



ENGINEER'S REPORT and CERTIFICATION #04
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:

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DATE PREPARED:

November 1, 2023

TABLE OF CONTENTS

Engineer’s Report

Introduction.....	3
Public Improvements as Authorized by the Service Plan.....	3
Scope of Certification	4
General Methodology	4
Phase I – Authorization to Proceed and Document Gathering.....	5
Phase II – Site Visits and Meetings.....	5
Phase III – Review of Documentation	5
Phase IV – Verification of Construction Quantities.....	5
Phase V – Verification of Construction Unit Costs and Indirect Costs.....	5
Phase VI – Verification of Payment for Public Costs	5
Phase VII – Determination of Costs Eligible for Reimbursement.....	5

Engineer’s Certification

Engineer’s Certification	6
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Appendices

Appendix A – Documents Reviewed	7
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Tables

Table I Costs Certified to Date.....	3
Table II Summary of Costs	9
Table III Construction Costs Summary by Category	10
Table IV Construction Costs Detail	11

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 December 2021 to August 2023, are valued at **\$22,495,688.06**. 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	10/16/2020	\$6,252,956.27	\$6,252,956.27	\$6,252,956.27
02	12/3/2020	\$1,168,825.75	\$1,168,825.75	\$7,421,782.02
03	6/17/2022	\$6,564,423.07	\$6,564,423.07	\$13,986,205.09
04	11/1/2023	\$24,321,136.11	\$22,495,688.06	\$36,481,893.15
Totals		\$38,307,341.20	\$36,481,893.15	

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. Additional vendors provided smaller scopes of work onsite

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. Copies of checks with clear dates were provided with invoices and pay applications 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 Filings 1, 2, and 3 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 November 1, 2023 including soft & indirect, District funded, and hard costs, are valued at **\$22,495,688.06**. 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

A handwritten signature in blue ink, appearing to read "Collin D. Koranda".

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), 5th Amendment. Prepared by Dig Studio, Inc. Recording #2017027034.
- Canyons South Filing No. 1A, 1st Amendment Plat. Prepared by Aztec Consultants, Inc. Dated 11/18/19.
- Canyons South Filing No. 1A, 2nd Amendment Plat. Prepared by Aztec Consultants, Inc. Dated 06/08/2020.
- Canyons South Filing No. 1A, 3rd Amendment Plat. Prepared by Aztec Consultants, Inc. Dated 02/07/2020.
- Canyons South Crowfoot Valley Road Roadway and Storm Drainage Plans. Prepared by Calibre Engineering, Inc. Dated 12/7/21.
- Canyons South Longstory Ave Roadway and Storm Drainage Plans. Prepared by Calibre Engineering, Inc. Dated 11/4/21.
- Canyons South Longstory Ave Sanitary Sewer and Water Plans. Prepared by Calibre Engineering, Inc. Dated 11/2/21.
- Canyons South Grading and Erosion Control Plans. Prepared by Calibre Engineering, Inc. Dated 7/21/21.
- Canyons South Filing No. 2 Roadway and Storm Drainage Plans. Prepared by Calibre Engineering, Inc. Dated 7/23/21.
- Canyons South Filing No. 2 Sanitary Sewer and Water Plans. Prepared by Calibre Engineering, Inc. Dated 7/22/21.
- Canyons South Filing No. 2 Plat. Prepared by Aztec Consultants, Inc. Dated 8/4/22.
- Canyons South Filing No. 3 Plat. Prepared by Aztec Consultants, Inc. Dated 12/8/22.

Contractor Pay Applications

- Scott Contracting – Canyons South 2022 – F2 / F3 – Pay Applications 1-20. Dated 12/31/21 – 08/21/23.

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	Eligible Costs This Period	Percent District This
Direct Construction Costs	\$ 38,307,341.20	\$ 24,321,136.11	\$ 36,481,893.15	\$ 22,495,688.06	92.5%
Totals	\$ 38,307,341.20	\$ 24,321,136.11	\$ 36,481,893.15	\$ 22,495,688.06	92.5%



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

Category	Total Eligible Cost by Category		Category Percentage
Water	\$	3,524,462.48	9.7%
Sanitation	\$	7,618,868.17	20.9%
Streets	\$	19,929,242.33	54.6%
Traffic & Safety Control	\$	537,349.43	1.5%
Parks and Recreation	\$	4,871,970.74	13.4%
	\$	36,481,893.15	100.0%

Category	Eligible Cost by Category This Period		Category Percentage
Water	\$	3,499,779.00	15.6%
Sanitation	\$	7,565,509.62	33.6%
Streets	\$	10,391,766.36	46.2%
Traffic & Safety Control	\$	334,188.12	1.5%
Parks and Recreation	\$	704,444.97	3.1%
	\$	22,495,688.06	100.0%



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

		Contract Values		Payments Made				Eligibility				Submitted Invoices	
CO01-7I CC Cut-off/Stem Wall (P2)	2 EA	\$ 23,300.00	\$ 46,600.00	\$ 46,600.00	100%	\$ 2,330.00	\$ 44,270.00	Sanitation	100%	\$ 44,270.00	\$ 44,270.00	\$ 44,270.00	\$ 46,600.00
CO01-7E Pond D41 Overflow - Buried Type M	97 CY	\$ 151.00	\$ 14,647.00	\$ 14,647.00	100%	\$ 732.35	\$ 13,914.65	Sanitation	100%	\$ 13,914.65	\$ 13,914.65	\$ 13,914.65	\$ 14,647.00
CO01-8E ST - RCP 42"	68 LF	\$ 203.00	\$ 13,804.00	\$ 13,804.00	100%	\$ 690.20	\$ 13,113.80	Sanitation	100%	\$ 13,113.80	\$ 13,113.80	\$ 13,113.80	\$ 13,804.00
CO01-8* ST - RCP 42" FES (Longstory)	2 EA	\$ 4,220.00	\$ 8,440.00	\$ 8,440.00	100%	\$ 422.00	\$ 8,018.00	Sanitation	100%	\$ 8,018.00	\$ 8,018.00	\$ 8,018.00	\$ 8,440.00
CO01-8E ST MH - RCBC Headwalls/Wingwall	2 EA	\$ 235,500.00	\$ 471,000.00	\$ 471,000.00	100%	\$ 23,550.00	\$ 447,450.00	Sanitation	100%	\$ 447,450.00	\$ 447,450.00	\$ 447,450.00	\$ 471,000.00
CO01-9I IN - Type R 15' (H=05')	1 EA	\$ 15,100.70	\$ 15,100.70	\$ 15,100.70	100%	\$ 755.04	\$ 14,345.67	Streets	100%	\$ 14,345.67	\$ 14,345.67	\$ 14,345.67	\$ 15,100.70
CO01-9E Handicap Ramp Color/Stamp Concr	1223 SF	\$ 9.05	\$ 11,068.15	\$ 11,068.15	100%	\$ 553.41	\$ 10,514.74	Streets	100%	\$ 10,514.74	\$ 10,514.74	\$ 10,514.74	\$ 11,068.15
CO01-9E ABC/Class 6 - Temp Turnaround	225 TON	\$ 29.10	\$ 6,547.50	\$ 6,547.50	100%	\$ 327.38	\$ 6,220.13	Streets	100%	\$ 6,220.13	\$ 6,220.13	\$ 6,220.13	\$ 6,547.50
CO08-1(Drop Structure & Forebay 4	1 Ls	\$ 29,650.00	\$ 29,650.00	\$ 29,650.00	100%	\$ 1,482.50	\$ 28,167.50	Sanitation	100%	\$ 28,167.50	\$ 28,167.50	\$ 28,167.50	\$ 29,650.00
CO08-2(36" Boulders W/grout	515 TON	\$ 248.00	\$ 127,720.00	\$ 127,720.00	100%	\$ 6,386.00	\$ 121,334.00	Sanitation	100%	\$ 121,334.00	\$ 121,334.00	\$ 121,334.00	\$ 127,720.00
CO08-3("L" Riprap	130.5 TON	\$ 75.10	\$ 9,800.55	\$ 9,800.55	100%	\$ 490.03	\$ 9,310.52	Sanitation	100%	\$ 9,310.52	\$ 9,310.52	\$ 9,310.52	\$ 9,800.55
CO08-4E Stilling Basin	1 EA	\$ 34,329.45	\$ 34,329.45	\$ 34,329.45	100%	\$ 1,716.47	\$ 32,612.98	Sanitation	100%	\$ 32,612.98	\$ 32,612.98	\$ 32,612.98	\$ 34,329.45
CO08-5 Drop Structure & Stilling Basin Walls	5 EA	\$ 57,900.00	\$ 289,500.00	\$ 289,500.00	100%	\$ 14,475.00	\$ 275,025.00	Sanitation	100%	\$ 275,025.00	\$ 275,025.00	\$ 275,025.00	\$ 289,500.00
CO09-3(SLV - PVC SCH 40 08"	0 LS	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Streets	100%	\$ -	\$ -	\$ -	\$ -
CO14-10 Mastication (fire prevention)	0 LS	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	100%	\$ -	\$ -	\$ -	\$ -
CO19-10 5/11/23 Rain Cleanup	0 LS	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	100%	\$ -	\$ -	\$ -	\$ -
			\$ 25,984,966.20	\$ 25,601,195.90		\$ 1,280,059.80	\$ 24,321,136.11			\$ 22,495,688.06	\$ 22,495,688.06	\$ 24,321,136.11	Subtotal \$ 25,601,195.90
													Less Ret \$ 24,321,136.11
													POP Multiple Checks
													Clear 3/8/22-7/31/23
													Amount \$ 25,176,919.95
Total Construction Costs		\$ 40,752,300.57	\$ 40,046,668.22	98%	\$ 1,739,327.02	\$ 38,307,341.20				\$ 36,481,893.15	\$ 22,495,688.06	\$ 24,321,136.11	