ treets oncrete Paving 8" - N. Crowfoot Valley 6779 SY 52.90 358,609.10 0% \$ treets 100% \$ ADA Handicap Ramp Mid Block 16 EA 1,980.00 31,680.00 21,780.00 69% \$ 2,178.00 \$ 19,602.00 treets 100% \$ 19,602.00 \$ 19,602.00 19,602.00 13,860.00 1,980.00 5,940.00 58,650.00 ADA Handicap Ramp Radius DBL 17 EA 3.450.00 58.650.00 100% \$ 5,865.00 \$ 52.785.00 treets 100% \$ 52.785.00 52.785.00 \$ 52.785.00 6,900.00 27.600.00 24.150.00 ADA Handicap Ramp SNGL 10 EA 2,250.00 \$ 22,500.00 22,500.00 100% \$ 2,250.00 \$ 20,250.00 100% \$ 20,250.00 20,250.00 20,250.00 13,500.00 9,000.00 ADA Handicap Ramp SNGL 38 EA 2.690.00 102.220.00 80.700.00 79% \$ 8.070.00 \$ 72.630.00 treets 100% S 72.630.00 72.630.00 72.630.00 37.660.00 26.900.00 16.140.00 rosspan 10" 18682.1 SF 14.80 \$ 276,495.08 214,353.21 78% \$ 21,435.32 \$ 192,917.89 100% \$ 192,917.89 192,917.89 192,917.89 124,422.86 35,520.00 54,410.35 treets rive Cuts 126 LF 58.10 7,320.60 0% S reets 100% \$ ∕ledian Cover 4" 4237 SF 9.50 \$ 40,251.50 100% \$ 0% \$ 35,250.00 obilization 1 EA 35,250.00 \$ 35,250.00 100% \$ 3,525.00 \$ 31,725.00 treets 100% \$ 31,725.00 \$ 31,725.00 31,725.00 35,250.00 Scarify/Recompact 8-12" under street 107930 SY 2.30 \$ 248,239.00 211,301.92 21,130.19 \$ 190,171.73 100% \$ 190,171.73 \$ 190,171.73 \$ 74,471.70 86.883.65 49.946.57 85% \$ treets 190,171.73 Scarify/Recompact 8-12" under Median 87554 SY 2.30 \$ 201,374.20 60,412.26 30% \$ 6,041.23 \$ 54,371.03 treets 100% \$ 54,371.03 54,371.03 54,371.03 60,412.26 .0" Class 6 Base Under Asphalt 25941 SY 12.21 316.739.61 316,739.61 100% \$ 31,673.96 \$ 285,065.65 100% \$ 285,065.65 285,065.65 \$ 285,065.65 31,673.96 126.695.84 158,369.81 Class 6 Base Under Asphalt 110679 SY 10.97 1,214,148.63 0% \$ treets 100% \$ 364,244.59 (364,244.59) " Class 6 Permanente Access Road 971 SY 12.21 11.855.91 0% 5 100% S 205,878.84 60,026.80 6,002.68 \$ 54,024.12 54,024.12 \$ 54,024.12 \$ 60,026.80 Class 6 Maintenacne Roads 28164 SY 7.31 \$ 29% \$ treets 100% \$ 54,024.12 ine Grade Asphalt sub grade 102468 SY 1.48 \$ 151,652.64 118,611.27 78% \$ 11,861.13 \$ 106,750.14 100% \$ 106,750.14 106,750.14 \$ 106,750.14 68,243.69 50,367.58 treets 1ill & Overlay On CVR Road 70 SY 30.05 \$ 2.103.50 0% \$ 100% \$ treets aving 4" Local Street 74935 SY 17.28 \$ 1,294,876.80 1,165,110.91 90% \$ 116,511.09 \$ 1,048,599.82 100% \$ 1,048,599.82 1,048,599.82 1,048,599.82 302,400.00 539,269.92 323,440.99 treets aving 6" Collector Street 25020 SY 26.29 \$ 657,775.80 0% \$ 100% \$ treets aving 9" Full Depth Fire Access 1397 SY 40.02 55,907.94 55,907.94 100% \$ 5,590.79 50,317.15 100% \$ 50,317.15 50,317.15 50,317.15 55,907.94 treets 40.02 aving 9" Full Depth Crowfoot Ave 1116 SY 44.662.32 0% \$ treets 100% S S- Adjust VB 124 EA 254.40 31,545.60 25,376.40 80% \$ 2,537.64 22,838.76 100% \$ 22,838.76 22,838.76 22,838.76 7,886.40 11,040.96 6,449.04 S - Adjust MH 114 EA 657.20 \$ 74,920.80 64,077.00 86% \$ 6,407.70 \$ 57,669.30 treets 100% \$ 57.669.30 57,669.30 57.669.30 18.730.20 26,222.28 19.124.52 70.20 \$ 1,123.20 C - Signing Reset 16 EA 100% \$ 0% \$ reets C - Signing Remova 3 EA 88.60 \$ 265.80 0% \$ treets 100% \$ 102 EA 410.00 41,820.00 25,092.00 60% \$ 2,509.20 \$ 22,582.80 100% \$ 22,582.80 22,582.80 22,582.80 16,728.00 8.364.00 - Signing treets 47,200.00 TC - Striping 1 LS 47,200.00 0% \$ 100% \$ reets nish Grade Maintenance Path 2936 CY 5.50 16,148.00 0% 100% \$ 14,500.00 \$ obilization 1 EA 14,500.00 14,500.00 100% \$ 1,450.00 \$ 13,050.00 raffic & Safety Control 100% \$ 13,050.00 13,050.00 13,050.00 14,500.00 C - Tracffic Contro 1 LS 13.650.00 13.650.00 0% \$ raffic & Safety Control 100% \$ emove Traffic Signal Pole 1 EA 2,020.00 \$ 2,020.00 0% \$ affic & Safety Control 100% \$ move Top 4 Feet of Existing 1 EA 2.130.00 2.130.00 affic & Safety Control 100% \$ eset Traffic Signal Heads 5 EA 594.00 \$ 2,970.00 0% \$ raffic & Safety Control 100% \$ Reset CCTV Camera 1 EA 1,070.00 \$ 1,070.00 0% \$ affic & Safety Control 100% \$ Reset Sign Panel 2 EA 196.00 392.00 0% \$ affic & Safety Control 100% \$ 619.00 \$ 619.00 0% \$ affic & Safety Control 100% \$ Reset Opticom 1 EA eset Controller 1 EA 1,410.00 \$ 1,410.00 0% Ś affic & Safety Control 100% \$ Reset Pull Box 1 EA 947.00 947.00 0% \$ affic & Safety Control 100% \$ ectrical Wiring 1 LS 3,410.00 \$ 3,410.00 0% Ś affic & Safety Control 100% \$ rilled Caisson 21 VF 960.00 20,160.00 affic & Safety Control 100% \$ Traffic Signal Pole 1 EA 55,600.00 \$ 55,600.00 0% \$ raffic & Safety Control 100% \$ " Class 6 Base Under Asphalt (Residential) 110679 SY 9.75 \$ 1,079,120.25 974.502.26 90% \$ 97,450.23 \$ 877.052.03 877.052.03 S 877.052.03 \$ 877.052.03 701.428.16 273.074.10 100% \$ aving 5" Collector Street 25020 SY 22.63 566,202.60 566,202.60 100% \$ 56,620.26 \$ 509,582.34 100% \$ 509,582.34 509,582.34 \$ 509,582.34 254,791.17 \$ 311,411.43 treets 116,013.09 226,601.58 \$ 226.601.58 128,903.43 57% \$ 12.890.34 \$ 116,013.09 100% \$ 116.013.09 116.013.09 31,244.75 26,474.00 orce Account Contingency 1 LS 1ultiple 71,184.68 CO01 - 1C PCCP 07" (Macanta & Longstory) 7361 SY 62.15 \$ 457,486.15 457,486.15 100% \$ 45,748.62 \$ 411,737.54 100% \$ 411,737.54 411,737.54 \$ 411,737.54 182,994.46 \$ 274,491.69 treets CO01 - 2C PCCP09" (Crowfoot Valley Rd) 11165 SY 78.05 Ś 871.428.25 609.999.78 60.999.98 \$ 548.999.80 100% \$ 548.999.80 \$ 548.999.80 \$ 548.999.80 70% S 533,632.89 \$ 1,027,713.71 \$ 2,210,871.88 \$ 11,342,446.65 ,947,729.19 \$ 694,772.92 \$ 6,252,956.27 6,252,956.27 \$ 6,252,956.27 \$ 480,269.60 \$ 924,942.34 \$ Less Ret 1,989,784.69 \$ 1,704,663.06 \$ 6/30/2020 8/27/2020 9/22/2020 10/5/2020 480,269.60 \$ 924,942.34 \$ 1,989,784.69 \$ 1,704,663.09 \$ 6,252,956.27 \$ 6,252,956.27 \$ 6,252,956.27 480,269.60 \$ 924,942.34 \$ 1,989,784.69 \$ 1,704,663.06 \$



#### Exhibit A

**Crowfoot Valley Ranch Site Plan Overlay** 

