



Remote Meeting Instructions for the September 15, 2020, City Council Meeting:

In order to comply with all health orders and State guidelines to stop the spread of the COVID-19 Coronavirus, **no physical location, including the City Council Chambers, will be set up for viewing or participating in this Council Meeting.**

You can view this Council Meeting by following the instructions below to watch the YouTube live stream. By utilizing this option to view the meeting, you will not be able to provide live input during the meeting. To provide live input, see the "In real time" instructions near the bottom of this page.

- From your laptop or computer, click the following link or enter it manually into your Web Browser: (www.youtube.com/CityofGreeley)
- Clicking the link above will take you to the City of Greeley's YouTube Channel.
- Once there, you will be able to view the meeting!

Citizen input and public comment for items appearing on this agenda as public hearings/quasi-judicial are valuable and welcome!

Anyone interested in participating and sharing public comments have a few of options:

Via email? – Submit to cityclerks@greeleygov.com

All comments submitted this way will be read into the record at the appropriate points during this meeting in real time. Comments can be submitted up to and throughout this meeting.

Via traditional Mail? - Address to the Greeley City Clerk's Office, 1000 10th Street, Greeley, CO 80631

All written comments must be received no later than the day of the meeting. Again, written comments received by mail will also be read into the record in real time.

In real time? – <https://greeleygov.zoom.us/j/91910136877>

Clicking the link above will give you access to the live meeting where you will become a virtual audience member and be able to speak under Citizen Input on items not already on the agenda or during a scheduled public hearing.

Please visit the City's website at <https://greeleygov.com/government/council> to view and download the contents of the September 15, 2020, City Council Meeting. You are also welcome to call the City Clerk's Office at 970-350-9740 with any special needs or questions that you may have.



Mayor
John Gates

Councilmembers

Tommy Butler
Ward I

Brett Payton
Ward II

Michael Fitzsimmons
Ward III

Dale Hall
Ward IV

Kristin Zasada
At-Large

Ed Clark
At-Large

A City Achieving
Community Excellence
Greeley promotes a
healthy, diverse economy
and high quality of life
responsive to all its
residents and
neighborhoods,
thoughtfully managing its
human and natural
resources in a manner
that creates and sustains
a safe, unique, vibrant
and rewarding
community in which to
live, work, and play.

City Council Agenda

September 15, 2020 at 6:00 PM

This meeting will be conducted remotely. (See previous page for participation instructions and/or to view the YouTube live stream.)

- [1.](#) Call to Order
- [2.](#) Pledge of Allegiance
- [3.](#) Roll Call
- [4.](#) Recognitions and Proclamations
- [5.](#) Citizen Input
- [6.](#) Approval of the Agenda
- [7.](#) Reports from Mayor and Councilmembers
- [8.](#) Initiatives from Mayor and Councilmembers

Consent Agenda

The Consent Agenda is a meeting management tool to allow the City Council to handle several routine items with one action.

Council or staff may request an item be "pulled" off the Consent Agenda and considered separately under the next agenda item in the order they were listed.

- [9.](#) Approval of the Special City Council Proceedings of August 25, 2020
- [10.](#) Acceptance of the Report of the August 25, 2020, City Council Worksession
- [11.](#) Approval of the City Council Proceedings of September 1 2020
- [12.](#) Consideration of a resolution delegating the City of Greeley damage prevention safety program related to the location of underground facilities to the State of Colorado's underground damage prevention safety Commission (811 "Call before you Dig" Program)
- [13.](#) Introduction and first reading of an ordinance to adopt a new section of the Greeley Municipal Code, in order to establish allowances and regulations to activities within the City-managed natural areas and trail corridors

- [14.](#) Consideration to approve a change order in the amount of \$5,000.00 to the contract with Alterra Underground Solutions LLC for the Promontory Traffic Conduit Project bringing the revised contract amount from \$199,880.00 to \$204,880.00

End of Consent Agenda

- [15.](#) Pulled Consent Agenda Items
- [16.](#) Public hearing and final reading of an ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2020 and for funds held in reserve for encumbrances at December 31, 2019
- [17.](#) Public hearing and final reading of an ordinance adopting amendments to the Greeley Municipal Code, Appendix 18-B, Table 18.42-1, Section 18.30.070, Section 18.46.050, Section 18.46.220, and Section 18.52.036, in order to establish allowances and regulations regarding short-term rentals
- [18.](#) Public hearing and final reading of an ordinance ratifying and adopting the Collective Bargaining Agreement between the Greeley Firefighters Union and the City of Greeley, Colorado, which agreement by its terms is for a period commencing January 1, 2021 through December 31, 2021
- [19.](#) Consideration of a resolution for approval of a Colorado Revised Statutes Title 32 Special District Consolidated Service Plan precedent to formation of eight interrelated metropolitan districts known as the Cache Metropolitan Districts Nos. 1-8 that would provide public facilities financing, operations, and maintenance
- [20.](#) Appointment of applicants to the Civil Service Commission and Human Relations Commission
- [21.](#) Scheduling of Meetings, Other Events
- [22.](#) Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and at any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements and ordinances
- [23.](#) Adjournment

Council Agenda Summary

September 15, 2020

Agenda Item Number 1

Title

Call to Order

Council Agenda Summary

September 15, 2020

Agenda Item Number 2

Title

Pledge of Allegiance

Council Agenda Summary

September 15, 2020

Agenda Item Number 3

Title

Roll Call

Summary

Mayor Gates

Councilmember Butler

Councilmember Payton

Councilmember Hall

Councilmember Fitzsimmons

Councilmember Clark

Councilmember Zasada

Council Agenda Summary

September 15, 2020

Agenda Item Number 4

Title

Recognitions and Proclamations

Summary

Councilmember Payton will present the What's Great about Greeley Report.

Mayor Gates will present a proclamation for Hispanic Heritage Month which recognizes the contributions made and the important presence, heritage and culture of Hispanic and Latino Americans in the United States.

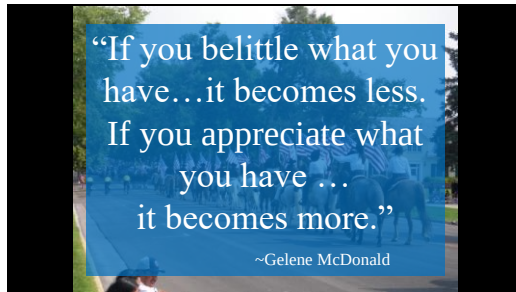
Attachments

September 15, 2020 What's Great about Greeley Report
Hispanic Heritage Month Proclamation

Slide 1



Slide 2



At each Council Meeting, we recognize the people, organizations and businesses that make Greeley Great.

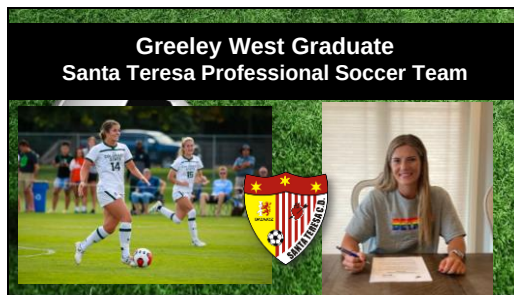
Tonight it's my turn to announce the recognitions. I'll start with a quote, "If you belittle what you have, it becomes less. If you appreciate what you have, it becomes more." With these announcements we are appreciating the good work of our residents, showing support for their efforts, and encouraging everyone to share the word that Greeley is Great.

Slide 3



Aims Community College has been awarded a five-year \$2.6 million federal grant to continue funding TRIO Student Support Services programs for students who are first generation, from a background with limited income, or who have a documented disability. The goal of TRIO is to increase college retention, transfer and graduation rates.

Slide 4



Greeley West graduate Caeley Lordemann who has signed to play professional soccer for Santa Teresa in Spain.

Slide 5



Rick Medrano, Outreach Librarian at High Plains Library District, is one of the three recipients of the 2020 Association of Bookmobile and Outreach Services Rising Stars Award. The Rising Stars Award highlights the achievements of those new to the bookmobile and outreach profession. Rick has served as Outreach Librarian in the Mobile Outreach Virtual Experience Department for the past 3 years.

Slide 6



Congratulations to Leroy, Art, AJ, Joel, Chris, Mario and Mani of the City's Traffic Services division for winning the 2020 American Public Works Association Colorado's Operation/Maintenance Achievement Award. The award recognizes their work for the Traffic Systems Operational Upgrade project.

Slide 7



And that's What's Great about Greeley.



Hispanic Heritage Month

WHEREAS, the City of Greeley is a community enriched by the variety of the ethnicities of the residents who call Greeley home; and

WHEREAS, residents who identify as Hispanic comprise nearly 40% of its residents; and,

WHEREAS, the 2020 theme of Hispanic Heritage Month is “A History of Serving Our Nation”; and,

WHEREAS, the City of Greeley City Council benefits from the service of several of its Hispanic residents as employees, volunteers, as representatives of City boards and commissions, and as members of City Council, recognizing two such Council members, Charlie Archibeque and Carlos Leal, who have recently passed; and,

WHEREAS, the roots of Hispanic Heritage Month go back to 1968 by recognizing the contributions made and the important presence, heritage and culture of Hispanic and Latino Americans to the United States; and,

WHEREAS, the term Hispanic or Latino refers to Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race; and,

NOW, THEREFORE, I, John D. Gates, by virtue of the authority vested in me as Mayor of the City of Greeley, Colorado and behalf of the Greeley City Council, do hereby recognize September 15th to October 15th 2020 as ***Hispanic Heritage Month*** in Greeley and encourage all community members to join in celebratory events this month and throughout the year in recognition of the contributions of this important culture within our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, this 15th day of September, 2020.

John D. Gates
Mayor

Council Agenda Summary

September 15, 2020

Agenda Item Number 5

Title

Citizen Input

Summary

During this 15 minute portion of the meeting, anyone may address the Council on any item of City Business appropriate for Council consideration that is not already listed on this evening's agenda. Individual comments read into the record will be limited to 3 minutes and must include the name and address of the person submitting the comments for the record.

Council Agenda Summary

September 15, 2020

Agenda Item Number 6

Title

Approval of the Agenda

Council Agenda Summary

September 15, 2020

Agenda Item Number 7

Title

Reports from Mayor and Councilmembers

Summary

During this portion of the meeting any Councilmember may offer announcements or reports on recent events and happenings. These reports should be a summary of the Councilmember's attendance at assigned board/commission meetings and should include key highlights and points that may require additional decision and discussion by the full Council at a future time.

Council Agenda Summary

September 15, 2020

Agenda Item Number 8

Title

Initiatives from Mayor and Councilmembers

Summary

During this portion of the meeting any Councilmember may bring before the Council any business that the member feels should be deliberated upon by the Council. These matters need not be specifically listed on the Agenda, but formal action on such matters shall be deferred until a subsequent Council meeting.

Initiatives will generally fall into three categories:

- 1) A policy item for Council deliberation and direction for a future Worksession, Committee meeting, or regular/special Council meeting;
- 2) A request to the City Manager for information or research;
- 3) A request involving administrative processes or procedures.

At the close of this portion of the meeting, the Mayor will confirm Council's consensus that the individual requests be pursued.

Attachments

Status Report of Council Initiatives and Related Information

Greeley City Council

Status Report of Council Initiatives

Council Request	Council Meeting, Worksession, or Committee Meeting Date Requested	Status or Disposition (After completion, item is shown one time as completed and then removed.)	Assigned to:
None pending.			

Consent Agenda

September 15, 2020

The Consent Agenda is a meeting management tool to allow the City Council to handle several routine items with one action.

Once the Clerk has read each Consent Agenda item into the record, along with Council's recommended action, Council or staff may request the item be "pulled" off the Consent Agenda and considered separately under the next agenda item in the order they were listed.

The Consent Agenda includes Items No. 9 through 14 and their recommended actions.

Council's Recommended Action

To approve Items No. ____ through ____ or

To approve Items No. ____ through ____ with the exceptions of No.(s) ____

Council Agenda Summary

September 15, 2020

Agenda Item Number 9

Key Staff Contact: Cheryl Aragon, Interim City Clerk, 350-9743

Title:

Approval of the Special City Council Proceedings of August 25, 2020

Summary:

A special meeting of the City Council was held on August 25, 2020, virtually utilizing the Zoom platform.

Decision Options:

1. To approve the proceedings as presented; or
2. Amend the proceedings if amendments or corrections are needed, and approve as amended.

Council's Recommended Action:

A motion to approve the City Council proceedings as presented.

Attachments:

August 25, 2020 Proceedings

City of Greeley, Colorado
SPECIAL CITY COUNCIL PROCEEDINGS
 August 25, 2020

1. Call to Order

Mayor John Gates called the virtual special meeting to order at 6:00 p.m. via the City's Zoom platform.

2. Pledge of Allegiance

Mayor Gates led the Pledge of Allegiance to the American Flag.

3. Roll Call

Cheryl Aragon, Interim City Clerk, called the roll. Those present were Mayor John Gates and Councilmembers Tommy Butler, Ed Clark, Michael Fitzsimmons, Dale Hall, Brett Payton and Kristin Zasada.

4. Introduction and first reading of an ordinance amending the Greeley Municipal Code by extending the effective automatic termination date of the "Downtown Open Consumption Area"

Becky Safarik, Assistant City Manager, reported that this item was set at the last meeting in an effort to consider the continuation of the open container law in the Downtown area. She noted that it is an attempt to try to align with State orders relative to temporary outdoor seating areas. This proposal extends that ordinance for 60 days, if approved, and it's possible that if the State withdraws its' orders, an amendment could be included in the next reading that it terminates the ordinance in line with changes in State law. She referenced a handout of written comments received to date about how this has gone since it was implemented.

Ms. Safarik advised that the revocable permit to open and close 9th and 10th Streets can be done administratively, which can also be discussed at final reading.

Councilmember Hall inquired about the number of licenses that have temporary modifications for outdoor dining on streets and sidewalks, and Cheryl Aragon, Interim City Clerk, indicated that there have been approximately 6-8 approved for the Downtown area of the 14 total that have been approved citywide.

Mayor Gates asked about closing the Plazas Friday through Sunday until about November 1st which would allow the Plazas to be open Monday through Thursday, as a compromise option.

Councilmember Clark stated that he would agree to such an option based on what he's seen so far.

Councilmember Payton also agreed and stated that the open container piece should be extended with the street opening being handled separately.

Councilmember Butler shared that he thinks there has been an uptick in patronage on the Plazas with the good weather, and noted that the compromise proposed by Mayor Gates strikes a good balance to consider residents as well and families.

Councilmember Hall stated that he is not in favor of doing a straight extension for 60 days, and is not in favor of closing the streets for a longer period of time.

Councilmember Zasada shared that she has been swayed toward not extending this, but that she wants to see hours tightened up and likes the compromise.

Ms. Safarik advised that staff could come back with some additional proposals on final reading.

Councilmember Hall asked about tables in the parking stalls, and Ms. Safarik indicated that an inventory of that could be done as well.

Councilmember Clark moved, seconded by Councilmember Payton to amend the ordinance to provide for an automatic repeal on October 13, 2020. The motion carried: 7-0

Councilmember Clark then moved, seconded by Councilmember Payton to introduce the ordinance as amended and schedule the public hearing and final reading for September 8, 2020. The motion carried: 7-0

Councilmembers also expressed a desire to hear from residents and businesses about how this has gone thus far.

5. Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and at any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Councilmember Hall moved, seconded by Councilmember Payton to approve the above authorizations, and the motion carried: 7-0

6. Adjournment

There being no further business to come before the Council, Mayor Gates adjourned the meeting at 6:31 p.m.

John Gates, Mayor

Cheryl Aragon, Interim City Clerk

Council Agenda Summary

September 15, 2020

Agenda Item Number 10

Key Staff Contact: Cheryl Aragon, Interim City Clerk, 970-350-9743

Title:

Acceptance of the Report of the August 25, 2020, City Council Worksession

Summary:

A City Council Worksession was held on August 25, 2020, virtually utilizing the Zoom Platform.

Decision Options:

1. To accept the Report as presented; or
2. Amend the Report if amendments or corrections are needed, and accept as amended.

Council's Recommended Action:

A motion to accept the Report as presented.

Attachments:

August 25, 2020 Report

City of Greeley, Colorado
COUNCIL WORKSESSION REPORT
 August 25, 2020

1. CALL TO ORDER

The virtual meeting was called to order at 6:00 p.m. by Mayor John Gates via the City's Zoom platform.

2. PLEDGE OF ALLEGIANCE

Mayor Gates led the Pledge of Allegiance to the American Flag.

3. ROLL CALL

Cheryl Aragon, Interim City Clerk, called the roll. Those present were Mayor John Gates and Councilmembers Tommy Butler, Ed Clark, Michael Fitzsimmons, Dale Hall, Brett Payton and Kristin Zasada.

4. REPORTS FROM MAYOR AND COUNCILMEMBERS

Councilmember Hall spoke of the Bright Futures meeting just held that the morning and about \$2 million in scholarships issued just this year. He did note that requests are down about 18 percent, which is in line with reduced enrollment at both the University of Northern Colorado and Aims Community College.

Councilmember Butler expressed thanks to Greeley firefighters and their families for their service and sacrifices battling Colorado fires. He noted that he would like to recognize those firefighters in person by name and will raise that as a Council Initiative at the next meeting.

Councilmember Zasada reported that the City's Human Relations Commission is working on the second of the series of diversity and inclusion webinars. She noted that more information about it is coming in early September.

Mayor Gates reported that he had made a Mayoral appointment of himself and Councilmembers Fitzsimmons and Payton to review the process that will be used to review the annual performance of the three staff members who report to the City Council.

5. NOVEMBER 2020 TAX RENEWAL INITIATIVES – SURVEY/POLLING RESULTS

Paul Fetherston, Assistant City Manager, reported that during the March 10, 2020 Work Session, the City Council was presented with information regarding potential ballot measures related to renewals of existing tax initiatives as a part of the November 2020 ballot – the Food Tax and the Keep Greeley Moving Tax.

At that time, the recommendation was made by the Citizen Budget Advisory Committee (CBAC) and City Staff to seek renewal of both the existing Food Tax and Keep Greeley Moving Tax on the November 2020 ballot. The recommendation to seek renewal of the Keep Greeley Moving tax one year earlier than normal was intended to enable staff to start developing master plans that will identify the prioritized capital needs within the areas of facilities, transportation, culture parks and recreation, over a five to ten year period. The development of this information would be critical to informing a community-wide discussion by 2025

of what changes to the existing sales tax structure may be needed to support the community's infrastructure.

He stated that following a presentation and discussion of the information, it was the consensus of the City Council to move forward with the steps to place the Food Tax and Keep Greeley Moving Tax on the 2020 ballot; and that there will no longer be an automatic transfer related to the current capital plan for Keep Greeley Moving.

Mr. Fetherston stated that in furtherance of the City Council's consensus, the City released a Public Polling and Outreach Consultant Services Request for Proposals through which Strategies360, a Denver based firm, was secured.

He stated that initial surveying and polling was done May 29th through June 3rd and then again August 13th through August 17th.

Alex Dunn, Strategies 360, was present and reviewed the results from each polling effort, noting broad receptiveness to both measures. He shared that he wanted very recent results to see what type of impact COVID-19 or job loss/pay cuts would play into receptiveness. Results in August were very close to what was obtained in early June.

Mr. Dunn summarized by stating that support has remained consistent for Food Tax and Keep Greeley Moving and that the virus will continue to play an outsized role in the economic outlook for many families. The bottom line is that these continue to be popular revenue sources.

Councilmember Clark expressed support for bringing these two tax extension questions forward together and expressed appreciation for all work done to this point.

Mr. Fetherston advised that these ordinances are set for public hearing and final reading in a joint presentation on September 1st, as which time the Council can determine what moves to the official ballot.

6. DIVERSITY, INCLUSION, AND EQUITY TRAINING OPTIONS FOR CITY OF GREELEY LEADERSHIP

Becky Safarik, Assistant City Manager, reported that following public comment expressing concerns about race and bias in Greeley that were voiced at a July City Council meeting, the Council indicated its willingness to engage in training on cultural diversity and inclusion, along with the City Executive Team, and directed the staff to research training options.

She went on to remind Council that at its July 28th Worksession, staff presented a proposal for a 2-day training for the Council and a companion 2-day training for the Executive Team that could take place in August. A trainer from the University of Virginia who is part of the leadership group that facilitated an earlier visioning retreat for the City Council, which resulted in the creation of the Council's 2040 Community Vision, would conduct the training. The training proposal suggested pre-and post-training interviews, one day of personal awareness training and a second day, which would concentrate on legacy work to support positive actions and change leadership. A post-training follow-up was also included.

She stated that the Council indicated a 2-day block of time on the cusp of school starting would be difficult, a preference to have the training broken into sessions spread out to reflect on the training, and concern

for cost. Staff was asked to return with 3 alternate options for the Council/Leadership Team training.

She added that subsequent to the Council's direction, the question arose if broadening the training to include other community leaders would be appropriate or useful. This option was not actively pursued with the trainers' proposals since it was not part of the specific direction given to staff and would add a layer of complexity to the logistics and continuity of the training that was specifically focused on City leadership. However, staff did investigate interests around community leadership training on the subject of diversity, equity, and inclusion and learned many organizations already have engaged in such training in recent years or have it planned for their groups. As with any such training, it is not 'one and done' but a series of continuing education and a future community leadership training could certainly build awareness and support for diversity and inclusion across many community platforms.

Based upon Council's feedback, Ms. Safarik advised that three training options were solicited and provided in Council agenda materials. She summarized that all trainers have PhDs in relevant disciplines, are experienced in diversity, bias, equity and inclusion subjects, and willing to flex the specifics of the training desired from the scope and scale they have offered. The options are Dr. Antoinette Allen, Faculty member of the Federal Executive Institute associated with the University of Virginia, who modified her original proposal to a ½ day facilitated group training followed by a ½ day of individual 30-minute individual (Council) or team (Executive leadership) coaching sessions (at the option of the individuals/teams), conducted virtually if desired, at a cost of \$15,000 (honorarium) + \$375 (workbooks) + \$1,644 (for in person session); Dr. Tobias Guzmán, Chief Diversity Officer & Associate Vice President for Student Affairs at the University of Northern Colorado, who has proposed a blend of half- and full-day sessions and 1 two-day session, at a cost of \$17,000; and Dr. Kimberly Miller, Kimberly A. Miller & Associates, LLC, Public Safety Consulting & Coaching Services, who offered 2 options, which include an on-line course with accompanying facilitated sessions and subsequent large group sessions or half-day trainings and facilitated group discussion, at a cost of \$20,000 - \$27,528, depending on the option selected and whether virtual or in-person.

She noted that all per person costs have been estimated and all trainers are flexible and could modify based on Council's direction.

Mayor Gates expressed thanks for this great work and stated that Council asked for options and certainly got them.

Councilmember Clark also stated that he was grateful for the work done here and suggested that only Council be trained, not the Executive staff, to help bring the costs down.

Ms. Safarik indicated that this is possible, but Executive staff was included in the proposals since they were included in the initial Council Initiative.

Councilmember Zasada suggested that this training be all virtual for health reasons if possible.

Councilmembers generally expressed a preference for an outside perspective and could see the benefits of utilizing staff from the University of Virginia given the City Council's work with that staff in February. Councilmembers also expressed that it would be up to the City Manager to make the determination about this type of training for the Executive Team.

7. MONTHLY FINANCIAL REPORT & RESOURCE OVERVIEW FOR THE 2021 BUDGET

Mr. Fetherston reported that Robert Miller, Finance Director, will offer a high-level presentation of the 2021 budget and process and then take questions from Council.

Mr. Miller advised that there is a lot of volatility with the economy, and as such, a one-year budget is being proposed. He noted that staff has engaged in scenario planning with a focus on being as nimble as possible with the ability to adjust as needed. The 2021 budget is based on 2020 service levels as they exist now.

Mr. Miller went on to state that staff will be providing a change-only presentation of the budget, at upcoming meetings with final adoption set for October 20th.

He reviewed the proposed budget at a high level and emphasized that the staff embraced the opportunity to re-set and explore how to move forward toward recovery and into resiliency, with a focus on continuous improvement, innovation, and efficiency.

8. 2021 – 2025 CAPITAL IMPROVEMENT PROGRAM

Mr. Miller reported that each year the City must appropriate money to authorize expenditures for capital improvement projects. Staff members provide a long term spending plan over a five-year planning horizon, identifying the project purpose, funding source, and timing for costs associated with the elements of each project (i.e., land acquisition, design, site preparation, public art, and construction) for City Council consideration.

He stated that the City has 22 capital improvement funds. The total Proposed 2021 Capital Improvement Plan is over \$120 million. Of this total, over \$79 million will be dedicated to spending for Water, Sewer, and Stormwater, including water acquisition.

He went on to provide a condensed presentation of the 2021-2025 CIP, and reviewed the various funds.

Councilmember Butler asked about the sidewalks at 5th Street and 14th Avenue, near Los Comales, and Joel Hemesath, Public Works Director, reported that it is a \$1 million project, and there are plans to do section beginning in 2024. He added that the paving would be funded through the Keep Greeley Moving tax.

In response to a question from Councilmember Zasada about anything Council should hone in on, Mr. Miller advised that the biggest challenge or risk is whether or not businesses are going to be able to remain open and how strong the economy will be. He stated that this the biggest unknown and will lead to some hard decisions for the Council.

9. SCHEDULING OF MEETINGS AND OTHER EVENTS

There were no meetings or other events scheduled.

10. ADJOURNMENT

There being no further business to come before the Council, Mayor Gates adjourned the meeting at 7:47 p.m.

Cheryl Aragon, Interim City Clerk

Council Agenda Summary

September 15, 2020

Agenda Item Number 11

Key Staff Contact: Cheryl Aragon, Interim City Clerk, 350-9743

Title:

Approval of the City Council Proceedings of September 1 2020

Summary:

A meeting of the City Council was held on September 1, 2020, virtually utilizing the Zoom Platform.

Decision Options:

1. To approve the proceedings as presented; or
2. Amend the proceedings if amendments or corrections are needed, and approve as amended.

Council's Recommended Action:

A motion to approve the City Council proceedings as presented.

Attachments:

September 1, 2020 Proceedings

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
 September 1, 2020

1. Call to Order

Mayor John Gates called the remote meeting to order at 6:08 p.m. via Zoom Meetings.

2. Pledge of Allegiance

Mayor Gates led the Pledge of Allegiance to the American Flag.

3. Roll Call

Jerry Harvey, Assistant City Clerk, called the roll. Those present were Mayor John Gates and Councilmembers Tommy Butler, Ed Clark, Michael Fitzsimmons, Dale Hall, Brett Payton and Kristin Zasada.

4. Recognitions and Proclamations

Councilmember Zasada presented the What's Great About Greeley Report.

5. Citizen Input

No citizen input was received.

6. Approval of Agenda

The agenda was approved upon noting replacement documentation for Item Nos. 16 & 17.

7. Reports from Mayor and Councilmembers

Mayor Gates appointed Councilmember Butler to serve on an interview team to fill vacancies on the High Plains Library District Board.

8. Initiatives from Mayor and Councilmembers

Councilmember Butler asked staff to create a proclamation thanking Greeley's firefighters for their work to combat Colorado's wildfires this year as well as hurricane relief in the gulf in which Council reached consensus on this initiative.

*** * * * Consent Agenda * * * ***

9. Approval of the Special City Council Proceedings of August 11, 2020

The Council action recommended was to approve the Proceedings.

10. Acceptance of the Report of the August 11, 2020, City Council Worksession

The Council action recommended was to accept the Report.

11. Approval of the City Council Proceedings of August 18, 2020

The Council action recommended was to approve the Proceedings.

12. Introduction and first reading of an ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2020 and for funds held in reserve for encumbrances at December 31, 2019

The Council action recommended was to introduce the ordinance and schedule the public hearing and final reading for September 15, 2020.

13. Introduction and first reading of an ordinance adopting amendments to the Greeley Municipal Code, Appendix 18-B, Table 18.42-1, Section 18.30.070, Section 18.46.050, Section 18.46.220, and Section 18.52.036, in order to establish allowances and regulations regarding short-term rentals

The Council action recommended was to introduce the ordinance and schedule the public hearing and final reading for September 15, 2020.

14. Introduction and first reading of an ordinance ratifying and adopting the Collective Bargaining Agreement between the Greeley Firefighters Union and the City of Greeley, Colorado, which agreement by its terms is for a period commencing January 1, 2021 through December 31, 2021

The Council action recommended was to introduce the ordinance and schedule the public hearing and final reading for September 15, 2020.

***** End of Consent Agenda *****

Councilmember Payton moved, seconded by Councilmember Zasada to approve the items on the Consent Agenda and their recommended actions. The motion carried: 7-0

15. Pulled consent agenda items

No items were pulled off of the Consent Agenda.

16. Public Hearing and Final Reading of an ordinance submitting to the registered electors of the City of Greeley, at the coordinated election to be held November 3, 2020, the question of authorizing the City Council to extend the current sales tax on food from December 31, 2021 to December 31, 2026, for capital projects

Paul Fetherston, Assistant City Manager, explained that Item Nos. 16 and 17 would be presented together. He continued by describing how the taxes are used to maintain infrastructure; describing both proposed tax extensions and how they relate to funding public infrastructure; and highlighting a general overview of each of the proposed tax extension. Mr. Fetherston noted that both of these taxes already exist and the

voters are just being asked that they be continued, not increased. He also highlighted specific information regarding Greeley's Food Tax.

Joel Hemesath, Public Works Director, described past food tax revenue investments; showed examples of projects funded by the food tax; and described that there are 80 projects at stake if the food tax is not continued. He continued by highlighting the Keep Greeley Moving sales tax; discussed recent accomplishments/projects funded by the Keep Greeley Moving sales tax; described some projects that were funded by the Keep Greeley Moving sales tax; and discussed what is at stake if the tax is not continued, specifically road maintenance.

Mr. Fetherston discussed community comparisons for total sales taxes if both taxes are renewed as well as costs of not renewing both taxes. He continued by explaining how the City remains accountable as it relates to both taxes and also discussed the Citizen Budget Advisory Committee recommendations.

Councilmember Clark inquired about what would happen if the Keep Greeley Moving tax as extended but not the Food Tax. Mr. Fetherston explained that there would be one more shot to approve the Food tax as it expires at the end of 2021. He added that the Keep Greeley Moving tax expires at the end of 2022.

Mayor Gates opened the public hearing at 6:34 p.m.

Tom Norton, Greeley resident, spoke on his involvement with these two taxes in the past. He noted that a few people would be willing to run campaigns for the extension of these taxes. He continued by explaining that both of these taxes are extremely important to the future of the community; expressed concerns that it might be a tight turn around to put together a good campaign for each of these taxes; and expressed concern that if they are both put on ballot the Food Tax could fail which would be an issue for budgeting next year given that it expires at the end of next year if not extended by the voters.

The public hearing was closed at 6:41 p.m.

Roy Otto, City Manager, thanked staff for their hard work on both of these taxes. He expressed concern that passage of the food tax is within the margin of error in the polling and that there are a more issues if the Food tax were not extended this year. He recommend that Council just move ahead with the extension of the Food Tax and wait to put the extension of the Keep Greeley Moving sales tax on the ballot in 2021.

Councilmember Clark expressed that it would be difficult if we lost food tax, so he noted his agreement that the extension of the Food Tax be taken to the voters by itself.

Councilmember Butler expressed concerned with just taking the extension of the Food Tax to the voters this year because of all of the uncertainties. He explained this desire to take both tax extensions to the voters this year to the City could take as many swings as possible at passage of both tax extensions.

Councilmember Hall moved, seconded by Councilmember Butler to adopt the ordinance and publish with reference to title only. The motion carried: 7-0 (**Ordinance No. 18, 2020**)

17. **Public Hearing and Final reading of an ordinance submitting to the registered electors of the City of Greeley, at the coordinated election to be held November 3, 2020, the question of authorizing the City Council to extend the .65% component of retail sales and use tax**

currently scheduled to expire on December 31, 2022 to December 31, 2029, for to fund capital projects for street-related infrastructure improvements and repairs

No presentation was given on this item as it was presented with Item No. 16.

Mayor Gates opened the public hearing at 6:47 p.m.

Tom Norton, Greeley resident, said that he was available to answer any questions; none were offered.

The public hearing was closed at 6:49 p.m.

Councilmember Hall inquired about whether there were any other options than to deny the proposed ordinance like postponing it.

Doug Marek, City Attorney, explained that the only options are to adopt, amend, or deny the ordinance.

Mayor Gates commented that it says a lot about the Greeley community that polls were done during COVID and they still came out positively for these two taxes. He added that it also shows a lot about the work of City staff and previous Councils. He concluded by explaining that he is not in favor of taking this tax forward to the voters this year because he is concerned that doing so would put passage of the Food Tax extension in jeopardy.

Councilmember Clark moved, seconded by Councilmember Payton to deny the ordinance. The motion carried: 6-1 (Councilmember Butler dissenting)

18. Scheduling of meetings, other events

There were no additional meetings or events scheduled.

19. Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and at any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Councilmember Clark moved, seconded by Councilmember Payton to approve the above authorizations, and the motion carried: 7-0

20. Adjournment

There being no further business to come before the Council, Mayor Gates adjourned the meeting at 6:54 p.m.

John Gates, Mayor

Jerry Harvey, Assistant City Clerk

Council Agenda Summary

September 15, 2020

Agenda Item Number 12

Key Staff Contact: Joel Hemesath, Public Works Director, 970-350-9795

Title:

Consideration of a resolution delegating the City of Greeley damage prevention safety program related to the location of underground facilities to the State of Colorado's underground damage prevention safety Commission (811 "Call before you Dig" Program)

Summary:

Due to several accidents resulting from underground utilities and construction, the State Senate passed legislation creating a single statewide notification system to be administered by an association of owners and operators of underground facilities (Senate Bill 18-167, later codified at C.R.S. § 9-1.5-104.2). The legislation creates an Underground Damage Prevention Safety Commission (the "State Commission") tasked with advising governments and utility notification associations on policies relating to best practices and standards designed to protect the public health and safety by preventing damage to underground utilities during excavations, as well as reviewing and penalizing if necessary alleged violations of excavation requirements related to underground utilities. The legislation requires that home rule municipalities either adopt their own damage prevention safety program or adopt a waiver that delegates such authority to the State Commission.

Costs

No cost to the City has been identified related to this waiver; however, staff will track actions by the State Commission to determine if City programs or projects incur any additional costs from this delegation. The City will save costs by delegating review and enforcement responsibility to the State Commission and not having to create a parallel commission to manage, as well as staying current on rules and regulations.

2019 Statistics

In 2019, the State Commission received the following types of complaints:

86 total complaints

47 withdrawn

39 of the complaints are being processed by the Commission:

- Locator no show: 12
- Damage: 8
- Other: 7
- No OneCall requested: 5
- Digging without marks: 1
- Marked incorrectly: 1
- Still being processed: 5

Total fines assessed amounted to \$27,750. Fines as determined by the Damage Safety Prevention Commission may range from \$250 to \$75,000 depending on the severity of the incident.

Staff believes it is in the City's best interest to utilize the State Commission to oversee complaints rather than reviewing complaints of excavation violations relating to underground utilities and enforcing penalties on our own.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	N/A
What fund of the City will provide Funding?	N/A
What is the source of revenue within the fund?	N/A
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

This item has been reviewed by the City Attorney's Office

Other Issues and Considerations:

None

Applicable Council Priority and Goal:

Safety: Manage the health, safety and welfare in a way that promotes a sense of security and well-being for residents, businesses and visitors.

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Decision Options:

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or
- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

A motion to adopt the Resolution.

Attachments:

Resolution

**CITY OF GREELEY, COLORADO
RESOLUTION _____, 2020**

**A RESOLUTION DELEGATING THE CITY’S DAMAGE PREVENTION
SAFETY PROGRAM RELATED TO THE LOCATION OF UNDERGROUND
FACILITIES TO THE STATE OF COLORADO UNDERGROUND DAMAGE
PREVENTION SAFETY COMMISSION**

WHEREAS, the City of Greeley is a home rule municipal corporation duly organized and existing under laws of the State of Colorado and the City's Home Rule Charter;

WHEREAS, the Colorado General Assembly enacted HB 18-167 which amended state enforcement provisions and requirements related to the location of underground facilities and established within the Colorado Department of Labor and Employment, Division of Oil and Public Safety, an Underground Damage Prevention Safety Commission (the “State Commission”);

WHEREAS, pursuant to Section 9-1.5-104.2, C.R.S., the State Commission is tasked with advising governments and utility notification associations on policies relating to best practices and standards designed to protect the public health and safety by preventing damage to underground utilities during excavations, as well as reviewing alleged violations related to underground utilities;

WHEREAS, Section 9-1.5-104.2(1)(d), C.R.S. provides that home rule entities must either adopt their own damage prevention safety program, or adopt by resolution, ordinance or other official action, a waiver that delegates such authority to the State Commission; and

WHEREAS, the City Council of the City of Greeley believes it is in the best interest of the City to adopt a waiver delegating its damage safety prevention program to the State Commission.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF GREELEY, COLORADO:**

Section 1. The City Council hereby approves and adopts a waiver that delegates the City's damage safety prevention program to the Colorado Department of Labor and Employment, Division of Oil and Public Safety, Underground Damage Prevention Safety Commission.

Section 2. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED, SIGNED, APPROVED AND IN EFFECT THIS _____ day of
September, 2020.**

ATTEST:

GREELEY, COLORADO

City Clerk

By: _____
Mayor

Council Agenda Summary

September 15, 2020

Agenda Item Number 13

Key Staff Contact: Andy McRoberts, Culture, Parks and Recreation Director, 970-350-9425

Title:

Introduction and first reading of an ordinance to adopt a new section of the Greeley Municipal Code, in order to establish allowances and regulations to activities within the City-managed natural areas and trail corridors.

Summary:

The creation of the Natural Areas & Trails (NAT) division of the Culture, Parks, and Recreation Department in 2019 created a need for a new section of municipal code to delineate allowable and prohibited activities within the City's natural areas properties and off-street trail system. The proposed addition to the municipal code will provide the needed regulation of activities within the City-owned natural areas and trail corridors.

NAT staff and a sub-committee of the Parks & Recreation advisory board developed the code section in close consultation with the City Attorney's office. The Board unanimously recommended Council adoption of the code language as written in their regular August 7th, 2020 meeting.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Consideration of this matter is a legislative process.

Other Issues and Considerations:

None noted.

Applicable Council Priority and Goal:

Safety: Manage the health, safety and welfare in a way that promotes a sense of security and well-being for residents, businesses and visitors.

Decision Options:

- 1) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and final reading for October 6, 2020.

Attachments:

Ordinance

Exhibit A - Draft Chapter for Greeley Municipal Code

CITY OF GREELEY, COLORADO

ORDINANCE NO. ____, 2020

**AN ORDINANCE AMENDING THE GREELEY MUNICIPAL CODE TO ESTABLISH
REGULATIONS REGARDING ACTIVITIES WITHIN THE CITY'S NATURAL AREAS
AND OFF-STREET TRAILS SYSTEM**

WHEREAS, the Natural Areas & Trails Division of the Culture, Parks, and Recreation Department was created in 2019 to manage the natural areas and off-street trails system owned and managed by the City of Greeley;

WHEREAS, sensitive wildlife habitat and public access to the natural areas and trails create challenges for regulation and enforcement that balance the public's enjoyment and safety with mitigation of damage to the natural areas and trails from unsafe or destructive activities;

WHEREAS, no part of the Greeley Municipal Code has previously been dedicated to addressing activities within the natural areas and trails;

WHEREAS, sufficient written regulations applicable to the natural areas and trails are necessary so that City staff and law enforcement may prevent unsafe, destructive, or otherwise problematic activities;

WHEREAS, the Parks, Trails and Open Lands Master Plan (2016) recommended additional education and enforcement on issues such as trespassing, illegal dumping, and encroachments; and

WHEREAS, the attached Exhibit A was developed by City staff in conjunction with the City's Parks & Recreation Advisory Board, who, on August 7, 2020, unanimously recommended Exhibit A be presented to and adopted by City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. Chapter 13.40 of the Greeley Municipal Code shall be created by the addition of the provisions shown on Exhibit A, attached hereto and incorporated herein.

Section 2. Except as modified by Exhibit A, all other provisions of Chapter 13.40 of the Greeley Municipal Code shall remain in full force and effect.

Section 3. This ordinance shall become effective five (5) days after its final publication as provided by provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED, AND APPROVED THIS ____ DAY OF _____,
2020.

ATTEST:

CITY OF GREELEY, COLORADO

City Clerk

Mayor

Draft Greeley Municipal Code – Chapter 13.40

13.40.1 Purpose and intent.

This Chapter of the Code establishes standards for conduct by the public within City-designated natural areas and trails. The requirements and prohibitions of this Article shall not apply to emergency services, law enforcement operations, City personnel, or other entities in a formal relationship with, and at the direction of the City.

13.40.2 Closed hours.

All City-designated natural areas and trails shall be closed to the public from sixty (60) minutes after sunset to sixty (60) minutes before sunrise each day.

13.40.3 Definitions

When used in this Chapter, the following words have the meanings ascribed to them below:

Animal is defined in Section 7.04.020 of this Code.

Bicycle is defined in Section 11.01.102 of this Code.

Drone means an aircraft that is operated without the possibility of direct human intervention from within or on the aircraft and is also known as an unmanned aircraft system (UAS).

Electric scooter is defined in C.R.S. §42-1-102(28.8) and adopted herein.

Electrical assisted bicycle is defined in C.R.S. §42-1-102(28.5), adopted herein, and requires electrical assisted bicycles to conform to one of three classes as follows:

- (a) “Class 1 electrical assisted bicycle” means an electrical assisted bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of twenty miles per hour.
- (b) “Class 2 electrical assisted bicycle” means an electrical assisted bicycle equipped with a motor that provides assistance regardless of whether the rider is pedaling but ceases to provide assistance when the bicycle reaches a speed of twenty miles per hour.
- (c) “Class 3 electrical assisted bicycle” means an electrical assisted bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of twenty-eight miles per hour.

Engine means a device that consumes fuel as its energy source, changing the chemical composition of the energy source.

Group event means an organized athletic event, festival, or other activity that is planned or reasonably expected to include ten (10) or more persons, that will include activities other than those expressly authorized in a particular area, and that is reasonably expected by the City to:

EXHIBIT A

- 1) Obstruct, delay, or interfere with the normal use of a natural area or trail, or facilities located therein;
- 2) Present a risk of negative impact to animal or plant life, or the local ecology; or
- 3) Last more than two (2) hours.

Hazardous pollutants and *hazardous waste* are defined in Section 14.16.020 of this Code.

Incidental trash means discarded items including packaging, reasonably and actually used or consumed in the course of appropriate use of a natural area or trail. *Incidental trash* does not mean hazardous pollutants, hazardous waste, or other waste.

Livestock means cattle, horses, donkeys, mules, bison, goats, sheep, and pigs.

Motor means a device driven by electricity, air, or hydraulic pressure without changing the chemical composition of its energy source.

Natural area means an area under City management so designated by City-posted signs or by City-issued maps, whether within or outside the City limits.

Trail means a trail under City management, whether paved or unpaved, maintained or unmaintained, so designated by City-posted signs or by City-issued maps, whether within or outside the City limits. A *trail* is not a bike path or a pedestrian path as those terms are used elsewhere in this Code.

Waste means solid or liquid refuse, whether organic or inorganic, such as trash, garbage, debris or litter, rocks or dirt, cremains, animal carcasses, offal or manure, paper, ashes, cardboard, cans, yard clippings, tree limbs, glass, rags, clothing of any kind, or any other discarded object.

Wild animal is defined in Section 7.04.200 of this Code.

Wild bird is defined in Section 7.04.210 of this Code.

13.40.4 Prohibited activities.

The Greeley Municipal Code, not limited to those chapters specifically referenced in (x) below, in addition to federal and state laws, especially the regulations of the Colorado Parks and Wildlife (CPW), shall apply within City-designated natural areas and trails.

In a City-designated natural area or trail it shall be a violation of this Chapter to:

(a) Engage in conduct prohibited by the following parts of this Code:

- Chapter 7.08 regarding animals.
- Chapter 9.24 regarding noise.
- Chapter 9.44 regarding smoking in public places.
- Chapter 10.36 regarding weapons.

EXHIBIT A

- (b) Engage in any careless or reckless behavior or activity that constitutes a hazard to one's safety or to the safety of other users.
- (c) Travel off designated trails unless City-posted signs allow travel off-trail.
- (d) Conduct or participate in a Group event without a City-issued permit.
- (e) Remove, destroy, mutilate, modify, or deface a building, structure, device, fence, gate, sign, survey, marker, or any other object.
- (f) Enter a natural area during closed hours except with a City-issued permit.
- (g) Discard, dispose, dump, or release any waste or hazardous substances. Disposal of incidental trash in City-designated receptacles is allowed.
- (h) Possess any glass beverage container whatsoever, except during clean-up activities sponsored and/or permitted by the City.
- (i) Enter in or upon any waters, including ice, or allow or direct an animal under one's care or control to do so, including by swimming, fishing, or boating, except where City-posted signs allow such activity.
- (j) Drive, hit, or throw golf balls within, into, or onto a natural area or trail.
- (k) Use a ball, kite, flying disc, or boomerang, except where City-posted signs allow such activity.
- (l) Operate an engine-powered vehicle or other conveyance.
- (m) Fish, except where City-posted signs allow fishing and only with a valid CPW-issued fishing license and in compliance with CPW regulations.
- (n) Operate any motor-driven miniature, toy, or model vehicle.
- (o) Operate or allow to be operated, a drone or other UAS within, into, onto or over a natural area or trail unless allowed by a federal or state regulation.
- (p) Operate a Class 3 electrical assisted bicycle.
- (q) Operate a skateboard, rollerblades, roller-skates, scooter, electric scooter, bicycle, or electrical assisted bicycle (Class 1 and Class 2) except where City-posted signs allow such activity.
- (r) Park any wheeled vehicle in such a manner as to create a hazard, obstruct vehicular or pedestrian traffic, or damage natural resources.

EXHIBIT A

- (s) Allow livestock to graze, except with a valid City-issued grazing lease.
- (t) Harass (whether or not the harassment results in injury), attempt to injure, or kill a wild animal or wild bird, or allow an animal under one's control to do so.
- (u) Feed wild animals or wild birds.
- (v) Ride and/or lead livestock, except where City-posted signs allow such activity.
- (w) Construct, place or maintain any kind of road, trail, fence, enclosure, landscaping material, fixed hardware, communication equipment, or any other structures.
- (x) Remove, disturb, or damage any archaeological, geological, or paleontological materials.
- (y) Apply herbicide or pesticide.
- (z) Cut or remove trees or shrubs, or mow or trim vegetation, unless they are encroaching upon private property (and then only to remove the portion on private property).
- (aa) Plant any plant species, except during planting activities sponsored and/or permitted by the City.
- (bb) Collect or remove seeds, plants or cuttings of trees, shrubs, vines, grasses, wildflowers or other plants, and any wildlife species, or otherwise remove the same.
- (cc) Release or otherwise introduce an insect, bird, or other animal not native to the local ecosystem.

13.40.5 Violations

Unless stated otherwise in this Code, conduct prohibited by this Chapter shall be punishable as a misdemeanor infraction pursuant to Chapter 1.33 of the Code.

13.40.6 Activities allowed with City-issued permit.

Certain activities, otherwise prohibited by this Chapter, may be allowed if a permit is first issued by the City through the Culture, Parks and Recreation Department. Instructions for permit application are available at the Natural Areas & Trails office and on the Division's webpage. Examples of activities allowed after first obtaining a City-issued permit may include Group events, entering a natural area to access an adjacent property, entering a natural area during closed hours for an approved activity, and other uses as deemed appropriate by the City.

Council Agenda Summary

September 15, 2020

Agenda Item Number 14

Key Staff Contact: Joel Hemesath, Public Works Director, 970-350-9795

Title:

Consideration to approve a change order in the amount of \$5,000.00 to the contract with Alterra Underground Solutions LLC for the Promontory Traffic Conduit Project bringing the revised contract amount from \$199,880.00 to \$204,880.00

Summary:

Change Order #2 with Alterra Underground Solutions LLC addresses a design flaw that caused two of the connecting fiber optic boxes to be placed in the wrong location. The \$5,000 change order is to place two new boxes in the appropriate location and splice where the conduits left off versus where they were intended to leave off. The design error was caused by Interwest whose design contract was reduced by \$5,000 to compensate the City for the error.

This issue was not known prior to change order 1. Once fiber installation was underway it was discovered that an additional distance of fiber was needed to connect the Fire Station fiber along 20th Street to the fiber line along Promontory Parkway. The fiber line along Promontory Parkway was moved to miss existing utilities and thus creating a gap from where the line from the Fire Station was designed versus where it was needed to connect in Promontory Parkway.

Change Order 1 was for \$52,405 for costs related to increase boring related to construction in more bedrock than what was expected as well as additional fiber cable slack within junction boxes.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	\$5,000.00
What is the annual impact?	One Time
What fund of the City will provide Funding?	Road Development
What is the source of revenue within the fund?	Road Development
Is there grant funding for this item?	No
If yes, does this grant require a match?	No
Is this grant onetime or ongoing?	N/A
Additional Comments:	

Legal Issues:

Greeley Municipal Code 4.20.160 requires that change orders over 25% of the contract amount be referred to City Council for approval. Since change order 1 put the contract changes over 25% all other change orders must also have City Council approval.

Other Issues and Considerations:

None

Applicable Council Priority and Goal:

Safety: Manage the health, safety and welfare in a way that promotes a sense of security and well-being for residents, businesses and visitors.

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Decision Options:

1. Approve change order as recommended,
2. Amend change order and approve as amended,
3. Deny change order, or
4. Continue item to a date specific.

Council's Recommended Action:

A motion to approve the change order.

Attachments:

Change Order #2



CHANGE ORDER FORM

Project Information			
Change Order #:	2		Date: 9/1/2020.
Project Name:	Fire Station 6		
Bid Number:	FD20-03-060	Dept/Division:	Public Works / Engineering
Original Budget Unit #:	3125006009340000 - 8202		PO #: 20000743
New Budget Unit Number Added:			
Project Manager:	Brian Ward		Title: Project Manager
Contractor/Consultant Information			
Contractor/Consultant:	Alterra Underground Solutions LLC		Phone /Extension: 720-660-7767
The CONTRACTOR/CONSULTANT is hereby directed to perform the WORK described in the CONTRACT for design/construction as amended by this CHANGE ORDER.			
See attached 2 sheets with full explanation for the change order.			
Compensation to Contractor/Consultant			
The original contract sum was:			\$147,475.00
The net change by previous change order was:			\$52,405.00
The contract sum prior to this change order was:			\$199,880.00
The contract sum will be: (See List) Increased			\$5,000.00
The new contract sum, including this change order is:			\$204,880.00
The contract time will be: (See List) Unchanged			
The new date for project completion is:			
This CHANGE ORDER is intended to, and the OWNER agrees that it shall, fairly and adequately compensate the CONTRACTOR/CONSULTANT for the extra direct costs (time and materials, etc.) as well as all expenses and damages which may result from any delays, suspensions, stretch-outs, scheduling, inefficiencies and accelerations in the WORK associated with this CHANGE ORDER, and the CONTRACTOR/CONSULTANT releases the OWNER from any claims for such expenses and damages.			
This CHANGE ORDER is intended to, and the CONTRACTOR/CONSULTANT agrees that it does, provide the CONTRACTOR/CONSULTANT a reasonable and adequate period of time in which to complete the WORK in accordance with the CONTRACT for establishment of policies, as amended by this CHANGE ORDER, and the CONTRACTOR/CONSULTANT releases the OWNER from any claims for additional time to perform the WORK associated with this CHANGE ORDER.			
The Contract Documents may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same document. The Contract Documents, including all component parts set forth above, may be executed and delivered by electronic signature by any of the parties and all parties consent to the use of electronic signatures.			
Signatures for City Manager			
IN WITNESS WHEREOF, the parties have caused this instrument to be executed in two (2) original counterparts as of the day and year first above written.			
Approved as to Substance		Reviewed as to Legal Form	
City Manager		City Attorney	
Certification of Contract Funds Availability		Departmental Certification	
Director of Finance		Department Director	
Purchasing Official		Project Manager	
Certification of Content by Contractor/Consultant			
Representative of Contractor/Consultant		Title	
Additional Approval:			
Budget	Supervisor	CPC	Finance
City Manager approval is required for Original contract sum >\$100000. Council approval is required for cumulative change orders >25%. Council minutes need to be attached. Approval Level is Council based on cumulative change orders totalling \$57,405 for a total of 38.9%.			

CHANGE ORDER FORM



Project Information

Change Order #: **1**

Project Name: **Fire Station 6**

Date: **9/1/2020.**

Project Manager: **Brian Ward**

Change Order Justification

Location	10603 20th St
Summary of Change Order	This change order addresses the installation of two fiber conduit boxes that required installation due to a design error.
Why was this not in original contract?	The design error discovered after the project was completed.
Budget Impact/Funding	This change order will increase the project budget \$5,000.00.
Impact to project schedule	This change order will have no impact to the schedule of the project.
Detailed Explanation	During the initial construction phase and layout of the project, the running line of the conduit installation was modified from the original plans. This change was not referenced to the original box locations at the 20th St and Promontory Parkway round a bout that had already been installed by GTC. When the fiber cable was to be spliced it was discovered that the design error caused a 75' gap between the installed boxes from the two differing projects. Alterra was required to install 2 additional boxes and bore the 2 x 75' lengths of conduit to rectify the error. Interwest was determined to be at fault for the design error and agreed to a \$5,000 reduction in their contract to compensate the City for the \$5,000 charge from Alterra for installing the boxes, resulting in no net change to the program budget.



Alterra Underground Solutions, LLC
1065 South Elizabeth Street
Denver, CO 80209

INVOICE

Date: 8/28/2020
Invoice # 1277
Due Date: Upon Receipt

Bill To:

City of Greeley
1001 9th Avenue
Greeley, CO 80631

Job Name and Location:
Promontory Traffic Conduit
FD20-03-060
Promontory Pkwy
Greeley, CO

Description	Price	Quantity	Total
Extra Work Trench & Install Pull Box as required	\$ 5,000.00	1	\$ 5,000.00
Balance Due			<u>\$ 5,000.00</u>

Thank you for your business!

Council Agenda Summary

September 15, 2020

Agenda Item Number 15

Title

Pulled Consent Agenda Items

Council Agenda Summary

September 15, 2020

Agenda Item Number 16

Key Staff Contact: Robert Miller, Interim Finance Director, 350-9735

Title:

Public hearing and final reading of an ordinance appropriating additional sums to defray the expenses and liabilities of the City of Greeley for the balance of the fiscal year of 2020 and for funds held in reserve for encumbrances at December 31, 2019

Summary:

This is the third additional appropriation ordinance modifying the 2020 budget. This appropriation ensures that existing commitments in progress at 2019 year end can be completed in 2020, designates funds for additional commitments, and appropriates new grants that have been awarded. This ordinance was introduced at the September 1, 2020 Council meeting.

Fiscal

Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes														
If yes, what is the initial, or, onetime impact?	\$ 5,708,301														
What is the annual impact?	\$ 5,708,301														
What fund of the City will provide Funding?	See Ordinance														
What is the source of revenue within the fund?	Fund Balance, Operating Transfers, Grants, Expense Reimbursement, Insurance Recoveries, Sale of Assets, and Private Contributions.														
Is there grant funding for this item?	Yes, Items 1, 2, 4, & 5														
If yes, does this grant require a match?	Yes, Item 2														
Is this grant onetime or ongoing?	Onetime														
Additional Comments:	Total appropriations made by this ordinance are \$5,708,301. The following funding sources will be used to cover the appropriations made by this ordinance. <table> <tr> <td>Fund Balance</td><td>\$ 5,088,000</td></tr> <tr> <td>Grant</td><td>516,125</td></tr> <tr> <td>Operating Transfers</td><td>58,000</td></tr> <tr> <td>Refund of Expenditures</td><td>18,800</td></tr> <tr> <td>Expense Reimbursement</td><td>14,430</td></tr> <tr> <td>Damage Recoveries</td><td>12,946</td></tr> <tr> <td>Grand Total:</td><td>\$ 5,708,301</td></tr> </table>	Fund Balance	\$ 5,088,000	Grant	516,125	Operating Transfers	58,000	Refund of Expenditures	18,800	Expense Reimbursement	14,430	Damage Recoveries	12,946	Grand Total:	\$ 5,708,301
Fund Balance	\$ 5,088,000														
Grant	516,125														
Operating Transfers	58,000														
Refund of Expenditures	18,800														
Expense Reimbursement	14,430														
Damage Recoveries	12,946														
Grand Total:	\$ 5,708,301														

Legal Issues:

City Charter prohibits actual expenditures from exceeding appropriations at the fund level. This ordinance will ensure that this does not occur.

Consideration of this matter is a legislative process which includes the following public hearing steps:

- 1) City staff presentation (if requested)
- 2) Council questions of staff
- 3) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 4) Council discussion
- 5) Council decision

Other Issues and Considerations:

None.

Applicable Council Priority and Goal:

Image: Reinforce Greeley's vision as an attractive and vibrant community in which to live, learn, work and play.

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

Ordinance
Detail Supporting Schedule
PowerPoint Presentation

THE CITY OF GREELEY
ORDINANCE NO.____, 2020

AN ORDINANCE APPROPRIATING ADDITIONAL SUMS TO DEFRAY THE EXPENSES AND LIABILITIES OF THE CITY OF GREELEY FOR THE BALANCE OF THE FISCAL YEAR OF 2020 AND FOR FUNDS HELD IN RESERVE FOR ENCUMBRANCES AT DECEMBER 31, 2019.

WHEREAS, the City of Greeley has or will incur expenses for certain activities described below during the 2020 fiscal year, and

WHEREAS, the revenues received in the City of Greeley in 2019, exceeded the amount of revenues estimated in the 2019 Budget by more than the total amount of the expenditures in the same year;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

Section 1. In accordance with section 5-17 of the Greeley Charter, from actual and anticipated revenues which exceed the revenue estimates in the 2020 budget and amounts held in fund balance reserves from 2019, there is hereby appropriated the following designated sums to be allocated for use during the remainder of 2020:

Fund	Total
001 General Fund	\$ 675,301
403 Sewer Capital Replacement	275,000
406 Water Capital Replacement	4,700,000
503 Information Technology	58,000
Grand Total:	\$ 5,708,301

Section 2. All actions heretofore taken (not inconsistent with the provisions of this ordinance) by the officers, agents and employees of the City in connection with this appropriation are hereby ratified, approved and confirmed.

Section 3. This Ordinance shall become effective five (5) days after its final publication as is provided by Section 3-16 of the Greeley Charter,

PASSED AND ADOPTED, SIGNED AND APPROVED THIS ____ DAY OF _____, 2020.

ATTEST:

THE CITY OF GREELEY

City Clerk

BY _____
Mayor



City of Greeley
2020 Appropriation No. 3
City Council Meetings: September 1st & 15th

8/26/2020

Fund	Funding Source	Description	Fund Balance	Revenue	Expenditures	Net Impact
001 General Fund						
1	Expense Reimbursement / Damage Recoveries / Refund of Expenditures	As a result of insurance reimbursements for damages to City property during 2019 and 2020, we are requesting to transfer funds from the insurance and damage recoveries accounts of \$12,946. Most of these damages were to medians and landscapes along roadways where automobile accidents occurred. These funds will replace money already spent to repair and replace the damaged landscape and are needed to balance the budgets. The Community Development Block Grant (CDBG) funds through the Greeley Urban Renewal Authority (GURA) of \$18,800 are requested to be used by the Park Reforestation Program. These grant funds will cover a large portion of the costs for our Parkway Reforestation Program for properties within the GURA boundaries. This also includes a partial reimbursement for the Residential Treatment Program for Emerald Ash Borer of \$14,430.	-	46,176	46,176	-
2	Fund Balance / Grant	The City received a grant from the State Historical Fund in January, 2020, to hire a consultant to develop a Historic Resource Survey Plan. The plan includes prioritizing, funding, and conducting historic resource surveys in Greeley east of 35th avenue. This is an area with the highest concentration of buildings over 50 years old. This will guide future historic preservation surveys to document and identify historic resources and areas in Greeley. The grant totaled \$15,000, with a cash match of \$5,976. No intergovernmental agreements or resolutions have been needed, only a simple contract with the state. There will be an upfront payment, an interim payment, and a final payment of 10% that will be reimbursed after the project in 2021.	-	15,000	15,000	-
3	Fund Balance	This request is to use existing carryover fund balance to support the executive search for a new Public Works Director and Assistant City Manager.	55,000	-	55,000	-
4	Grant / Fund Balance	Funding in the amount of \$128,211 is being requested for additional technological equipment such as additional monitors, docking stations, and applicable equipment to support City staff and personnel during the work from home order and remote setting with reimbursement through the Coronavirus Aid, Relief, and Economic Security (CARES) Act. An additional \$58,000 is being requested for cell-phone contracts to support City staff using fund balance available in the General Fund.	58,000	128,211	186,211	-
5	Grant	The City is partnering with Weld County to contribute to the Weld County Recovery Fund. The City's contribution (\$372,914) will be reimbursed by the CARES Act. These funds will be partnered with the total allotment provided by Weld County in the amount of \$2,314,061. These funds are intended to support local businesses affected by the disruption of services and the workforce during the current crisis.	-	372,914	372,914	-
001 General Fund			113,000	562,301	675,301	-
403 Sewer Capital Replacement						
6	Fund Balance	Maintaining the wastewater treatment and reclamation facility is critical to the continued safe discharge of effluent to the Poudre River. An appropriation will be needed to cover expenses for a Heating, Ventilation, & Air Condition (HVAC) system and for the replacement of air diffuser panels. The requested expenditure is to cover two unanticipated projects at the Wastewater Treatment & Reclamation Facility (WTRF). The first is an HVAC system for the Primary Sludge Pump Station (PSPS) where new electrical and controls equipment are being installed. A portion of this project is being paid for by the SCADA project budget as that was the driver for installing the HVAC system. However, it was determined that this is also a General Rehabilitation project that will provide protection of existing equipment and eliminate the need for portable air conditioners. Non-process operations related to General Rehabilitation that had been planned for 2020 will be deferred. The total cost for this project is estimated at \$250,464. The second expenditure is the replacement of the Centrate Handling and Processing (CHAP) air diffuser panels and is estimated at \$132,388. This was not an anticipated replacement and therefore was not planned for within the General Rehabilitation Budget. The total of the two projects is \$307,620. To help offset the costs associated with these projects, \$275,000 is requested.	275,000	-	275,000	-
403 Sewer Capital Replacement			275,000	-	275,000	-

Fund	Funding Source	Description	Fund Balance	Revenue	Expenditures	Net Impact
406 Water Capital Replacement						
7	Fund Balance	This request is to re-appropriate funds from 2019 to cover existing encumbrances as well as costs associated with the new chemical building. The requested funds will support the construction of necessary infrastructure that enables Greeley to supply safe drinking water to the community. Due to the three-year limit for the year to year project re-budgets, the 2019 funds were not able to be rolled into 2020. Funds will need to be re-appropriated for the first phase of the Boyd Needs Assessment project. The first phase consists of a new chemical building and will be the backbone of the upcoming process improvements over the next three years. Water and Sewer have delayed this re-appropriation request to complete engineering, save project costs, and to request an updated Guaranteed Maximum Price from the contractor which was received on July 14th, 2020. This work will allow the project to move forward, mitigating further delays and cost increases.	4,000,000	-	4,000,000	-
8	Fund Balance	This request is being made to accelerate the timeline for implementing a new work order system (Cityworks) for all divisions within Water and Sewer. The Water and Sewer Department is looking to increase efficiencies with the enhanced system to track maintenance activities. A consultant is needed to implement the Cityworks system. Implementation will include creating work order templates, report templates, and loading all of the linear and vertical assets. The project will also change the Cityworks license to an enterprise license. Other City departments will also benefit from this implementation. This was not included in the 2020 budget and was instead planned for 2021-2022 implementation.	700,000	-	700,000	-
406 Water Capital Replacement			4,700,000	-	4,700,000	-
Total (Less Additional Operating Expenditures Between Funds)			5,088,000	562,301	5,650,301	-
Operating Transfers						
4	Operating Transfer	Work From Home: Telephone Contracts - Operating Transfer: Information Technology from General Fund	-	58,000	58,000	-
Total Additional Operating Expenditures Between Funds			-	58,000	58,000	-
Grand Total			5,088,000	620,301	5,708,301	-

September 1st, 2020

Robert Miller | Interim Finance Director

2020 3rd Appropriation



Third Appropriation - 2020

- Allocation of Fund Balances
- Ensures Completion of Projects & Commitments
- Records Grants & Received Revenues

Appropriation by Funds

Fund	Current 2020 Budget	Ordinance	2020 Proposed Budget
001 General Fund	\$ 122,392,405	\$ 571,066	\$ 122,963,471
403 Sewer Capital Replacement	30,959,632	275,000	31,234,632
406 Water Capital Replacement	30,769,825	4,700,000	35,469,825
503 Information Technology	6,154,637	128,211	6,282,848
Grand Total	\$ 190,276,499	\$ 5,674,277	\$ 195,950,776
All Funds	\$ 596,500,897	\$ 5,674,277	\$ 602,175,174

Appropriation by Funding Sources

Funding Sources	Amount
Fund Balance	\$ 5,088,000
Grant	516,125
Operating Transfers	58,000
Refund of Expenditures	18,800
Expense Reimbursement	14,430
Damage Recoveries	12,946
Grand Total	\$ 5,708,301

Appropriation by Categories

Category	Request	Ordinance
Reappropriation	Boyds Needs Assessment - Chemical Building	\$ 4,000,000
General/CARES	Weld County Recovery Fund Contribution	372,914
General/CARES	Work From Home: Computer Equipment & Telephone Contracts	186,211
General	Executive Search - Public Works Director & Assistant City Manager	55,000
General/CDBG	Forestry Repair Transfer	46,176
General/Grant	Historic Resource Survey Plan	15,000
Enterprise	Cityworks Implementation	700,000
Enterprise	Wastewater Treatment and Reclamation Facility Maintenance	275,000
Total		\$ 5,650,301
Transfers		58,000
Grand Total		\$ 5,708,301

Summary

- Total Appropriated Amount: \$5,708,301
- Affirmation of Prior Commitments
- Maintain Transparency & Accounting Standards
- Demonstrates Transparency of Restricted Funds

Council Agenda Summary

September 15, 2020

Agenda Item Number 17

Key Staff Contact: Brad Mueller, Community Development Director, 970-350-9786

Caleb Jackson, Planner, 970-350-9876

Title:

Public hearing and final reading of an ordinance adopting amendments to the Greeley Municipal Code, Appendix 18-B, Table 18.42-1, Section 18.30.070, Section 18.46.050, Section 18.46.220, and Section 18.52.036, in order to establish allowances and regulations regarding short-term rentals

Summary:

On August 5, 2020, City Council initiated that staff move forward to public hearings with the Planning Commission and City Council regarding an ordinance to establish allowances and regulations for short-term rentals. The proposed code updates incorporate the recommendations of the Housing Task Force, as adjusted by direction from previous worksessions with City Council and Planning Commission. The proposed updates address an action item from the Strategic Housing Plan that City Council adopted in 2019.

The proposed code updates revise or add the following portions of the Greeley Municipal Code; see the attached clean (Ordinance Exhibit A) and redlined versions of the proposed code updates for more details:

Appendix 18-B – Definitions	Update definitions for guest and operator. Add definitions for resident, accessory short-term rental, primary short-term rental, and visitor
Table 18.42-1 \ Minimum Parking Requirements Table	Add parking requirements for primary short-term rentals
18.30.070 – Table of Principal Land Uses	Add primary and accessory short-term rentals as Permitted or Design Review in certain zones
18.46.050 – Specific use design standards.	Add sub-section (b)(22) Primary short-term rental to the index
18.46.220 – Primary Short-Term Rental	Add sub-section for use-specific standards for primary short-term rentals
18.52.036 – Home occupations.	Update home occupations section to add standards for accessory short-term rentals

Planning Commission, at its meeting on August 25, recommended approval by City Council, 5-2. Dissenting Commissioners expressed a preference for allowing LLC and

trust ownership versus only natural person ownership, and a preference for allowing the entire housing unit to be rentable on a short-term basis year-round, versus the limit to a single bedroom.

Members of the Housing Task Force will be available at the Council hearing, which is also a public hearing.

This ordinance was introduced at the September 1, 2020 Council meeting.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Consideration of this matter is a legislative process.

Other Issues and Considerations:

None noted.

Applicable Council Priority and Goal:

Consistency with Comprehensive Plan and Strategic Housing Plan.

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

Ordinance, with Exhibit A (i.e., clean code version)
Planning Commission Summary (Staff Report), August 25, 2020 (with redline attachment only)
Planning Commission Minutes, August 25, 2020
PowerPoint Presentation

CITY OF GREELEY, COLORADO

ORDINANCE NO. ____, 2020

AN ORDINANCE ADOPTING AMENDMENTS TO THE GREELEY MUNICIPAL CODE, APPENDIX 18-B, TABLE 18.42-1, SECTION 18.30.070, SECTION 18.46.050, SECTION 18.46.220, AND SECTION 18.52.036, IN ORDER TO ESTABLISH ALLOWANCES AND REGULATIONS REGARDING SHORT-TERM RENTALS

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

WHEREAS, it becomes necessary to update the Greeley Municipal Code from time to time to adopt zoning codes and development standards that continue to align with public values and Council priorities; and,

WHEREAS, short-term rentals are an emerging land use that has become popular as a way to offer homes as lodging for visitors; and,

WHEREAS, amending the Development Code to clearly allow and regulate this land use in a manner that addresses the public interest will advance and protect the health, safety and welfare of City residents; and,

WHEREAS, the Planning Commission conducted a public hearing to review and consider the proposed changes on August 25, 2020, and recommended their adoption by City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. Portions of the Greeley Municipal Code Chapter 18 regarding short-term rentals are hereby amended as described in Exhibit A, attached hereto.

Section 2. This ordinance shall become effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS ____ DAY OF _____, 2020.

ATTEST:

THE CITY OF GREELEY

City Clerk

Mayor

Proposed Clean Version of Appendix 18-B, Table 18.42-1, Section 18.30.070, Section 18.46.050, Section 18.46.220, and Section 18.52.036 of the Greeley Municipal Code Regarding Short-Term Rentals

This document is intended to show the proposed code updates in a clean version without redlines of Appendix 18-B, Table 18.42-1, Section 18.30.070, Section 18.46.050, Section 18.46.220, and Section 18.52.036 of the Greeley Municipal Code regarding short-term rentals. The proposed code update incorporates the recommendations from the Housing Task Force as revised through worksessions with Planning Commission and City Council.

1 Appendix 18-B

2 *Accessory short-term rental* shall mean the rental of a resident's dwelling unit, or portion thereof,
3 to visitors.

4 *Guest* shall mean any individual not providing compensation for temporary accommodations at a
5 resident's dwelling unit for no more than 30 continuous nights and no more than 30 nights in any
6 calendar year.

7 *Operator*, as used in Chapter 18.56, shall mean the person designated by the owner or lessee of
8 the mineral rights as the operator and so identified in Oil and Gas Conservation Commission
9 applications. *Operator* in other chapters shall mean any individual or business conducting a land
10 use at a site.

11 *Primary short-term rental* shall mean the rental to visitors of a dwelling unit that is not primarily
12 occupied by a resident.

13 *Resident* shall mean any individual intending to or actually inhabiting a dwelling unit for more
14 than 30 continuous nights or more than 30 nights in any calendar year.

15 *Visitor* shall mean any individual providing compensation for temporary accommodations at a
16 lodging facility such as, but not limited to, a short-term rental, bed and breakfast, hotel, motel, or
17 RV park.

18

19 Table 18.42-1 \ Minimum Parking Requirements Table

Primary short-term rental	1 space per 2 bedrooms
---------------------------	------------------------

20

21 18.30.070

22 TABLE OF PRINCIPAL LAND USES

Uses/ Districts	R-L, R-E	R-MH	R-M	R-H	C-L	C-H	I-L	I-M	I-H	H-A	C-D	PUD
lodging:												
- bed and breakfast	--	--	--	D	D	D	D	--	--	--	--	*
- hotels, motels	--	--	--	--	--	P	P	--	--	--	--	*
- accessory short-term rental	P	P	P	P	P	P	P	P	P	P	P	P
- primary short-term rental	--	--	--	D	D	D	D	--	--	--	--	*

23

24 18.46.050(b)(22) Primary Short-term rental.

18.46.220 – Primary Short-Term Rental

The following provisions shall apply to all sites containing primary short-term rentals whether or not operations commenced prior to the effective date of these standards.

- (1) The maximum stay duration for any visitor at a primary short-term rental is 30 cumulative nights per calendar year. Individuals staying in excess of 30 continuous nights shall be considered residents and must comply with applicable occupancy and family standards within the dwelling unit's zoning district. Operators of primary short-term rentals may be required to provide logs of visitors occupying the property to the City at the request of the City.
- (2) Operators of primary short-term rentals must provide contact information to the City for a local representative residing within a 30 mile radius of the primary short-term rental that can immediately respond to issues raised by City personnel, public safety personnel, utility providers, or other situations requiring assistance.
- (3) All listings or advertisements for the short-term rental of properties within the City of Greeley must include the business license number in the listing or advertisement.
- (4) Occupancy limits shall be in compliance with applicable building and/or fire standards.
- (5) In buildings with nine (9) or fewer dwelling units under the same ownership, operators may use no more than one (1) unit as a primary short-term rental.
- (6) In buildings with ten (10) or more dwelling units under the same ownership, operators may use no more than twenty percent (20%) of the units as primary short-term rentals.

18.52.036 – Home occupations.

(d) Home occupation requirements.

- (1) A home occupation shall be permitted as an accessory use to a dwelling, provided that all of the following conditions are continuously met:
 - a. The exterior appearance of the dwelling and lot shall not be altered, nor shall the occupation within the dwelling be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting or signage, or by the emission of sounds, noises, dust, odors, fumes, smoke or vibrations detectable outside the dwelling.
 - b. All persons involved in carrying on the home occupation on the premises shall be legal and regular inhabitants of the dwelling unit. No other employees associated with the home occupation may be at the site for the purpose of conducting any part of the business operation with the exception of accessory short-term rentals.

- c. The dwelling unit shall continue to be used primarily for residential purposes, and the occupational activities shall be harmonious with the residential use.
- d. There shall be no sale and/or display of merchandise which requires customers to go to the property, except as provided in Subsection (2) below.
- e. Vehicular traffic associated with the home occupation shall not adversely affect traffic flow and parking in the area. No more than one (1) customer or client vehicle associated with the home occupation shall be at the home at a time, and no more than ten (10) customer/client visits to the home per week and no more than two (2) trips per week shall be related to the delivery of products and/or materials, with the exception of child care homes and accessory short-term rentals.
- f. No more than twenty percent (20%) of the living space shall be used for the home occupation and any related storage of materials and supplies, except for board and care homes, child care homes, and accessory short-term rentals. In no event shall the garage be counted toward the total living space area, except as provided in Subsection (2) below.
- g. The home occupation shall be confined within the dwelling unit, except as provided in Subsection (2) below, and shall not include use of the garage, whether attached or detached, except for the parking of a vehicle associated with the home occupation.
- h. The use of utilities shall be limited to that normally associated with the use of the property for residential purposes. Electrical or mechanical equipment which creates audible interference in radio receivers or visual or audible interference in television receivers, or causes fluctuations in line voltage outside the dwelling unit, shall be prohibited.
- i. There shall be no on-premises signs advertising the home occupation.
- j. Activities conducted and equipment and material used or stored shall comply with the Building Code.
- k. There shall be no use or storage of mechanical equipment not recognized as being a part of normal household or hobby use.
- l. Only one (1) vehicle, not to exceed one (1) ton capacity, and one (1) trailer which cannot exceed fifteen (15) feet, may be related to and used in conjunction with the home occupation and shall be parked on site except for accessory short-term rentals and as provided in Subsection (2) below.

- m. Only one (1) home occupation shall be permitted per residence unless more than one (1) home occupation can be operated within the parameters of a single home occupation.
- n. The conditions herein may be altered upon reasonable cause and with approval of the Community Development Director.
- o. Any resident offering accessory short-term rentals shall also abide by the following standards whether or not operations commenced prior to the effective date of these standards:
 - 1. Any resident offering accessory short-term rentals may rent a maximum of one (1) bedroom per night within their dwelling unit to visitors on a continuous basis and may not rent other portions of a dwelling unit to visitors as sleeping areas. In such cases, a resident of the dwelling unit must be staying in the dwelling unit each night that the bedroom is rented to visitors. Contact information for the resident must be provided to the City and the resident must immediately respond to issues raised by City personnel, public safety personnel, utility providers, or other situations requiring assistance.
 - 2. A resident may rent out more than one (1) bedroom per night, up to the entire dwelling unit, as an accessory short-term rental for no more than 73 nights per year. In such cases, operators of primary short-term rentals must provide contact information to the City for a local representative residing within a 30 mile radius of the primary short-term rental that can immediately respond to issues raised by City personnel, public safety personnel, utility providers, or other situations requiring assistance
 - 3. When renting one (1) bedroom per night to visitors, occupancy of an accessory short-term rental is limited to the residents of the dwelling unit, two adult visitors over the age of eighteen (18), and two minor visitors under the age of eighteen (18). The number of occupants may not exceed the number allowed by applicable building and/or fire standards.
 - 4. When renting more than one (1) bedroom per night or the entire dwelling unit to visitors, occupancy of an accessory short-term rental is limited to the lesser of either no more than eight (8) visitors regardless of age plus residents or the maximum allowable per applicable building and/or fire standards.

5. Operators of accessory short-term rentals must obtain required licenses and permits, such as a business license, sales tax license, and home occupation permit.
6. The Community Development Director may create a self-inspection checklist for accessory short-term rentals. In its discretion, the Department of Community Development may require operators of accessory short-term rentals to provide a completed checklist confirming that the dwelling unit has appropriate safety features. The Community Development Director may require reasonable building and/or site improvements to ensure the safety of visitors.
7. Individual visitors may neither stay at an accessory short-term rental for more than fourteen (14) consecutive nights nor more than 30 cumulative nights per calendar year. The City may require operators to provide booking logs to ensure compliance with this standard.
8. Dwelling units containing an accessory short-term rental must be owned with no less than 50% interest by a natural person who is a resident of the dwelling unit. The subject dwelling unit must be the primary residence in which the resident owner resides at least 180 nights per calendar year.
9. All listings or advertisements for the short-term rental of properties within the City of Greeley must include the business license number in the listing or advertisement.

(e) Permitted home occupations.

- (1) The following list of permitted home occupations are examples of those occupations which are considered to be incidental to and compatible with residential land uses subject to all provisions of Section 18.52.036(d), as applicable:
 - a. Art or photo studio;
 - b. Sewing or tailoring;
 - c. Professional office;
 - d. Teaching or tutoring;
 - e. Child care home;
 - f. Board and care home;
 - g. Clerical, word processing or desktop publishing services;
 - h. Barber or beauty shop (for the purposes of this Section, body piercing and tattoo establishments shall not constitute a beauty shop);

Proposed Clean Version of Appendix 18-B, Table 18.42-1, Section 18.30.070, Section 18.46.050,
Section 18.46.220, and Section 18.52.036 of the Greeley Municipal Code Regarding Short-Term
Rentals

- 183 i. Massage therapists who are state-certified;
- 184 j. Accessory short-term rentals;
- 185 k. Agricultural produce sales as provided in Section 18.52.036(d)(2) above;
- 186 and
- 187 l. Any other use determined by the Community Development Director to
- 188 be incidental to and compatible with residential land uses.
- 189

PLANNING COMMISSION SUMMARY

ITEM: Code Update: Short-Term Rentals
Proposed Amendments to Appendix 18-B, Table 18.42-1, Section 18.30.070, Section 18.46.050, Section 18.46.220, and Section 18.52.036 of the Greeley Municipal Code Regarding Short-Term Rentals

PLANNER: Caleb Jackson, AICP | Planner II

HEARING DATE: August 25, 2020

PLANNING COMMISSION FUNCTION:

To review the proposed code updates and make a recommendation to City Council.

Summary

Short-term rentals have been emerging across the country for the last several years on websites such as Airbnb and VRBO. This emerging land use has become popular to offer homes as lodging for visitors. Host Compliance, a leading nationwide contractor that provides tracking, permitting, and compliance for short-term rentals, found 88 unique rental units within city limits in December 2019. The Development Code does not currently address short-term rentals and most current operations would not be allowable under current City code. Because of their potential for neighborhood impacts and influences on the overall housing supply, the City of Greeley has reviewed short-term rentals, and the Housing Task Force recommends enacting applicable regulations that would create an allowance for short-term rentals to operate and become a positive addition to the community. In response to information gathered from the public, stakeholders, task force, Planning Commission, and City Council, staff has drafted a code update to implement a framework for short-term rentals. Such regulations (see Attachment A) are specific and targeted to short-term lodging for visitors, and do not impact the way that the City regulates residency for individuals staying at a property for 30 nights or longer.

Shifts in the Lodging Industry

Traditionally, temporary lodging for visitors in the Greeley area has been limited to hotels, motels, bed and breakfasts, and RV parks that meet defined health, safety, and accessibility requirements. These traditional accommodations are staffed, and, depending on their intensity, are limited to certain commercial, industrial, and high-density residential zoning districts. Conversely, short-term rentals tend to offer lodging in dwelling units customarily used for residents not typically subject to the same standards as formal lodging. Bringing lodging into neighborhoods has implications on the area's character and may present additional nuisance impacts due to their transitory nature, especially because short-term rentals are oftentimes unstaffed during stays. Impacts to surrounding residences such as parking additional vehicles and noise associated with vacationing visitors is an important consideration. The lack of specific regulations affects operators of short-term rentals and neighbors because of unclear expectations. Also, short-term rentals may reduce the amount of permanent housing in the city, which already has an inadequate supply.

Existing Greeley Regulations

The City of Greeley's existing regulations do not specifically address short-term rentals. Last year, as an interim step, the Community Development Director issued a code interpretation determining that short-term rentals are most similar to a boarding and rooming house as defined in Appendix 18-B of the Greeley Municipal Code. However, under the current code standards, most current short-term rentals are not allowed, and the City is not presently issuing business licenses and permits for short-term rentals due to a lack of regulations.

Impetus

The Strategic Housing Plan, adopted in 2019, tasks the City with developing short-term rental regulations to address concerns with short-term rentals. Through such oversight, the City aspires to provide a framework that ensures short-term rentals are a positive addition to the community with clear and predictable expectations. The goal of regulations would be to provide guidance for both existing and future short-term rentals.

With short-term rental regulations, common concerns could be addressed and mitigated:

1. Changes to neighborhood character
2. Additional nuisances including noise, trash, and parking
3. Conversion of dwelling units from residential to vacation lodging
4. Effects on traditional visitor lodging such as hotels
5. Unrealized tax revenue due to a lack of collection mechanisms
6. Tension with neighbors due to unclear expectations
7. Disillusionment with local government because of unaddressed problems caused by short-term rentals.

Housing Task Force

Staff reconvened the Housing Task Force that helped develop the Strategic Housing Plan to provide guidance regarding the regulatory framework for short-term rentals. The task force established 10 objectives to help frame the discussion:

1. Only adopt policy requirements that can and will be enforced
2. Keep regulations and processes simple and understandable
3. Tailor regulations to the scale and intensity of an operation
4. Use existing tools and frameworks when possible
5. Maximize the availability of affordable housing options by limiting dwelling unit conversions
6. Provide a level playing field in the lodging industry by ensuring short-term rentals pay appropriate taxes and abide by expected standards
7. Ensure public services funded by lodging tax receive proper revenue
8. Minimize work on compliance personnel by requiring permits and responsible local contacts
9. Allow residents to use their property to generate another source of income to help make ends meet
10. Encourage additional tourism to drive more business to local establishments and events

With the objectives providing a foundation, members of the Housing Task Force analyzed the practices used in other localities to regulate short-term rentals and created draft strategies tailored for Greeley. The framework proposed was initially described in three tiers:

Tier I - Owner occupants may rent out a spare bedroom to visitors on an ongoing basis in any neighborhood or zone.

Tier II – Owner occupants may rent out more than one spare bedroom nightly to visitors for 20% of the year in any neighborhood or zone.

Tier III – Dwellings may be converted from housing for residents into full-time short-term rentals only where traditional bed-and-breakfasts are already allowed: R-H, C-L, C-H, and I-L zoning districts.

In crafting code language (see Attachment A), Tier I and Tier II are consolidated into “accessory short-term rentals” and Tier III is described as “primary short-term rentals”. These are described further in the “Recommendation” section of this report.

Public Feedback

Feedback on the Housing Task Force’s recommendations regarding short-term rental regulations was solicited by a survey available at a public open house and online. Outreach was conducted via social media (Facebook, Twitter, NextDoor), press releases, a guest newspaper article, GreeleyGov.com, CityScoop newsletter, email lists, and other means. Almost 40 feedback forms were received. The feedback forms and results of a survey were provided to Planning Commission and City Council at worksessions that showed overall favorability towards accessory short-term rentals. Feedback regarding primary short-term rentals were more divided, with roughly even numbers expressing that the recommendations were either too restrictive or too lax. A larger number expressed that the recommendations for primary short-term rentals achieved the correct balance.

Stakeholder Input

Staff presented the recommendations to the Downtown Development Authority Board, Amy Dugan of Visit Greeley/Chamber of Commerce, and the Greeley Area Realtors Association. Emails inviting participation were also sent to the Northern Colorado Rental Housing Association, area hotels, and HOAs. Overall, the feedback was favorable to allowing short-term rentals, with multiple parties noting the relative simplicity of the proposed standards and licensing in comparison to peer communities.

Planning Commission

Planning Commission discussed the recommendation of the Housing Task Force regarding short-term rentals at a worksessions on January 28 and February 25, 2020. Staff incorporated adjustments to the recommendations, specifically clarifying that homeowners would be allowed to rent out more than one additional bedroom for 20% of the year without physically being out of town and away from their home.

City Council

City Council considered the recommendations for short-term rentals at worksessions on March 3 and July 14, 2020. Some Council members expressed an interest in ensuring that complying with licensing and reporting requirements be streamlined. The Finance Division has committed to exploring the arrangement of master agreements with the major short-term rental platforms to ease the burden on operators, similar to the City of Loveland’s master license agreement with AirBnb. On August 4, 2020, City Council initiated the topic moving forward to public hearings with Planning Commission and City Council regarding a code update.

Notice

A notice regarding the public hearing was published in the newspaper. Staff informed interested groups and individuals via email of the opportunity to participate at public hearings before Planning Commission and City Council regarding the code update.

Recommendation

The recommended code update regarding short-term rentals is attached (see Attachment A). The drafted code update incorporates the Housing Task Force recommendations adjusted to incorporate feedback from Planning Commission and City Council. Staff recommends the code update favorably. The update specifically amends the following portions of the Municipal Code to incorporate the adjustments needed to proceed with the recommendations of the Housing Task Force and incorporating worksession feedback from Planning Commission and City Council:

Appendix 18-B – Definitions	Update definitions for guest and operator. Add definitions for resident, accessory short-term rental, primary short-term rental, and visitor
Table 18.42-1 \ Minimum Parking Requirements Table	Add parking requirements for primary short-term rentals
18.30.070 – Table of Principal Land Uses	Add primary and accessory short-term rentals as Permitted or Design Review in certain zones
18.46.050 – Specific use design standards.	Add sub-section (b)(22) Primary short-term rental to the index
18.46.220 – Primary Short-Term Rental	Add sub-section for use-specific standards for primary short-term rentals
18.52.036 – Home occupations.	Update home occupations section to add standards for accessory short-term rentals

Recommended Motion

A motion that, based on the Summary and accompanying analysis, the Planning Commission find that the proposed amendments to Appendix 18-B, Table 18.42-1, Section 18.30.070, Section 18.46.050, Section 18.46.220, and Section 18.52.036 of the Greeley Municipal Code regarding Short-Term Rentals are necessary and appropriate to the intent of the Comprehensive Plan and to clarify administration of the Development Code, and recommend approval to City Council.

ATTACHMENTS:

- Attachment A: Proposed Code Update Redlines of Appendix 18-B, Table 18.42-1, Section 18.30.070, Section 18.46.050, Section 18.46.220, and Section 18.52.036 of the Greeley Municipal Code Regarding Short-Term Rentals
- Attachment B: Proposed Clean Version of Appendix 18-B, Table 18.42-1, Section 18.30.070, Section 18.46.050, Section 18.46.220, and Section 18.52.036 of the Greeley Municipal Code Regarding Short-Term Rentals

Proposed Code Update Redlines of Appendix 18-B, Table 18.42-1, Section 18.30.070, Section 18.46.050, Section 18.46.220, and Section 18.52.036 of the Greeley Municipal Code Regarding Short-Term Rentals

This document is intended to show the proposed code updates of Appendix 18-B, Table 18.42-1, Section 18.30.070, Section 18.46.050, Section 18.46.220, and Section 18.52.036 of the Greeley Municipal Code regarding short-term rentals. The proposed code update incorporates the recommendations from the Housing Task Force as revised through worksessions with Planning Commission and City Council.

Unaltered text denotes code language that is proposed to remain unchanged.

Underlined text denotes code language that is proposed to be added.

~~Stricken~~ text denotes code language that is proposed for deletion.

Proposed Code Update Redlines of Appendix 18-B, Table 18.42-1, Section 18.30.070, Section 18.46.050, Section 18.46.220, and Section 18.52.036 of the Greeley Municipal Code Regarding Short-Term Rentals

Appendix 18-B

Accessory short-term rental shall mean the rental of a resident's dwelling unit, or portion thereof, to visitors.

Guest shall mean any individual not providing compensation for temporary accommodations at a resident's dwelling unit for no more than 30 continuous nights and no more than 30 nights in any calendar year. a person who is visiting at the principal or primary home of another person for up to thirty (30) days, and which home is not the principal or primary home of the guest.

Operator, as used in Chapter 18.56, shall mean the person designated by the owner or lessee of the mineral rights as the operator and so identified in Oil and Gas Conservation Commission applications. Operator in other chapters shall mean any individual or business conducting a land use at a site.

Primary short-term rental shall mean the rental to visitors of a dwelling unit that is not primarily occupied by a resident.

Resident shall mean any individual intending to or actually inhabiting a dwelling unit for more than 30 continuous nights or more than 30 nights in any calendar year.

Visitor shall mean any individual providing compensation for temporary accommodations at a lodging facility such as, but not limited to, a short-term rental, bed and breakfast, hotel, motel, or RV park.

Table 18.42-1 \ Minimum Parking Requirements Table

<u>Primary short-term rental</u>	<u>1 space per 2 bedrooms</u>
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18.30.070

TABLE OF PRINCIPAL LAND USES

Uses/ Districts	R-L, R-E	R-MH	R-M	R-H	C-L	C-H	I-L	I-M	I-H	H-A	C-D	PUD
lodging:												
- bed and breakfast	--	--	--	D	D	D	D	--	--	--	--	*
- hotels, motels	--	--	--	--	--	P	P	--	--	--	--	*
<u>- accessory short-term rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>- primary short-term rental</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>*</u>

18.46.050(b)(22) Primary Short-term rental.

18.46.220 – Primary Short-Term Rental

The following provisions shall apply to all sites containing primary short-term rentals whether or not operations commenced prior to the effective date of these standards.

- (1) The maximum stay duration for any visitor at a primary short-term rental is 30 cumulative nights per calendar year. Individuals staying in excess of 30 continuous nights shall be considered residents and must comply with applicable occupancy and family standards within the dwelling unit's zoning district. Operators of primary short-term rentals may be required to provide logs of visitors occupying the property to the City at the request of the City.
- (2) Operators of primary short-term rentals must provide contact information to the City for a local representative residing within a 30 mile radius of the primary short-term rental that can immediately respond to issues raised by City personnel, public safety personnel, utility providers, or other situations requiring assistance.
- (3) All listings or advertisements for the short-term rental of properties within the City of Greeley must include the business license number in the listing or advertisement.
- (4) Occupancy limits shall be in compliance with applicable building and/or fire standards.
- (5) In buildings with nine (9) or fewer dwelling units under the same ownership, operators may use no more than one (1) unit as a primary short-term rental.
- (6) In buildings with ten (10) or more dwelling units under the same ownership, operators may use no more than twenty percent (20%) of the units as primary short-term rentals.

18.52.036 – Home occupations.

(d) Home occupation requirements.

- (1) A home occupation shall be permitted as an accessory use to a dwelling, provided that all of the following conditions are continuously met:
 - a. The exterior appearance of the dwelling and lot shall not be altered, nor shall the occupation within the dwelling be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting or signage, or by the emission of sounds, noises, dust, odors, fumes, smoke or vibrations detectable outside the dwelling.
 - b. All persons involved in carrying on the home occupation on the premises shall be legal and regular inhabitants of the dwelling unit. No other employees associated with the home occupation may be at the site for the purpose of conducting any part of the business operation with the exception of accessory short-term rentals.

Proposed Code Update Redlines of Appendix 18-B, Table 18.42-1, Section 18.30.070, Section 18.46.050, Section 18.46.220, and Section 18.52.036 of the Greeley Municipal Code Regarding Short-Term Rentals

- c. The dwelling unit shall continue to be used primarily for residential purposes, and the occupational activities shall be harmonious with the residential use.
- d. There shall be no sale and/or display of merchandise which requires customers to go to the property, except as provided in Subsection (2) below.
- e. Vehicular traffic associated with the home occupation shall not adversely affect traffic flow and parking in the area. No more than one (1) customer or client vehicle associated with the home occupation shall be at the home at a time, and no more than ten (10) customer/client visits to the home per week and no more than two (2) trips per week shall be related to the delivery of products and/or materials, with the exception of child care homes and accessory short-term rentals.
- f. No more than twenty percent (20%) of the living space shall be used for the home occupation and any related storage of materials and supplies, except ~~where the home occupation is a~~ for board and care homes ~~or a~~, child care homes s, and accessory short-term rentals shall meet state requirements, where applicable. In no event shall the garage be counted toward the total living space area, except as provided in Subsection (2) below.
- g. The home occupation shall be confined within the dwelling unit ~~which shall be the principal building and use on the lot~~, except as provided in Subsection (2) below, and shall not include use of the garage, whether attached or detached, except for the parking of a vehicle associated with the home occupation.
- h. The use of utilities shall be limited to that normally associated with the use of the property for residential purposes. Electrical or mechanical equipment which creates audible interference in radio receivers or visual or audible interference in television receivers, or causes fluctuations in line voltage outside the dwelling unit, shall be prohibited.
- i. There shall be no on-premises signs advertising the home occupation.
- j. Activities conducted and equipment and material used or stored shall comply with the Building Code.
- k. There shall be no use or storage of mechanical equipment not recognized as being a part of normal household or hobby use.

Proposed Code Update Redlines of Appendix 18-B, Table 18.42-1, Section 18.30.070, Section 18.46.050, Section 18.46.220, and Section 18.52.036 of the Greeley Municipal Code Regarding Short-Term Rentals

- l. Only one (1) vehicle, not to exceed one (1) ton capacity, and one (1) trailer which cannot exceed fifteen (15) feet, may be related to and used in conjunction with the home occupation and shall be parked on site except for accessory short-term rentals and as provided in Subsection (2) below. ~~(See also Subsection 18.38.020(p).)~~
- m. Only one (1) home occupation shall be permitted per residence unless more than one (1) home occupation can be operated ~~using the same area within the residence, which shall constitute no more than twenty percent (20%) of the living space and can operate~~ within the parameters of a single home occupation.
- n. The conditions herein may be altered upon reasonable cause and with approval of the Community Development Director.
- o. Any resident offering accessory short-term rentals shall also abide by the following standards whether or not operations commenced prior to the effective date of these standards:
1. Any resident offering accessory short-term rentals may rent a maximum of one (1) bedroom per night within their dwelling unit to visitors on a continuous basis and may not rent other portions of a dwelling unit to visitors as sleeping areas. In such cases, a resident of the dwelling unit must be staying in the dwelling unit each night that the bedroom is rented to visitors. Contact information for the resident must be provided to the City and the resident must immediately respond to issues raised by City personnel, public safety personnel, utility providers, or other situations requiring assistance.
2. A resident may rent out more than one (1) bedroom per night, up to the entire dwelling unit, as an accessory short-term rental for no more than 73 nights per year. In such cases, operators of primary short-term rentals must provide contact information to the City for a local representative residing within a 30 mile radius of the primary short-term rental that can immediately respond to issues raised by City personnel, public safety personnel, utility providers, or other situations requiring assistance
3. When renting one (1) bedroom per night to visitors, occupancy of an accessory short-term rental is limited to the residents of the dwelling unit, two adult visitors over the age of eighteen (18), and two minor visitors under the age of eighteen (18). The number of

Proposed Code Update Redlines of Appendix 18-B, Table 18.42-1, Section 18.30.070, Section 18.46.050, Section 18.46.220, and Section 18.52.036 of the Greeley Municipal Code Regarding Short-Term Rentals

occupants may not exceed the number allowed by applicable building and/or fire standards.

4. When renting more than one (1) bedroom per night or the entire dwelling unit to visitors, occupancy of an accessory short-term rental is limited to the lesser of either no more than eight (8) visitors regardless of age plus residents or the maximum allowable per applicable building and/or fire standards.

5. Operators of accessory short-term rentals must obtain required licenses and permits, such as a business license, sales tax license, and home occupation permit.

6. The Community Development Director may create a self-inspection checklist for accessory short-term rentals. In its discretion, the Department of Community Development may require operators of accessory short-term rentals to provide a completed checklist confirming that the dwelling unit has appropriate safety features. The Community Development Director may require reasonable building and/or site improvements to ensure the safety of visitors.

7. Individual visitors may neither stay at an accessory short-term rental for more than fourteen (14) consecutive nights nor more than 30 cumulative nights per calendar year. The City may require operators to provide booking logs to ensure compliance with this standard.

8. Dwelling units containing an accessory short-term rental must be owned with no less than 50% interest by a natural person who is a resident of the dwelling unit. The subject dwelling unit must be the primary residence in which the resident owner resides at least 180 nights per calendar year.

9. All listings or advertisements for the short-term rental of properties within the City of Greeley must include the business license number in the listing or advertisement.

(e) Permitted home occupations.

(1) The following list of permitted home occupations are examples of those occupations which are considered to be incidental to and compatible with residential land uses subject to all provisions of Section 18.52.036(d), as applicable:

- a. Art or photo studio;
- b. Sewing or tailoring;

Proposed Code Update Redlines of Appendix 18-B, Table 18.42-1, Section 18.30.070, Section 18.46.050, Section 18.46.220, and Section 18.52.036 of the Greeley Municipal Code Regarding Short-Term Rentals

- 183 c. Professional office;
- 184 d. Teaching or tutoring;
- 185 e. Child care home;
- 186 f. Board and care home;
- 187 g. Clerical, word processing or desktop publishing services;
- 188 h. Barber or beauty shop (for the purposes of this Section, body piercing
- 189 and tattoo establishments shall not constitute a beauty shop);
- 190 i. Massage therapists who are state-certified;
- 191 j. Accessory short-term rentals;
- 192 j.k. Agricultural produce sales as provided in Section 18.52.036(d)(2) above;
- 193 and
- 194 k.l. Any other use determined by the Community Development Director to
- 195 be incidental to and compatible with residential land uses.
- 196



PLANNING COMMISSION

Proceedings

August 25, 2020

Remote Hearing
(Zoom Webinar and viewable on City of Greeley YouTube)
1:15 p.m.

I. Call to Order and Roll Call

Chair Yeater called the meeting to order at 1:54 p.m. following adjournment of the Zoning Board of Appeals hearing. Commissioners Andersen, Schulte, Briscoe, Franzen, Romulo and Modlin were present.

II. Approval of minutes for meeting held on July 28, 2020

Commissioner Franzen moved to approve the minutes dated July 28, 2020. Commissioner Modlin seconded the motion. The motion carried 6-0. (Commissioner Andersen abstained as she was not present at the July 28 hearing.)

IV. A public hearing to consider an amendment to the City of Greeley Municipal Code, Title 18, regarding short-term rentals

Case No.: CU2019-0004
Applicant: City of Greeley
Presenter: Caleb Jackson, Planner II

Caleb Jackson addressed the Commission and provided background information about the process to date for allowing and regulating short-term rentals (STRs) in Greeley. He noted that existing regulations do not specifically address STRs, adding that in 2019 the Community Development Director issued a code interpretation that they are most similar to a boarding or rooming house as defined in Appendix 18-B of the Greeley Municipal Code. Mr. Jackson noted that the Strategic Housing Plan adopted in 2019 tasked the City with developing STR regulations. With that direction, staff reconvened the Housing Task Force that helped develop the Strategic Housing Plan. Mr. Jackson highlighted ten objectives established by the Housing Task Force.

Mr. Jackson briefly described the process beginning with reconvening the Housing Task Force, public outreach, stakeholder feedback, and Planning Commission and City Council worksessions and hearings. Staff also presented the Housing Task Force recommendations to several groups, including the Downtown Development Authority, Greeley Chamber of Commerce, and Greeley Area Realtors Association, and reached out to homeowners' associations and local hotels. He summarized some of the concerns raised by Planning Commission and City Council during previous worksessions.

Mr. Jackson stated that City Council expressed concern about the potential burden upon small operators with the required licensing and reporting. He added that the Finance Department has committed to looking into master licensing agreements with larger platforms similar to other jurisdictions. Mr. Jackson advised that implementation of any recommended changes would include the Finance Department for licensing, Community Development for permitting, code standards, and enforcement for things such as trash, on-site parking and landscaping, the Parking Services Division for on-street parking, and the Greeley Police Department for noise violations. He presented a slide showing the proposed changes to the definitions, tables, and code sections and described some of the updated definitions for guest and operator and additional definitions for resident, visitor, accessory short-term rental and primary short-term rental. Mr. Jackson described other proposed updates providing allowances and standards for STRs.

Mr. Jackson offered to take questions from the Commission and added that Jim Riesberg, a member of the Housing Task Force, was also available to offer comments.

Commissioner Franzen asked whether the direction from the Housing Task Force was to make the changes recommended by Planning Commission and City Council and what changes were affected by comments made to those entities. Mr. Jackson reported that City Council was primarily concerned about licensing and the burden that might create. He added that this is not part of the Code language and that the Finance department has committed to exploring implementation steps administratively. Recalling the concerns previously expressed by Planning Commission, Mr. Jackson advised that the proposed restrictions for what was previously called Tier II had been revised to allow the short-term

rental of additional bedrooms, up to the whole house, for a portion of the year without the residents being away from their home.

Commissioner Romulo asked for clarification about the amount of time during the year that primary STRs could be made available. Mr. Jackson explained that what was previously called Tier I was a scenario where a homeowner rented out one spare bedroom. Tier II allowed for the rental of more than one bedroom, not to exceed 20% of the year (or approximately 73 days a year). He added that both scenarios fall under the description of an accessory STR. The language for a primary STR changes the use of the property and allows the entire dwelling to be rented short-term year round and is restricted to zone districts that currently allow for bed and breakfast facilities.

Commissioner Andersen pointed out that, during Planning Commission and City Council hearings, residents had asked whether the Greeley Stampede or the UNC semester system had been taken into consideration with regard to STRs. Mr. Jackson responded that the proposed changes would not change how the City addresses longer term residents, adding that anyone staying 30 days or longer is a resident under the current Code. He went on to say that the Code revision would help clarify and distinguish that situation from an STR. He noted that in low density zones, the long-term resident must be a family member as defined by the Municipal Code. Regarding the Greeley Stampede, Mr. Jackson stated that the task force considered and increased the number of recommended days per stay from 10 to 14. Upon question by Commissioner Andersen, Mr. Jackson advised that in the situation of using a single bedroom as an STR, the number of guests would be limited to two adults and two minors. In the other accessory short-term rental scenario, making more bedrooms available, the number of guests would be limited to eight individuals.

Commissioner Andersen referred to the revised language about percent of ownership of a dwelling and asked how the City would verify that there was a 50 percent ownership interest by a natural person who is a resident. She noted that sometimes homes may be owned by a trust or limited liability company. Mr. Jackson advised that the Weld County Assessor's records could be accessed during the permitting process to determine whether an owner's information matched that of an applicant. He added that this was a lengthy topic of discussion, and that the Housing Task Force remained adamant in its recommendation that home ownership is by a natural person. The task force felt that a homeowner would likely be more responsible to ensure little negative impact on a neighborhood and would also prevent the potential for a renter or tenant to sublet a room. Upon question by Commissioner Andersen as to whether a trustee would fit the definition of natural person, Mr. Jackson stated that current Code language simply states "natural person" and that other ownership structures are not expressly permitted.

Commissioner Franzen asked whether someone acting as a trustee would be able to apply for a variance. Mr. Jackson advised that it would be important to ensure that an applicant's address matched the Assessor information as a mechanism for disallowing an investor from renting a property. Commissioner Romulo asked whether the requirement to have someone within 30 miles addressed any of these concerns. Mr. Jackson noted that in the Tier II scenario, it could possibly be addressed. He suggested that Mr. Riesberg might have more information to add to the discussion. Upon question by Commissioner Schulte as to whether a trustee could be considered a natural person, Mr. Jackson reported that "natural person" is not defined in the Code.

Chair Yeater expressed an interest in better understanding the vision of the task force and invited Jim Riesberg to join the discussion. Mr. Riesberg observed that regarding Tier I, there seemed to be some confusion between ownership and resident. He noted that the task force wanted to ensure that what was originally identified as Tier I would be primarily occupied by an owner who lives in the home. He added that the ownership issues arise when looking at the other tier structures. Mr. Riesberg observed that some STRs seem to change the character of a neighborhood by the increase of noise, traffic and trash. The task force wanted to look at ways for the City to put some standards in place. Mr. Riesberg noted that the Stampede came up during discussions as well as parking restrictions, the number of occupants, and frequency of renting out a portion of a home.

Mr. Riesberg identified one concern of the task force as being investors who come to Greeley and buy up available affordable rental units and turn them into STRs to make more money. The task force was concerned that it could decrease the necessary supply of housing. He added that the previous Tier I scenario would still allow an owner to make extra money by allowing someone to rent a bedroom in their home on a short-term basis.

Commissioner Franzen sought to clarify the proposed revision about the number of bedrooms and gave the example of empty nesters living year round in a 5-bedroom home where they occupy only one bedroom. He asked whether the other four bedrooms could be rented out to no more than eight people. Mr. Jackson confirmed and added that in that scenario, the short-term rental period would be limited to 73 days out of the year for the four bedrooms. Upon question by Commissioner Franzen as to whether one bedroom could be used as an STR for the entire year, Mr. Jackson stated that it could, adding that the idea is that STRs in residential areas remain minor in nature and that the structure is used primarily as a home.

Commissioner Andersen observed from Mr. Riesberg's comments that it appeared the object is to limit nuisances and also discourage commercial investments in affordable housing, displacing those in need of it. Mr. Jackson stated that those were some of the bigger things that came up during the discussions. He also noted discussion about the potential impact to the traditional lodging industry. Commissioner Andersen stated that she appreciated the idea of a safety checklist, but did not see the checklist in the draft Code language. Mr. Jackson indicated that language of that nature is typically not codified as it could change over time, adding that staff would be working closely with the Building Inspection and Fire Safety divisions to promulgate the checklist to make sure that safety measures are in place.

Commissioner Modlin asked Mr. Jackson to expand on what Tier III requirements would look like. Mr. Jackson advised that a primary short-term rental (previously Tier III) was more of an investment property. There would be a requirement for a contact person to reside within a 30-mile radius as well as a limit on the number of units in multi-family dwellings that could be used as an STR.

Chair Yeater opened the public hearing at 3:03 p.m.

Mr. Jackson read an e-mail from Carol Burham, who expressed concerns about allowing STRs in the City of Greeley. A copy of the e-mail is attached to these minutes. There were no other e-mails or chat notifications from individuals requesting to speak. Mr. Jackson reported that he had talked with Ms. Burham during a public open house where she expressed concern about an STR that was operating in her neighborhood. He noted that in that particular case, Code Compliance had pursued a compliance action and the owner was required to change the operation. Mr. Jackson went on to say that the STR Ms. Burham was concerned about would not be allowed under the proposed Code since it is deemed a primary STR located in a low-density residential zone district.

Chair Yeater closed the public hearing at 3:06 p.m.

Commissioner Franzen indicated that he continued to have a hard time with the restriction placed on owners of primary residences with more than one available bedroom not being allowed to use the space throughout the year. Commissioner Andersen pointed out that the minutes approved earlier indicated that Director, Brad Mueller, did not wish to make adjustments to the Development Code, but instead thought that revisions to the Code regarding STRs could stand on their own. She asked for clarification as to what the Planning Commission was being asked to consider. Mr. Jackson advised that the recommendation today is to go forward with STRs as a standalone issue prior to the larger rewrite of the Development Code. He indicated it would be beneficial to start implementing and provide allowances for people and would also check off one of the objectives of the Strategic Housing Plan.

Commissioner Anderson asked whether the STR code would need to be updated again when the entire Development Code is revised. Mr. Jackson stated that it would provide an opportunity to further tailor the short-term rental portion of the Code and added that it is not uncommon for STR ordinances to be adjusted over time. Commissioner Andersen asked if the revisions proposed today become part of the current Code, whether the Planning Commission would lose any opportunity to provide input. Mr. Jackson reported that what is proposed today would become part of the current Code and that Planning Commission would have an opportunity to provide further input during the overall update of the entire Development Code. Seeking clarification, Chair Yeater asked whether this is the only opportunity for the Planning Commission to weigh in regarding STRs. Mr. Jackson stated that if the proposed revisions are adopted by City Council, they will become part of the current Code. He added that with the larger Code update over the next several months, Planning Commission will have an opportunity to provide further input and make recommendations regarding adjustments.

Chair Yeater expressed his biggest challenge as being how STRs will be enforced. Mr. Jackson explained that regulation of accessory STRs would be similar to how home based businesses are currently regulated, adding that there would be adjustments to obtain information that is specific to STRs. He stated that primary STRs which are more of an investment as a full-time, commercial, business operation, would follow the typical design review standards which is an administrative process. He added that Code Compliance would continue to inspect and enforce in the same way they do other property complaints.

Commissioner Romulo referred to the e-mail from Ms. Burham and asked if Code Compliance would enforce concerns regarding STRs. Mr. Jackson stated that Code Compliance would enforce upon complaints such as onsite parking, trash, weeds, and that noise complaints would be directed to the police department. Commissioner Romulo referenced the concerns expressed by Commissioner Franzen and asked whether there was a sense of how many existing STRs fall within that scenario. Mr. Jackson stated that he had spoken with some people who indicated that what was originally called Tier II did not fit their situation. He suggested that the issue seemed to be more in terms of having to be out of town to rent more than one bedroom. He added that the proposed revisions will provide more allowances than are currently provided. Upon question by Commissioner Andersen, Mr. Jackson reported that enforcement efforts have generally been complaint based, but could move into equity sweeps in the future if that was direction of City Council and administrators.

Commissioner Briscoe noted that the issue of STRs was addressed during the planning summit last year and recalled that the City of Georgetown seemed to be on the leading edge of the discussion. He indicated that a challenge expressed by Georgetown staff was the manpower required to identify STRs and asked whether there was a plan by the City of Greeley to help with enforcement, whether it was increased manpower, software, or other mechanism. Commissioner Briscoe also asked whether the task force had looked at what other communities are doing around this issue and whether Greeley is in line with other communities. Mr. Jackson reported that there are third party companies that are skilled at looking at a variety of websites that list STRs and bringing them into compliance who claim that the services are paid by the taxes and permit fees generated. He added that the task force had looked at other communities, noting that Fort Collins and Durango do not allow any STRs to operate in low density zones. He noted in that sense, what is being proposed is more lenient than some other communities and would allow a property owner to generate income from their property. He added that Mr. Riesberg brought a lot of that perspective to the Housing Task Force.

Mr. Riesberg stated that there were people on the task force who were tasked with gathering information from other cities. He noted that this is an issue that is happening across the country, particularly with Airbnb, and will continue to come up. Mr. Riesberg noted that there had been a lot of discussion and cooperation between cities and believed that the City will see broader regional and statewide cooperation in the upcoming months. He felt that Greeley is about in the middle when compared to other cities with less stringent regulations than some and more than others. He described a situation in his own neighborhood that seemed to create adverse impacts and felt that it is important to have regulations. Mr. Riesberg noted that during COVID, this could be seen as a source of income for some residents. He felt it is something that the City will continue to see as a need and that it benefits Greeley to get ahead of it.

Commissioner Romulo stated that some of her original confusion was the idea of where an STR drops off and a resident begins and asked for clarification. Mr. Jackson advised that in a roommate situation, this Code is not changing but rather providing more distinction. He added that in low density zones, an owner would be required to abide by the family definition for people staying 30 days or longer. He advised that under the existing Code, any number of related individuals may reside in a dwelling, but that there is a limit of two unrelated individuals. As an aside, Mr. Jackson stated that an upcoming work program item would be to look at the number of unrelated individuals allowed. He noted that this

proposal would allow the ability to rent a spare room to short-term visitors throughout the year. Commissioner Franzen added that there would be no restriction for a guest who falls under the family definition.

Commissioner Andersen asked if the Commission wanted to move forward with a recommendation to codify the revisions with this many unanswered questions. Chair Yeater asked the Commission to call for a motion to allow for continued discussion.

Commissioner Andersen moved that, based on the summary and accompanying analysis, the Planning Commission finds that the proposed amendments to Appendix 18-B, Table 18.42-1, Section 18.30.070, Section 18.46.050, Section 18.46.220, and Section 18.52.036 of the Greeley Municipal Code regarding Short-Term Rentals are necessary and appropriate to the intent of the Comprehensive Plan and to clarify administration of the Development Code, and recommend approval to City Council, with the following attachments: Attachment A (proposed code update redlines of Appendix 18 B, Table 18.42-1, Section 18.30.070, Section 18.46.050, Section 18.46.220, and Section 18.52.036 of the Greeley Municipal Code regarding Short-Term Rentals) and Attachment B (proposed clean version of the same). Commissioner Modlin seconded the motion with a caveat that Planning Commission be allowed to review and provide further input during the update of the Development Code.

Chair Yeater again asked whether there would be an opportunity for additional review by Planning Commission if the motion is approved. Mr. Jackson explained that if the revisions are adopted by City Council, they would be codified and that his understanding was that Commissioner Modlin requested the opportunity for it to be brought before Planning Commission at the time of the fuller Code update. Commissioner Modlin stated that was correct. Commissioner Romulo added that would be helpful. Planning Manager, Mike Garrott, addressed the Commission and stated that information could be brought back to the Planning Commission for review and recommendation during the Code update process over the next year.

Chair Yeater expressed appreciation for the City wanting to put something in place, but stated that he was challenged by what resources the City has at its discretion to regulate STRs and the standards that people will be held to perform within. Commissioner Andersen noted that she would prefer to see something voluntary rather than completely regulatory with various exceptions. Commissioner Franzen indicated that the proposed revisions seemed to create several loopholes that people would find ways to go around and did not feel that the revisions, as currently proposed, are ready to go to City Council.

Commissioner Romulo referred to a comment by Mr. Jackson that the owner of an STR had a Code Compliance complaint enforced against them and asked whether any STRs are currently allowed. Mr. Jackson advised that a large majority would be outside current Code and that, because STRs are not addressed in the Code, the department director is allowed to provide an interpretation until something is codified. He added that some STRs are currently regulated the same way as boarding and rooming houses and only allowed in the same zones as a bed and breakfast.

Commissioner Andersen stated that the primary STR is an excellent addition to Code, but that she still felt there were still difficulties with accessory STRs as each situation is unique and would be difficult to enforce. She expressed the opinion that the proposed revisions should not be codified at this time. Commissioner Franzen agreed.

The motion carried 5-2, with Commissioners Andersen and Franzen voting in opposition.

DRAFT

Val Scheffer

From: Caleb Jackson
Sent: Wednesday, August 26, 2020 1:36 PM
To: Val Scheffer
Subject: FW: [EXTERNAL] Re: Short-Term Rentals - Update 8.17.2020

From: Carol <cjburham@msn.com>
Sent: Monday, August 17, 2020 11:50 AM
To: Caleb Jackson <Caleb.Jackson@Greeleygov.com>
Subject: [EXTERNAL] Re: Short-Term Rentals - Update 8.17.2020

I sincerely hope that the city keeps neighborhoods protected by not allowing this in our family neighborhoods. Short term rentals do not belong in them. That is what hotels, motels, and inns are for. We have enough problems with loud mufflers, speeding cars and unkept yards. why add to the problem!

Cordially, Carol J. Burham, 2440-14th Ave. Ct. Greeley. There is a neighborhood watch sign by my house. If you cannot respect it then remove it now. Thank you.

Sent from my iPad

On Aug 17, 2020, at 10:08 AM, Caleb Jackson <Caleb.Jackson@greeleygov.com> wrote:

Good morning,

I just wanted to reach out and let you know that on August 5, City Council initiated that a code update for short-term rentals proceed to hearings with Planning Commission and City Council.

You are welcome to watch and participate in these virtual hearings.

Planning Commission

August 25, 2020

1:15 PM

Visit <https://greeleygov.com/government/b-c/boards-and-commissions/planning> to view the agenda (available online by Wednesday) which will include instructions on how to watch and participate.

City Council

September 15, 2020

6:00 PM

Visit <https://greeleygov.com/government/council> for instructions on how to watch and participate.

<image001.jpg>

Caleb Jackson, AICP

Planner II

Community Development Department | Planning and Zoning
1100 10th Street, 2nd Floor

Code Update: Short-Term Rentals

Planning Commission

September 15, 2020

Short-Term Rentals

- With STRs, owners rent portions of a dwelling unit (or the entirety) to short-term visitors instead of longer-term residents. Guests (friends and family) are still allowed.
- STR standards do not impact the traditional rental market (no permitting is required).
- The proposed code update creates allowances for STRs in Municipal Code and addresses common STR-related concerns.
- Without adding STRs as an allowed land use, all STRs would be disallowed (i.e., illegal).



Background

- **2019 - Strategic Housing Plan**
- **Current Development Code does not address STRs**
- **Code Interpretation as stop-gap measure**

STRATEGIES

Nine Housing Strategies:

1. Amend the Development Code to promote housing choice;
2. Minimize development costs for affordable housing;
3. Engage alternative housing providers to build affordable housing;
4. Improve the housing product mix;
5. Address the impact of raw water cost on housing affordability;
6. Complete subarea and neighborhood plans;
7. Create more ownership, move-up, and executive housing options;
8. Encourage vocational training, and apprentice programs for building trades; and
9. Facilitate development of manufactured home communities as an important affordable housing option.

Common STR Concerns

- Changes to neighborhood character
- Nuisances including noise, trash, and parking
- Conversion of dwelling units from residential to vacation lodging
- Effects on traditional visitor lodging, such as hotels
- Unrealized tax revenue due to a lack of collection mechanisms
- Tension with neighbors due to unclear expectations
- Disillusionment with local government because of unaddressed problems caused by short-term rentals.

Code Update Process



Implementation

- **Finance Department**
 - Licensing
- **Community Development Department**
 - Permitting
 - Code Standards
 - Trash, On-Site Parking, Landscaping
 - Code Compliance
- **Parking Services Division**
 - On-Street Parking
- **Greeley Police Department**
 - Noise



Overview of Main Elements

- **Adds Short-Term Rentals as an Allowed Use in zoning (otherwise, not allowed under current code)**
- **Allows for minor STRs in All Zones (single bedroom, or whole house for 20% of the year)**
 - **Adds basic performance standards (permit, safety check-list), while retaining flexibility and ease (by avoiding unnecessary Zoning or Building permitting processes)**
- **Allows for major STRs in R-H, C-L, C-H, & I-L Zones**
- **Applies the current Business Licensing process**
- **Allows for collection of Lodging Tax**

Proposed Updates

Section	Proposed Updates
Appendix 18-B – Definitions	Update definitions for guest and operator. Add definitions for resident, accessory short-term rental, primary short-term rental, and visitor
Table 18.42-1 \ Minimum Parking Requirements Table	Add parking requirements for primary short-term rentals
18.30.070 – Table of Principal Land Uses	Add primary and accessory short-term rentals as Permitted or Design Review in certain zones
18.46.050 – Specific use design standards.	Add sub-section (b)(22) Primary short-term rental to the index
18.46.220 – Primary Short-Term Rental	Add sub-section for use-specific standards for primary short-term rentals
18.52.036 – Home occupations.	Update home occupations section to add standards for accessory short-term rentals



Recommendation

- **Planning Commission met on August 25 and is recommending approval (5-2)**
- **Housing Task Force members available for comment**
- **Recommended motion:**
 - *Move to approve to adopt the ordinance and publish with reference to title only.*

Council Agenda Summary

September 15, 2020

Agenda Item Number 18

Key Staff Contact: Maria E. Gonzalez Estevez, Human Resources, Phone # 970-888-1857

Title:

Public hearing and final reading of an ordinance ratifying and adopting the Collective Bargaining Agreement between the Greeley Firefighters Union and the City of Greeley, Colorado, which agreement by its terms is for a period commencing January 1, 2021 through December 31, 2021

Summary:

The City of Greeley and Greeley Fire Fighters Union International Association of Fire Fighters Local 888 have negotiated a tentative agreement for a one year contract for the period of January 1, 2021 to December 31, 2021. The terms and duration of the contract were based on the economic and financial uncertainties and complications created by the COVID-19 pandemic. The highlights of the tentative agreement are summarized below:

- **Article VIII – Layoff and Recall Procedures (addition of new sec. 3)**
SECTION 3. No later than thirty (30) calendar days prior to the effective date of such a layoff, the City shall provide the Union a statement of the reasons necessitating the layoff. The individuals selected for layoff will be notified fourteen (14) calendar days before the actual layoff. The notice periods referenced by this section may run concurrently.
- **Article X – Promotion (addition of new sec. 4(c))**
SECTION 4. Eligibility. Candidates for promotional examination must have the following qualifications:
c) For promotion to the rank of Fire Captain, the candidate must have had a minimum of two (2) years' experience as a Fire Lieutenant with the Greeley Fire Department.
- **Article XII – Leaves (changes to C(4) and updates to E)**
C. HOLIDAYS
SECTION 4. Firefighters cannot carry over unused holiday leave from one year to the next. Holiday leave time accrued beginning January 1, 2021 and ending December 31, 2021 but not used by December 31, 2021 will be forfeited.
E. PERSONAL LEAVE DAY
Once each year shift personnel may convert up to 24 hours of accrued sick leave to Personal Leave (Personal Leave Day). Once each year day personnel may convert up to 8 hours of accrued sick leave to Personal Leave (Personal Leave Day). Personal leave hours are to be scheduled in advance of the date to be taken. If a Fire Fighter chooses not to take Personal Leave, the Fire Fighter may carry the hours from one year to the next as sick leave up

to the maximum accrual. Firefighters must request and use converted time in a calendar year with the last available date being;
December 22, 2021 for 2021 calendar year

- **Article XIII – Wages (language change to enact no increases)**

For Calendar year 2021 only, Fire Fighters will move within grade upon satisfactorily completing all requirements on their anniversary date, but will not receive any pay step increase. For the duration of the 2021 contract term, they will be paid at the rate they were receiving as of December 31, 2020. The time for performance appraisal will be based on the Fire Fighters anniversary date. Fire Fighters who promote will receive the salary effective December 26, 2019 for the promoted position.

- **Article XV – Post Employment Health Plan (language cleanup)**

Firefighters shall be required to contribute annually to a Post Employment Health Plan (PEHP) or similar retirement savings plan in accordance with the terms and conditions of the plan's participation agreement as approved by the membership. The City agrees to deduct the contribution from the biweekly paycheck of each Fire Fighter. The Union agrees that the City will not be responsible for administrative or other fees or costs associated with administration of the plan.

- **Article XXI – Staffing (new article)**

ARTICLE XXI

STAFFING

SECTION 1. The City and the Union recognize the goal of the Greeley Fire Department is to provide the citizens a high level of service while maintaining the safety of its firefighters. Without abrogating or limiting the management rights set forth in Article IV it is the Parties' goal to staff as follows:

- A. Each Engine Company should have an assignment of four (4) with a minimum of three (3) line personnel.
- B. Each Ladder/Truck Company should have a minimum of four (4) line personnel; and
- C. Each Battalion should have a minimum of two (2) Captains per shift.

SECTION 2. The City will engage in good faith efforts to meet these levels for the term of the 2021 Collective Bargaining Agreement between the Parties. However, the City retains discretion to change staffing to meet City needs. When the City decides that a change to the staffing levels identified above is necessary, the City will meet with the Union to discuss why those changes are necessary and receive feedback from Union representatives prior to making those changes. When the conditions that cause a reduction in staffing are financial in nature, an evaluation of how and if staffing levels can be restored to the levels identified above shall be performed in conjunction with the Union.

- **Article XXIII – Duration (one year duration)**

SECTION 1. This agreement shall be effective January 1, 2021 and shall continue to and include December 31, 2021. This contract is subject to appropriation and availability of City funds on an annual basis.

The tentative agreement was presented to the IAFF local membership and was approved by a vote of 31 in favor and 15 opposed.

The tentative agreement is presented to the City Council for its consideration and approval. This ordinance was introduced at the September 1, 2020 Council meeting.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	N/A
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Consideration of this matter is a legislative process which includes the following public hearing steps:

- 1) City staff presentation (if requested)
- 2) Council questions of staff
- 3) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 4) Council discussion
- 5) Council decision

Other Issues and Considerations:

None.

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

Ordinance

Fire Collective Bargaining Agreement 2021

Union President Signature Page

THE CITY OF GREELEY, COLORADO
ORDINANCE NO. __, 2020

AN ORDINANCE RATIFYING AND ADOPTING THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE GREELEY FIREFIGHTERS UNION AND THE CITY OF GREELEY, COLORADO, WHICH AGREEMENT BY ITS TERMS IS FOR A PERIOD COMMENCING JANUARY 1, 2021 THROUGH DECEMBER 31, 2021.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

Section 1. The City Council ratifies and adopts the Collective Bargaining Agreement between the City of Greeley and the Greeley Firefighters Union which agreement by its terms is for the period commencing January 1, 2021 through and including December 31, 2021. A copy of the contract is attached hereto and incorporated herein as Appendix A.

Section 3. The ordinance shall become effective five (5) days after its final publication.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF SEPTEMBER, 2020.

ATTEST:

THE CITY OF GREELEY, COLORADO

CITY CLERK

By: _____
JOHN GATES, MAYOR

COLLECTIVE BARGAINING AGREEMENT

BETWEEN

GREELEY FIRE FIGHTERS UNION
INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS
LOCAL 888

AND

CITY OF GREELEY

JANUARY 1, 2021 - DECEMBER 31, 2021

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ARTICLE I
PREAMBLE

The purpose of this Agreement is to promote and ensure harmonious relations, cooperation, and understanding between the City of Greeley and members of the Greeley Fire Department who are represented by Local 888 of the International Association of Firefighters; and to provide a workable process for equitable and peaceful adjustments of differences which may arise concerning compensation, hours, working conditions, grievance procedures, collection of dues or fees, and other terms and conditions of employment.

ARTICLE II
RECOGNITION

The City of Greeley, hereinafter referred to as "City", recognizes Local 888, International Association of Fire Fighters, hereinafter referred to as "Union", as the exclusive bargaining agent for purposes of this Agreement. All sworn Fire Fighters of the Greeley Fire Department, except the ranks of Chief and Division Chief, shall be covered by this Agreement.

Whenever the term "shift personnel" is used, the reference applies to Fire Fighters assigned to work twenty four-hour shifts. Whenever the term "day personnel" is used, the reference applies to Fire Fighters assigned to work forty hour work weeks.

ARTICLE III
NONDISCRIMINATION

There shall be no coercion, intimidation, or discrimination on the part of either the City, the Union, or their respective agents against any employee covered by this Agreement which would violate applicable laws because of age, race, creed, color, sex, ancestry, religion, national origin, or disability.

ARTICLE IV
RIGHTS OF MANAGEMENT

SECTION 1. Except as otherwise specifically provided in this Agreement, the City has the sole and exclusive right to exercise all the rights or functions of management, and that exercise of any such rights or functions shall not be subject to any grievance procedure, except as to resolution of whether or not a specific matter is a management right. The exercise of the rights of management will be consistent with the overall goals and objectives of City of Greeley and of the Fire Department administration. The below enumerated rights of management are not all-inclusive, but indicate the type of matters or rights which belong or are inherent to management. Any of the rights, powers and authority the City had prior to entering into this Agreement are retained by the City, and nothing in this Agreement shall be construed as delegating to others the authority vested by law in the corporate authority of the City and its duly elected or appointed officers or in any way abridging or reducing such authority or infringing upon the responsibility thereof to the people of this City, except as expressly provided for in this Agreement. Without limiting the generality of the foregoing, as used herein, the term "Rights of Management" includes:

- a) the determination of Fire Department mission and policy including the right to manage the affairs of the Fire Department in all respects;
- b) the right to assign working hours including overtime;
- c) the right to establish, modify, or change work schedules, staffing of equipment, amount of equipment in the main or reserve fleet, and number of personnel to carry out its mission, etc.;
- d) the right to assign Fire Fighters to other duties within the Fire Department when their equipment is out of service;
- e) the right to direct the members of the Fire Department, including the right to hire, promote, transfer, discipline, and discharge any Fire Fighter for just cause;
- f) the organizational structure of the Fire Department including the right to organize and reorganize the Fire Department in any manner it chooses, including the size of the Fire Department and the determination of the job classifications and ranks based upon duties assigned;
- g) the determination of the safety, health, and property protection measures for the Fire Department;
- h) the allocation and assignment of work to Fire Fighters within the Fire Department;
- I) the determination of policy affecting the selection or training of new employees;
- j) the determination of policy affecting the on-going training and certification of Fire Fighters;
- k) the scheduling of operations;
- l) the establishment, amendment and enforcement of Fire Department rules, regulations, and orders;
- m) the transfer of work from one position to another within the sworn Fire Fighter positions of the Greeley Fire Department;
- n) the introduction of new, improved or different methods and techniques of operation of the Fire Department or a change in existing methods and techniques;
- o) the placing of service, maintenance or other work with outside contractors or other agencies of the City;
- p) the determination of the number of ranks and number of Fire Fighters within each rank;

- q) the determination of the amount of supervision necessary;
- r) the transfer of Fire Fighters from one division, shift or station to another.

SECTION 2. The provisions of this Agreement do not prohibit the City from directing any person not covered by this Agreement from performing any task.

SECTION 3. The City of Greeley has the authority to determine the purpose and mission of the Greeley Fire Department and the amount of budget adopted thereto.

ARTICLE V LABOR MANAGEMENT COMMITTEE

SECTION 1. The City and the Union agree to establish a Labor Management Committee. The committee will consist of at least one and no more than three (3) representatives of the Union, as elected by Union members, with the same number of management representatives, as designated by the Fire Chief. The purpose of these meetings will be to discuss matters and objectives of mutual concern not involving grievances or specific employee disciplinary matters.

SECTION 2. Meetings will be scheduled every other month at times mutually agreed upon. By mutual consent meetings can be scheduled more frequently. If meetings are scheduled when a representative(s) is on duty, arrangements will be made to allow all such representative(s) to attend such meetings on duty time. Attendance at meetings scheduled when a representative(s) is not on duty is voluntary.

ARTICLE VI UNION ACTIVITY AND COLLECTION OF DUES OR FEES

SECTION 1. The parties agree that membership in the Union will be on a voluntary basis on the part of each Fire Fighter. No Fire Fighter shall be required to become or remain a member of the Union as a condition of employment.

SECTION 2. Neither the City nor the Union, its officers, agents, representatives or members will intimidate, interfere with or coerce either Union or Non Union Fire Fighters. Union activity or Union business of any kind can only be carried on during working hours with the written permission in advance from the Fire Chief. Failure of the City to enforce any of the provisions of this section, for any reason, on any one or more instances shall not be considered a waiver of any of its provisions.

SECTION 3. The City will accept a signed dues or fees deduction authorization, by any member of the bargaining unit covered by this Agreement as equivalent to a continuing voucher by such member of the bargaining unit in the amount of established monthly dues or fees required by the Union (certified by the Treasurer of the Local Union as the proper amount). Such authorization shall remain in effect unless revoked by the Fire Fighter in writing by sending written notification by certified mail to the City with a copy of such notification sent by certified mail to the Union.

SECTION 4. The deduction of Union dues or fees shall be made on each paycheck following the pay period in which the authorization was received. The deductions provided herein shall be remitted to the Treasurer of the Union no later than five working days following the payment date in which deductions were made and shall include all deductions made in that period. The City shall furnish, upon request of the Union Treasurer, a deduction listing.

SECTION 5. The City agrees to grant time off to one of the two principle officers, Union President or Union Secretary, to attend the monthly meetings of the Local. The Union agrees to give a minimum of seven (7) calendar days advance notice to the Fire Chief or the Chief's designee. This provision will only be allowed if the Department is not at the minimum staffing level at the time of the absence of the individual.

SECTION 6. The Union shall indemnify the City and hold it harmless against all claims, demands, suits, or any other forms of liability that shall arise out of or by reason of, any action taken by the City for the purpose of complying with the provisions of this Agreement unless such loss or damage is intentionally caused or contributed to by the action of the City.

SECTION 7. The Union expressly herein agrees that it will not institute or participate in, except as a co-defendant or a co-plaintiff with the City, any claim, lawsuit or other legal proceeding, challenging the language of this Agreement as being violated or void under law.

The Union further expressly herein agrees that in the event that any claim, lawsuit or legal proceeding is filed or commenced by any member or members of the Bargaining Unit, acting on their own personal behalf and not on behalf of the Union, challenging the language of this Article as being violative or void under law, the Union shall join with the City in defending, as a party defendant, the provisions and language of this Article. The City and the Union will pay their own defense costs in such a litigation.

ARTICLE VII NO STRIKE CLAUSE

SECTION 1. During the life of this Agreement or any written extension hereof, the Union, on behalf of its officers, agents and members agree that so long as this Agreement or any written extension hereof is in effect, neither the bargaining representative nor the Fire Fighters nor any person acting in concert with them will cause, sanction, promote, or take part in any strike (economic, sympathy, unfair labor practice, or otherwise), walkout, sitdown, slowdown, stoppage of work, abnormal absenteeism, or withholding of services.

SECTION 2. Any employee who violates this provision shall be subject to disciplinary action, including discharge, and such action shall not be raised as a grievance or be subject to the arbitration provision of this Agreement.

SECTION 3. In the event of a strike in violation of this Agreement, the City shall have the right to permanently replace any employee on strike. In the event an employee is continued in employment after the termination of a strike in violation of this Agreement, such employee shall neither be entitled to any fringe benefit contained in this Agreement nor any accrual thereof during the period of such strike,

nor shall the Fire Fighter, for the duration of the strike, accumulate seniority or length of service for any purpose under this Agreement.

SECTION 4. Claims or suits for damages filed by either party resulting from a violation of this Article shall not be subject to the mandatory arbitration provisions set forth in this agreement.

SECTION 5. In the event of violation of this Article by an official action of the Union, the City has the exclusive option to rescind this entire Agreement or any part thereof.

ARTICLE VIII LAYOFF AND RECALL PROCEDURES

SECTION 1. For purposes of this Agreement, "continuous service" shall mean the period of continuous employment in the Fire Department from the most recent date of hire without a break or interruption; provided that any suspension for disciplinary purposes or absences on authorized leave without pay shall not constitute a break or interruption of service so long as it does not exceed 30 calendar days. A list of Fire Fighters arranged in order of continuous service shall be made available for examination at the end of each calendar year. Where two or more Fire Fighters were appointed on the same date, their continuous service standing shall be determined in the order of their rank on the eligibility list from which they were hired.

SECTION 2. The City in its sole discretion shall determine whether layoffs are necessary. Although not limited to the following, layoffs shall ordinarily be for lack of work and/or lack of funds. If it is determined that layoffs are necessary, Fire Fighters will be laid off in accordance with their continuous service. Fire Fighter(s) with the least continuous service will be laid off first.

SECTION 3. No later than thirty (30) calendar days prior to the effective date of such a layoff, the City shall provide the Union a statement of the reasons necessitating the layoff. The individuals selected for layoff will be notified fourteen (14) calendar days before the actual layoff. The notice periods referenced by this section may run concurrently.

SECTION 4. In the event that positions with a higher classification than Firefighter are reduced in force, employees in such reduced classifications with the least continuous service in that classification shall be allowed to displace (bump) Fire Fighters in a lower classification. The salary for the Fire Fighter who has exercised bumping rights shall be reduced to the respective salary schedule. Fire Fighters shall be eligible to exercise bumping rights in reverse order of their length of service in the classification. The Fire Fighter exercising bumping rights shall maintain and continue to accrue seniority as though the reduction in force had not occurred.

SECTION 5. Fire Fighters who are laid off shall be placed on a recall list for a period of three (3) years. If there is a recall, Fire Fighters who are still on the recall list shall be recalled, in the inverse order of their layoff, provided they are presently qualified to perform the work in the job classification to which they are recalled.

Fire Fighters recalled under this section shall not be required to take a written examination or participate in an oral interview but will be required to maintain certifications and may be required to successfully complete the medical screening and background portions of the screening process.

SECTION 6. Notice of recall for a Fire Fighter who is eligible for recall shall be sent to the Fire Fighter and the local president by registered mail. Fire Fighters must notify the Fire Chief of their intention to return to work within seven (7) calendar days after the notice of recall is mailed by the City. If the Fire Fighter fails to be available to return to work within fourteen (14) calendar days after notifying the Fire Chief of intent to return to work, the Fire Fighter shall be deemed to have resigned.

The City shall be deemed to have fulfilled its obligations by mailing the recall notice by registered mail, return receipt requested, to the mailing address provided by the Fire Fighter. It is the responsibility of the Fire Fighter to provide the Fire Chief with a current mailing address.

No new employees shall be hired into a classification until all employees who are on a lay-off status from that classification have been offered recall.

ARTICLE IX GRIEVANCE PROCEDURE FOR AGREEMENT VIOLATIONS

SECTION 1. A grievance under this Agreement shall be confined to an alleged violation of any express provision of this Agreement except that a grievance of the provisions relating to promotions shall follow the grievance process under Article X. Any Fire Fighter or group of Fire Fighters may discuss any matter informally with their supervisor without invoking the formal grievance procedure provided for in this Article and are encouraged to resolve matters at the lowest level of supervision. No resolution reached via informal discussion may conflict with a term of the contract. Informal resolutions are not binding on the City or the Union.

SECTION 2. Except as otherwise stipulated, a grievant may, upon request, be represented at any level of the grievance procedure by a representative of the grievant, or by legal counsel. The time limit set forth for the processing of grievances shall be strictly adhered to. In the event that a grievance is not appealed to the next step of the grievance procedure within the time limits provided at any step, such grievance shall be declared closed and settled on the basis of the most recent City decision.

In the event of failure to answer a grievance within the time limit provided, it shall be considered a denial and the grievant may appeal the grievance to the next step of the procedure in accordance with the time limitation specified. Extensions of time may be requested by either party, and must be mutually agreed upon by both parties. To be effective, any extension of time must be set forth in writing.

SECTION 3. A grievance must be initiated only by a grievant, it must be signed by all aggrieved Fire Fighters who are to be included in any resolution thereof. The grievant must reduce the entire grievance and all the reasons thereof to writing along with the provisions of this Agreement which are alleged to have been violated. The written grievance must be dated and signed by the grievant and submitted to the Division Chief, or the Division Chief's designee with a copy to the Fire Chief or the Chief's designee, the City's Attorney, and the City of Greeley Human Resources Director, and the local

president within seven (7) calendar days of the date the grievant knew or should have known the facts which gave rise to the grievance.

SECTION 4. The Division Chief or the Division Chief's designee shall meet with the grievant in an effort to resolve the grievance within seven (7) calendar days after being presented with the written grievance. The Division Chief or the Division Chief's designee must respond in writing to the grievant within seven (7) calendar days following the meeting with the grievant.

SECTION 5. If the grievance has not been satisfactorily resolved with the Division Chief, the grievant may appeal the decision to the Fire Chief or the Chief's designee in writing within seven (7) calendar days of receipt of the response of the Division Chief or the Division Chief's designee. Within seven (7) calendar days of receipt of the appeal of the grievance, the Fire Chief or Chief's designee shall discuss the grievance with the grievant. The Fire Chief or Chief's designee must give the grievant an answer in writing within seven (7) calendar days of the holding of such meeting.

SECTION 6. If the grievance is not mutually resolved with the Fire Chief or the Chief's designee, the grievant may appeal the grievance in writing to the City Manager or the City Manager's designee in writing within seven (7) calendar days of receipt of the response from the Fire Chief or the Chief's designee. Within seven (7) calendar days of receipt of the appeal of the grievance, the City Manager or the City Manager's designee shall discuss the grievance with the grievant. The City Manager or the City Manager's designee must give the grievant an answer in writing within seven (7) calendar days of the holding of such meeting.

SECTION 7. If the grievance is not mutually resolved with the City Manager, the Union president must give written notice of intent to seek final and binding arbitration to the City Manager within fourteen (14) calendar days. Within seven (7) calendar days of the written notice of intent to arbitrate, the parties shall attempt to select a neutral arbitrator to hear and determine the dispute. In the event the parties are unable to agree upon a neutral arbitrator, either party or its representative may refer the matter to the American Arbitration Association or the Federal Mediation and Conciliation Service to request a panel of seven (7) arbitrators and the parties shall choose the arbitrator in accordance with the rules of the respective association. The findings of the arbitrator shall be final and binding on all parties concerned.

SECTION 8. The Arbitrator will have the authority to hold hearings and make procedural rules.

SECTION 9. The findings of the Arbitrator shall be consistent with law and the terms of this Agreement. The Arbitrator shall have no right to amend, modify, nullify, ignore, add to, or subtract from the provisions of this Agreement, nor shall the Arbitrator have jurisdiction to determine that the parties by practice or implication have amended or supplemented this Agreement. The Arbitrator shall consider and decide only the question of fact as to whether there has been a violation, misinterpretation, or misapplication of the specific provisions of this Agreement. The Arbitrator shall be in power to determine only the issue raised by the grievance as submitted in writing by the grievant. The Arbitrator shall have no authority to make a recommendation on any issue not so submitted or raised. The Arbitrator shall be without power to make recommendations contrary to or inconsistent with, in any way, applicable laws or rules and regulations of the administrative bodies that have the force and effect

of law. The Arbitrator shall not in any way limit or interfere with the powers, duties and responsibilities of the City under law or applicable court decisions.

SECTION 10. The cost of any arbitration as well as the Arbitrator's fee shall be borne equally by the parties to the Agreement. Any legal representation or costs incurred by each party in preparing or presenting their case in arbitration shall be borne by the party incurring the expense.

SECTION 11. Either party may request a Certified Court Reporter to take a stenographic report of the evidence taken at an arbitration hearing. If such stenographic record is taken, a copy of the transcript shall be provided to the Arbitrator. The party requesting a stenographic record shall pay the cost thereof, except that if the other parties shall request a copy of any transcript, the parties shall share equally the entire cost of making the stenographic report.

SECTION 12. The number of days indicated at each level of the grievance procedure shall be considered as a maximum unless mutually extended by the parties.

SECTION 13. Anything in this Agreement to the contrary notwithstanding, the following matters are not subject to the grievance procedures of this Agreement:

- a) Any grievance which is not filed in accordance with the provisions of this Article or does not meet the definition of a grievance as set forth in this Article; or
- b) Any matter reserved solely to the Rights of Management or to the discretion of the City or the Fire Chief by the terms of this Agreement, except as to the resolution of whether or not a matter is a specific Right of Management; or
- c) Any matter which would require a change from the wages, rates of pay, hours, grievance procedure, working conditions, and all other terms and conditions of employment as set forth in this Agreement; or
- d) Any matter which is not covered by this Agreement; or
- e) Any matter covered by the City of Greeley Employee Handbook, the official Standard Operating Procedures of the Greeley Fire Department, State and Federal Statutes and Constitutional Provisions except to the extent that any such matter is addressed in the Agreement and the grievance alleges that the City has violated an express provision of this Agreement.

ARTICLE X PROMOTION

A. PROMOTION

SECTION 1. Promotional Committee.

- a) Purpose - It shall be the purpose of the Promotional Committee to establish, monitor and approve each testing procedure according to the guidelines of this Article.
- b) Composition - The committee shall consist of an appointee of the Fire Chief, and an appointee of the Union. Appointees must be at least equal to the rank/grade for the position being tested for. The committee may use any other person agreed to by the committee members as necessary to carry out its purpose.
- c) Functions of Committee - The committee is charged with preparing and finalizing specific tests and procedures for establishing a list of qualified candidates.

SECTION 2. Testing and Administration. Testing for promotions, shall be practical and adapted to determine the ability of applicants to perform the essential functions and duties of a particular position. Testing for promotions will always include a Chief panel interview (except for engineer positions). The composition of the panel will be determined by the Fire Chief. All applicants passing the written test (if administered) will be eligible for an interview and all interviews will be scored. The interview score will constitute 45% of the candidate's total aggregate promotional score.

- a) All approved components of the testing process shall be scored with the final score of applicants being an aggregate of all components.
- b) All approved applicants shall be subjected to the same testing.
- c) Any part or all of the testing or administration of any tests may be delegated or contracted by the Promotional Committee to appropriate parties other than the Promotional Committee.

SECTION 3. Notice. Notice of testing shall be posted at least ninety (90) days preceding the date of the first test for the position and shall include a description of the position, reference lists, testing components and procedures, feedback, and such other information as the Promotional Committee may deem pertinent. Notice of selection procedures will be included in the posting. All applications for testing shall be in writing on an approved form.

SECTION 4. Eligibility. Candidates for promotional examination must have the following qualifications:

- a) For promotion to the rank of Fire Engineer, the candidate must have had a minimum of three (3) years' experience as a Firefighter with the Greeley Fire Department.

- b) For promotion to the rank of Fire Lieutenant, the candidate must have had a minimum of five (5) years' experience as a Firefighter and/or Engineer with the Greeley Fire Department.
- c) For promotion to the rank of Fire Captain, the candidate must have had a minimum of two (2) years' experience as a Fire Lieutenant with the Greeley Fire Department.

SECTION 5. Test Results. The results of tests shall be placed in order of finish from highest to lowest of applicants and approved by the Promotional Committee for transmittal to the appointing authority. Candidates shall be ranked by the order of their aggregate test scores. Candidates with the same score shall be placed in the order of their seniority on the Greeley Fire Department.

SECTION 6. Selection. Applicant test results shall be posted (as described in Section 5 above) and promotional appointments covered under this agreement will be made in order of appearance on the posted promotional results.

SECTION 7. Feedback. Feedback will be provided to candidates following the promotional process in a format agreed upon by the Promotional Committee.

SECTION 8. Promotional Process for Ranks Not Listed in the Contract. For promotion to any rank not listed in this contract, input from the bargaining agent may be considered by the Fire Chief or the Fire Chief's designee.

B. GRIEVANCE PROCEDURE FOR PROMOTION

SECTION 1. A grievance under this Article shall be confined to an alleged violation of any express provision of this Article regarding promotional processes. Any Fire Fighter or group of Fire Fighters may discuss any matter with their supervisor without invoking the formal grievance procedure provided for in this Article and are encouraged to resolve matters at the lowest level of supervision.

SECTION 2. A grievant may, upon request, be represented at any level of the grievance procedure by a representative of the grievant, or by legal counsel. The time limit set forth for the processing of grievances shall be strictly adhered to. In the event that a grievance is not appealed to the next step of the grievance procedure within the time limits provided at any step, such grievance shall be declared closed and settled on the basis of the most recent City decision.

In the event of failure to answer a grievance within the time limit provided, it shall be considered a denial and the grievant may appeal the grievance to the next step of the procedure in accordance with the time limitation specified. Extensions of time may be requested by either party, and must be mutually agreed upon by both parties. To be effective, any extension of time must be set forth in writing.

SECTION 3. A grievance must be initiated only by a grievant, it must be signed by all aggrieved Fire Fighters who are to be included in any resolution thereof. The grievant must reduce the entire grievance and all the reasons thereof to writing along with the promotional issue which the grievant wishes to grieve. The written grievance must be dated and signed by the grievant and submitted to the

Division Chief, or the Division Chief's designee with a copy to the Fire Chief or the Chief's designee within seven (7) calendar days of the date the grievant knew or should have known the facts which gave rise to the grievance.

SECTION 4. The Division Chief or the Division Chief's designee shall meet with the grievant in an effort to resolve the grievance within seven (7) calendar days after being presented with the written grievance. The Division Chief or the Division Chief's designee must respond in writing to the grievant within seven (7) calendar days following the meeting with the grievant.

SECTION 5. If the grievance has not been satisfactorily resolved with the Division Chief, the grievant may appeal the decision to the Fire Chief or the Chief's designee in writing within seven (7) calendar days of receipt of the response of the Division Chief or the Division Chief's designee. Within seven (7) calendar days of receipt of the appeal of the grievance, the Fire Chief or Chief's designee shall discuss the grievance with the grievant. The Fire Chief or Chief's designee must give the grievant an answer in writing within seven (7) calendar days of the holding of such meeting.

SECTION 6. If the grievance is not mutually resolved with the Fire Chief or the Chief's designee, the grievant may appeal the grievance to the City Manager or the City Manager's designee in writing within seven (7) calendar days of receipt of the response from the Fire Chief or the Chief's designee. Within seven (7) calendar days of receipt of the appeal of the grievance, the City Manager or the City Manager's designee shall discuss the grievance with the grievant. The City Manager or the City Manager's designee must give the grievant an answer in writing within seven (7) calendar days of the holding of such meeting.

SECTION 7. If the grievance is not mutually resolved with the City Manager or the City Manager's designee, the grievant may file an appeal to the Civil Service Commission, with a copy to the Fire Chief and to the Human Resources Director, within seven (7) calendar days of receipt of the response from the City Manager or the City Manager's designee. The Commission shall, within fourteen (14) calendar days of receipt of the written appeal, schedule a hearing on the matter and within seven (7) calendar days of the hearing shall render its decision in writing to the appellant, which decision shall be final.

SECTION 8. The number of days indicated at each level of the grievance procedure shall be considered as a maximum unless mutually extended by the parties.

ARTICLE XI WORK HOURS

SECTION 1. The twenty-four (24) hour Fire Fighters shall continue to work in the three-platoon, twenty-four hour shift. For the term of this agreement Fire Fighters assigned to a 28-day work cycle shall work nine or ten 24-hour shifts or a total of 216 or 240 hours per cycle. A shift will be considered 24 hours. A rotation shall be two consecutive shifts equaling 48-hours on duty, followed by four consecutive shifts equaling 96 hours off-duty.

SECTION 2. Fire Fighters who work twenty-four hour shifts shall commence work at 7:00 a.m.

and continue through to 7:00 a.m. the following day.

SECTION 3. Fire Fighters who are assigned by the Fire Chief to work days will work 80 hours in a two week period. The work cycle begins after midnight Wednesday and continues to and includes the second following Wednesday midnight.

SECTION 4. The pay dates for Fire Fighters will be bi-weekly.

SECTION 5. This Article is intended to identify the normal hours of work. It will not be construed as a guarantee of hours of work per day, per shift or of days of work per week or work cycle as it relates to time for training, emergency call back, transfers, light duty, Fire Department operations and/or other unusual circumstances that may arise.

ARTICLE XII LEAVES

A. LEAVE ADMINISTRATION

SECTION 1. Fire Fighters will be paid at their regular base rate of pay for paid leave granted but in no case more than twenty-four (24) hours per shift for shift personnel or regularly scheduled hours missed for day personnel but in no case more than 80 hours in a two week period for day personnel. The rate for paid leave will be the Fire Fighter's regular, straight time rate of pay in effect for the Fire Fighter's regular job at the time the leave is taken.

SECTION 2. Time spent on any type of paid or unpaid leave will not be considered as hours worked for purposes of overtime calculation.

SECTION 3. Vacation, holiday, personal leave, and compensatory leave must be requested in advance and be approved before it can be taken. Vacation, holiday, personal leave, and compensatory leave will be scheduled at the discretion of the Fire Chief or the Chief's designee in accordance with departmental policy.

SECTION 4. Fire Fighters will not accrue vacation or holiday for any month during which they are on layoff, leave of absence, or other forms of unpaid status.

SECTION 5. A Fire Fighter who terminates for any reason will receive vacation, holiday, and compensatory pay for the actual amount accrued at the time of the separation from employment except that leave accruals are not prorated. The amount of payment for said vacation, holiday and compensatory leave will be calculated based on the Fire Fighter's regular, straight time hourly rate of pay in effect for the Fire Fighter's regular job on the Fire Fighter's last day of work.

SECTION 6. Seniority for Fire Fighters shall determine priority in selecting scheduled leave. Fire Fighters who were hired on the same date, will have their seniority determined by their hiring ranking.

SECTION 7. Due to department workload, Captains regularly exceed normal work hours. Outside of Constant Staffing in Rank, Emergency call-in & Emergency staffing, Captains will receive 120 hrs. of Administrative leave to be used within the calendar year.

B. VACATION

SECTION 1. Fire Fighters who have been in the continuous service of the Greeley Fire Department for more than six (6) months will accumulate vacation at the end of each pay cycle based on the following schedules:

<u>Shift Personnel</u>		
<u>Time In Service</u>	<u>Hours per Pay Cycle</u>	<u>Annual Accrual Amount</u>
7 months to 2 years	4.6	120 hours
3 to 5 years	5.5	144 hours
6 to 10 years	6.5	168 hours
11 to 15 years	7.4	192 hours
16 to 20 years	8.3	216 hours
21 years and over	9.2	240 hours

<u>Day Personnel</u>		
<u>Time In Service</u>	<u>Hours per Pay Cycle</u>	<u>Annual Accrual Amount</u>
7 months to 2 years	3.1	80 hours
3 to 5 years	3.7	96 hours
6 to 10 years	4.6	120 hours
11 to 15 years	5.5	144 hours
16 to 20 years	6.2	160 hours
21 years and over	6.5	168 hours

SECTION 2. Fire Fighters will not earn any vacation during the first six (6) months of employment. Shift personnel will be credited with 60 hours of vacation after completing six (6) full months. Day personnel will be credited with 40 hours of vacation after completing six (6) full months.

SECTION 3. The maximum vacation accrual for Shift personnel is 396 hours. The maximum vacation accrual for Day personnel is 280 hours. The City recognizes on occasion the Fire Fighter might not be able to use scheduled leave due to a Fire Department directed deployment or special assignment. At the discretion of the Fire Chief the Fire Fighter will be allowed to exceed the maximum vacation leave accrual for a reasonable period of time.

C. HOLIDAYS

SECTION 1. Shift personnel will accrue five (5) shifts (120 hours) of holiday leave each year in lieu of taking the actual holiday off. Fire Fighters who are placed in shift positions mid-year will accrue holiday leave on a pro-rated basis of ten (10) hours per full calendar month worked. The holiday leave may not be used during the year in which it was earned, but must be used in the following year

SECTION 2. Day personnel will be granted 8 hours of holiday leave for each of the following holidays:

New Year's Day	January 1
President's Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4
Labor Day	First Monday in September
Veteran's Day	November 11
Thanksgiving Day	Fourth Thursday in November
Day After Thanksgiving	Fourth Friday in November
Christmas Eve	December 24
Christmas Day	December 25
Floating Holiday	Granted January 1 of each year to be taken off at any time during the calendar year

If a holiday falls on a Fire Fighter's regularly scheduled work day which is greater than 8 hours, the difference can be taken in other available holiday, vacation leave or compensatory leave.

When an observed holiday falls on a Saturday, the preceding Friday will be taken as the holiday. When the holiday falls on Sunday, the next Monday will be taken as the holiday. When Christmas falls on Monday, that Monday and the following Tuesday will be observed as holidays. Day personnel may not elect to be paid for holiday hours in lieu of time off. A Fire Fighter may not take a holiday before it is earned.

SECTION 3. If day personnel are on some type of approved paid leave that encompasses an observed holiday, the holiday will count as a day of holiday leave, rather than as a day of vacation leave, sick leave, etc. If a Fire Fighter is on approved leave without pay that encompasses a holiday there is no holiday accrual.

SECTION 4. Firefighters cannot carry over unused holiday leave from one year to the next. Holiday leave time accrued beginning January 1, 2021 and ending December 31, 2021 but not used by December 31, 2021 will be forfeited.

D. SICK LEAVE

SECTION 1. Shift personnel will accrue sick leave at the rate of 5.5 hours per pay cycle. Day personnel will accrue sick leave at the rate of 3.7 hours per pay cycle. Accruals will occur after each full pay cycle in which the Fire Fighter is in pay status. Shift personnel may accumulate a maximum 57 shifts (1368 hours) of sick leave. Day personnel may accumulate a maximum of 960 hours of sick leave.

SECTION 2. Upon termination from employment, Fire Fighters hired prior to January 1, 1989 will be paid for; 1) one-half of their sick leave accrual at the time of termination; or 2) one-half of their sick leave accrual as of December 31, 1988, whichever is less. In either case, payment will not exceed a

maximum of 28.5 shifts (684 hours) for shift personnel or 60 days (480 hours) for day personnel. Fire Fighters hired after January 1, 1989, will not receive pay for accumulated sick leave balances at time of termination.

SECTION 3. When Fire Fighters are absent due to an incapacitating illness or injury, or required medical, dental or optical examination for themselves, they will notify their supervisor as soon as they know they will not be able to report to work. Appointments for non-emergency doctor, dental, or optical appointments must be scheduled on off-duty time unless approved in advance. The Fire Fighter will be paid at the regular straight time rate for each hour missed because of said absence to the extent the Fire Fighter has available sick leave.

SECTION 4. Shift personnel may use up to 72 hours of available sick leave in a calendar year for illnesses of members of the Fire Fighter's immediate family who also reside in the Fire Fighter's household. Day personnel may use up to 24 hours of available sick leave in a calendar year for illnesses of members of the Fire Fighter's immediate family who also reside in the Fire Fighter's household. Routine childcare does not meet the requirements of this provision. The need for such leave will be subject to verification if so required by the Fire Chief or the Chief's designee.

SECTION 5. Fire Fighters whose illness requires sick leave in excess of their accumulated amount may be granted leave without pay, or be allowed to use accrued vacation, holiday leave, etc.

SECTION 6. A doctor's certificate or examination by a physician designated by the City may be required by the City as verification of illness. Any abuse of sick leave may be subject to disciplinary action. Fire Fighters returning to work after a major or potentially incapacitating illness must submit a doctor's written release before returning to duty.

E. PERSONAL LEAVE DAY

Once each year shift personnel may convert up to 24 hours of accrued sick leave to Personal Leave (Personal Leave Day). Once each year day personnel may convert up to 8 hours of accrued sick leave to Personal Leave (Personal Leave Day). Personal leave hours are to be scheduled in advance of the date to be taken. If a Fire Fighter chooses not to take Personal Leave, the Fire Fighter may carry the hours from one year to the next as sick leave up to the maximum accrual. Firefighters must request and use converted time in a calendar year with the last available date being;

December 22, 2021 for 2021 calendar year

F. MATERNITY LEAVE

SECTION 1. When a Fire Fighter determines that she is pregnant, she will discuss with her doctor the continuance of her line firefighting position. The City reserves the right to require that the Fire Fighter consult a physician designated by the City to determine her physical ability to continue line firefighting duties. If it is determined by the City physician that the Fire Fighter is physically unable to perform line firefighter duties, but is determined to be capable of performing limited work assignments, the Fire Fighter will be scheduled to work under the conditions set forth by the physician, if such work is

available and approved. The Fire Fighter may work in the limited work assignment until the birth of the child.

SECTION 2. A pregnant Fire Fighter must make a written request to her supervisor and the Fire Chief for maternity leave approximately thirty calendar days in advance of the anticipated leave. A pregnant Fire Fighter will be expected to work as long as her doctor certifies that she is physically capable of performing line firefighting duties or limited work assignments.

SECTION 3. Accrued sick leave may be taken only for the length of time certified by her physician as medically necessary for the health of the Fire Fighter. Upon returning to work, the Fire Fighter will submit a doctor's slip to verify the requested number of sick leave days taken to be medically necessary. Sick leave days not certified by her physician for medical necessity will be charged to another type of leave.

SECTION 4. The City reserves the right to require a letter from the Fire Fighter's doctor at any time certifying the Fire Fighter's capability or incapability of physically performing job duties. When a Fire Fighter returns to work, she will be reinstated in her previous assigned position or a limited work assignment, if such limited work assignment is available and approved, at her previous wage rate or at the rate she would have received except for her leave.

G. INJURY LEAVE

SECTION 1. If a Fire Fighter has been disabled due to an on-the-job injury and is entitled to receive benefits under the Worker's Compensation Law of the State of Colorado for temporary partial disability or temporary total disability, work time missed will be charged as injury leave, upon approval of the designated Worker's Compensation Administrator.

SECTION 2. Injury leave will terminate after 90 calendar days or as it applies below:

- 1) On the date a ruling of permanent disability is made;
- 2) when the appointed physician releases the Fire Fighter to return to work;
- 3) at such time as the Fire Fighter is declared capable of performing normal duties by a physician appointed by the City;
- 4) when the Fire Fighter reaches maximum medical improvement (MMI).

SECTION 3. If prior to release for normal duties, it is determined by a physician that the Fire Fighter is capable of performing limited work assignments, the Fire Fighter will return immediately to work under the conditions set forth by the physician, if such work is available and approved by the Fire Chief.

SECTION 4. Any limited assignment of duty will be reviewed at least every fourteen calendar days to determine if the Fire Fighter is capable of resuming normal unlimited duties. If the Fire Fighter is not released to return to normal duties by the expiration of the injury leave period, the Fire Fighter will be considered for placement to an available position for which the Fire Fighter possesses the necessary qualifications. If such a placement is not available, the Fire Fighter will be terminated.

SECTION 5. A Fire Fighter who is injured while not on duty with the Greeley Fire Department will not be entitled to injury leave. Fire Fighters traveling to and from work and on unpaid meal breaks are not covered by Worker's Compensation if injured during those times.

H. MILITARY LEAVE

SECTION 1. A leave of absence of a maximum of fifteen calendar days per year shall be granted to Fire Fighters who are active in the National Guard or a branch of the Armed Forces Reserves for the purpose of fulfilling their annual field training obligations. Written application for a military leave of absence must be made as soon as possible after receiving the military order. Fire Fighters will not be entitled to receive their regular wages while absent on military leave of absence. Upon the Fire Fighter's return to work, the appropriate paper work detailing the pay received from the armed forces must be submitted. If the Fire Fighter's salary from the armed forces, exclusive of travel allowance, is less than the gross pay from the employer, the Fire Fighter will receive the difference for a period not to exceed fifteen days of training.

SECTION 2. If their work schedules are such that they conflict with the once a month weekend duty, Fire Fighters may use vacation leave or leave without pay to attend such duty. Normally, Fire Fighters will be able to schedule their monthly duty so that they can take it on their regular days off.

SECTION 3. Fire Fighters who enter the military service by draft, shall be granted a leave of absence without pay for that purpose, after the receipt of a written notice of such leave.

SECTION 4. Within 90 calendar days after the Fire Fighter's military service ends, the Fire Fighter will be reinstated in accordance with applicable provisions of the Selective Service and Training Act and any other applicable laws. The 90-day period may be extended upon approval of the Fire Chief and the City.

SECTION 5. To return to Greeley Fire Department employment, the Fire Fighter must make a written application within 90 calendar days of the Fire Fighter's discharge from military service. Failure to do so will result in resignation. The Fire Fighter will be subject to reexamination for fitness and may be required to successfully complete the medical screening and background portions of the screening process.

SECTION 6. If the Fire Fighter is found to be physically and mentally qualified to do so, the Fire Fighter may return to the classification previously held, at a wage rate the Fire Fighter would have been earning except for the military service. If the Fire Fighter is not found to be able to perform the duties of the previous classification, the Fire Fighter may be placed in a different classification at an appropriate pay rate if such position is available, or terminated.

I. JURY DUTY

SECTION 1. When a Fire Fighter is called for jury duty at a time which conflicts with the regular work schedule, the Fire Fighter will be compensated for time lost from the job at the Fire Fighter's regular straight time rate. Jury duty may not be used in any instance when the Fire Fighter is a

party in any fashion to the court action in question, unless the Fire Fighter's involvement arises as a result of the Fire Fighter's job duties or responsibilities.

SECTION 2. If scheduled for work, the Fire Fighter will be expected to report back to work within thirty minutes from the time the Fire Fighter is excused from jury duty.

SECTION 3. If a Fire Fighter is excused and does not serve on the jury, the Fire Fighter will be required to work the regular assigned shift.

SECTION 4. A Fire Fighter will be required to show evidence of jury duty upon request by the Fire Chief or the Fire Chief's designee.

J. ELECTION LEAVE

Fire Fighters are encouraged to vote in all elections. If Fire Fighters can vote before or after work, during their lunch hours, or through the absentee ballot alternative, they are encouraged to do so. If Fire Fighters can not vote during these times, they will be given up to a maximum of two hours of election leave for the purpose of voting.

K. EMERGENCY LEAVE

The Fire Chief or the Chief's designee may grant up to forty (40) hours for day personnel and up to four (4) shifts for shift personnel for unforeseen emergency reasons which are beyond the employee's control to pre-plan. Such leave will be charged to vacation, holiday or compensatory leave accruals.

L. BEREAVEMENT LEAVE

SECTION 1. In the event of the death of a family member, the firefighter may take up to two consecutive scheduled work shifts (48 hours) (three consecutive scheduled work days for day personnel) off with pay.

SECTION 2. For the purpose of bereavement leave, "family" is defined as spouse, civil union partner, child, parent, grandparent, grandchildren, brother, sister (this includes step, half and in-law relationships), aunt, uncle, niece, nephew, and first cousin.

SECTION 3. The Fire Chief may approve an additional two scheduled work shifts consecutive with the initial two shifts if the firefighter needs more than two shifts off or the firefighter may use other accrued leave or leave without pay, subject to the Fire Chief's approval. For day personnel, the Fire Chief may approve an additional two scheduled work days consecutive with the initial three days if the firefighter needs more than three days off or the firefighter may use other accrued leave or leave without pay, subject to the Fire Chief's approval.

M. LEAVE WITHOUT PAY

SECTION 1. Fire Fighters covered by this Agreement may request in writing a leave of absence

from the Fire Chief, who may grant a leave of absence to the Fire Fighter, not to exceed ninety (90) calendar days. Upon written request, an extension of such leave of absence may be granted by the Fire Chief. Said extension shall not exceed an additional ninety (90) calendar days. An additional extended period of leave without pay cannot be requested until the Fire Fighter has been back at work for not less than twelve (12) months.

SECTION 2. Leave without pay will not be granted to allow the Fire Fighter to seek other employment or to accept remunerative employment elsewhere.

SECTION 3. As a condition to an extension of leave in excess of ninety (90) days being granted, the Fire Fighter may be required to waive all rights to immediate reinstatement to the same position the Fire Fighter had before the leave of absence was granted. The Fire Fighter will retain only the right to be appointed to the first vacancy for the position in which the Fire Fighter had been employed upon the termination of the leave.

SECTION 4. A Fire Fighter granted a leave of absence will continue to accrue leave and be eligible for benefits for only the first thirty (30) calendar days of leave without pay. A Fire Fighter must pay in advance to the City the full cost of insurance or other benefits requiring the payment of a cash premium, if the Fire Fighter wishes to retain such benefits after the thirty-day period. In the event the Fire Fighter does not desire to retain such benefits, a waiver releasing the City from any and all liability resulting from the discontinuance of such benefits must be signed by the Fire Fighter. The Fire Fighter must agree in writing to pay for any costs associated with resuming such benefit coverage and will be subject to the terms and conditions of benefit plans as they exist at the date of reinstatement.

N. FAMILY/MEDICAL LEAVE

All provisions of FMLA will be administered in accordance with the Family and Medical Leave City policy with detailed information available through the Human Resources Department.

ARTICLE XIII WAGES

A. SALARY

Fire Fighters covered by this Agreement shall be paid in accordance with the position classifications set forth below:

Title	Effective December 26, 2019	
	Annual	Hourly
Recruit Firefighter	58,748	20.12
Recruit Firefighter / EMT I	62,372	21.36
Recruit Firefighter / Paramedic	64,184	21.98
Apprentice Firefighter I	62,813	21.51
Apprentice Firefighter I / EMT-I	66,437	22.75
Apprentice Firefighter I / Paramedic	68,249	23.37
Apprentice Firefighter II	67,121	22.99
Apprentice Firefighter II / EMT-I	70,745	24.23
Apprentice Firefighter II / Paramedic	72,557	24.85
Journey Firefighter I	71,880	24.62
Journey Firefighter I / EMT-I	75,505	25.86
Journey Firefighter I / Paramedic	77,317	26.48
Journey Firefighter II	76,883	26.33
Journey Firefighter II / EMT-I	80,508	27.57
Journey Firefighter II / Paramedic	82,320	28.19
Master Firefighter	82,233	28.16
Master Firefighter / EMT-I	85,858	29.40
Master Firefighter / Paramedic	90,388	30.95
Fire Engineer (min)	86,333	29.57
Fire Engineer (min) / EMT-I	89,957	30.81
Fire Engineer (min) / Paramedic	91,769	31.43
Fire Engineer (max)	90,606	31.03
Fire Engineer (max) / EMT-I	94,230	32.27
Fire Engineer (max) / Paramedic	98,761	33.82
Staff Specialist *	93,327	44.87
Staff Specialist / EMT-I *	97,071	46.67
Staff Specialist / Paramedic *	101,730	48.91
Fire Lieutenant (min)	95,157	32.59
Fire Lieutenant (min) / EMT-I	98,782	33.83
Fire Lieutenant (min) / Paramedic	100,594	34.45
Fire Lieutenant (max)	100,299	34.35
Fire Lieutenant (max) / EMT-I	103,923	35.59
Fire Lieutenant (max) / Paramedic	108,454	37.14
Fire Lieutenant Specialist *	103,311	49.67
Fire Lieutenant Specialist / EMT-I *	107,055	51.47
Fire Lieutenant Specialist / Paramedic *	111,714	53.71
Fire Captain (min)	111,868	38.31
Fire Captain (max)	118,573	40.61
Fire Captain Specialist *	122,030	58.67

*Day Shift Pay Rate (2,080 hrs)

Fire Engineers returning to 24 hour shifts from Staff Specialist positions shall displace the least senior Engineer (time in grade). The displaced Fire Engineer shall return to Master Firefighter classification and will be placed at the number one position on the most current eligibility list for Fire Engineer. The displaced individual will remain at that position on any subsequent list until promoted.

For Fire Recruit, Fire Fighter, Fire Engineer, and Fire Lieutenant, the rate of pay will be determined by dividing the annual salary by 2,920 hours. For day personnel eligible for overtime the hourly rate of pay will be determined by dividing the annual salary by 2,080 hours. The pay period rate for all Fire Captains will be determined by dividing the annual salary by 26.

All new hire Fire Fighters will serve a probationary period of 12 months in which there is an opportunity for the supervisor to train, observe, and evaluate the employee. Probationary Fire Fighters do not have any appeal rights and may be demoted, laid off or terminated without cause at the discretion of the City.

For Calendar year 2021 *only*, Fire Fighters will move within grade upon satisfactorily completing all requirements on their anniversary date, but will not receive any pay step increase. For the duration of the 2021 contract term, they will be paid at the rate they were receiving as of December 31, 2020. The time for performance appraisal will be based on the Fire Fighters anniversary date. Fire Fighters who promote will receive the salary effective December 26, 2019 for the promoted position.

Fire Engineers, Fire Lieutenants, and Fire Captains will receive the minimum salary for the position upon appointment and will be eligible for an increase to the maximum salary after 12 months of employment in the position and satisfactorily completing all requirements.

The Fire Chief may exercise discretion in delaying the eligibility of an increase due to pending disciplinary review. Depending on the outcome and circumstances, the pay increase may be made retroactive to the eligibility date.

B. OVERTIME PAY

SECTION 1. For Fire Recruits, Firefighters, Fire Engineers, and Fire Lieutenants who work twenty four-hour shifts, time actually worked over 212 hours in the twenty-eight day cycle will be paid as overtime. Calculation of the regular rate will be based on 2920 hours per year. For Fire Recruits, Firefighters, Fire Engineers and Fire Lieutenants who work days, time actually worked over forty (40) hours in a work week will be paid as overtime. Calculation of the regular rate will be based on 2080 hours per year. Overtime will be calculated at one and one-half times the regular rate. Fire Captains are exempt and not eligible for overtime.

SECTION 2. This Article is intended to divide the normal hours of work and to provide the basis for the calculation of payment of overtime. It will not be construed as a guarantee of hours of work per day, per shift or of days of work per week or work cycle.

C. COMPENSATORY TIME

SECTION 1. At the request of the Fire Fighter, compensatory time will be given in lieu of pay when compensable hours exceed 216 during a scheduled 9 shift pay cycle or 240 during a scheduled 10 shift pay cycle. Such compensatory time will only be allowed for pro-rated hours spent in training assignments. If the Fire Fighter has actually worked over 212 hours in the work cycle, such compensatory time will be given at a time and one-half rate for each hour spent in training. If the Fire Fighter has worked less than 212 hours in the work cycle, such compensatory time will be given at a straight time rate for each pro-rated hour spent in training.

SECTION 2. The total number of compensatory time hours will not exceed 72 and can be carried over from one year to the next. The Fire Fighter will be allowed to take the compensatory time off within a reasonable period of time.

SECTION 3. The chief or the chief's designee may allow the limit in Section 2 to be superseded to allow a Fire Fighter to attend special training. The Fire Fighter shall then use the compensatory time as soon as practical.

ARTICLE XIV ACTING PAY

SECTION 1. Fire Fighters who are assigned to an acting position (Engineer, Lieutenant or Captain) will receive one hour at time and one-half of their existing straight time rate for every shift spent in an acting position. Fire Fighters will qualify for acting pay, after serving in the acting position for more than twelve (12) consecutive hours in a twenty-four hour shift.

SECTION 2. Fire Fighters who are assigned to acting Day Staff positions (Staff Specialist, Fire Lieutenant Specialist, or Fire Captain Specialist) will receive one half hour (0.5) at time and one-half of their existing day shift straight time rate for every day spent in an acting position.

SECTION 3. After completing six consecutive months (60 shifts) in a temporary acting position (Engineer, Lieutenant or Captain) the Fire Fighters who are assigned by the Fire Chief or the Chief's designee, to an acting position will receive pay at the current entry level pay of the position being filled.

ARTICLE XV POST EMPLOYMENT HEALTH PLAN

Firefighters shall be required to contribute annually to a Post Employment Health Plan (PEHP) or similar retirement savings plan in accordance with the terms and conditions of the plan's participation agreement as approved by the membership. The City agrees to deduct the contribution from the biweekly paycheck of each Fire Fighter. The Union agrees that the City will not be responsible for administrative or other fees or costs associated with administration of the plan.

ARTICLE XVI EMERGENCY CALL BACK

SECTION 1. In an emergency situation, Greeley Fire Department personnel may be called back to duty at any time. During a non-emergency situation, personnel may be called back to duty to relieve personnel who need to respond on a special detail such as hazardous materials responses, dive-rescue requests, arson investigations, and the like.

SECTION 2. While an employee may decline the request for call back, if the situation becomes urgent, the employee may be required to accept the assignment.

SECTION 3. The Fire Fighter in Command during situations requiring call back shall be responsible for selecting the qualified employees; e.g. dive rescue team member, hazardous materials team member, arson investigator, etc. When Command has the option, employees to be called back will be chosen so they are not on duty on the next shift.

SECTION 4. All employees except Captains called back to duty shall begin earning compensation at the time they report in at their regular assigned station. Employees will be paid at the rate of one and one half times their regular hourly rate, for a minimum of one hour, and for all time worked over one hour until released from duty by Command.

ARTICLE XVII HOLIDAY/VACATION SELL BACK

SECTION 1. Two times each calendar year shift personnel may elect to sell back to the City up to a combined maximum of 2 ½ shifts (60 hours) per year of holiday and/or vacation leave. Fire Fighters must have at least two (2) years of service and a balance of 7 ½ shifts (180 hours) of holiday and/or vacation in order to qualify for holiday/vacation sell back. Increments of ½ shifts (12 hours) must be used. The holiday and/or vacation leave will be paid by the City at the Fire Fighter's regular rate of pay.

SECTION 2. Two times each calendar year day personnel may elect to sell back to the City up to a combined maximum of five (5) days (40 hours) per year of vacation leave. Fire Fighters must have at least two (2) years of service and a balance of ten (10) days (80 hours) of vacation leave in order to qualify for vacation sell back. Increments of four (4) hours must be used. The vacation leave will be paid by the City at the Fire Fighter's regular rate of pay.

SECTION 3. Firefighters must submit their request in writing to the Fire Chief or the Chief's designee prior to September 30. Requests must be received in the Human Resources Department by the Friday two (2) weeks prior to the pay check on which the lump sum payment will be made.

ARTICLE XVIII
HEALTH AND WELFARE

A. Health Insurance Contribution. The City agrees to provide Fire Fighters with a health insurance plan substantially equivalent to that provided to City of Greeley employees. The City contribution for health coverage will be 80% for family coverage and 80% for single coverage. The City reserves the right to provide this insurance through a self-insured plan or under a group insurance policy or policies issued by an insurance company or companies selected by the City on the plan document.

B. Dental Assistance Contribution. The City agrees to provide the Fire Fighters with a dental assistance plan substantially equivalent to that provided to City of Greeley employees. The City reserves the right to provide this dental insurance through a self-insured plan or under a group insurance policy or policies issued by an insurance company or companies selected by the City. It is understood that the plan is subject to the rules and regulations of the insurance carrier on the plan document.

C. Life Insurance Contribution. The City agrees to provide Fire Fighters with one and one half (1 ½) times annual salary life insurance with Accidental Death and Dismemberment. The City will continue to provide the current level of coverage for dependents. The City reserves the right to provide this life insurance through a self-insured plan or under a group insurance policy or policies issued by an insurance company or companies selected by the City. It is understood that the life insurance plan is subject to the rules and regulations of the insurance carrier.

D. Physical Examination. Any physical examination or fitness-for-duty examination required of Fire Fighters by the City shall be at City's expense and the results thereof shall be submitted to the City. Upon request, Fire Fighters shall be afforded an opportunity to review the results. The above shall not be construed to include examinations for work-related injuries or illnesses covered by the worker's compensation program.

E. Return to Regular Duty Certification.

SECTION 1. In order to protect the public and department personnel, the City has the responsibility of determining the safety, health and property protection measures for Fire Department personnel.

SECTION 2. Prior to returning to regular duty following leave or an alternate duty assignment resulting from the firefighter's off-duty serious health condition requiring leave or alternate duty assignment of more than four consecutive shifts (shift personnel) or more than 40 consecutive hours (day personnel), the firefighter will be required to obtain and present certification from the firefighter's physician stating that the firefighter is able to return to regular duty and perform the essential functions of the position. The certification completed by the firefighter's physician will be on a form approved by the Labor Management Committee. The fitness-for-duty certification will relate only to the particular health condition that resulted in the firefighter's need for leave or alternate duty assignment.

SECTION 3. Prior to returning to regular duty following leave or an alternate duty assignment resulting from the firefighter's off-duty serious health condition requiring leave or alternate duty assignment of more than six consecutive shifts (shift personnel) or more than 80 consecutive hours (day personnel), the firefighter will be required to obtain and present certification from the firefighter's physician as well as certification from the City-designated physician(s) stating that the firefighter is able to return to regular duty and perform the essential functions of the position. The certification completed by the firefighter's physician will be on a form approved by the Labor Management Committee. The fitness-for-duty certifications will relate only to the particular health condition that resulted in the firefighter's need for leave or alternate duty assignment.

SECTION 4. In cases where the firefighter's physician certifies that the firefighter is able to return to regular duty and perform the essential functions of the position and the physician(s) designated by the City does not certify the firefighter to return to regular duty and perform the essential functions of the position, the firefighter can choose one of the following:

- 1) Follow the limitations and restrictions, if any, of the City-designated physician and return to regular duty or available alternate duty assignment when certified by the City designated physician and within the time frames and limitations for authorized leave;
- 2) Obtain a second opinion from any one of the three or more different physicians on a pre-established list that has been approved by the Fire Chief. The City will reimburse the firefighter for one-half the cost of the second opinion that the firefighter is responsible for paying that is not paid by insurance. When this option is selected, the firefighter must abide by the City-designated physician's decision until the second opinion is obtained. Leave time taken must be charged to approved and available leave. The recommendation of the selected physician will be submitted to the Fire Chief for a final determination on the firefighter's return to regular duty status.
- 3) Request an alternate duty assignment or extension of an alternate duty assignment. In cases where the firefighter requests an alternate duty assignment or extension of an alternate duty assignment, if such alternate duty assignment is available, the City will make such assignment or extension of the assignment available for up to two months (20 shifts or 320 hours if assigned to days) or the day the firefighter is released by the City-designated physician(s) to return to regular duty. Doctor's appointments scheduled during the alternate duty assignment must be requested and approved and leave time will be charged to sick leave, if available, other available leave or leave without pay. The firefighter's participation in rehabilitation activities during scheduled work hours will be at the discretion of the Fire Chief.

SECTION 5. In no case shall approved leave, alternate duty assignment or a combination of approved leave and alternate duty exceed 6 continuous months unless approved by the City.

G. Line of Duty Death. If a firefighter is killed in the line of duty, the City shall pay for the actual funeral expenses incurred by the survivors up to a maximum of ten thousand dollars (\$10,000.00). This payment shall be made to the firefighter's estate.

If a firefighter is killed in the line of duty, the City shall pay the health insurance premium for the twelve (12) months of COBRA coverage for a surviving spouse and eligible dependents of the

firefighter enrolled in the city's health insurance plan at the time of the line of duty death.

H. Tuition Assistance. The City agrees to provide firefighters with a tuition assistance plan substantially equivalent to that provided to City of Greeley employees.

I. Uniforms and Equipment

SECTION 1. Upon employment the City shall provide the initial issue of uniforms to each Fire Fighter as designated by the Fire Chief. All primary and back-up protective clothing or protective devices required of employees in the judgment of the Fire Chief, in the performance of their duties, shall be furnished without cost to Fire Fighters. Every attempt will be made to provide gear that his sized to the Fire Fighter.

SECTION 2. The City shall replace, as needed, and shall provide facilities or programs to maintain, repair and clean uniforms issued by the Fire Department.

SECTION 3. All uniforms, protective clothing and protective devices damaged in the line of duty, shall be replaced by the City without cost to the employee, when necessary in the judgment of the Fire Chief and his/her designee.

SECTION 4. All uniform, clothing, protective gear and devices damaged or lost through neglect or employee carelessness shall be replaced at the expense of the employee.

ARTICLE XI
PENSION

The City will deduct appropriate contributions from the wages of each Fire Fighter, and will make contributions to the pension plan of each Fire Fighter, as required by the Colorado Fire and Police Pension Association.

ARTICLE XX
DEATH AND DISABILITY

The City will pay the full amount of the premiums charged for the statewide death and disability plan for Firefighters hired on or after January 1, 1997.

ARTICLE XXI STAFFING

SECTION 1. The City and the Union recognize the goal of the Greeley Fire Department is to provide the citizens a high level of service while maintaining the safety of its firefighters. Without abrogating or limiting the management rights set forth in Article IV it is the Parties' goal to staff as follows:

- A. Each Engine Company should have an assignment of four (4) with a minimum of three (3) line personnel.
- B. Each Ladder/Truck Company should have a minimum of four (4) line personnel; and
- C. Each Battalion should have a minimum of two (2) Captains per shift.

SECTION 2. The City will engage in good faith efforts to meet these levels for the term of the 2021 Collective Bargaining Agreement between the Parties. However, the City retains discretion to change staffing to meet City needs. When the City decides that a change to the staffing levels identified above is necessary, the City will meet with the Union to discuss why those changes are necessary and receive feedback from Union representatives prior to making those changes. When the conditions that cause a reduction in staffing are financial in nature, an evaluation of how and if staffing levels can be restored to the levels identified above shall be performed in conjunction with the Union.

ARTICLE XXII SAVINGS CLAUSE

SECTION 1. If any provision of this Agreement is subsequently declared by legislative or judicial authority to be unlawful, unenforceable, or not in accordance with applicable laws, statutes, and regulations of the United States of America and the State of Colorado, all other provisions of this Agreement shall remain in full force and effect for the duration of this Agreement and the parties shall meet as soon as possible to agree on a substitute provision. However, if parties are unable to agree within thirty (30) days following commencement of the initial meeting then the matter shall be postponed until contract negotiations are reopened. This thirty (30) day time period may be extended at the mutual Agreement of the City and the Union.

SECTION 2. In addition to the provisions of Section 1 of this article, the parties recognize that Article X, Section 20 of the Colorado Constitution presents unknown and inexact requirements and limitations upon the economic decisions and budgetary requirements of the City.

Rather than force a legislative or judicial declaration of invalidity of any of the terms and conditions of this Agreement for violation of the limitations of Article X, Section 20, the parties agree to open further collective bargaining for any and all of the terms of this Agreement that may prospectively violate Article X, Section 20 of the Colorado Constitution.

Determination of whether or not any of the terms and conditions of this Agreement exceed the

limitations imposed by Article X, Section 20 of the Colorado Constitution, shall be determined by the appropriate officials of the City. The determination shall be reduced to writing, specifically citing the nature and extent of the prospective violation by any existing term or condition of this Agreement.

ARTICLE XXIII
DURATION

SECTION 1. This agreement shall be effective January 1, 2021 and shall continue to and include December 31, 2021. This contract is subject to appropriation and availability of City funds on an annual basis.

SECTION 2. Agreement shall continue for the duration of the contract. This Agreement shall then automatically continue from year to year for successive terms of one (1) year each unless the City or the Union shall give to the other written notice of request for collective bargaining no later than March 1 of the year the contract expires stating its desire to modify or terminate this Agreement.

SECTION 3. When changes in the Agreement are proposed and subsequently agreed upon, they shall be reduced to writing and signed by both parties.

Approved as to Legal Form:

City Attorney

Approved as to Availability of Funds:

Director of Finance

Approved as to Substance:

City Manager

Union Representative:

President

Approved as to Legal Form:

City Attorney

Approved as to Availability of Funds:

Director of Finance

Approved as to Substance:

City Manager

Union Representative:



President

Council Agenda Summary

September 15, 2020

Agenda Item Number 19

Key Staff Contact: Brad Mueller, Community Development Director, 970-350-9786

Brittany Hathaway, Planner III, 970-350-9823

Title:

Consideration of a resolution for approval of a Colorado Revised Statutes Title 32 Special District Consolidated Service Plan precedent to formation of eight interrelated metropolitan districts known as the Cache Metropolitan Districts Nos. 1-8 that would provide public facilities financing, operations, and maintenance

Summary:

The City of Greeley is considering a request for the approval of a Colorado Revised Statutes Title 32 Special District Service Plan that would allow for the formation of eight interrelated metropolitan districts to be known as "The Cache Metropolitan Districts Nos. 1-8." These coordinated Districts would provide public facilities financing, operations, and maintenance to the future development.

The 332.199-acre property is proposed for mixed land use development, with an additional future inclusion area totaling 714.596 acres that would need to be annexed prior to inclusion and prior to development. The property is located north of U.S. 34 Business (10th Street), east of 95th Avenue, west of 83rd Avenue, south of County Road 62. Council's review and potential approval of this Metropolitan District Service Plan does not imply approval of, or bind Council to, the planned and proposed zoning that Council will separately consider in the future.

The ultimate service area of the districts, once the property being annexed and the future inclusion area are included, is contemplated to span approximately 1,050 acres, 3,700 residential units over 8 phases of development, 30,000 square feet of commercial space, and nearly 10,000,000 square feet of parks, recreation, and open space. As such, eight (8) districts are being requested in order to ensure that future taxpayers of each district are paying for the public improvements and services being provided therein; to ensure coordinated administration of construction and operation of public improvements and delivery of those improvements in a timely manner; and to assure that improvements are constructed in a timely and cost-effective manner.

Additional information is provided in the attached Staff Report, and the proposed Service Plan has been reviewed by the Planning Division, Finance Department, and City Attorney's Office.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	

What is the annual impact?		
What fund of the City will provide Funding?		
What is the source of revenue within the fund?		
Is there grant funding for this item?		N/A
If yes, does this grant require a match?		
Is this grant onetime or ongoing?		
Additional Comments:	Approval of the proposed Service Plan and creation of the Districts does not create financial obligations for the City, and may actually relieve it of some, depending on future proposed development in the area.	

Legal Issues:

None. The proposed Service Plan was reviewed by City Attorney staff.

Other Issues and Considerations:

None.

Applicable Council Priority and Goal:

Consistency with Comprehensive Plan and Strategic Housing Plan.

Decision Options:

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or
- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Based on the application received and the preceding analysis, the City Council finds that the request for the approval of a Colorado Revised Statutes Title 32 Special District Service Plan for the Cache Nos. 1-8 Metropolitan Districts is in conformance with the City of Greeley's Municipal Code Section 13.50; and therefore, approves the request and adopts the Resolution.

Attachments:

Resolution
Staff Report and Attachments
PowerPoint

CITY OF GREELEY, COLORADO

RESOLUTION NO. ___, 2020

A RESOLUTION APPROVING A COLORADO REVISED STATUTES TITLE 32 SPECIAL DISTRICT CONSOLIDATED SERVICE PLAN PRECEDENT TO FORMATION OF EIGHT INTERRELATED METROPOLITAN DISTRICTS KNOWN AS THE CACHE METROPOLITAN DISTRICTS NOS. 1-8 THAT WOULD PROVIDE PUBLIC FACILITIES FINANCING, OPERATIONS, AND MAINTENANCE

WHEREAS, PURSUANT TO 32-1-204.5, C.R.S., and City of Greeley Ordinance 13.50.200, the City Council of the City of Greeley, Colorado, has considered the Service Plan for The Cache Metropolitan Districts #1-8 (hereinafter referred to as "the Districts"); and

WHEREAS, the public hearing required by 32-1-204 C.R.S., and 13.50.190 of the City of Greeley Code of Ordinances was conducted regarding the Service Plan of the Districts on September 15, 2020; and

WHEREAS, after said public hearing, City Council has found that the Service Plan of the Districts comply with the provisions of Greeley Ordinance 13.50.190 and the requirements of Colorado Statutes regarding metropolitan districts contained in Title 32 of the Colorado Statutes.

NOW THEREFORE, BE IT RESOLVED BY THE GREELEY CITY COUNCIL OF THE CITY OF GREELEY, COLORADO.

1. The City Council of the City of Greeley, Colorado, a home rule municipality, does hereby determine that the applicable requirements of Title 32, Article I, Part 2, C.R.S., as amended, relating to the requirements for Service Plan for the Districts have been met.

2. The City Council finds that the Service Plan contents are in compliance with the information required by Section 32-1-202(2), C.R.S., and Sections 18.40.040 and 13.50.170 of the Greeley Code of Ordinances.

3. Further, the City Council does hereby determine that the provisions of Greeley Ordinance 13.50.190 have been met and does hereby find as follows:

- a. There is a sufficient existing and projected need for organized service in the area to be serviced by the proposed Districts;
- b. The existing service in the area to be served by the proposed Districts is inadequate for present and projected needs;
- c. The proposed Districts are capable of providing economical and sufficient service to the area within its proposed boundaries;
- d. The area to be included in the proposed Districts has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
- e. Adequate service is not, or will not be, available to the area through the City or other existing quasi-municipal corporations, including existing Districts, within a reasonable time and on a comparable basis;

- f. The facility and service standards of the proposed Districts are compatible with the facility and service standards of the City;
- g. The proposal is in substantial compliance with the City's Comprehensive Plan;
- h. The proposal is in substantial compliance with the county, regional or state long-range water quality management plans and wastewater plans for the area;
- i. The creation of the Districts will be in the best interests of the area proposed to be served;
- j. The creation of the Districts will be in the best interests of the residents or future residents of the area proposed to be served;
- k. The proposed Service Plan is in substantial compliance with Chapter 13 of Greeley Code of Ordinances; and
- l. The creation of the Districts will not foster urban development that is remote from, or incapable of being integrated with, existing urban areas, or place a burden on the City or adjacent jurisdictions to provide urban services to residents of the proposed Districts.

4. The City Council hereby determines that the Service Plans for the Districts are hereby approved.

5. A certified copy of this Resolution shall be filed in the records of the City and shall be submitted by the petitioners to the District Court for the purpose of filing with the Weld County District Court as required by State law.

6. Nothing contained herein limits the City's powers with respect to the Districts, the property within the Districts, or the improvements to be constructed by the Districts.

7. This Resolution shall become effective immediately upon its passage as provided by the Greeley City Charter.

PASSED, AND ADOPTED, SIGNED AND APPROVED this 15th day of September, 2020.

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

By: _____
Mayor

CITY COUNCIL STAFF REPORT

ITEM: Metropolitan Districts Service Plan Approval

CASE NO: MD2020-0001

PROJECT: The Cache Nos. 1- 8 Metropolitan Districts Service Plan

LOCATION: North of U.S. 34 Business (10th Street) and west of 83rd Avenue, representing approximately 332 acres

APPLICANT: Ed Orr, The Cache LLC

CASE PLANNER: Brittany Hathaway, Planner III

CITY COUNCIL PUBLIC HEARING DATE: September 15, 2020

CITY COUNCIL FUNCTION:

Review the proposals for compliance with Chapter 13.50, Metropolitan Districts, of the City of Greeley Municipal Code and approve, approve with conditions, or deny the request.

EXECUTIVE SUMMARY

The City of Greeley is considering a request for the approval of a Colorado Revised Statutes Title 32 Special District Service Plan precedent to formation of eight interrelated metropolitan districts that would provide public facilities financing, operations and maintenance. The 332.199-acre property is proposed for mixed land use development with an additional future inclusion area totaling 714.596 acres, which would need to be annexed prior to development. The property is located north of U.S. 34 Business (10th Street), east of 95th Avenue, west of 83rd Avenue, south of County Road 62.

The ultimate service area of the districts, once the property being annexed and the future inclusion area are included, is contemplated to span approximately 1,050 acres, 3,705 residential units over 8 phases of development, 30,000 square feet of commercial space, and nearly 10,000,000 square feet of parks, recreation, and open space (see Attachment C). As such, 8 districts are being requested in order to ensure that future taxpayers of each district are paying for the public improvements and services being provided therein; to ensure coordinated administration of construction and operation of public improvements and delivery of those improvements in a timely manner; and assure that improvements are constructed in a timely and cost-effective manner.

Council's review and potential approval of a Metropolitan District Service Plan does not imply approval of the planned and proposed zoning, which Council will separately consider in the future.

A metropolitan district is an independent unit of local government formed by developers, created to finance, construct and maintain public improvements related to a development.

The applicant has provided a Capital Plan as an element of the Service Plan (see Attachment B, Section V) that indicates the anticipated costs associated with designing, installing, and constructing the infrastructure necessary to serve the development. According to the Capital Plan, the anticipated infrastructure cost would be approximately \$199,744,057. The applicant would be requesting an aggregate amount of debt that the districts could issue a maximum of \$200,000,000.

The districts, as proposed, would have the financing capacity to finance the necessary public facility improvements through the issuance of general obligation and/or revenue bonds, along with imposing facility fees on the residential and commercial properties. The bonds are anticipated to be retired in 40 years.

As proposed, the Service Plan includes a Maximum Mill Levy cap of seventy (70) mills, which is supported within the City's approved "Model Service Plan," that allows for an aggregate total of seventy (70) mills.

The proposed districts may also collect a one-time District Facility Fee for capital improvements. These fees would be collected by the Developer prior to issuance of any building permit. The fees shall not exceed the following limits:

- \$5,000.00 per single-family detached residential unit.
- \$2,500.00 per single-family attached or multi-family residential unit
- \$2.00 per square foot for any structure other than single-family or multi-family residential.

Staff has identified concerns as it relates to the proximity to necessary public facilities, such as sewer and storm water infrastructure, but notes that without the developer's ability to create districts, development in this area in the foreseeable future is less likely. A trend in Northern Colorado, particularly for pre-planned and larger development areas, is to have metropolitan districts as a key funding tool.

To provide a comparison with existing subdivisions, a single-family homeowner with a home valued at \$350,000 in the Boomerang Ranch Development (total mills 87.565 with no metropolitan district) would pay approximately \$2,206.64 per year in total property taxes. A homeowner with the same-valued home in the Promontory Development (total mills 125.993, current metropolitan district) would pay approximately \$3,175.02 per year in total property taxes. In the City Center West Residential District (total mills 133.275, which includes a metropolitan district), the same landowner would pay approximately \$3,358.53. The Cache development (potential total mills 147.06, assuming metropolitan district), the property owner would pay approximately \$3,655 per year in property taxes.

Promontory (Tri-Pointe) for example, does not have limits as it relates to operations and maintenance, which could allow for significant increases in taxes in the future, pending the local metropolitan districts' board approval. In contrast, The Cache, as proposed, provides that the maximum mill levy for operations and maintenance shall be included with the maximum debt

mill levy of 70 mills. Creating a cap is a feature of modern City standards for metropolitan districts and provides an important protection for future residents.

Per Section 13.50.10 of the City of Greeley Municipal Code, the City Council finds that the determination of whether to use districts to provide for development of capital facilities and incurring of debt to finance such facilities, is purely a matter of local concern and shall determine the merits of allowing the formation of a district for development of municipal infrastructure to allow a district on a case-by-case basis.

While a metropolitan district results in higher property taxes, it should be noted that the district provides infrastructure and services to the specific service area, with the cost being borne by the property owners of said area, rather than spread over the City, as would be required if the City provided said services or infrastructure to the area. A district is also able to finance infrastructure and public facilities through the use of municipal bonds, which unlike HOA fees, the taxes used to repay these bonds are usually deductible for the property owner. Lastly, the ability to finance public improvements over long period of time presents a savings to residents who can pay for public improvements over time instead of upfront in the purchase price of their home.

A. REQUEST

Approval of a Colorado Revised Statutes Title 32 Special District Services Plan for The Cache Nos. 1-8 Metropolitan Districts.

B. STAFF RECOMMENDATION

Approval of the proposed Service Plan.

C. LOCATION

Abutting Zoning/Land Use:

North: Weld County A - AG (Agriculture)

South: H-A (Holding Agriculture), PUD (Planned Unit Development), and R-H (Residential High Density)

East: R-E (Residential Estate) and Weld County A - AG (Agriculture)

West: PUD (Planned Unit Development)

Site Characteristics The site, currently in City limits, is zoned PUD and R-L (residential low-density) and is relatively flat to the south with bluff areas to the north. The site is mostly undeveloped. The properties are currently being utilized for a single family residence and agricultural.

Surrounding Land Uses

North: Agricultural and single family residential

South: Single family residential, agricultural, and undeveloped land

East: Single family residential and undeveloped land

West: Single family residential and undeveloped land

D. BACKGROUND

The 322.199 acres contained in this request were annexed as part of the Golden Triangle 1st Annexation (1984) [Ordinance 77, 1984] and the Golden Triangle 4th Annexation (1985)

[Ordinance 60, 1985] and zoned R-1 (Single Family Residential). The R-1 zone district was reclassified to R-L (Residential Low Density) in 1998 as a part of the City of Greeley's Development Code update.

In July 2009, the Lake Bluff Preliminary PUD (PUD 2:08) was approved by the City Council. This PUD included a portion of this subject site, containing approximately 184.23 acres located at northeast corner of U.S. 34 Business (10th Street), and 95th Avenue. This 2009 Preliminary PUD was not finalized through a Final PUD process and therefore expired. Per Section 18.32.110, the City may leave property with an expired PUD, requiring a new Preliminary and Final PUD to be submitted prior to any development activity.

On February 11, 2020 City Council approved an updated Lake Bluff Preliminary PUD of which excluded this property, leaving the parcel with an expired PUD designation.

The remainder of the property that is currently within City limits is zoned residential low density (R-L). On June 15, 2020, the City received an application for a Preliminary PUD "The Cache", which would establish urban-scale zoning on the remaining property, and includes the area and uses described in the Executive Summary (PUD2020-0007). The proposal is currently under review by City Staff.

On May 18, 2020, the City received the current request to approve the Service Plan for the area known as The Cache Metropolitan Districts Nos. 1- 8, proposed for the area located generally north of U.S. 34 Business (10th Street), south of County Road 62, and east of 95th Avenue, containing an area of 322.199 acres within City limits.

On May 18, 2020, The City received a petition to annex 450.477 acres included in the Service Plan as an "annexable future inclusion area" (ANX2020-0002) to the City of Greeley, known as The Cache Annexation. This petition is currently under review by City Staff.

E. PURPOSE OF A METROPOLITAN DISTRICT

Metropolitan districts can provide a funding mechanism for public infrastructure and amenities that may otherwise not be feasible given the restrictions of "TABOR" (Taxpayers Bill of Rights) laws [Article X, Section 20 of the Colorado Constitution]. TABOR, limits the amount of revenue that can be collected and retained by local governments with all tax increases requiring approval by voters in a ballot initiative process. This can prove difficult in itself. As of 2015, the average passing of tax related ballot measures was approximately 57%. TABOR also sets a new revenue limit each year for local governments based on inflation rates and local growth. Any revenue collected that exceeds these limits must be returned to the citizens. These restrictions may cause a municipality issues with funding growth and to finance public improvements, such as large scale infrastructure projects. These constraints have given rise to the creation of metropolitan districts.

A metropolitan district is an independent unit of local government typically formed by developers, created to finance, construct and maintain public improvements related to a development. State statutes enable the formation of the districts under C.R.S. Title 32, Special District Act. The districts have the ability to levy ad valorem property taxes, charge

fees, and also have condemnation authority. Districts can be formed to finance the costs of needed infrastructure construction, among other improvements. Bonds can be financed publicly, through a municipality, or through private investors. The bonds are repaid through an additional property tax by the metropolitan district on individual property owners within the district, typically at a mill levy not to exceed 70 mills.

Metropolitan Districts have become a popular financing tool for infrastructure development within many municipalities and virtually always now used for larger new development proposals throughout most of Northern Colorado. Rather than securing a bank loan to finance infrastructure with recovery of the capital outlay from the sale and development of the property, a metro district shifts the development costs to the owner of the developed property via an additional property tax mill levy of which has a typical expiration of 30-40 years.

City staff and Council reviewed the role of Metropolitan Districts in 2017 and 2018 as a mechanism for potentially supporting the creation of additional housing within Greeley. This discussion was prompted by the development community, which asserted that prior Council denials of metropolitan districts was starting to create a competitive disadvantage for Greeley. City staff independently reviewed housing starts in the region, and also confirmed the growing prominence of metropolitan districts in Northern Colorado, and concluded that this assertion might have merits. Recognizing this, staff reviewed the City's Model Service Plan with expert legal counsel to ensure that it provides appropriate maximum protections to future residents living within a metropolitan district.

F. ELIGIBLE IMPROVEMENTS

Special districts in general can provide a funding mechanism for a variety of public improvements including, but not limited to the following: street improvements, parks and recreation improvements, water improvements, sanitary sewer, storm sewer (drainage) improvements, transportation improvements, libraries, schools, public art, landscaping improvements, and ongoing maintenance. Metropolitan districts are a subset of special districts and can provide only a limited set of services and improvements.

The Cache Metropolitan Districts, if approved, would specifically provide funding for the construction, operation and maintenance of the following: water, sanitary sewer, storm water, streets and safety protection, parks and recreation, and other powers described in the Service Plan and the Special District Act or other applicable statutes, as necessary. The City would have the option to assume the responsibility of ownership and/or maintenance of the facilities, once accepted in the City's infrastructure system.

G. HISTORY OF METROPOLITAN DISTRICTS IN GREELEY

In April of 2007, City Council adopted an ordinance creating Chapter 13.50 of the Greeley Municipal Code creating requirements for metropolitan districts. The City Council adopted the Metropolitan District ordinance, in part, to provide a policy base from which to offer consistent guidance to developers who inquire about this type of financing tool in Greeley. Promontory (aka Tri-Pointe), Lake Bluff, Northridge Estates, Triple Creek, Westgate, Cobblestone, and City Center West are existing sets of metropolitan districts within the City of Greeley.

In January 2018, the City approved revisions to the Model Service Plan, which updated the service plan to meet current state regulations, along with best management practices. This 2018 Model Service Plan has been utilized with this request.

Once a local government approves a Service Plan, the newly-formed metropolitan district remains independent as a quasi-governmental entity. However, if the district proposes to amend the scope of the plan (e.g., add land not otherwise noted, change mill limits, make material changes to the terms), then the City Council would again review a revised Service Plan for approval or denial.

H. LAND USE PLAN

Development Plan

The Cache development, as proposed by the recent-submitted new PUD plan, would offer variety of land uses, along with the preservation of ecologically significant features, such as the bluffs and riparian open spaces. The development would consist of a variety of residential land uses (low-density to high-density) and commercial land uses, including office, retail, restaurants, multi-family and a potential school site. The proposal includes recreational opportunities, such as open space and an extensive trail system throughout the development. Other elements that make this development unique are the proposed development standards, architectural standards, and landscape standards.

Oil and Gas

Included in the “annexable future inclusion area”, currently within unincorporated Weld County, lies 14.66 acres of the property that hosts an oil and gas facility operating under a surface use agreement and easement granted in 2016 (Rec# 4243207), of which allows for up to 24 wells and associated facilities on the property. This facility is proposed to remain in place. This parcel is contained within a petition to annexation (ANX2020-0002) currently under review by Staff.

Adequate Public Facility Service Area (APFS)

The subject site is located inside the Long-Range Expected Growth Area (LREGA). At the time development is proposed, subsequent plans would be required to comply with the City’s Development Code, as amended. Future development of these properties would be required to comply with all APFS requirements, found in Section 18.40.040 of the Code. Some areas for determination include a sanitary sewer connection via the Poudre Trunk Line extension at 83rd Avenue, major road connections, and parks and trails.

I. SERVICE PLAN CRITERIA FOR APPROVAL (Chapter 13.50.190)

MUNICIPAL CODE COMPLIANCE

The City’s Metropolitan District Ordinance calls for the City Council to consider a proposed Service Plan against the following provisions and determines whether or not the Plan meets the required criteria in granting approval. These plan elements were reviewed by city staff and the application was revised by the applicant to address staff questions and concerns, resulting in the version provided to you for review and final approval.

a. There is a sufficient existing and projected need for organized service in the area to be serviced by the proposed Districts;

Staff comment: The site is largely undeveloped, with the exception of agricultural, and a single family use with related accessory uses. In order to achieve an orderly and planned development of the proposed PUD, there would need to be coordinated installation of site infrastructure, as well as platting to assure cross access, area drainage conveyance, perimeter landscaping, and related site improvements. The Metropolitan Districts Service plan provides an option for filling these needs.

The Service Plan includes provisions that would not allow any debt to be occurred from the district prior to an approved Development Plan (Preliminary Plat or Preliminary PUD). The districts would have the ability to collect fees and property taxes in advance of development.

The Service Plan complies with this criterion.

b. The existing service in the area to be served by the proposed District is inadequate for present and projected needs;

Staff comment: The proposed districts are located within the Long-Range Expected Growth Area.

At the time any development activity on the properties commences, Staff would review the development subject to the requirements of APFSA (Adequate Public Facility Service Area). Presently, the properties lie in an area that is underserved by the City's public facilities, including those for wastewater, transportation, storm water, and parks.

As such, the City would be unlikely to extend services to the area in the near future, absent a service plan; as such, the existing services would not be adequate to support the development of the properties within the Service Area and as anticipated by the proposed Planned Unit Development Plan, and the site is unlikely to develop.

However, within the applicant's Service Plan, the districts would have the ability to extend the necessary services, especially water and sewer services, from the intersection of County Road 62 and 83rd for sanitary sewer, and loop a 12" water line from County Road 62, west of 83rd, to a 12" line near the intersection of 95th Avenue and 10th Street.

As part of the districts' Capital Plans, extension and upgrades to inadequate service capacity would be constructed by the Metropolitan Districts.

The Service Plan complies with this criterion.

- c. The proposed District is capable of providing economical and sufficient service to the areas within its proposed boundaries;**

Staff comment: Included in the Service Plan is an engineer's cost estimate of the infrastructure installation requirements that demonstrates that the districts would be capable of providing economical and sufficient services to the area within the boundaries of the Services Area. The districts, as proposed, would have the financing capacity to finance the necessary public facilities improvements thorough the issuance of general obligation and/or revenue bonds, along with imposing facility fees on the residential and commercial properties.

Staff (including the Finance Department) and City's Counsel carefully reviewed the financial assumptions proposed with the Plans and have concluded that it is realistic in terms of potential build-out, construction timeframes, and debt load. As proposed, the Service plan include a Maximum Debt Mill Levy cap of 70 mills. The Service Plan as submitted also include limitations on the districts' issuance of debt; this would ensure that the sufficient services could be provided by the districts.

The Service Plan complies with this criterion.

- d. The area to be included in the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;**

Staff comment: Within the Service Plan, the applicant has proposed that the debt mill levy shall not exceed the maximum debt mill levy of 70 mills. As a result, the expected revenue calculation to retire the proposed debt service appears to be within realistic means. Section VI.F of the Plan (Security for Debt) notes, "The District shall not pledge any revenue, property, or other assets of the City as security for any District indebtedness."

Using the engineer's estimate, the total costs for overall site work and infrastructure will be approximately \$199,744,057.

According to Attachment B (Service Plan - Financial Plan), the annual debt service from the "General Obligation Bonds, Series 2023" is estimated to be about \$3,326,250 the first year (2024) and vary from \$3,326,250 to \$12,206,250 thereafter, with a maturity date of December 2053. Over the life of the bond repayment, the financing would cost approximately \$79,735,750.

Per the "Bond Summary Statistics" the average annual debt service is estimated to be about \$4,875,358.33 with a maximum annual debt service of 12,206,250.00, with a last maturity date of December 2053. Over the life of the bond repayment, the financing would cost approximately \$67,315,600 in interest for a total debt service of \$154,225,600.

The debt service analysis reflects property tax and specific ownership revenue streams starting in 2023, which would only happen if the development activities commence in time to be included in the property values for 2023. Residential development is also anticipated in 2023, with commercial development expected in 2029.

Regardless of whether development happens as anticipated or not, the City would not be legally liable if a default in the district's bonds occurs. Bondholders are the party most liable in this circumstance.

It should be noted that approval of the metropolitan district is valid for one year; either the public improvements must be commenced or the sale of bonds must occur no later than one year from the date of the City Council's approval. If either the public improvements have not commenced or the sale of the bonds has not occurred, the City Council may impose sanctions in accordance with Section 13.50.280 of the Municipal Code (such as withholding any permits and exercise legal remedies).

As a part of the administrative review, the City's Finance Department has reviewed the Capital Plans and Financial Plans. Staff finds that the proposed Financial Plans demonstrate that, at various projected levels of development, the districts would have the ability to finance the facilities identified in the Capital Plans, and would be capable of discharging the proposed indebtedness on a reasonable basis. This is provided that everything in the district happens according to the developer's projections, in which case the district will be able to repay the bonds. In the event the districts were to default on their debt, Section VI.B of the Service Plan, provides a maximum interest rate on any debt, which cannot exceed 18%.

The Service Plan complies with this criterion.

- e. Adequate service is not, or will not be, available to the area through the City or other existing quasi-municipal corporations, including existing Districts within a reasonable time and on a comparable basis;**

Staff comment: As noted in section (b) above, the properties lie in an area that is underserved by the City's public facilities, including those for water, wastewater, transportation, storm water, and parks. As such, the existing services are not adequate to support the development of the properties within the Service Area of the proposed Planned Unit Development Plan. As the City is unlikely to extend services to the area in the near future, unprompted, a metropolitan district in this area would be a way to facilitate development that may otherwise not be possible. As part of the districts' Capital Plans, extension and upgrades to inadequate service capacity would be constructed by the Metropolitan Districts.

The obligation to complete infrastructure necessary for the further development of the site rests exclusively with the developer(s). No other entity is currently available to meet the internal infrastructure obligations besides the developer(s).

The Service Plan complies with this criterion.

f. The facility and service standards of the proposed Districts are compatible with the facility and service standards of the City;

Staff comment: The development is obligated to construct all infrastructure consistent with Municipal Code standards and will, therefore, be compatible with the surrounding existing municipal systems and services.

The Service Plan complies with this criterion.

g. The proposal is in substantial compliance with the City's Comprehensive Plan;

Staff comment: The developer has recently submitted a Preliminary PUD Development Plan (PUD2020-0007), which is currently under review by the City staff.

The Service Plan supports the general goal of a healthy economy stated in the Imagine Greeley Comprehensive Plan by utilizing a financial tool to stimulate new developments. The Imagine Greeley Land Use Guidance Map identifies the subject site for mixed-use development.

The Service Plan complies with this criterion.

h. The proposal is in substantial compliance with the county, regional or state long-range water quality management plans and wastewater plans for the area;

Staff comment: Staff is unaware at this time that approving the Service Plan would negatively impact any county, regional, or state long range water quality management plans or wastewater plans for the area. The site must conform to all development standards to obtain service from these systems. There are no exceptions to these standards proposed.

The Service Plan complies with this criterion.

i. The creation of the District will be in the best interests of the area proposed to be served;

Staff comment: The area requires installation of infrastructure at municipal levels in order to be developed. The applicant has the option to arrange traditional bank financing to complete the necessary improvements, but it would require significant up-front financing for the developer, which may be a factor in the delay of development of this area. City Council has authorized the use of metropolitan districts as an alternative financial tool for the installation of such infrastructure, which includes a number of safeguards and disclosures to purchasers of land within the

district regarding the additional property tax burden assumed by property owners therein. The creation of the districts may be the most expedient tool to facilitate development of the area, though at a higher tax rate for future residents.

The Service Plan complies with this criterion.

j. The creation of the Districts will be in the best interests of the residents or future residents of the area proposed to be served;

Staff comment: The metropolitan district financing essentially shifts the cost of infrastructure from that recovered in the initial cost of a lot to that paid for by bonds assumed in the tax burden borne by the purchaser over 40 years.

Both a traditional mortgage and a metropolitan district are incorporated into the cost of owning the property: one via a mortgage, the other in the form of an additional tax. It should be considered that when paid for via a mortgage, the initial home purchase cost is stagnant with purchase price and interest rate, if financed. With an additional tax, it is based off of the assessed home value, which may fluctuate over the course of ownership and the additional tax in affect after a home mortgage is paid off resulting in higher carrying costs. The particulars of metropolitan district financing must be disclosed to purchasers and there is a cap on the total number of mills a property owner is obligated to assume as part of a district.

However, as discussed in Section (d) above, the financial plan indicates that the proposed bonds to service the capital improvements may not be repaid until the year 2063 per the financial plan. As mentioned in the Executive Summary and Section VI.D, the applicant is requesting a mill levy cap of seventy (70) mills. Also, as mentioned in the Executive Summary, residences of the “The Cache” would have a higher tax burden than residences that own homes in areas that are not encumbered by a metropolitan district. As such, the long-term burden for the residences of The Cache Development is a situation worth noting.

In an effort to provide adequate notice for potential homebuyers within a metropolitan district, the City requires a written disclosure statement that accompanies the sale of a property (per Section 13.50.090). The City also requires the district(s) to provide the City Clerk’s office an annual report by September 1st each year. The annual report is required to provide the City information about the development activities and financial events within the district(s) from the previous year (per Section 13.50.130).

The Service Plan complies with this criterion.

k. The proposed Service Plan is in substantial compliance with Chapter 13.50 of Greeley Code of Ordinances; and

Staff comment: The proposed Service Plan complies with the criteria of Chapter 13.50.

The Service Plan complies with this criterion.

- I. The creation of the Districts will not foster urban development that is remote from or incapable of being integrated with existing urban areas or place a burden on the City or adjacent jurisdictions to provide urban services to residents of the proposed Districts.**

Staff comment: As proposed, the districts would be authorized to provide statutorily authorized public infrastructure to an area zoned for urban-scale development. The provision to provide the provided services would be consistent with the City's APFS requirements, which also encourages new development to pay for itself without placing an undue burden on the City's existing infrastructure. As mentioned in (g) above, the site is anticipated for mixed-use urban development. The district's structure of financing and constructing the required services to support development would ensure that sufficient services would be available at the time of development and that sufficient funding is available, consistent with the requirement of Section 18.40.040 of the City of Greeley's Development Code.

The Service Plan complies with this criterion.

J. PUBLIC NOTICE AND COMMENT

Pursuant to §13.50.100 of the City of Greeley's Municipal Code, the City shall send a written notice to each special district located within the proposed district's boundary at least thirty (30) calendar days prior to the public hearing. The purpose of the notice is to afford the special districts the opportunity to provide comment about the proposed district and any adverse impacts, including the district's proposed financing and mill levy, which the existing special district anticipates may arise from the district due to its anticipated development and its proposed location. Notices were sent on August 13, 2020. No comments have been received at the time of writing this report.

Pursuant to C.R.S. §32-1-204, the metropolitan district was noticed by the applicant to all adjacent service districts and jurisdictions within a three-mile radius on August 16, 2020. Notices were sent to the following: Aims Junior College, Clearview Library, City of Greeley, Northern Colorado Water, School District RE4- Windsor, Weld County, West Greeley Conservation, Town of Windsor, City Center West Commercial Metro District, City Center West Residential Metro District, City Center West Residential Metro District #2, Cobblestone Metro Districts #1-4, Eaton Area Park and Recreation District, Eaton Fire, City of Evans, Evans Fire, Front Range Fire Rescue Fire Protection District, Future Legends Sports Park Metro District #2, Great Western Metro Districts #1-7, Lake Bluff Metro Districts #1-3, Little Thompson Water, Milliken Fire (Bond 2024), North Weld County Water, Northridge Estates Metro Districts #1-3, School District #6 – Greeley, Windsor-Severance Fire, Windsor-Severance Fire (Bond 2023), School District RE2- Eaton, School District RE5J- Johnstown, Thompson River Recreation, Triple Creek Metro Districts #1-2, Tri-Pointe Commercial Metro District, Tri-Point Residential Metro District, Water Valley Metro Districts #1-2, Western Hills Fire, Westgate Metro Districts #1-4.

K. CITY COUNCIL RECOMMENDED MOTION

Based on the application received and the preceding analysis, the City Council finds that the request for the approval of a Colorado Revised Statutes Title 32 Special District Service Plan for The Cache Nos. 1-8 Metropolitan Districts is in conformance with the City of Greeley's Municipal Code Section 13.50; and therefore, approves the request.

L. ATTACHMENTS

Attachment A –Vicinity Map

Attachment B – The Cache Nos. 1-8 Service Plan

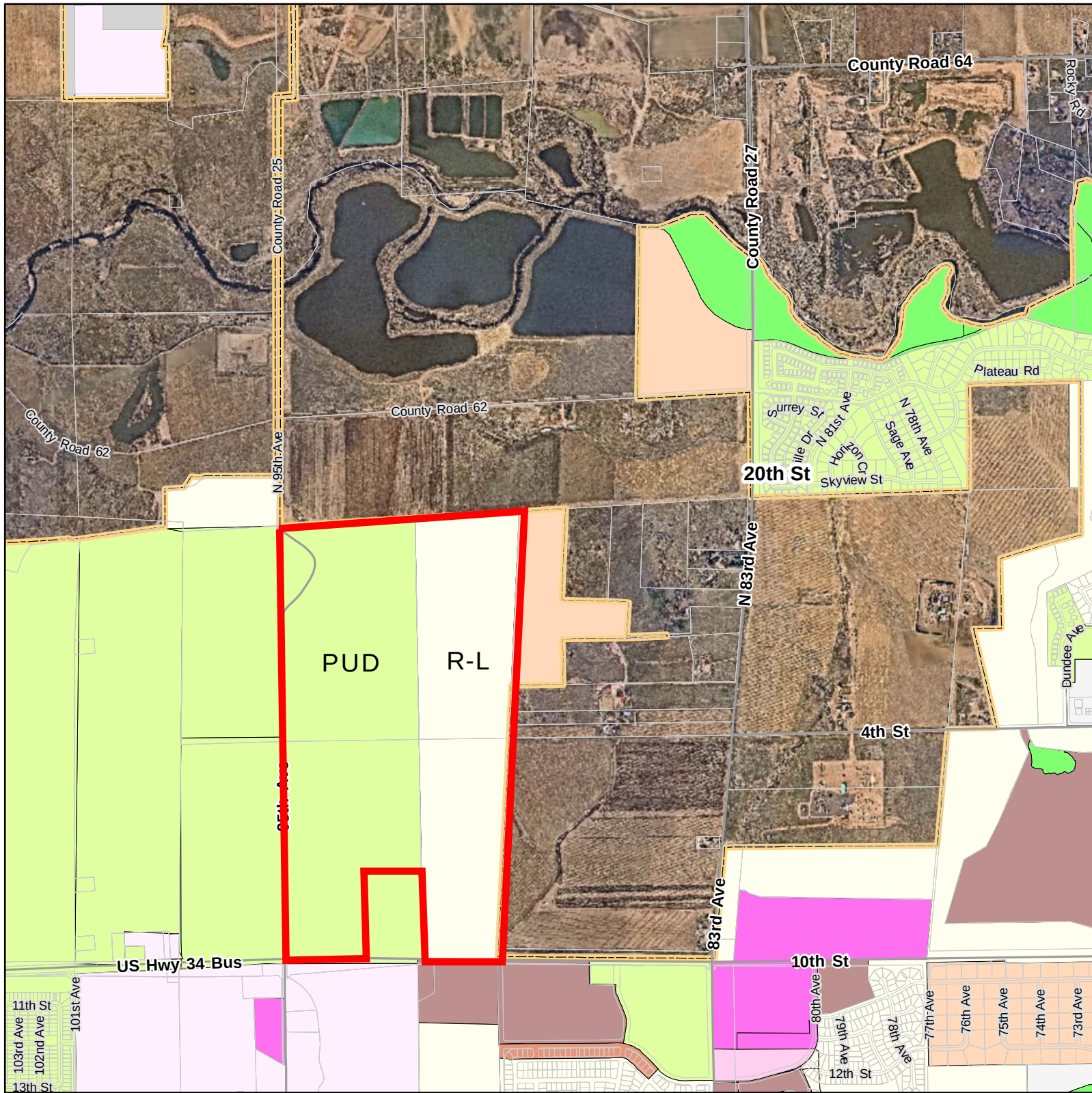
Attachment C – The Cache Nos. 1-8 Executive Summary

Attachment D – Proposed “The Cache” PUD Plan Map (for reference only)

Attachment E – City's 2018 Metropolitan District Model Service Plan

Vicinity Map

The Cache Metropolitan Districts No. 1-8



MD2020-0001



**CONSOLIDATED SERVICE PLAN
FOR**

CACHE METROPOLITAN DISTRICT NO. 1

CACHE METROPOLITAN DISTRICT NO. 2

CACHE METROPOLITAN DISTRICT NO. 3

CACHE METROPOLITAN DISTRICT NO. 4

CACHE METROPOLITAN DISTRICT NO. 5

CACHE METROPOLITAN DISTRICT NO. 6

CACHE METROPOLITAN DISTRICT NO. 7

CACHE METROPOLITAN DISTRICT NO. 8

CITY OF GREELEY, COLORADO

Prepared

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August 13, 2020

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LIST OF EXHIBITS

EXHIBIT A	Legal Descriptions
EXHIBIT B	Greeley Vicinity Map
EXHIBIT C-1	Initial District Boundary Map
EXHIBIT C-2	Inclusion Area Boundary Map
EXHIBIT C-3	Annexable Future Inclusion Area Boundary Maps
EXHIBIT C-4	Proof of Ownership and Consents for all Properties within Districts
EXHIBIT D	Capital Plan and Engineer's Certificate
EXHIBIT E	Map Depicting Public Improvements
EXHIBIT F	Financial Plan
EXHIBIT G	Indemnification Letters
EXHIBIT H	Intergovernmental Agreement

I. INTRODUCTION

A. Purpose and Intent.

The Districts are independent units of local government, separate and distinct from the City, and, except as may otherwise be provided for by State or local law or this Service Plan, their activities are subject to review by the City only insofar as they may deviate in a material matter from the requirements of the Service Plan. Districts shall strictly comply with the Municipal Code and the Intergovernmental Agreement. It is intended that the Districts will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants, taxpayers of the Districts, and the general public. The primary purpose of the Districts will be to finance the construction of these Public Improvements.

The Districts are also being created to provide ongoing operations and maintenance services as specifically set forth in this Service Plan and as may be stated in any applicable Intergovernmental Agreement.

B. Need for the Districts.

There are currently no other governmental entities, including the City, located in the immediate vicinity of the Districts that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the Districts is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the City Regarding Districts' Service Plan.

The City's objective in approving the Service Plan for the Districts is to authorize the Districts to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of the Public Improvements from the proceeds of Debt to be issued by the Districts. All Debt is expected to be repaid by *ad valorem* property taxes and District Facility Fees imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term for Residential Districts and at a tax mill levy no higher than the Maximum Debt Mill Levy. Debt which is issued within these parameters (as further described in the Financial Plan) will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Service Plan is intended to establish a limited purpose for the Districts and explicit financial constraints that are not to be violated under any circumstances. The primary purpose of the Districts is to provide for the Public Improvements associated with the Project, including those regional improvements necessitated by the Project. The Districts shall be authorized to operate and maintain all of the Public Improvements at a level equal to or greater than City standards, unless such authorization is specifically limited in the Intergovernmental Agreement.

It is the intent of the Districts to dissolve upon payment or defeasance of all Debt incurred or upon a court determination that adequate provision has been made for the payment of all Debt, and if any District has authorized operating functions hereunder or under an

intergovernmental agreement with the City, to retain only the power necessary to impose and collect taxes or fees to pay for these costs.

It is a requirement of this Service Plan that all property classified as “residential” shall be located in a Residential District, and that all property classified as “commercial” shall be located within the boundaries of the Commercial District. Mixed uses, as defined by the Municipal Code, shall be classified as “commercial” and shall be located only within the boundaries of a Commercial District. For purposes of this distinction “commercial property” shall mean all property other than “residential property” as that term is defined in Article X, Section 3(1)(b) of the Colorado Constitution. The goal of this distinction is to have similarly situated properties governed by common interests. As such, no commercial property shall be located in a Residential District, and no residential property, other than mixed uses, shall be located in a Commercial District. The foregoing shall not prohibit the Residential and Commercial Districts from sharing the costs of Public Improvement in compliance with the provisions of this Service Plan and applicable law.

The Districts shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy. It is the intent of this Service Plan to assure to the extent possible that no property in any District bear an economic burden that is greater in amount than that associated with the Maximum Debt Mill Levy, and that no property in a Residential District bears an economic burden that is longer in duration than that associated with the Maximum Debt Mill Levy Imposition Term in duration, even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters and the financing capacity of the Districts are not costs to be paid by the Districts. Costs of required Public Improvements that cannot be financed by the District are expected to be financed by the developer of the Project.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Annexable Future Inclusion Area Boundaries: means the boundaries of the area described in the Annexable Future Inclusion Area Boundary Maps.

Annexable Future Inclusion Area Boundary Maps: means the maps attached hereto as **Exhibit C-3**, describing the property which may be proposed for inclusion within one, but not any more than one, of the boundaries of the Districts after organization, if any, but only once such property is annexed into the City. The area shown on Annexable Future Inclusion Area 1 Boundary Map is currently in the process of being annexed into the boundaries of the City.

Approved Development Plan: means a development plan or other process established by the City (including but not limited to approval of a final plat, development plat or site plan by the City planning commission or by the City Council) identifying, among other things, the Public Improvements necessary for facilitating development for all or a

portion of the property within the Service Area as approved by the City pursuant to the Municipal Code and as amended pursuant to the Municipal Code from time to time. An Approved Development Plan does not include any plan, process or approval denoted as preliminary under the Municipal Code.

Board: means the board of directors of one District or the boards of directors of all Districts, in the aggregate, as the context may require.

Bond, Bonds or Debt: means bonds or other obligations for the payment of which the District has promised to impose an *ad valorem* property tax mill levy.

Capital Plan: means the Capital Plan described in Section V.B., which includes: (a) a comprehensive list of the Public Improvements to be developed by the Districts; (b) an engineer's estimate of the cost of the Public Improvements; and (c) a pro forma capital expenditure plan correlating expenditures with development.

City: means the City of Greeley, Colorado.

City Council: means the City Council of the City of Greeley, Colorado.

Commercial District: means the Cache Metropolitan District No. 7 and any other District that may in the future contain commercial property.

District: means any one of the Cache Metropolitan District Nos. 1 through No. 8.

District No. 1: means the Cache Metropolitan District No. 1

District No. 2: means the Cache Metropolitan District No. 2.

District No. 3: means the Cache Metropolitan District No. 3.

District No. 4: means the Cache Metropolitan District No. 4.

District No. 5: means the Cache Metropolitan District No. 5.

District No. 6: means the Cache Metropolitan District No. 6.

District No. 7: means the Cache Metropolitan District No. 7.

District No. 8: means the Cache Metropolitan District No. 8.

Districts: means District No. 1, District No. 2, District No. 3, District No. 4, District No. 5, District No. 6, District No. 7, and District No. 8, collectively.

District Facility Fee: means the one-time development or system development fee imposed by the Districts on a per-unit (*residential*) or per square-foot (*non-residential*) basis at or prior to the issuance of a building permit for the unit or structure to assist with the planning and development of the Public Improvements, subject to the limitations set

forth in Section VI.E. of the Service Plan. The District Facility Fee may be used to finance, plan, acquire, and construct the Public Improvements, and pay debt service.

Financial Plan: means the Financial Plan described in Section VI which describes (a) how the Public Improvements are to be financed; (b) the total amount of Debt anticipated to be issued by the Districts based on estimated buildout projections; (c) the estimated operating revenue and expenses for the Districts for the term of the Debt; (d) the estimated debt service revenue sources and payment requirements on all Debt anticipated to be issued by the Districts; and (e) the assumptions regarding all such information.

Inclusion Area Boundaries: means the boundaries of the area described in the Inclusion Area Boundary Maps.

Inclusion Area Boundary Map: means the maps attached hereto as **Exhibit C-2**, describing the property proposed for inclusion within one, but not any more than one, of the boundaries of the Districts after organization, if any.

Initial District Boundary: means the boundary of the area described in the Initial District Boundary Map.

Initial District Boundary Map: means the maps attached hereto as **Exhibit C-1**, describing the initial boundary of the Districts.

Intergovernmental Agreement: means the intergovernmental agreement required by Municipal Code section 13.50.170(5), and attached hereto as **Exhibit G**.

Map Depicting Public Improvements: means the map(s) attached hereto as **Exhibit E**, showing the location(s) of the Public Improvements listed in the Capital Plan.

Maximum Aggregate Mill Levy: means the maximum aggregate mill levy the District is permitted to impose for the payment of Debt, operations and maintenance, administrative or any other costs, which shall not exceed 70 mills subject to adjustment as set forth in Section VI.C.1 below.

Maximum Debt Mill Levy: means the maximum mill levy a District is permitted to impose for payment of Debt, as set forth in Section VI.C. below.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy on property within a Residential District as set forth in Section VI.D., below.

Municipal Code: means the City of Greeley Municipal Code, as may be amended and in effect from time to time.

Operating District: means District No. 1.

Privately Placed Debt: means Debt which is sold or placed directly with an investor without being underwritten by an underwriter or an investment banker.

Project: means the development or property commonly referred to as The Cache.

Proof of Ownership: means a current title commitment showing ownership and all encumbrances on all properties within the Initial District Boundaries, or other documentation acceptable to the City Attorney.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped as part of an Approved Development Plan and financed as generally described in the Special District Act, except as specifically limited in Section V below to serve the future taxpayers and inhabitants of the Service Area as determined by the Board of the District.

Residential District: means any one of the Cache Metropolitan District Nos. 2-6 or District No. 8 that does not contain commercial property.

Residential Districts: means District Nos. 2-6 and District No. 8 (provided none of the foregoing contain commercial property), collectively.

Service Area: means the property within the Initial District Boundary Map and the Inclusion Area Boundary Map but does not include the property within the Annexable Future Inclusion Area Boundary Maps until such time as said property may be annexed into the City and upon annexation of all or a portion of the property within the Annexable Future Inclusion Area Boundary Maps into the City such property is automatically part of the Service Area.

Service Plan: means this service plan for the Districts approved by City Council.

Service Plan Amendment: means an amendment to the Service Plan approved by City Council in accordance with Chapter 13.50 of the Municipal Code and the applicable state law.

Special District Act: means Section 32-1-101, et seq., of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately 4.024 acres, the total area proposed to be included in the Inclusion Area Boundaries is approximately 332.199 acres, the total area proposed to be included in the Annexable Future Inclusion Area Boundaries is approximately 714.596 acres, with 450.477 acres of that area lying in Annexable Future Inclusion Area No. 1 and currently in the process of being annexed into the City. Legal descriptions of the Initial District Boundaries, the Inclusion Area Boundaries, and the Annexable Future Inclusion Area Boundaries are attached hereto as **Exhibit A**. Maps of the Initial District Boundaries are attached hereto as **Exhibit C-1**, maps of the Inclusion Area Boundaries are attached hereto as **Exhibit C-2**, and maps of the Annexable Future Inclusion Area Boundaries are attached hereto as **Exhibit C-3**. Proof of Ownership and consents of the owners to

organization of the District for all properties within the Initial District Boundaries is attached hereto as **Exhibit C-4**. A vicinity map is attached hereto as **Exhibit B**. It is anticipated that the boundaries of the Districts may change from time to time as the Project is developed and as the Districts undergo inclusions and exclusions pursuant to Section 32-1-401, et seq., C.R.S., and Section 32-1-501, et seq., C.R.S., subject to the limitations set forth in Article V below.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The total eventual Service Area consists of approximately 1,046.795 acres of undeveloped land with an existing homestead, oil/gas and farming/ranching operations. The current assessed valuation of the Service Area is assumed to be \$0.00 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan. The residential population of the Districts at build-out is estimated to be approximately within the following range: maximum of 8,140; medium of 6,920; and low of 5,700.

Approval of this Service Plan by the City does not imply approval of the development of a specific area within the Districts, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings which may be identified in this Service Plan or any of the exhibits attached thereto. The permitted level of development within the Project is as contained within the Approved Development Plan(s).

Approval of this Service Plan by the City in no way releases or relieves the developer of the Project, or the landowner or any subdivider of the Project property, or any of their respective successors or assigns, of obligations to construct public improvements for the Project or of obligations to provide to the City such financial guarantees as may be required by the City to ensure the completion of the Public Improvements, or of any other obligations to the City under the Municipal Code or any applicable annexation agreement, subdivision agreement, or other agreements affecting the Project property or development thereof.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the Districts and Service Plan Amendment.

The Districts shall have the power and authority to provide the Public Improvements within and without the boundaries of the Districts as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth in this Service Plan and the Intergovernmental Agreement.

1. **Operations and Maintenance Limitation.** The purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The Districts shall maintain the Public Improvements in a manner consistent with the Approved Development Plan(s), other rules and regulations of the City, and applicable provisions of the Municipal Code, all as directed by the City. The City may consider whether to accept dedication of Public Improvements to the City upon 50% build-out of the development of each phase of the Project as identified in the Approved Development Plan(s). The Districts shall

be authorized to operate and maintain all of the Public Improvements at a level equal to or greater than City standards, unless such authorization is specifically limited in the Intergovernmental Agreement.

2. Fire Protection Limitation. The Districts shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the City and Union Colony Fire and Rescue Authority. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision.

3. Television Relay and Translation Limitation. The Districts shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project, unless such facilities and services are provided for use by City-authorized franchise operators pursuant to an intergovernmental agreement with the City.

4. Construction Standards Limitation. The Districts will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the City and of federal and state governmental entities having proper jurisdiction and of those special districts that qualify as “interested persons” under Section 32-1-204(1), C.R.S., as applicable. The Districts will obtain the City’s approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work. Additionally, the District will permit City inspectors to inspect the infrastructure during construction.

5. Property Acquisition Limitation; Transfer Requirement. The District shall not exercise any power of eminent domain without the prior written consent of the City. If the City decides the proposed improvement is needed, at the time of dedication the District shall at no expense to the City, transfer to the City all rights-of-way, fee interests and easements that the City determines are necessary for access to and operation and maintenance of the Public Improvements, consistent with the Approved Development Plan and to the extent such interests have not been acquired by the City through such Development Plan process.

6. Privately Placed Debt Limitation. Prior to the issuance of any Privately Placed Debt, the Districts shall obtain the certification by the District’s Investment Banker for such Debt substantially as follows:

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption

provisions, is reasonable considering the financial circumstances of the District.

7. Inclusion and Exclusion Limitations. Except as provided herein related to the Annexable Future Inclusion Area, the Districts shall not include within any of their boundaries any property outside the Service Area without the prior written consent of the City Council. Upon annexation of any portion or all of the property within the Annexable Future Inclusion Area into the City such property shall automatically be part of the Service Area and may be included into the boundaries of any within one, but not any more than one, of the boundaries of the Districts. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

8. Initial Debt Limitation. On or before the effective date of approval of an Approved Development Plan, the Districts shall not: (a) issue any Debt; nor (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose or collect any fees or revenues from any other source for the purpose of repayment of Debt.

9. Total Debt Issuance Limitation. The Districts shall not issue Debt in excess of \$200,000,000 total aggregate principal amount. The Districts acknowledge and agree that such Total Debt Issuance Limitation applies to any Debt issued by one or more of the Districts, including but not limited to any Debt issued by any one or more District and secured in whole or in part by payment of *ad valorem* property tax revenues raised by such issuing District or by any one or more of the other Districts, or both.

10. Monies from Other Governmental Sources. The Districts shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities for which the City is eligible to apply for, except as may be specifically authorized in an intergovernmental agreement with the City pursuant to Section 13.50.080 of the Municipal Code. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the Districts without any limitation.

11. Consolidation Limitation. No District shall not file a request with any Court to consolidate with any other Title 32 district, whether one of Districts or otherwise, without the prior written consent of the City.

12. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, the total debt issuance limitation, and the Maximum Debt Mill Levy Imposition Term have been established under the authority of the City to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(a) shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(b) are, together with all other requirements of Colorado law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy or the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Service Plan Amendment.

13. Revenue Bond Limitation. The Districts shall not issue revenue bonds where the primary source of repayment of such bonds is revenue reasonably expected to be derived from sources other than property taxes permitted under this Service Plan, except as set forth in this Section. Revenue bonds as to which the primary source of repayment is reasonably expected to be derived from property taxes shall not be limited by this Section 13, including, but not limited to any Debt issued by one or more of the Districts and secured in whole or in part by payment of *ad valorem* property tax revenues raised by such issuing District or by any one or more of the other Districts, or both. Prior to issuing any other revenue bonds, the District or Districts proposing to issue such other revenue bonds shall submit all relevant details of such issuance to the City Council, which may elect to treat the issuance of revenue bonds as a material modification of the Service Plan. If the City Council determines that the issuance of such other revenue bonds constitutes a material modification of the Service Plan, the Districts shall proceed to amend the Service Plan in accordance with Section 32-1-207, C.R.S. prior to issuing any revenue bonds.

14. Service Plan Amendment Requirement. This Service Plan is general in nature and does not include specific detail in some instances because development plans have not been finalized. The Service Plan has been designed with sufficient flexibility to enable the Districts to provide required Public Improvements under evolving circumstances without the need for numerous amendments. Modification of the general types of services and facilities making up the Public Improvements, and changes in proposed configurations, locations or dimensions of the Public Improvements shall be permitted to accommodate development needs consistent with the then-current Approved Development Plan(s) for the Project, subject to the limitations of this Service Plan and the Intergovernmental Agreement.

The Districts are independent units of local government, separate and distinct from the City, and their activities are subject to review by the City only insofar as they may deviate in a material manner from the requirements of the Service Plan, the Municipal Code, or the Intergovernmental Agreement. Any District may amend this Service Plan without the permission or consent of the remaining Districts, to the extent that the Service Plan amendment affects only that District initiating the statutory amendment process. However, actions of any District which: (1) violate the limitations set forth in Sections V.A.1-14 above; (2) violate the limitations set forth in Section VI.B.; (3) constitute a material modification of the Service Plan; or (4) constitutes a failure to comply with the Intergovernmental Agreement or other agreement with the City, which non-compliance has not been waived in writing by the City, shall be

deemed to be a material modification to this Service Plan and the City shall be entitled to all remedies available under State and local law to enjoin such action(s) of the Districts.

Any City approval requirements contained in this Service Plan (including, without limitation, any provisions requiring that a change, request, occurrence, act or omission be treated as a Service Plan Amendment or be deemed a “material modification” of the Service Plan) shall remain in full force and effect, and, unless otherwise provided by resolution of the City Council, such City approval shall continue to be required, notwithstanding any future change in law modifying or repealing any statutory provision concerning service plans, amendments thereof or modifications thereto.

B. Capital Plan.

The Districts shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the Districts, to be more specifically defined in the Approved Development Plan(s). A Capital Plan, including: (1) a comprehensive list of the Public Improvements to be developed by the Districts; (2) an estimate of the cost of the Public Improvements, together with a letter from a Colorado professional registered engineer certifying that such costs are reasonable in the engineer’s opinion and that such estimates were prepared based upon City construction standards; and (3) a pro forma capital expenditure plan correlating expenditures with development is attached hereto as **Exhibit D**. Maps depicting the Public Improvements is attached hereto as **Exhibit E**. As shown in the Capital Plan, the estimated cost of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed by the Districts is approximately \$199,744,057.00. Costs of required Public Improvements that cannot be financed by the Districts within the parameters of this Service Plan and the financial capability of the District are expected to be financed by the developer of the Project.

The Districts shall be permitted to allocate costs between such categories of the Public Improvements as deemed necessary in their discretion.

All of the Public Improvements described herein will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the City and shall be in accordance with the requirements of City standards and the Approved Development Plan. All descriptions of the Public Improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, the City’s requirements, and construction scheduling may require. Upon approval of this Service Plan, the Districts will continue to develop and refine the Capital Plan and the Map Depicting Public Improvements, as necessary, and prepare for issuance of Debt. All cost estimates will be inflated to then-current dollars at the time of the issuance of Debt and construction. All construction cost estimates contained in **Exhibit D** assume construction to applicable standards and specifications of the City and state or federal requirements.

C. Multiple District Structure.

It is anticipated that the Districts, collectively, will undertake the financing and construction of the Public Improvements. To the extent applicable and practicable, the Districts will undertake the financing and construction of Public Improvements in sequential order (i.e., District No. 2 will proceed with initial construction, then District No. 3, etc.) and share certain Public Improvement costs. The nature of the functions and services to be provided by each District, and the mechanisms by which the Districts may cooperatively fund Public Improvement costs, shall be clarified in an intergovernmental agreement among the Districts. The intergovernmental agreement among the Districts, and all amendments thereto, shall be designed to help assure the orderly development of the Public Improvements and essential services in accordance with the requirements of this Service Plan. Implementation of such intergovernmental agreement is essential to the orderly implementation of this Service Plan. The foregoing intergovernmental agreement and all amendments thereto, as well as all other intergovernmental agreements and amendments thereto proposed between or among the Districts regarding the subject matter of this Service Plan, shall be subject to review and approval of the City prior to their execution by the Districts.

VI. FINANCIAL PLAN

A. General.

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from their revenues and by and through the proceeds of Debt to be issued by the Districts. The Financial Plan for the Districts shall be to issue such Debt as the Districts can reasonably pay from revenues derived from the Maximum Debt Mill Levy and other legally available revenues. All bonds and other Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, including general *ad valorem* taxes to be imposed upon all taxable property within the Districts. The Districts will also rely upon various other revenue sources authorized by law, such as interest, specific ownership taxes, advances from the Project developer and grants. The District is also authorized to assess and collect a District Facility Fee as set forth in Section VI.E., below. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the District Facility Fee without first obtaining City approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

The total Debt that the Districts shall be permitted to issue shall not exceed \$200,000,000 in aggregate principal amount. Debt is permitted to be issued on a schedule and in such year or years as the issuing District determines shall meet the needs of the Capital Plan referenced above and the progression of the development, subject to compliance with this Service Plan. The \$200,000,000 that the Districts shall be permitted to issue is supported by the Financial Plan prepared by D.A. Davidson & Co., attached hereto as **Exhibit F**. The City may obtain an independent certification at the District's sole cost from an independent CPA or other financial consultant of the City's choosing, experienced in advising governmental entities on matters relating to the issuance of securities in Colorado regarding the financial plan and the reasonableness of the projections contained in the financial plan.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is limited to the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt shall not exceed eighteen percent (18%). The proposed maximum underwriting discount will be five percent (5%). Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy.

The Maximum Debt Mill Levy shall be the maximum mill levy a District is permitted to impose upon the taxable property within such District for payment of Debt imposed by the District, and shall be determined as follows:

1. The Maximum Debt Mill Levy shall be seventy (70) mills less the such number of mills as is or may be imposed by the District for any other purpose such that the Maximum Aggregate Mill Levy is not exceeded; provided that if, on or after January 1, 2007, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the Maximum Aggregate Mill Levy may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the Maximum Aggregate Mill Levy, as adjusted for changes occurring after January 1, 2007, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

2. All Debt issued by the Districts must be issued in compliance with all requirements of State law.

To the extent that the Districts are composed of or subsequently organized into one or more subdistricts as permitted under Section 32-1-1101, C.R.S., the term "District" as used in this Section shall be deemed to refer to the District and to each such subdistrict separately, so that each of the subdistricts shall be treated as a separate, independent district for purposes of the application of this definition.

Nothing herein shall prevent the District from covenanting with Debt holders or others to limit the amount of its operations and maintenance mill levy, as long as all district operations and maintenance requirements are met as required by VI.H. below.

D. Maximum Debt Mill Levy Imposition Term for Residential Districts.

No Residential District shall impose a levy for repayment of any and all Debt (or use the proceeds of any mill levy for repayment of Debt) which exceeds forty (40) years after the year of the initial imposition of such mill levy unless a majority of the Board of Directors of the District imposing the mill levy are homeowners residing in the District and such refunding will result in a net present value savings as set forth in Section 11-56-101, et seq. C.R.S.

E. Debt Repayment Sources.

Each of the Districts may impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service and for operations and maintenance. In no event shall the debt service mill levy in any District exceed the Maximum Debt Mill Levy or, in any Residential District, the Maximum Debt Mill Levy Imposition Term.

The Districts may also collect a one-time District Facility Fee for capital improvements, provided that such fee does not exceed the following limits:

1. For each single-family detached residential unit, the District Facility Fee shall not exceed Five Thousand Dollars (\$5,000.00).
2. For each single-family attached or multi-family residential unit, the District Facility Fee shall not exceed Two Thousand Five Hundred Dollars (\$2,500.00).
3. For a structure other than a single-family or multi-family residential structure, the District Facility Fee shall not exceed Two Dollars (\$2.00) per square foot of the structure.
4. The District Facility Fee set forth in this Service Plan may increase by up to the Consumer Price Index for Greeley, all items, all urban consumers (or its successor index for any years for which Consumer Price Index is not available) each year thereafter (as an inflation adjustment) commencing on January 1, 2020. The District Facility Fee shall be collected by the District prior to issuance of a Building Permit. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the District Facility Fee, as limited above, without first obtaining City approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

F. Security for Debt.

The Districts shall not pledge any revenue, property or other assets of the City as security for any District indebtedness. Approval of this Service Plan shall not be construed as a guarantee by the City of payment of any of the District's obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the City in the event of default by the Districts in the payment of any such obligation.

G. TABOR Compliance.

The Districts will comply with the provisions of TABOR. In the discretion of the Board, the Districts may set up enterprises or nonprofit entities to manage, fund, construct and operate facilities, services and programs. To the extent allowed by law, any entity created by the Districts will remain under the control of the District's Boards. The activities of such enterprises and entities shall comply with the provisions of this Service Plan.

H. Districts' Organizational Costs.

The estimated cost of engineering services, legal services and administrative services, in connection with the District's organization, are anticipated to be \$125,000.00, which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the Districts will require operating funds for administration and to plan and cause the Public Improvements to be constructed and maintained, if such maintenance is addressed in the Intergovernmental Agreement. The first year's operating budget is estimated to be \$50,000.00 per District, which is anticipated to be derived from funding advances by the developer of the Project until such time as the Districts' operating mill levy revenues are sufficient to operate the Districts.

The Districts may impose an operations mill levy as necessary to operate the Districts and for provision of operation and maintenance services to their taxpayers and/or service users at a level equal to or greater than City standards. The authorized mill levy for operations and maintenance activities shall be included within the Maximum Debt Mill Levy.

I. Subdistricts.

Any District may organize subdistricts or areas as allowed by Section 32-1-1101(1)(f), C.R.S., with the prior approval of the City Council. In accordance with Section 32-1-1101(1)(f)(I), C.R.S., the District shall notify the City prior to establishing any such subdistrict(s) or area(s), and shall provide the City with details regarding the purpose, location, and relationship of the subdistrict(s) or area(s). The City Council may elect to treat the organization of any such subdistrict(s) or area(s) as a material modification of the Service Plan.

VII. ANNUAL REPORT

A. General. Each of the Districts shall file an annual report with the City Clerk not later than September 1 of each calendar year, which annual report shall reflect activity and financial events of the District through the preceding December 31 (the "report year").

B. Reporting of Significant Events.

The annual report shall include the following:

1. A narrative summary of the progress of the District in implementing its Service Plan for the report year;
2. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operations (i.e., revenues and expenditures) for the report year or a copy of the audit exemption application;
3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of Public Improvements in the report year, as well as any Public Improvements proposed to be undertaken in the five (5) years following the report year;

4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new Debt issued in the report year, the amount of payment or retirement of existing Debt of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year and the current mill levy of the District pledged to Debt retirement in the report year;

5. A summary of the residential and commercial development in the District for the report year;

6. A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year;

7. Certification of the Board that no action, event or condition has occurred in the report year, or certification that such event has occurred but that an amendment to the Service Plan that allows such event has been approved by City Council; and

8. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board.

In addition, the Districts shall submit to the City, by January 15 of each year, the District's budget for the then current calendar year.

VIII. DISTRICT INDEMNIFICATION OF THE CITY; DISSOLUTION OF THE DISTRICT

Upon an independent determination of the City Council and written notice to the Districts that the purposes for which the Districts were created have been accomplished, the Districts agree to file petitions in the District Court for and in Weld County, Colorado, for dissolution, pursuant to the applicable State statutes. In no event shall dissolution occur until the Districts have provided for the payment or discharge of all of their outstanding indebtedness and other financial obligations as required pursuant to State statutes.

There is attached hereto as **Exhibit G** the Project Developer's Indemnification Letter, which is submitted to the City by the Developer as part of this Service Plan. The District shall approve and execute the Indemnification Letter at its first Board meeting after its organizational election, in the same form as the Indemnification Letter set forth in **Exhibit G** and shall promptly deliver an executed original to the City.

IX. DISCLOSURES REQUIRED TO PURCHASERS OF PROPERTY WITHIN THE DISTRICT

The City wants purchasers of property within the District to be aware of the additional tax burden to be imposed. The City mandates early written and recorded notice of the total (overlapping) tax burden, including the Maximum Debt Mill Levy, the District Facility Fee and the Maximum Debt Mill Levy Imposition Term, as applicable. The City will review the type and timing of the disclosure, which the proponents of the Districts are proposing. The notice shall be

recorded against all property within the Districts prior to the Districts' certification of the formation of the District to the Colorado Division of Local Government as required by Section 32-1-306, C.R.S.

In addition to the above notice and the requirements of Ordinance 13.50.090, the District shall annually provide a written disclosure to all land owners within the District that describes the tax levies, fees and costs that have been assessed to each property in the District as a result of implementation of the District's Financial Plan stated in Article VI or this Service Plan. A copy of such disclosure sent to each landowner shall also be forwarded to the City of Greeley to be included in its public records related to the District.

X. INTERGOVERNMENTAL AGREEMENT

The form of the intergovernmental agreement relating to the limitations imposed on the Districts' activities, is attached hereto as **Exhibit H**. The Districts shall approve and execute the Intergovernmental Agreement at their first Board meeting following their organizational election, in the same form as the Intergovernmental Agreement approved by the City Council and shall promptly deliver an executed original to the City. Failure of the Districts to execute the Intergovernmental Agreement as required herein shall constitute a material modification. The City Council shall approve an intergovernmental agreement at the public hearing approving the Service Plan.

As limited by this Article X, the Districts may enter into one or more intergovernmental agreements regarding the functions and services to be provided by each District, and the mechanisms to be used by the Districts for the sharing of costs of Public Improvements. Such intergovernmental agreement(s) and all amendments thereto, as well as all other intergovernmental agreements and amendments thereto proposed between or among the Districts regarding the subject matter of this Service Plan, shall be subject to review and comment by the City prior to their execution by the Districts. If entered into by the Districts, the Districts shall cause any intergovernmental agreements to be delivered to the City as soon as practicable upon formation of the Districts. The Districts shall also deliver promptly the Districts' execution fully executed and complete copies of all amendments to such intergovernmental agreement, and of all other intergovernmental agreements and amendments thereto between or among the Districts regarding the subject matter of this Service Plan.

No intergovernmental agreements other than the City Intergovernmental Agreement and the Districts' intergovernmental agreements are currently anticipated. The District(s) shall use all City provided infrastructure services, including but not limited to, water and sewer service, unless the City is unable or unwilling to provide such services. In the event the City is unable or unwilling to provide such services, the, in that event, the District(s) may seek such infrastructure services from other providers. Except for such Intergovernmental Agreement with the City, any intergovernmental agreement proposed regarding the subject matter of this Service Plan shall be subject to review and comment by the City prior to its execution by a District.

XI. NON-COMPLIANCE WITH SERVICE PLAN

In the event it is determined that any District has undertaken any act or omission which violates the Service Plan or constitutes a material departure from the Service Plan collectively, “Material Departure”), the City may impose any of the sanctions set forth in the Municipal Code, including but not limited to affirmative injunctive relief to require the Districts to act in accordance with the provisions of this Service Plan. Except as it would relate to the sale or refinancing of bonds, the District hereby waives the provisions of Section 32-1-207(3)(b), C.R.S. and agrees it will not rely on such provisions as a bar to the enforcement by the City of any provisions of this Service Plan. The City will provide such District with written notice of any Material Departure from the Service Plan. The District shall have sixty (60) days to provide the City with written evidence that no Material Departure occurred, which evidence must be reasonably satisfactory to the City or to commence to cure such Material Departure. If the District is diligently pursuing the cure of such Material Departure, the City shall not take any action to enjoin the District. In the event the District fails to complete the cure or take any action to cure the Material Departure, the City may impose any sanctions allowed by municipal code or statute.

XII. CONCLUSION

It is submitted that this Service Plan for the Districts, as required by Section 32-1-203(2), C.R.S., and the Municipal Code, establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the Districts;
2. The existing service in the area to be served by the Districts is inadequate for present and projected needs;
3. The Districts are capable of providing economical and sufficient service to the area within their proposed boundaries;
4. The area to be included in the Districts does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
5. Adequate service is not, and will not be, available to the area through the City or County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
6. The facility and service standards of the Districts are compatible with the facility and service standards of the City;
7. The proposal is in substantial compliance the City’s Comprehensive Plan;
8. The proposal is in compliance with any duly adopted City, regional or state long-range water quality management plan for the area;
9. The creation of the Districts is in the best interests of the area proposed to be served;

10. The creation of the Districts is in the best interests of the residents and future residents of the area proposed to be served;

11. The proposal is in substantial compliance with the Municipal Code; and

12. The proposal will not foster urban development that is remote or incapable of being integrated with existing urban areas, and will not place a burden on the City or adjacent jurisdictions to provide urban services to residents of the Districts.

EXHIBIT A
Legal Descriptions

EXHIBIT A

LEGAL DESCRIPTION – DISTRICT PARCEL 1

A PARCEL OF LAND BEING A PORTION OF PARCEL 5 AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AT RECEPTION NO. 4520929 IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, WHENCE THE WEST LINE OF SAID NORTHWEST QUARTER BEARS SOUTH 00°58'51" EAST, A DISTANCE OF 2663.05 FEET, ALL BEARINGS HEREIN ARE REFERENCED THERETO.

THENCE SOUTH 13°37'27" EAST, A DISTANCE OF 182.85 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°01'09" EAST, A DISTANCE OF 148.00 FEET;

THENCE SOUTH 00°58'51" EAST, A DISTANCE OF 148.00 FEET;

THENCE SOUTH 89°01'09" WEST, A DISTANCE OF 148.00 FEET;

THENCE NORTH 00°58'51" WEST, A DISTANCE OF 148.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.503 ACRES, (21,904 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

EXHIBIT A

LEGAL DESCRIPTION – DISTRICT PARCEL 2

A PARCEL OF LAND BEING A PORTION OF PARCEL 5 AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AT RECEPTION NO. 4520929 IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, WHENCE THE WEST LINE OF SAID NORTHWEST QUARTER BEARS SOUTH 00°58'51" EAST, A DISTANCE OF 2663.05 FEET, ALL BEARINGS HEREIN ARE REFERENCED THERETO.

THENCE SOUTH 07°58'15" EAST, A DISTANCE OF 328.86 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°01'09" EAST, A DISTANCE OF 148.00 FEET;

THENCE SOUTH 00°58'51" EAST, A DISTANCE OF 148.00 FEET;

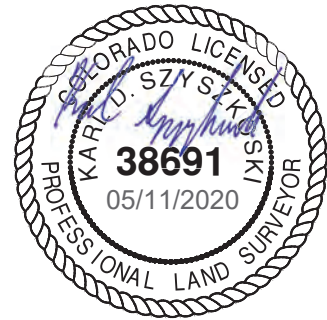
THENCE SOUTH 89°01'09" WEST, A DISTANCE OF 148.00 FEET;

THENCE NORTH 00°58'51" WEST, A DISTANCE OF 148.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.503 ACRES, (21,904 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

EXHIBIT A

LEGAL DESCRIPTION – DISTRICT PARCEL 3

A PARCEL OF LAND BEING A PORTION OF PARCEL 5 AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AT RECEPTION NO. 4520929 IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, WHENCE THE WEST LINE OF SAID NORTHWEST QUARTER BEARS SOUTH 00°58'51" EAST, A DISTANCE OF 2663.05 FEET, ALL BEARINGS HEREIN ARE REFERENCED THERETO.

THENCE SOUTH 05°48'10" EAST, A DISTANCE OF 476.10 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°01'09" EAST, A DISTANCE OF 148.00 FEET;

THENCE SOUTH 00°58'51" EAST, A DISTANCE OF 148.00 FEET;

THENCE SOUTH 89°01'09" WEST, A DISTANCE OF 148.00 FEET;

THENCE NORTH 00°58'51" WEST, A DISTANCE OF 148.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.503 ACRES, (21,904 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

EXHIBIT A

LEGAL DESCRIPTION – DISTRICT PARCEL 4

A PARCEL OF LAND BEING A PORTION OF PARCEL 5 AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AT RECEPTION NO. 4520929 IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, WHENCE THE WEST LINE OF SAID NORTHWEST QUARTER BEARS SOUTH 00°58'51" EAST, A DISTANCE OF 2663.05 FEET, ALL BEARINGS HEREIN ARE REFERENCED THERETO.

THENCE SOUTH 04°39'35" EAST, A DISTANCE OF 623.70 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°01'09" EAST, A DISTANCE OF 148.00 FEET;

THENCE SOUTH 00°58'51" EAST, A DISTANCE OF 148.00 FEET;

THENCE SOUTH 89°01'09" WEST, A DISTANCE OF 148.00 FEET;

THENCE NORTH 00°58'51" WEST, A DISTANCE OF 148.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.503 ACRES, (21,904 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

EXHIBIT A

LEGAL DESCRIPTION – DISTRICT PARCEL 5

A PARCEL OF LAND BEING A PORTION OF PARCEL 5 AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AT RECEPTION NO. 4520929 IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, WHENCE THE WEST LINE OF SAID NORTHWEST QUARTER BEARS SOUTH 00°58'51" EAST, A DISTANCE OF 2663.05 FEET, ALL BEARINGS HEREIN ARE REFERENCED THERETO.

THENCE SOUTH 03°57'15" EAST, A DISTANCE OF 771.46 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°01'09" EAST, A DISTANCE OF 148.00 FEET;

THENCE SOUTH 00°58'51" EAST, A DISTANCE OF 148.00 FEET;

THENCE SOUTH 89°01'09" WEST, A DISTANCE OF 148.00 FEET;

THENCE NORTH 00°58'51" WEST, A DISTANCE OF 148.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.503 ACRES, (21,904 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

EXHIBIT A

LEGAL DESCRIPTION – DISTRICT PARCEL 6

A PARCEL OF LAND BEING A PORTION OF PARCEL 5 AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AT RECEPTION NO. 4520929 IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, WHENCE THE WEST LINE OF SAID NORTHWEST QUARTER BEARS SOUTH 00°58'51" EAST, A DISTANCE OF 2663.05 FEET, ALL BEARINGS HEREIN ARE REFERENCED THERETO.

THENCE SOUTH 30°55'24" EAST, A DISTANCE OF 376.70 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°01'09" EAST, A DISTANCE OF 148.00 FEET;

THENCE SOUTH 00°58'51" EAST, A DISTANCE OF 148.00 FEET;

THENCE SOUTH 89°01'09" WEST, A DISTANCE OF 148.00 FEET;

THENCE NORTH 00°58'51" WEST, A DISTANCE OF 148.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.503 ACRES, (21,904 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

EXHIBIT A

LEGAL DESCRIPTION – DISTRICT PARCEL 7

A PARCEL OF LAND BEING A PORTION OF PARCEL 5 AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AT RECEPTION NO. 4520929 IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, WHENCE THE WEST LINE OF SAID NORTHWEST QUARTER BEARS SOUTH 00°58'51" EAST, A DISTANCE OF 2663.05 FEET, ALL BEARINGS HEREIN ARE REFERENCED THERETO.

THENCE SOUTH 22°36'00" EAST, A DISTANCE OF 510.32 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°01'09" EAST, A DISTANCE OF 148.00 FEET;

THENCE SOUTH 00°58'51" EAST, A DISTANCE OF 148.00 FEET;

THENCE SOUTH 89°01'09" WEST, A DISTANCE OF 148.00 FEET;

THENCE NORTH 00°58'51" WEST, A DISTANCE OF 148.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.503 ACRES, (21,904 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

EXHIBIT A

LEGAL DESCRIPTION – DISTRICT PARCEL 8

A PARCEL OF LAND BEING A PORTION OF PARCEL 5 AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AT RECEPTION NO. 4520929 IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, WHENCE THE WEST LINE OF SAID NORTHWEST QUARTER BEARS SOUTH 00°58'51" EAST, A DISTANCE OF 2663.05 FEET, ALL BEARINGS HEREIN ARE REFERENCED THERETO.

THENCE SOUTH 17°47'21" EAST, A DISTANCE OF 650.20 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°01'09" EAST, A DISTANCE OF 148.00 FEET;

THENCE SOUTH 00°58'51" EAST, A DISTANCE OF 148.00 FEET;

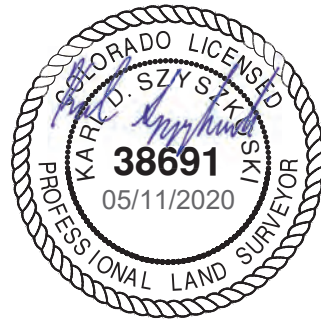
THENCE SOUTH 89°01'09" WEST, A DISTANCE OF 148.00 FEET;

THENCE NORTH 00°58'51" WEST, A DISTANCE OF 148.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.503 ACRES, (21,904 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

EXHIBIT A

LEGAL DESCRIPTION – INCLUSION AREA

A PARCEL OF LAND BEING ALL OF PARCEL 3 AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AT RECEPTION NO. 4520928 AND ALL OF PARCEL 6 AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AT RECEPTION NO. 4520929 BOTH IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 66 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 6,

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, NORTH 86°35'07" EAST, A DISTANCE OF 2,991.79 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, SOUTH 02°51'52" WEST, A DISTANCE OF 2,802.02 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SOUTH 02°52'36" WEST, A DISTANCE OF 2,736.61 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, NORTH 89°22'59" WEST, A DISTANCE OF 917.21 FEET TO THE SOUTHERLY EXTENSION OF THE EASTERLY BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN A WARRANTY DEED RECORDED AT RECEPTION NO. 3190630 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHERLY EXTENSION AND THE EASTERLY BOUNDARY OF SAID PARCEL, NORTH 00°59'07" WEST, A DISTANCE OF 1,049.99 FEET TO THE NORTHERLY BOUNDARY OF SAID PARCEL;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°22'55" WEST, A DISTANCE OF 700.00 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL;

THENCE ALONG THE WESTERLY BOUNDARY AND THE SOUTHERLY EXTENSION OF THE WESTERLY BOUNDARY, SOUTH 00°59'07" EAST, A DISTANCE OF 1,050.00 FEET TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER;

THENCE ALONG SAID SOUTH LINE, NORTH 89°22'59" WEST, A DISTANCE OF 1,000.66 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 6;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, NORTH 00°59'07" WEST, A DISTANCE OF 2,663.04 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, NORTH 00°58'51" WEST, A DISTANCE OF 2,663.05 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM ANY AND ALL PUBLIC RIGHTS-OF-WAY LYING WITHIN THE ABOVE DESCRIBED PARCEL.

CONTAINING AN AREA (AFTER EXCLUSIONS) OF 332.199 ACRES, (14,470,607 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122



EXHIBIT A

LEGAL DESCRIPTION – ANNEXABLE FUTURE INCLUSION AREA NO. 1

TWO (2) PARCELS OF LAND BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 67 WEST AND A PORTION OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 66 WEST ALL OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 00°02'18" WEST, A DISTANCE OF 2,642.94 FEET.

PARCEL 1

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 36;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°02'18" WEST, A DISTANCE OF 620.00 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°57'42" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 111, 1985 RECORDED AT RECEPTION NO. 2038898 IN THE OFFICIAL RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY LINE OF SAID ORDINANCE NO. 111, SOUTH 89°57'26" WEST, A DISTANCE OF 55.42 FEET;

THENCE DEPARTING SAID NORTHERLY LINE ALONG THE WESTERLY EXTENSION AND WESTERLY LINE OF A 30' PIPELINE EASEMENT RECORDED AT RECEPTION NO. 4379092 IN SAID OFFICIAL RECORDS, NORTH 00°00'00" EAST, A DISTANCE OF 1,230.95 FEET TO THE SOUTHERLY LINE OF A SURFACE USE AGREEMENT AND GRANT OF EASEMENT AS RECORDED AT RECEPTION NO. 4243207 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°57'43" WEST, A DISTANCE OF 668.92 FEET TO THE WESTERLY LINE OF SAID SURFACE USE AGREEMENT AND GRANT OF EASEMENT;

THENCE ALONG SAID WESTERLY LINE AND THE WESTERLY EXTENSION OF SAID WESTERLY LINE, NORTH 00°02'16" WEST, A DISTANCE OF 786.32 FEET TO THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°31'50" EAST, A DISTANCE OF 723.53 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 62, 2009 RECORDED AT RECEPTION NO. 3664883 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY LINE, SOUTH 00°02'18" EAST, A DISTANCE OF 1,722.72 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 61, 2009 RECORDED AT RECEPTION NO. 3664882 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY LINE, SOUTH 00°02'18" EAST, A DISTANCE OF 300.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 14.660 ACRES, (638,603 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

PARCEL 2

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 31, NORTH 86°35'07" EAST, A DISTANCE OF 30.05 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 37, 1998 RECORDED AT RECEPTION NO. 2632180 IN THE OFFICIAL RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTH LINE ALONG SAID EASTERLY LINE, NORTH 00°02'18" WEST, A DISTANCE OF 618.23 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 61, 2009 RECORDED AT RECEPTION NO. 3664882 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY LINE, NORTH 00°02'18" WEST, A DISTANCE OF 743.30 FEET TO THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 62, 2009 RECORDED AT RECEPTION NO. 3664883 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID ORDINANCE NO. 62 THE FOLLOWING THREE (3) COURSES:

1. NORTH 86°20'20" EAST, A DISTANCE OF 10.02 FEET;
2. NORTH 00°02'18" WEST, A DISTANCE OF 1,281.43 FEET;
3. NORTH 00°01'16" WEST, A DISTANCE OF 343.96 FEET TO THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN A QUIT-CLAIM DEED RECORDED AT RECEPTION NO. 4520928 IN SAID OFFICIAL RECORDS, SAID PARCEL BEING DESCRIBED AS PARCEL 1;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1 THE FOLLOWING NINE (9) COURSES:

1. NORTH 70°18'38" EAST, A DISTANCE OF 201.73 FEET;
2. NORTH 45°48'38" EAST, A DISTANCE OF 299.16 FEET;
3. NORTH 32°28'38" EAST, A DISTANCE OF 186.21 FEET;
4. NORTH 05°56'38" EAST, A DISTANCE OF 127.20 FEET;
5. NORTH 29°30'22" WEST, A DISTANCE OF 274.74 FEET;
6. NORTH 07°48'38" EAST, A DISTANCE OF 430.43 FEET;
7. NORTH 69°16'38" EAST, A DISTANCE OF 470.11 FEET;
8. NORTH 79°26'38" EAST, A DISTANCE OF 413.13 FEET;

9. SOUTH 58°27'22" EAST, A DISTANCE OF 283.30 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN SAID QUIT-CLAIM DEED, SAID PARCEL BEING DESCRIBED AS PARCEL 2;

THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINE OF SAID PARCEL 2 THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 00°19'58" EAST, A DISTANCE OF 165.15 FEET;
2. SOUTH 82°35'28" EAST, A DISTANCE OF 104.13 FEET;
3. SOUTH 61°48'33" EAST, A DISTANCE OF 101.22 FEET;
4. SOUTH 40°28'35" EAST, A DISTANCE OF 79.87 FEET;
5. SOUTH 76°12'32" EAST, A DISTANCE OF 85.48 FEET;
6. SOUTH 16°50'06" EAST, A DISTANCE OF 128.70 FEET;
7. SOUTH 36°53'24" EAST, A DISTANCE OF 88.05 FEET;
8. SOUTH 03°24'45" WEST, A DISTANCE OF 50.90 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1;

THENCE ALONG THE NORTHERLY AND EASTERLY LINE OF SAID PARCEL 1 THE FOLLOWING THIRTY-TWO (32) COURSES:

1. SOUTH 03°24'45" WEST, A DISTANCE OF 27.38 FEET;
2. SOUTH 39°46'00" EAST, A DISTANCE OF 104.17 FEET;
3. SOUTH 61°49'26" EAST, A DISTANCE OF 124.07 FEET;
4. SOUTH 72°00'51" EAST, A DISTANCE OF 75.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 150.00 FEET;
5. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°54'57", AN ARC LENGTH OF 151.62 FEET;
6. NORTH 50°04'19" EAST, A DISTANCE OF 180.61 FEET;
7. NORTH 27°42'52" EAST, A DISTANCE OF 49.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 112.19 FEET;
8. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°03'00", AN ARC LENGTH OF 51.01 FEET;
9. NORTH 86°27'39" EAST, A DISTANCE OF 155.03 FEET;
10. SOUTH 81°22'32" EAST, A DISTANCE OF 92.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 260.00 FEET;

11. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°08'06", AN ARC LENGTH OF 132.21 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 95.00 FEET;
12. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 111°59'32", AN ARC LENGTH OF 185.69 FEET;
13. SOUTH 60°51'04" EAST, A DISTANCE OF 30.12 FEET;
14. SOUTH 60°51'04" EAST, A DISTANCE OF 60.22 FEET;
15. SOUTH 68°16'19" EAST, A DISTANCE OF 118.31 FEET;
16. SOUTH 74°43'21" EAST, A DISTANCE OF 92.91 FEET;
17. NORTH 88°41'38" EAST, A DISTANCE OF 168.06 FEET;
18. NORTH 70°17'04" EAST, A DISTANCE OF 71.37 FEET;
19. NORTH 48°36'01" EAST, A DISTANCE OF 126.79 FEET;
20. NORTH 51°24'39" EAST, A DISTANCE OF 71.18 FEET;
21. NORTH 74°53'00" EAST, A DISTANCE OF 38.23 FEET;
22. SOUTH 89°05'48" EAST, A DISTANCE OF 48.33 FEET;
23. SOUTH 67°59'05" EAST, A DISTANCE OF 177.11 FEET;
24. SOUTH 09°34'57" EAST, A DISTANCE OF 83.39 FEET;
25. SOUTH 39°05'54" EAST, A DISTANCE OF 116.76 FEET;
26. SOUTH 66°12'14" EAST, A DISTANCE OF 67.55 FEET;
27. SOUTH 71°24'46" EAST, A DISTANCE OF 136.08 FEET;
28. SOUTH 77°45'48" EAST, A DISTANCE OF 82.56 FEET;
29. SOUTH 83°44'18" EAST, A DISTANCE OF 57.83 FEET;
30. NORTH 88°46'31" EAST, A DISTANCE OF 41.84 FEET;
31. SOUTH 76°31'34" EAST, A DISTANCE OF 21.07 FEET;
32. SOUTH 00°28'36" WEST, A DISTANCE OF 68.60 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 54, 2001 RECORDED AT RECEPTION NO. 2881620 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID ORDINANCE 54, 2001 THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 00°28'36" WEST, A DISTANCE OF 772.99 FEET;

2. SOUTH 00°28'20" WEST, A DISTANCE OF 1325.91 FEET;
3. SOUTH 00°28'24" WEST, A DISTANCE OF 30.07 FEET;
4. NORTH 86°32'42" EAST, A DISTANCE OF 177.28 FEET TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 53, 2001 RECORDED AT RECEPTION NO. 2881619 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID ORDINANCE 53, NORTH 86°32'41" EAST, A DISTANCE OF 1,215.16 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 7, 1996 RECORDED AT RECEPTION NO. 2491897 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY LINE, SOUTH 00°39'36" EAST, A DISTANCE OF 1,295.20 FEET TO THE SOUTH LINE OF SAID SECTION 31;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 86°36'36" WEST, A DISTANCE OF 2866.81 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 31;
2. SOUTH 86°35'07" WEST, A DISTANCE OF 2,961.74 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 435.817 ACRES, (18,984,170 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.



DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

EXHIBIT A

LEGAL DESCRIPTION – ANNEXABLE FUTURE INCLUSION AREA NO. 2

A PARCEL OF LAND BEING ALL OF PARCELS 1, 2, AND 3 AND A PORTION OF PARCEL 4 ALL DESCRIBED IN A QUIT-CLAIM DEED RECORDED AT RECEPTION NO. 4520929 IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35, THE SOUTH HALF OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 67 WEST, THE NORTH HALF OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST, AND THE NORTHEAST QUARTER SECTION 2, TOWNSHIP 5 NORTH, RANGE 67, ALL OF THE SIXTH PRINCIPAL MERIDIAN SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36,

THENCE ALONG THE EAST LINE OF SOUTHEAST QUARTER OF SAID SECTION 36, NORTH 00°02'18" WEST, A DISTANCE OF 620.00 FEET TO THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AT RECEPTION NO. 1686535 IN SAID OFFICIAL RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID WARRANTY DEED THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 89°22'58" WEST, A DISTANCE OF 899.47 FEET;
2. SOUTH 49°09'29" WEST, A DISTANCE OF 149.06 FEET;
3. SOUTH 73°20'35" WEST, A DISTANCE OF 141.50 FEET;
4. SOUTH 84°59'41" WEST, A DISTANCE OF 241.28 FEET;
5. SOUTH 00°26'32" EAST, A DISTANCE OF 386.60 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE, ALONG SAID SOUTH LINE, SOUTH 87°19'45" EAST, A DISTANCE OF 7.47 FEET TO THE EASTERLY BOUNDARY OF TRACT 3, JACKSON SUBDIVISION RECORDED AT RECEPTION NO. 3347377 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT 3 THE FOLLOWING FOURTEEN (14) COURSES:

1. SOUTH 04°44'26" WEST, A DISTANCE OF 72.54 FEET;

2. SOUTH 82°09'43" WEST, A DISTANCE OF 1141.26 FEET;
3. NORTH 79°28'41" WEST, A DISTANCE OF 71.41 FEET;
4. SOUTH 87°59'53" WEST, A DISTANCE OF 50.09 FEET;
5. SOUTH 84°36'54" WEST, A DISTANCE OF 70.65 FEET;
6. SOUTH 06°10'33" WEST, A DISTANCE OF 31.99 FEET;
7. SOUTH 82°22'46" WEST, A DISTANCE OF 338.90 FEET;
8. SOUTH 30°44'56" WEST, A DISTANCE OF 201.48 FEET;
9. SOUTH 19°26'18" WEST, A DISTANCE OF 177.59 FEET;
10. NORTH 74°59'39" WEST, A DISTANCE OF 335.15 FEET;
11. NORTH 73°45'25" WEST, A DISTANCE OF 277.33 FEET;
12. NORTH 72°00'45" WEST, A DISTANCE OF 111.51 FEET;
13. NORTH 74°20'30" WEST, A DISTANCE OF 323.81 FEET;
14. NORTH 74°26'17" WEST, A DISTANCE OF 428.28 FEET TO THE SOUTHERLY BOUNDARY OF SAID PARCEL 2;

THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID PARCEL 2 THE FOLLOWING TWENTY-ONE (21) COURSES:

1. NORTH 74°04'34" WEST, A DISTANCE OF 223.22 FEET;
2. NORTH 18°15'21" WEST, A DISTANCE OF 75.68 FEET;
3. NORTH 20°50'52" WEST, A DISTANCE OF 98.57 FEET;
4. NORTH 18°03'55" WEST, A DISTANCE OF 51.62 FEET;
5. NORTH 17°19'02" WEST, A DISTANCE OF 57.65 FEET;
6. NORTH 14°47'47" WEST, A DISTANCE OF 37.38 FEET;
7. NORTH 21°20'26" WEST, A DISTANCE OF 44.64 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35;

8. DEPARTING SAID SOUTH LINE, NORTH 22°53'07" WEST, A DISTANCE OF 84.49 FEET;
9. NORTH 32°04'26" WEST, A DISTANCE OF 36.74 FEET;
10. NORTH 36°04'36" WEST, A DISTANCE OF 45.68 FEET;
11. NORTH 26°09'40" WEST, A DISTANCE OF 26.49 FEET;
12. NORTH 14°51'21" WEST, A DISTANCE OF 51.29 FEET;
13. NORTH 12°43'09" WEST, A DISTANCE OF 123.94 FEET;
14. NORTH 13°34'42" WEST, A DISTANCE OF 121.51 FEET;
15. NORTH 18°32'34" EAST, A DISTANCE OF 37.13 FEET;
16. NORTH 23°55'36" EAST, A DISTANCE OF 54.03 FEET;
17. NORTH 22°07'53" EAST, A DISTANCE OF 154.08 FEET;
18. NORTH 07°43'38" WEST, A DISTANCE OF 237.48 FEET;
19. NORTH 07°36'33" WEST, A DISTANCE OF 150.37 FEET;
20. NORTH 07°54'56" WEST, A DISTANCE OF 95.69 FEET;
21. NORTH 07°49'06" WEST, A DISTANCE OF 15.33 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL 3 AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35;

THENCE DEPARTING SAID SOUTH LINE, ALONG SAID WESTERLY BOUNDARY, NORTH 07°49'28" WEST, A DISTANCE OF 318.62 FEET TO THE NORTHERLY BOUNDARY OF SAID PARCEL 3;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING TWENTY-THREE (23) COURSES:

1. SOUTH 58°50'11" EAST, A DISTANCE OF 12.45 FEET;
2. SOUTH 88°01'57" EAST, A DISTANCE OF 64.63 FEET;
3. NORTH 47°43'00" EAST, A DISTANCE OF 31.18 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

4. DEPARTING SAID WEST LINE, NORTH 45°24'08" EAST, A DISTANCE OF 422.64 FEET;
5. NORTH 56°04'06" EAST, A DISTANCE OF 25.68 FEET;
6. NORTH 48°37'45" EAST, A DISTANCE OF 451.43 FEET;
7. NORTH 49°50'58" EAST, A DISTANCE OF 39.31 FEET;
8. NORTH 05°59'00" EAST, A DISTANCE OF 57.89 FEET;
9. NORTH 43°16'11" EAST, A DISTANCE OF 65.29 FEET;
10. NORTH 54°11'33" EAST, A DISTANCE OF 97.68 FEET;
11. NORTH 72°53'33" EAST, A DISTANCE OF 45.94 FEET;
12. SOUTH 77°46'54" EAST, A DISTANCE OF 125.44 FEET;
13. SOUTH 64°32'07" EAST, A DISTANCE OF 71.53 FEET;
14. SOUTH 71°05'17" EAST, A DISTANCE OF 82.69 FEET;
15. SOUTH 80°58'05" EAST, A DISTANCE OF 195.11 FEET;
16. SOUTH 78°24'28" EAST, A DISTANCE OF 41.11 FEET;
17. SOUTH 71°59'05" EAST, A DISTANCE OF 140.08 FEET;
18. NORTH 84°54'43" EAST, A DISTANCE OF 77.60 FEET;
19. NORTH 73°17'38" EAST, A DISTANCE OF 83.97 FEET;
20. NORTH 63°10'59" EAST, A DISTANCE OF 19.55 FEET;
21. NORTH 47°24'54" EAST, A DISTANCE OF 101.94 FEET;
22. NORTH 48°53'57" EAST, A DISTANCE OF 94.02 FEET;
23. NORTH 40°17'27" EAST, A DISTANCE OF 81.86 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 36;

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY OF PARCEL 3,
ALONG SAID NORTH LINE, NORTH 89°31'50" EAST, A DISTANCE OF 2,414.10 FEET
TO THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF A SURFACE

USE AGREEMENT AND GRANT OF EASEMENT RECORDED AT RECEPTION NO. 4243207 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHERLY EXTENSION AND WESTERLY BOUNDARY, SOUTH 00°02'16" EAST, A DISTANCE OF 786.32 FEET TO THE SOUTHERLY BOUNDARY THEREOF;

THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 89°57'43" EAST, A DISTANCE OF 668.92 FEET TO THE WESTERLY BOUNDARY OF A 30 FOOT WIDE PIPELINE EASEMENT AS RECORDED AT RECEPTION NO. 4379092 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE SOUTHERLY EXTENSION THEREOF, SOUTH 00°00'00" EAST, A DISTANCE OF 1,230.95 FEET TO THE NORTHERLY BOUNDARY OF SAID PARCEL 4;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°57'26" EAST, A DISTANCE OF 85.42 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM ANY AND ALL PUBLIC RIGHTS-OF-WAY LYING WITHIN THE ABOVE DESCRIBED PARCEL.

CONTAINING AN AREA OF 264.119 ACRES, (11,505,002 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

EXHIBIT B
Greeley Vicinity Map

GREELEY VICINITY MAP

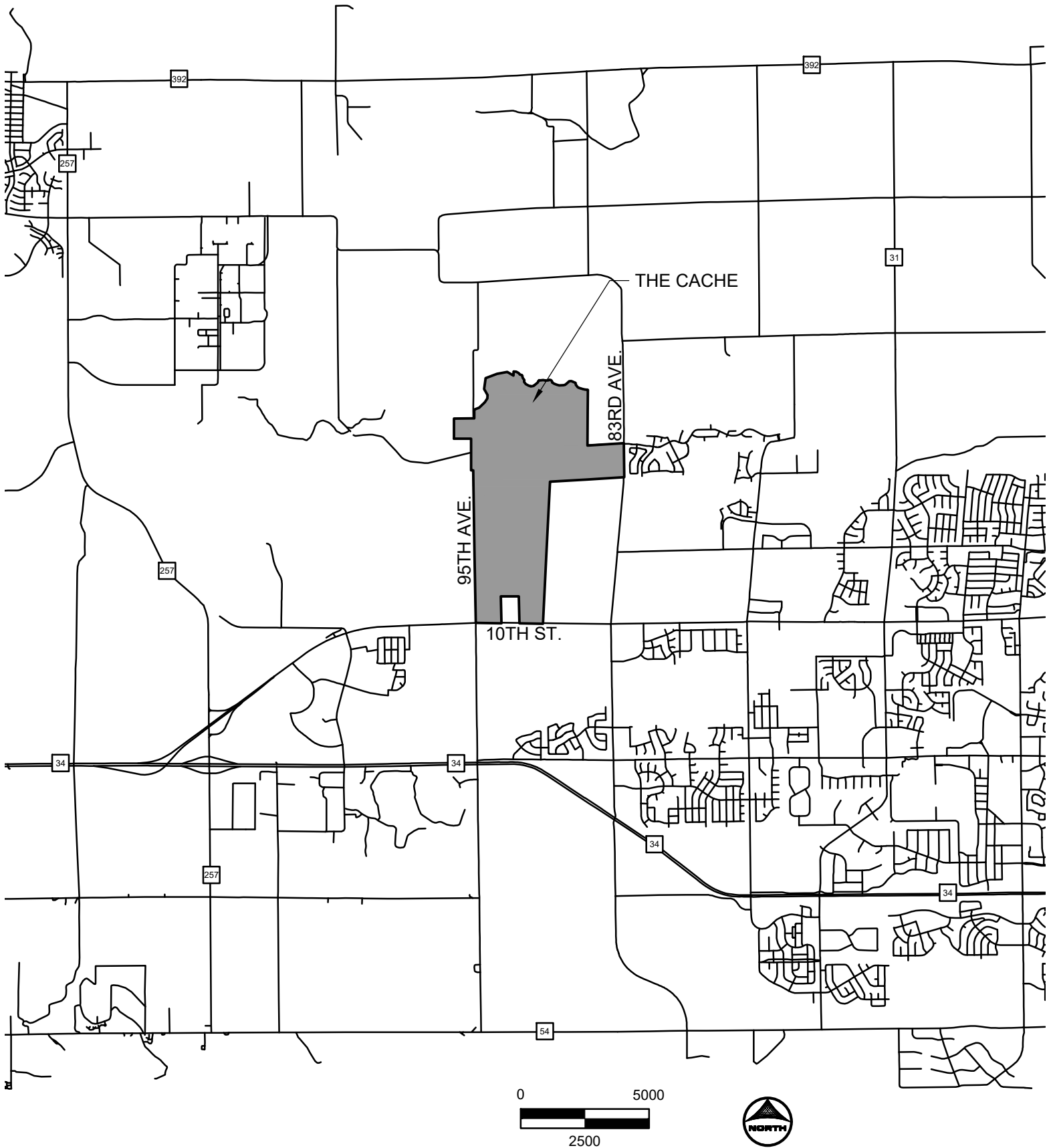
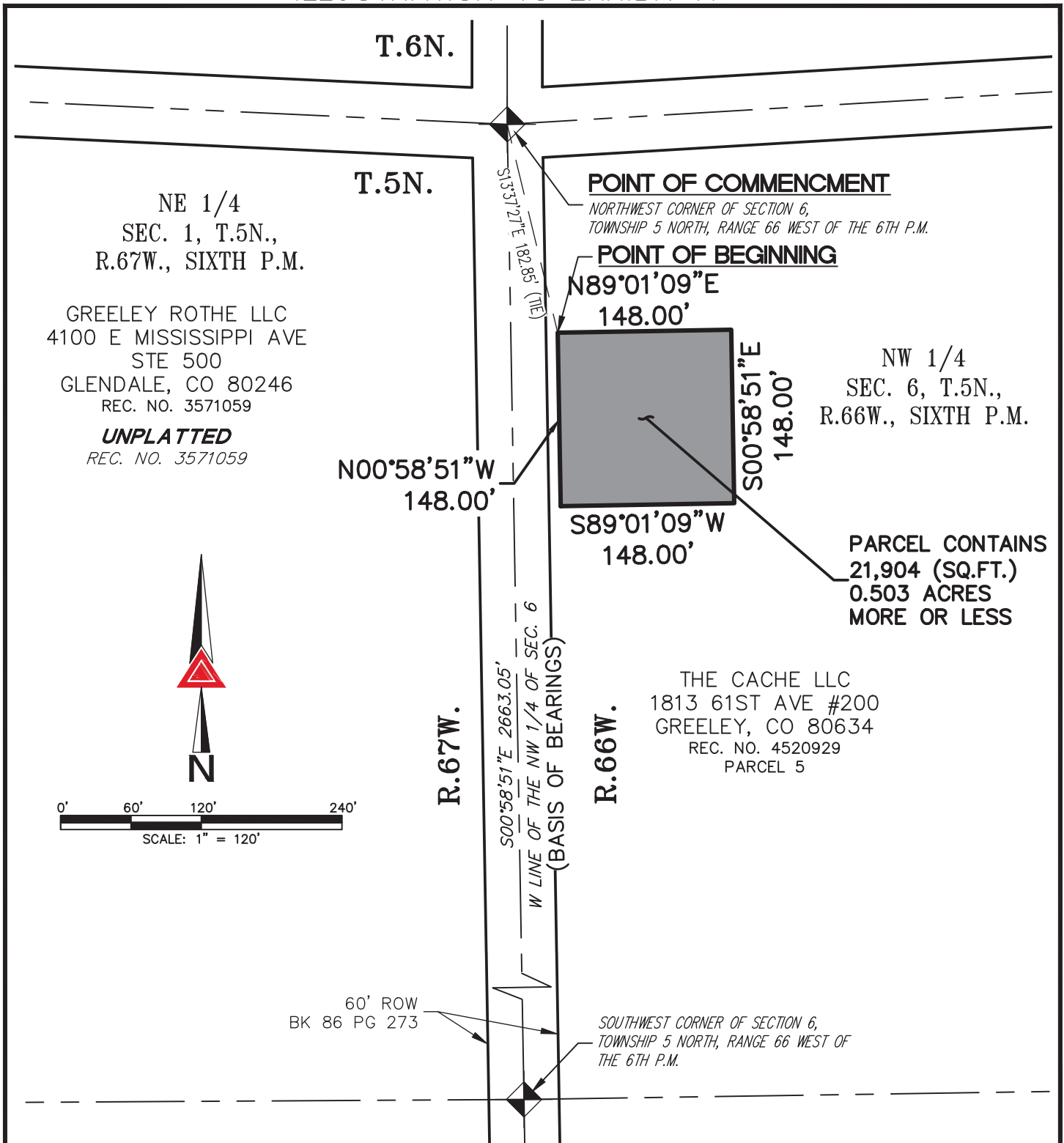


EXHIBIT C-1
Initial District Boundary Map

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\153219-01\DWG\EXHIBITS\
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 DWG: GB CHK: JRW
 DATE: 05/08/2020
 SCALE: 1" = 120'



AZTEC
 CONSULTANTS, INC.

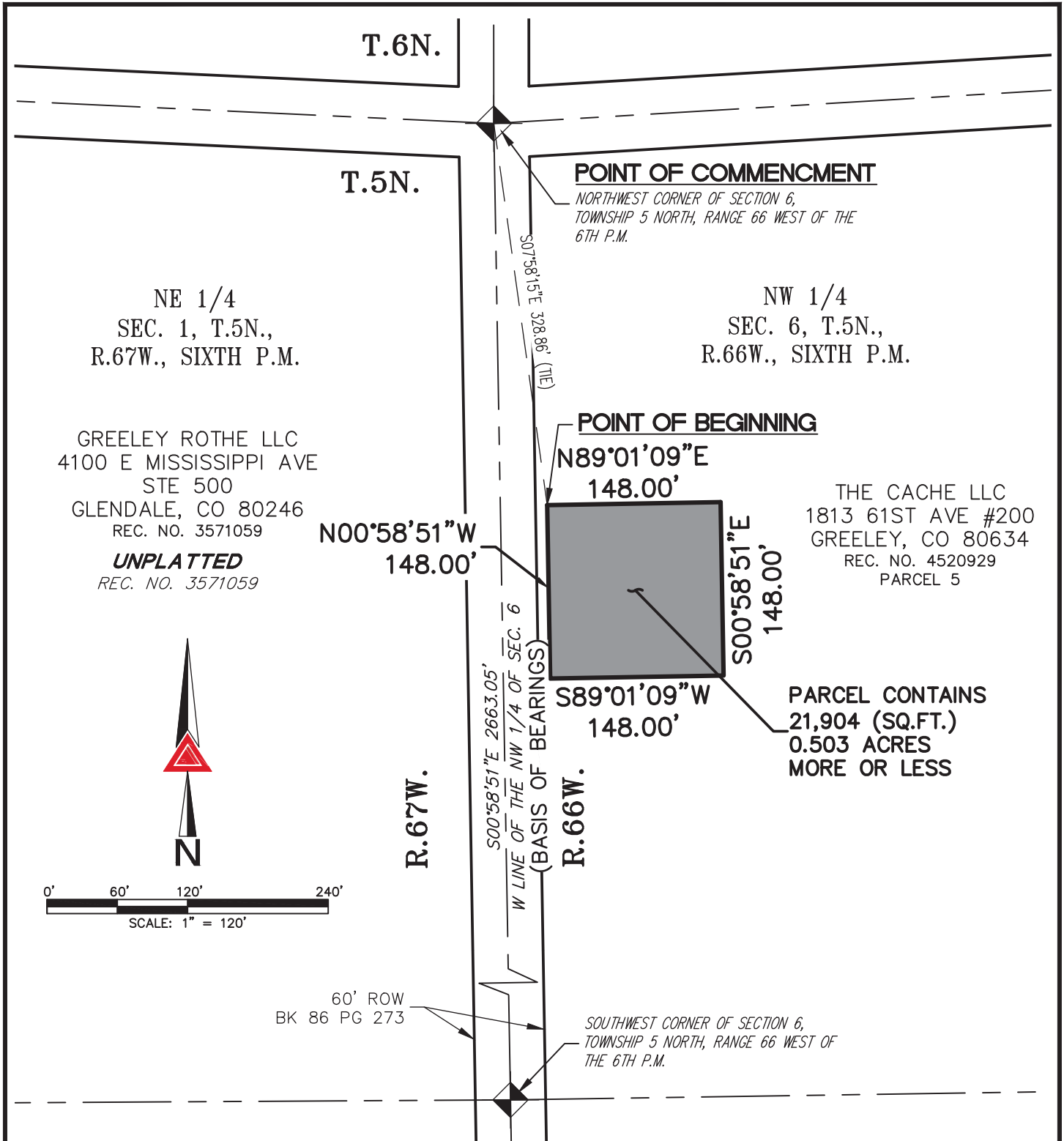
300 East Mineral Ave,
 Suite 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
www.aztecconsultants.com

DISTRICT PARCEL 1
WELD COUNTY, COLORADO

JOB NUMBER 153219-01

2 OF 2 SHEETS

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\153219-01\DWG\EXHIBITS\
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 DWG: GB CHK: JRW
 DATE: 05/08/2020
 SCALE: 1" = 120'



AZTEC
 CONSULTANTS, INC.

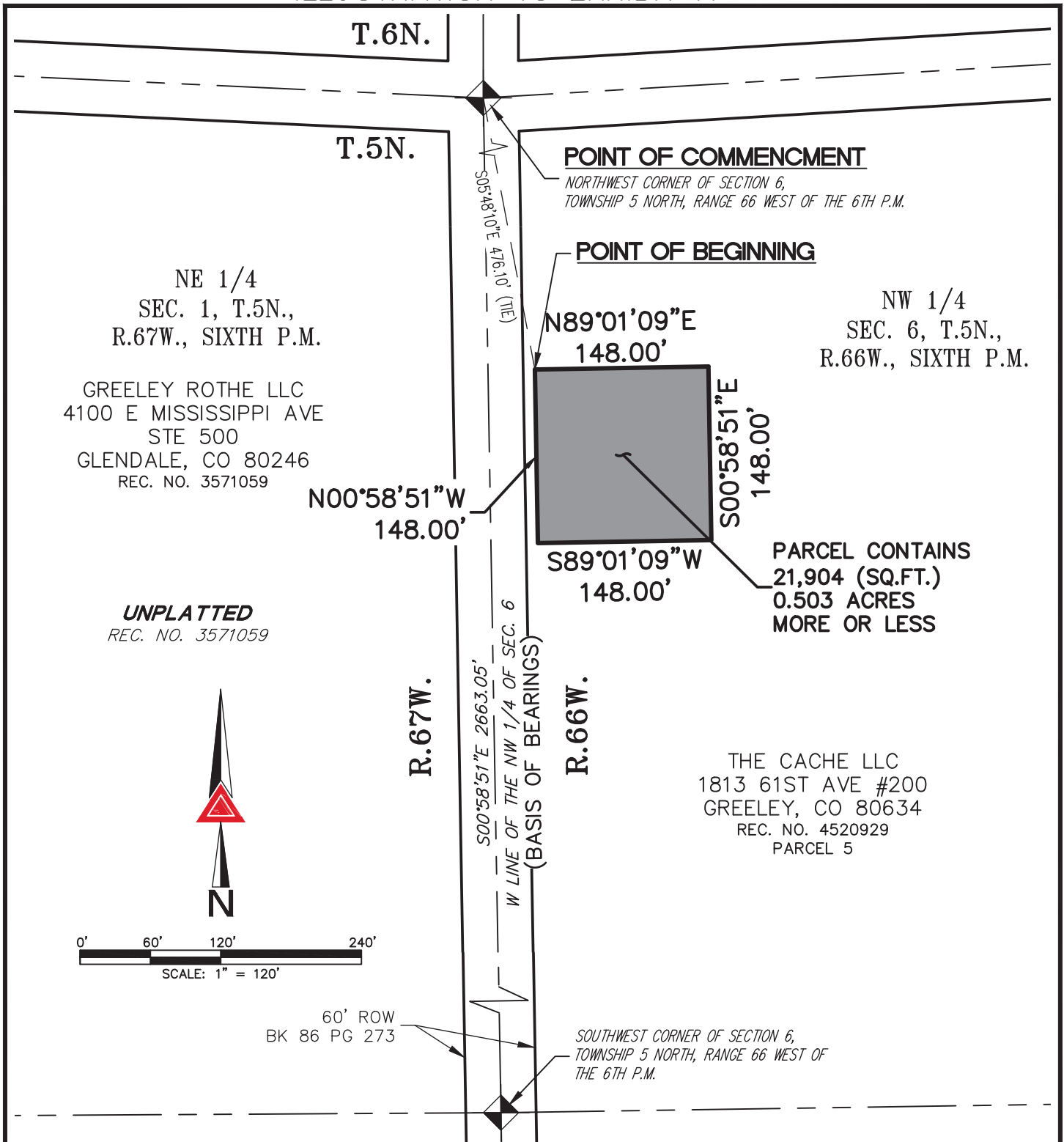
300 East Mineral Ave,
 Suite 1
 Littleton, Colorado 80122
 Phone: (303)713-1898
 Fax: (303)713-1897
www.aztecconsultants.com

DISTRICT PARCEL 2
 WELD COUNTY, COLORADO

JOB NUMBER 153219-01

2 OF 2 SHEETS

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

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DWG: GB CHK: JRW
DATE: 05/08/2020
SCALE: 1" = 120'



AZTEC
CONSULTANTS, INC.

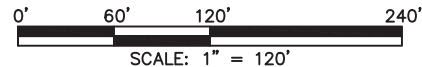
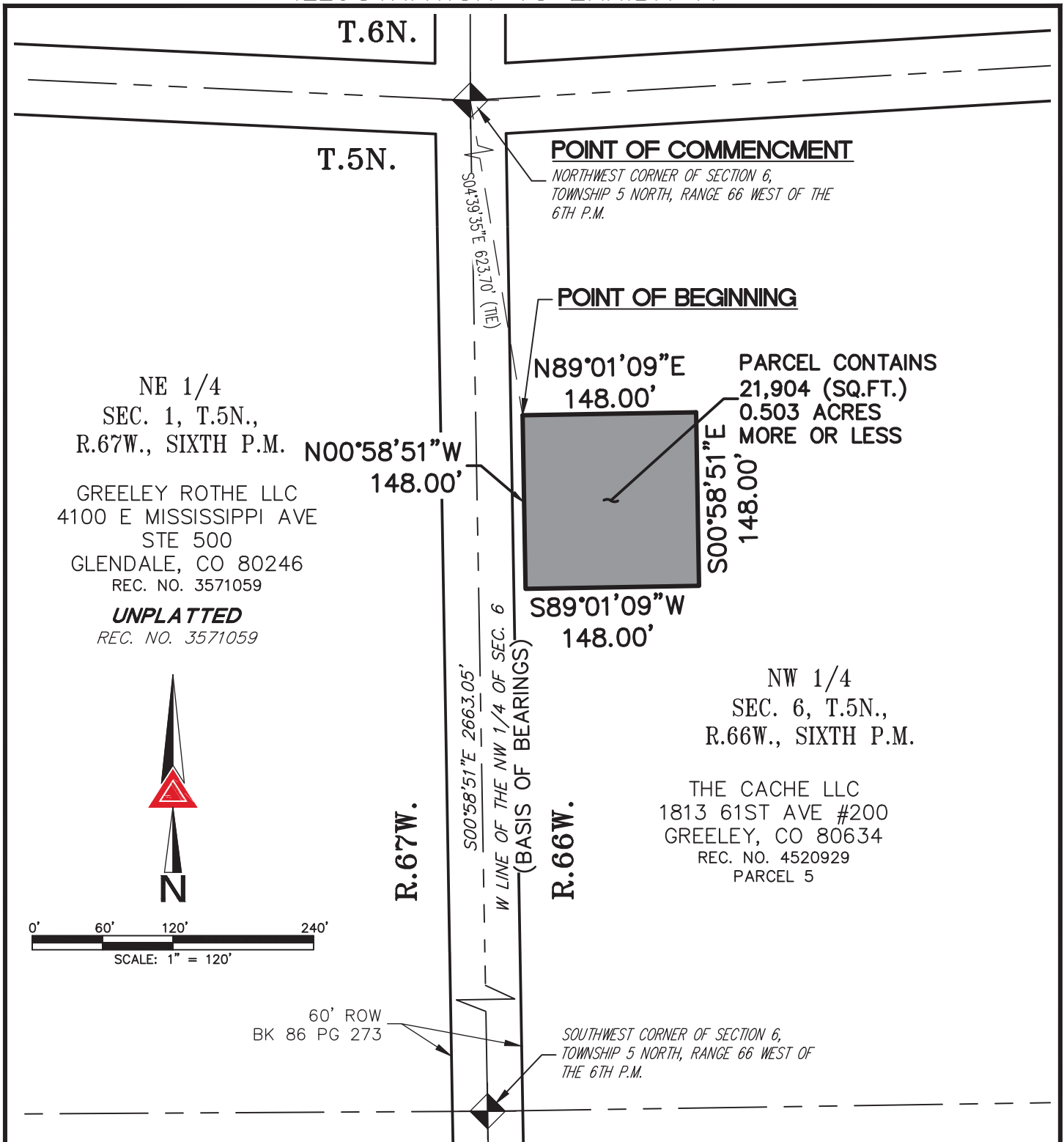
300 East Mineral Ave,
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Fax: (303)713-1897
www.aztecconsultants.com

DISTRICT PARCEL 3
WELD COUNTY, COLORADO

JOB NUMBER 153219-01

2 OF 2 SHEETS

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\153219-01\DWG\EXHIBITS\
 DWG NAME: DISTRICT PARCEL 4.DWG
 DWG: GB CHK: JRW
 DATE: 05/08/2020
 SCALE: 1" = 120'



AZTEC
 CONSULTANTS, INC.

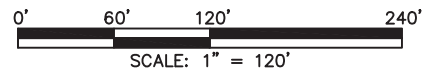
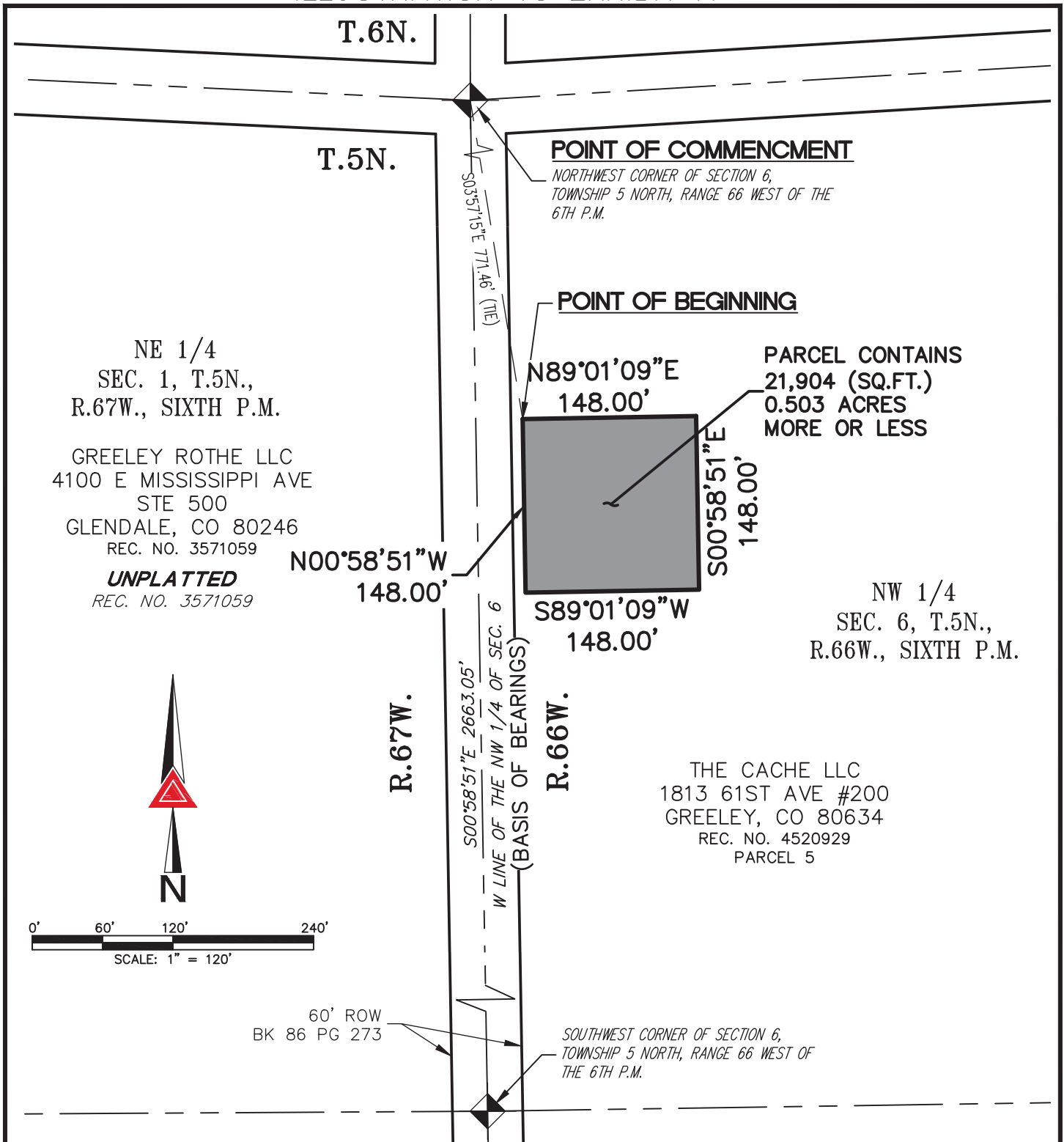
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DISTRICT PARCEL 4
 WELD COUNTY, COLORADO

JOB NUMBER 153219-01

2 OF 2 SHEETS

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\153219-01\DWG\EXHIBITS\
 DWG NAME: DISTRICT PARCEL 5.DWG
 DWG: GB CHK: JRW
 DATE: 05/08/2020
 SCALE: 1" = 120'



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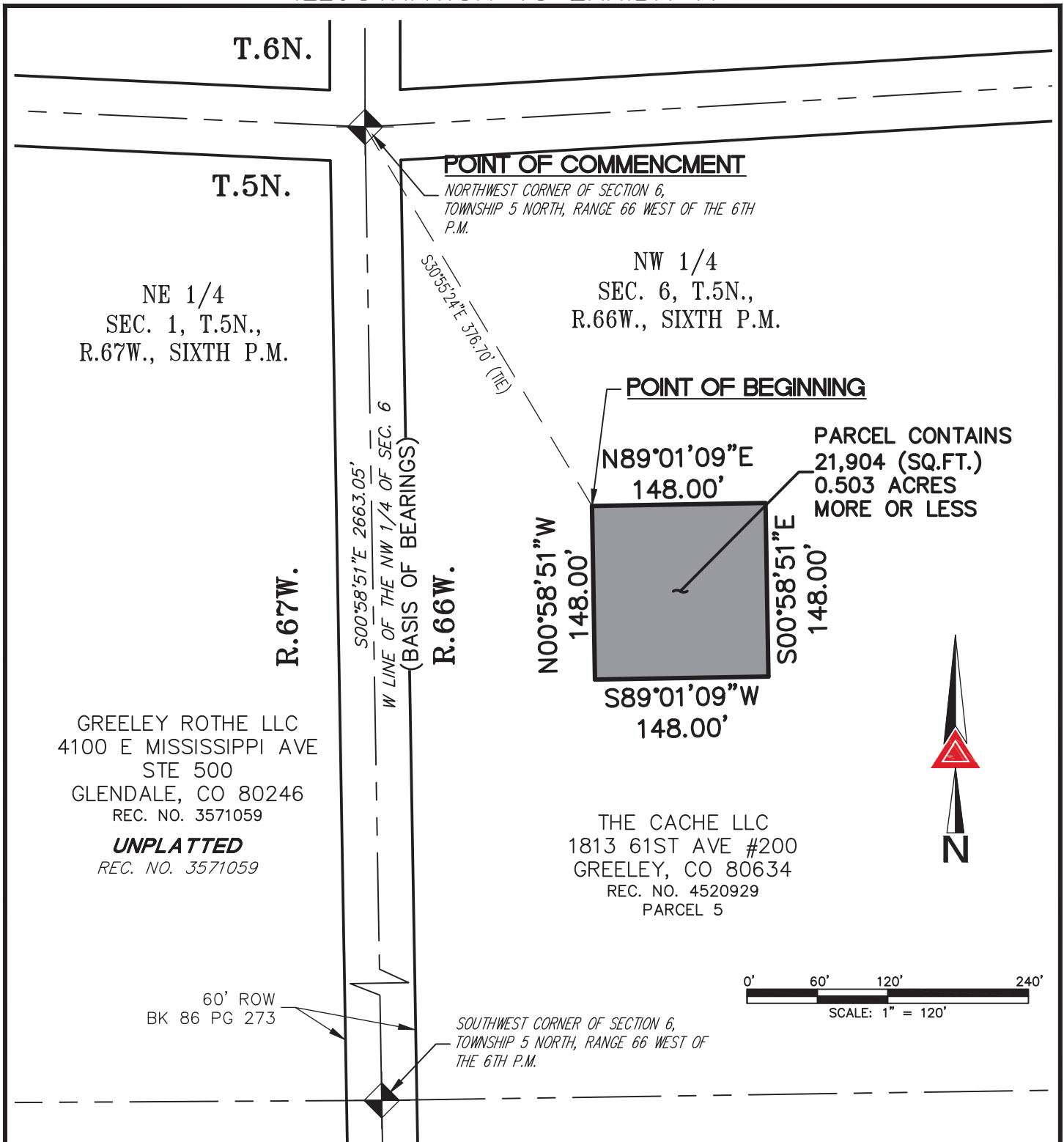
300 East Mineral Ave,
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 Littleton, Colorado 80122
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 Fax: (303)713-1897
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DISTRICT PARCEL 5
 WELD COUNTY, COLORADO

JOB NUMBER 153219-01

2 OF 2 SHEETS

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\153219-01\DWG\EXHIBITS\
DWG NAME: DISTRICT PARCEL 6.DWG
DWG: GB CHK: JRW
DATE: 05/08/2020
SCALE: 1" = 120'



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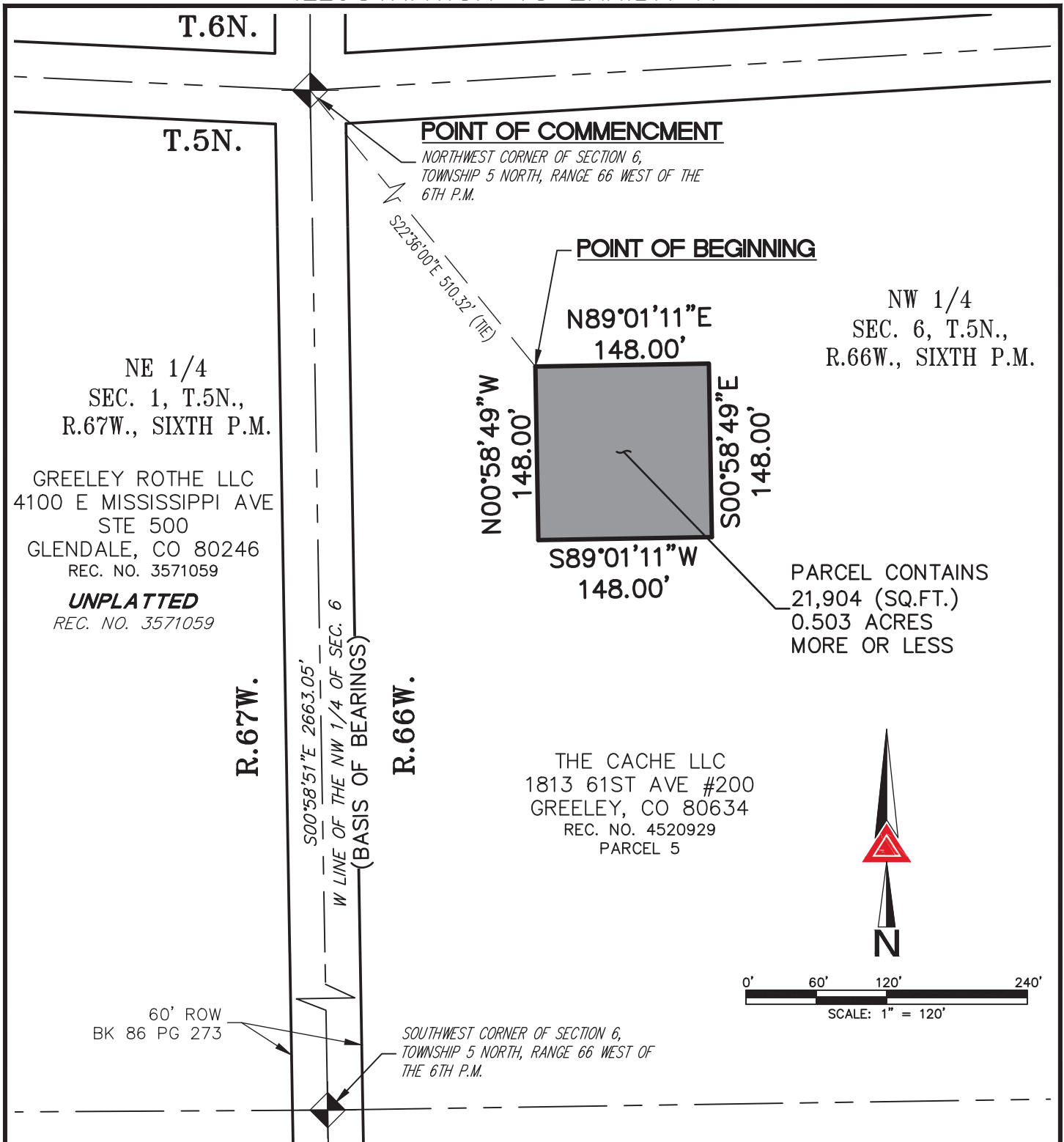
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DISTRICT PARCEL 6
WELD COUNTY, COLORADO

JOB NUMBER 153219-01

2 OF 2 SHEETS

ILLUSTRATION TO EXHIBIT A



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PATH: Q:\153219-01\DWG\EXHIBITS\
DWG NAME: DISTRICT PARCEL 7.DWG
DWG: GB CHK: JRW
DATE: 05/08/2020
SCALE: 1" = 120'



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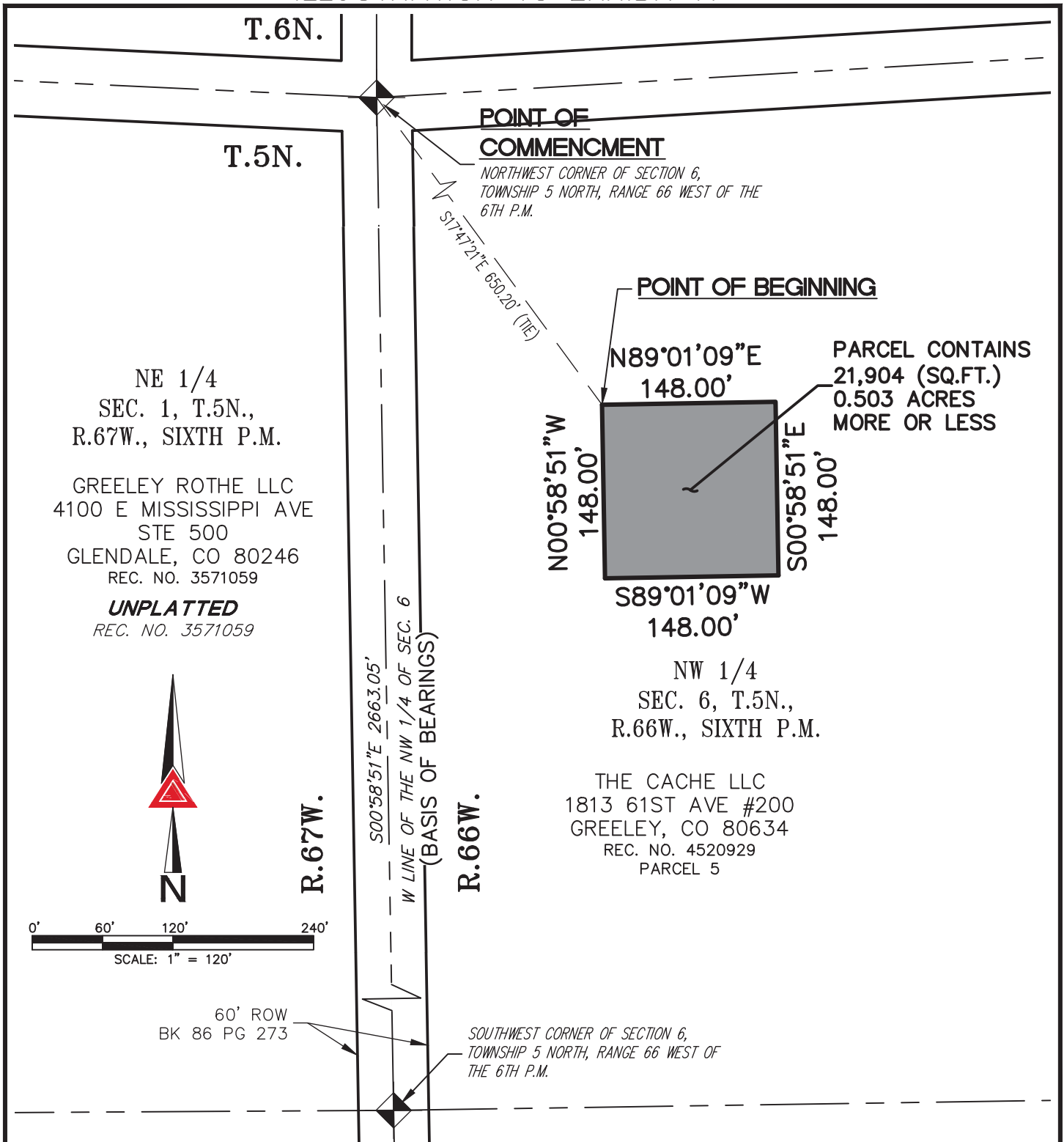
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DISTRICT PARCEL 7
WELD COUNTY, COLORADO

JOB NUMBER 153219-01

2 OF 2 SHEETS

ILLUSTRATION TO EXHIBIT A



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PATH: Q:\153219-01\DWG\EXHIBITS\
DWG NAME: DISTRICT PARCEL 8.DWG
DWG: GB CHK: JRW
DATE: 05/08/2020
SCALE: 1" = 120'



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DISTRICT PARCEL 8
WELD COUNTY, COLORADO

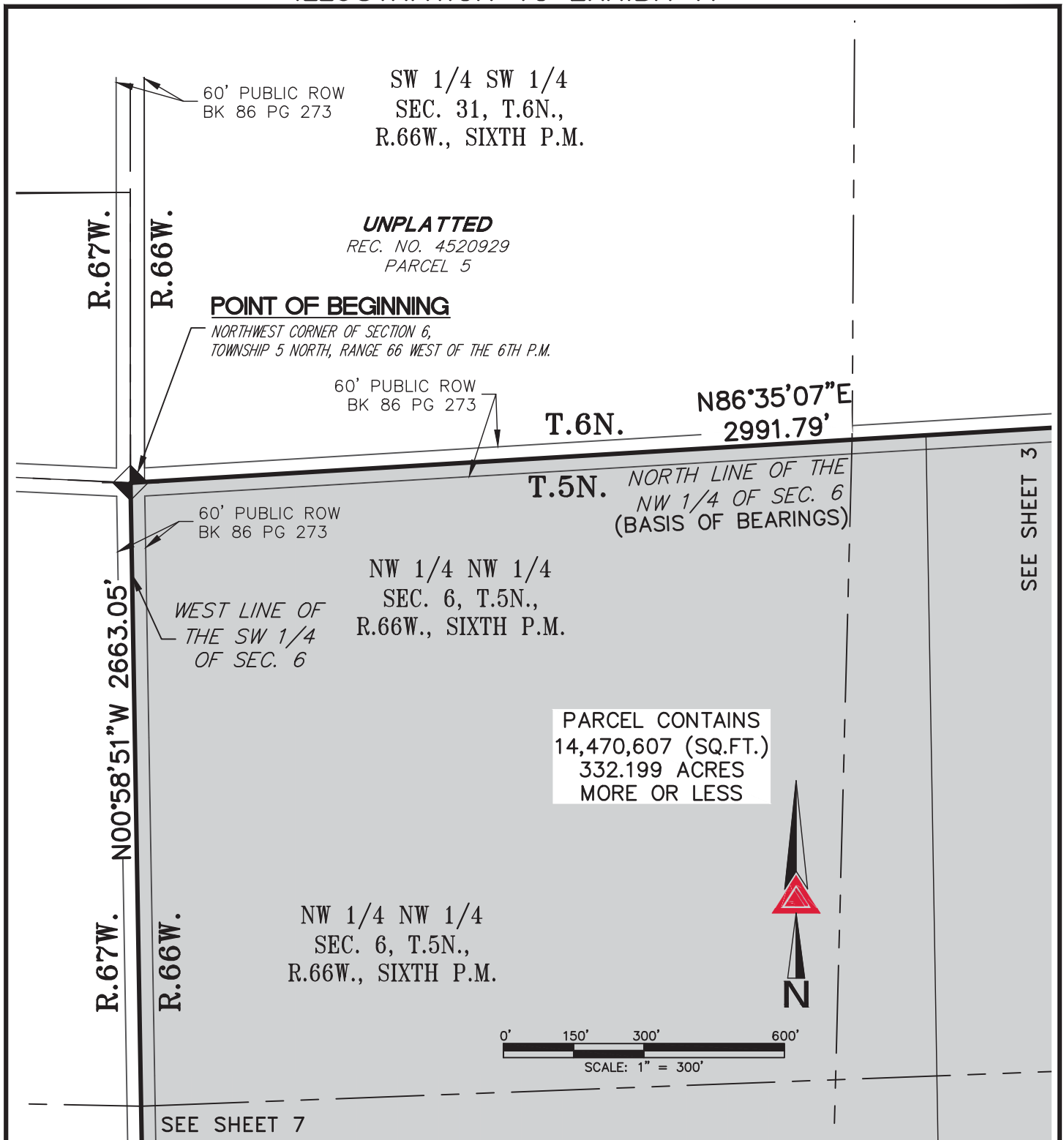
JOB NUMBER 153219-01

2 OF 2 SHEETS

EXHIBIT C-2

Inclusion Area Boundary Map

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\153219-01\DWG\EXHIBITS\
DWG NAME: _____
DWG: GLW CHK: DED
DATE: 08/11/2020
SCALE: 1" = 300'



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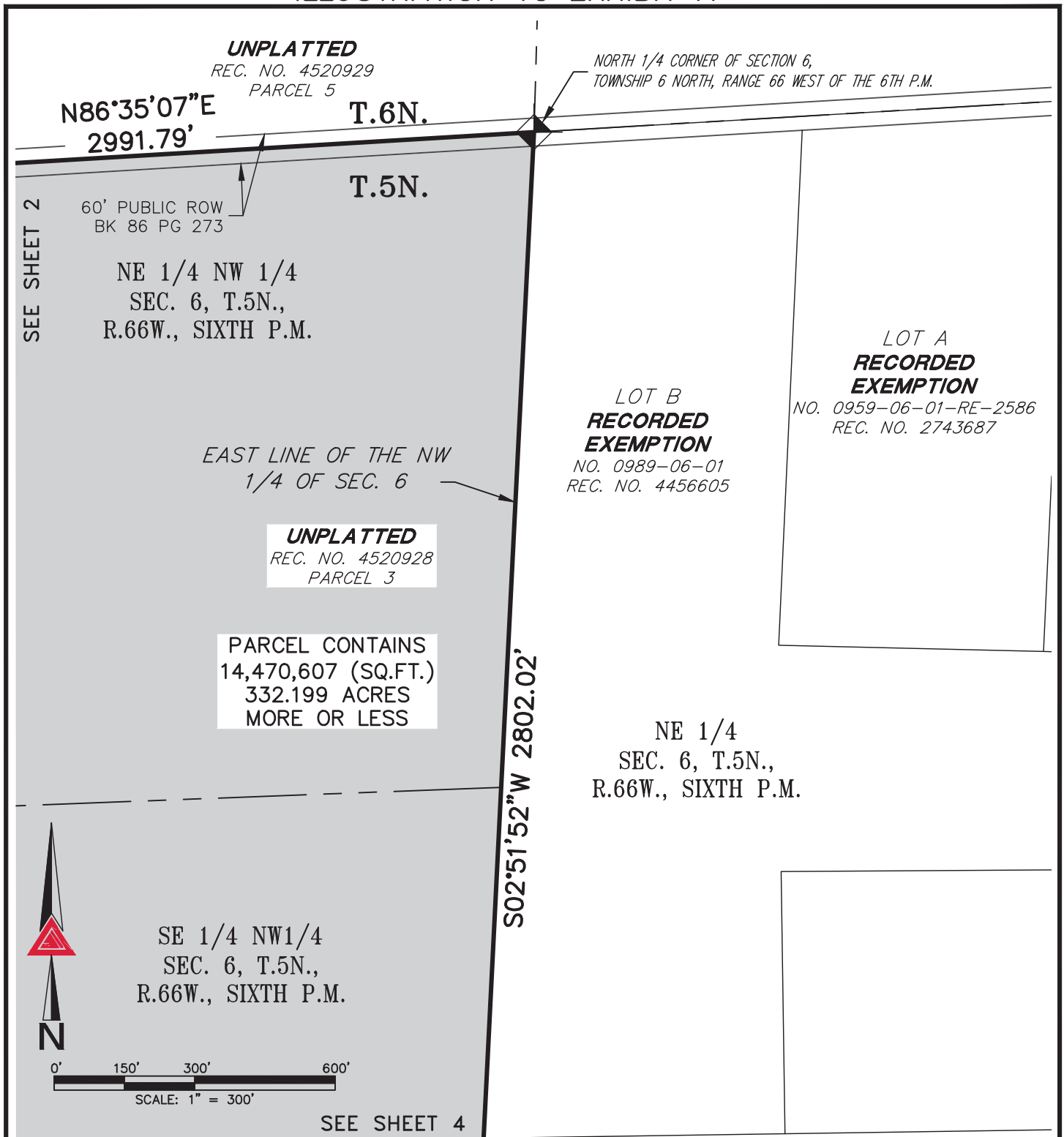
ANNEXABLE FUTURE INCLUSION AREA NO. 1.DWG

INCLUSION AREA
WELD COUNTY, COLORADO

JOB NUMBER 153219-01

2 OF 7 SHEETS

ILLUSTRATION TO EXHIBIT A



PATH: Q:\153219-01\DWG\EXHIBITS\
DWG NAME: _____
DWG: GLW CHK: DED
DATE: 08/11/2020
SCALE: 1" = 300'



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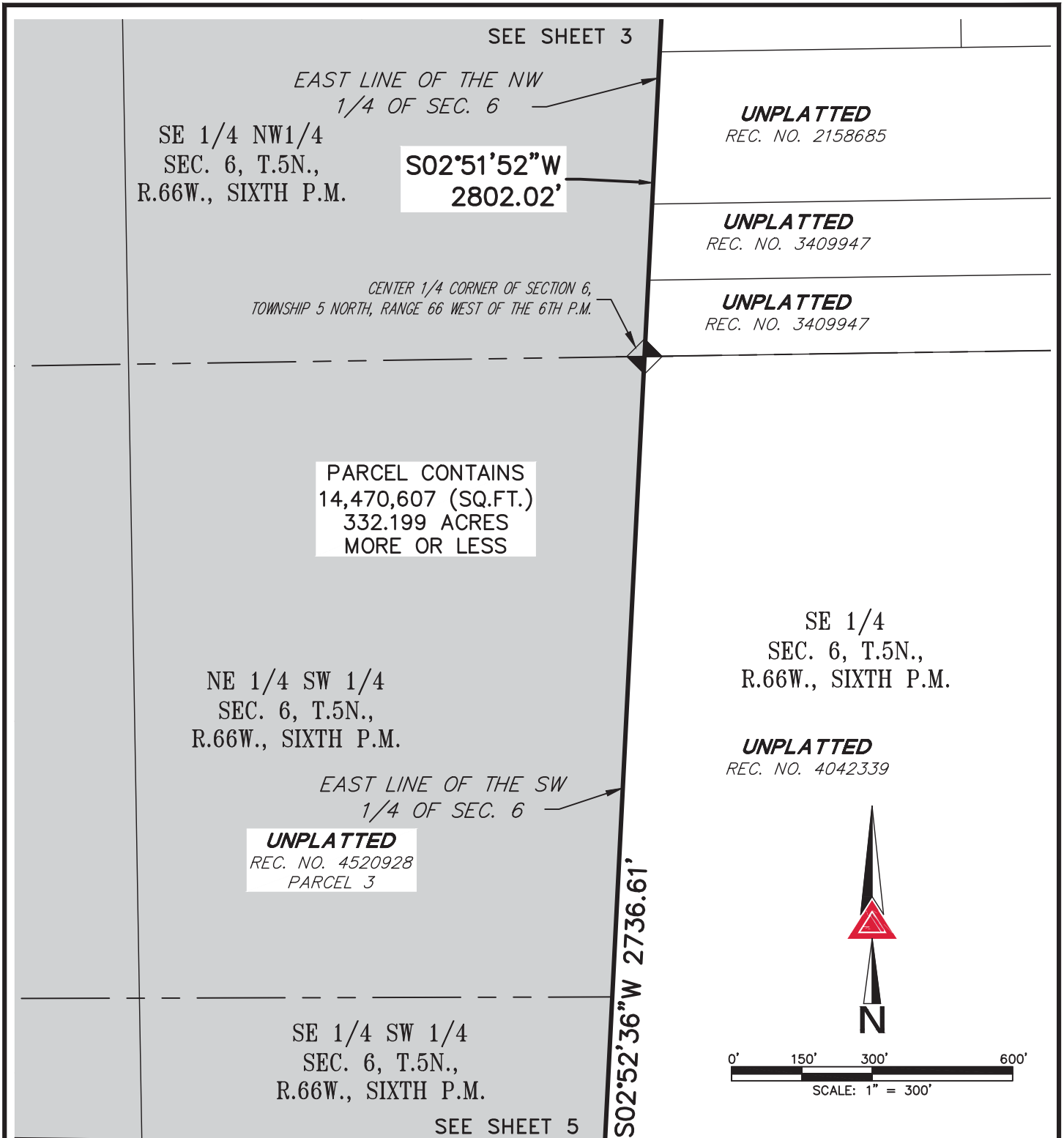
ANNEXABLE FUTURE INCLUSION AREA NO. 1.DWG

INCLUSION AREA
WELD COUNTY, COLORADO

JOB NUMBER 153219-01

3 OF 7 SHEETS

ILLUSTRATION TO EXHIBIT A



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PATH: Q:\153219-01\DWG\EXHIBITS\
 DWG NAME: _____
 DWG: GLW CHK: DED
 DATE: 08/11/2020
 SCALE: 1" = 300'

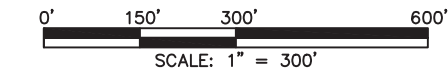
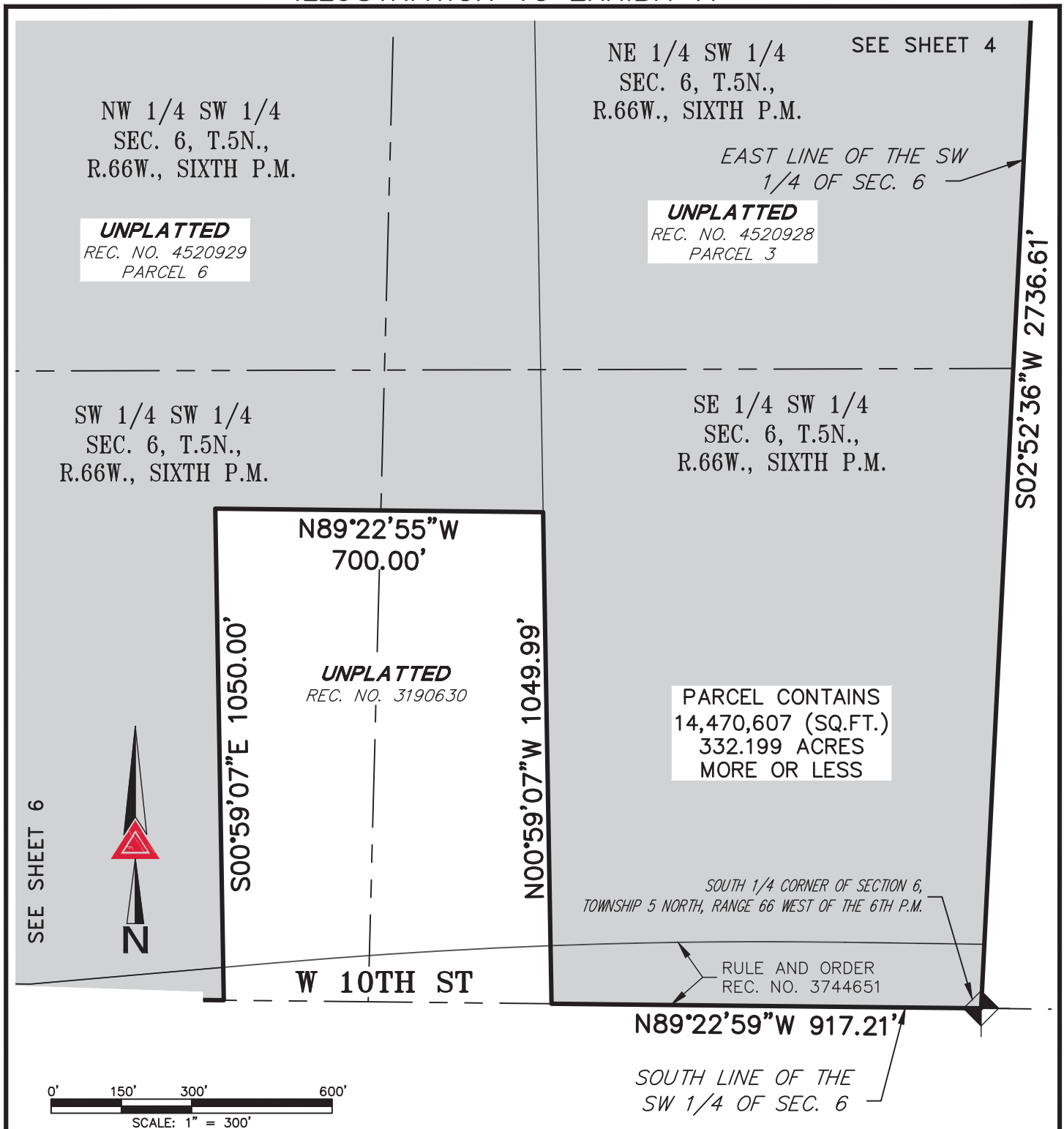
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 ANNEXABLE FUTURE INCLUSION AREA NO. 1.DWG

INCLUSION AREA
 WELD COUNTY, COLORADO

JOB NUMBER 153219-01

4 OF 7 SHEETS

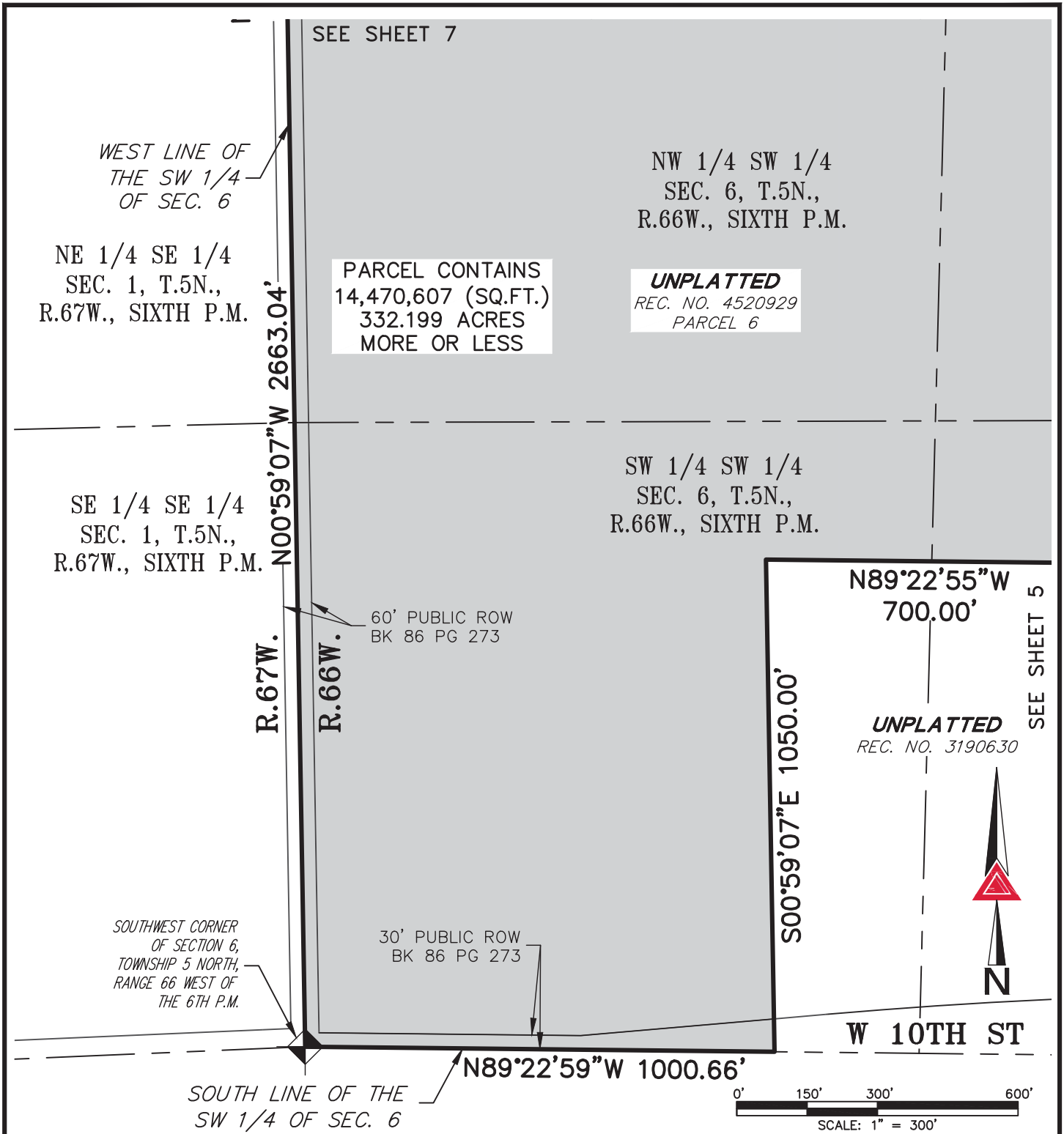
ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\153219-01\DWG\EXHIBITS\ DWG NAME: _____ DWG: GLW CHK: DED DATE: 08/11/2020 SCALE: 1" = 300'	Aztec CONSULTANTS, INC. 300 East Mineral Ave, Suite 1 Littleton, Colorado 80122 Phone: (303)713-1898 Fax: (303)713-1897 www.aztecconsultants.com	INCLUSION AREA WELD COUNTY, COLORADO JOB NUMBER 153219-01 5 OF 7 SHEETS
---	--	---

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\153219-01\DWG\EXHIBITS\
DWG NAME: _____
DWG: GLW CHK: DED
DATE: 08/11/2020
SCALE: 1" = 300'



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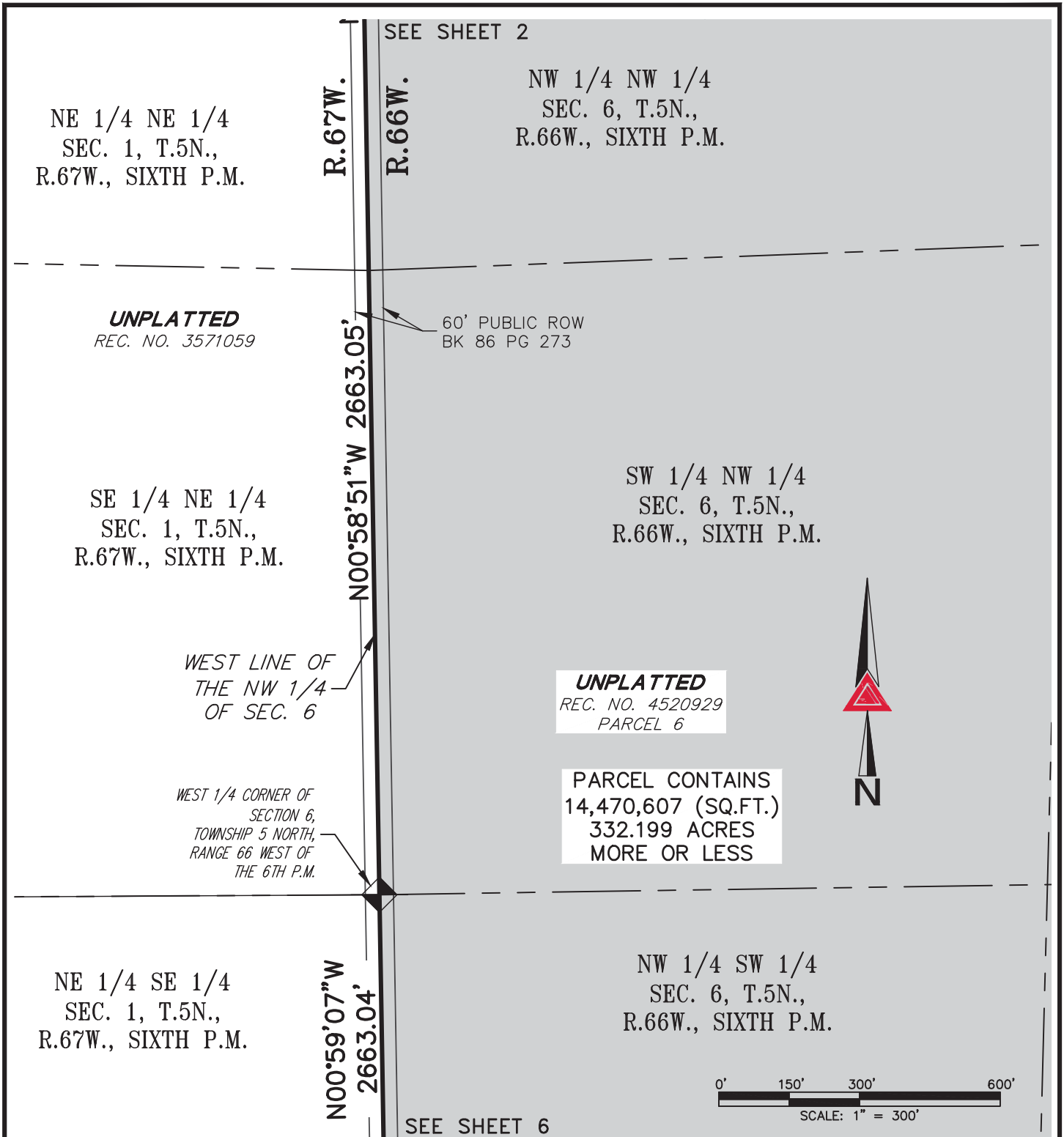
ANNEXABLE FUTURE INCLUSION AREA NO. 1.DWG

INCLUSION AREA
WELD COUNTY, COLORADO

JOB NUMBER 153219-01

6 OF 7 SHEETS

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\153219-01\DWG\EXHIBITS\
DWG NAME: _____
DWG: GLW CHK: DED
DATE: 08/11/2020
SCALE: 1" = 300'



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ANNEXABLE FUTURE INCLUSION AREA NO. 1.DWG

INCLUSION AREA
WELD COUNTY, COLORADO

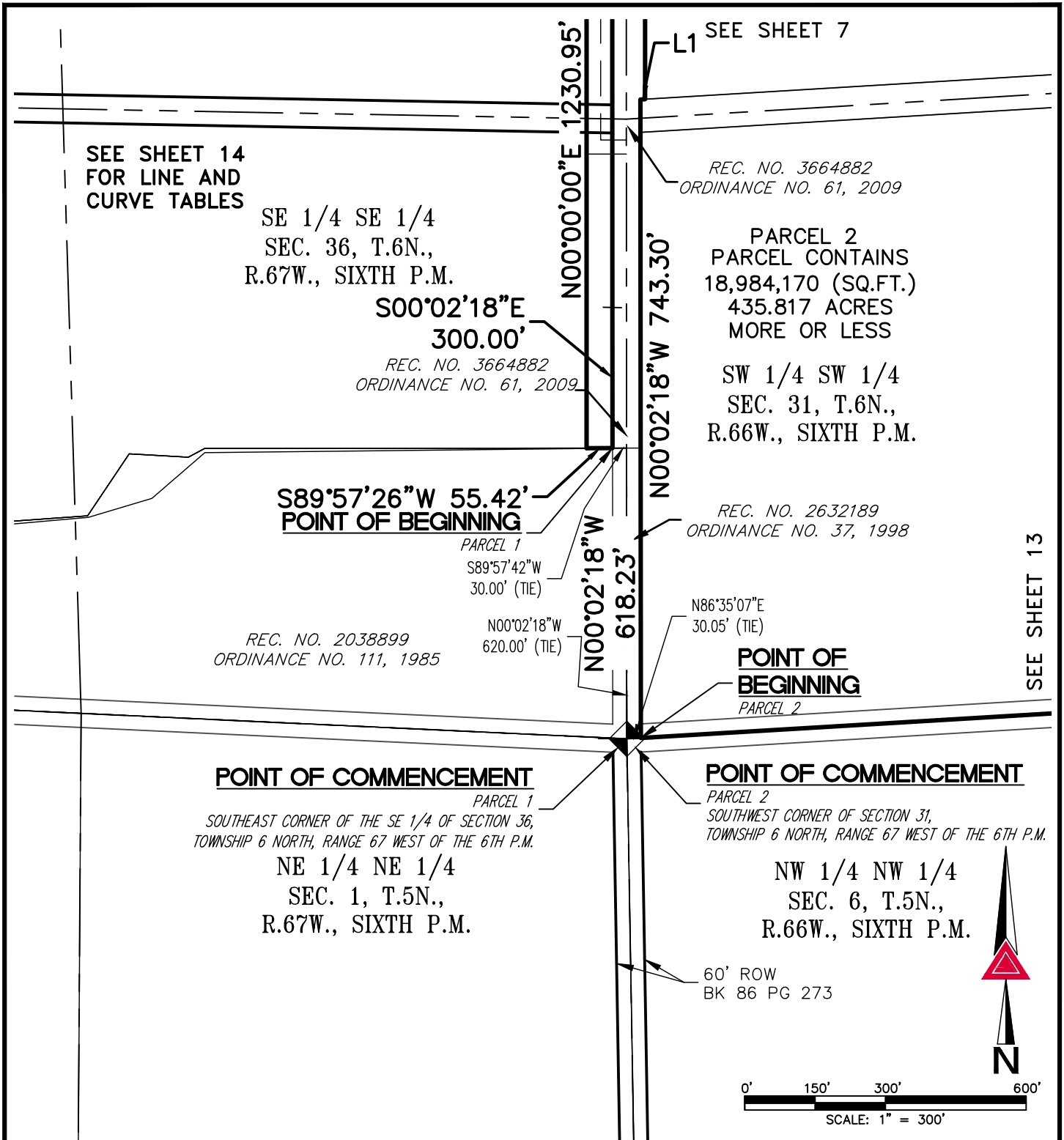
JOB NUMBER 153219-01

7 OF 7 SHEETS

EXHIBIT C-3

Annexable Future Inclusion Area Boundary Maps

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:
 DWG NAME: ANNEXED INCLUSION AREA
 DWG: GLW CHK: DED
 DATE: 08-11-2020
 SCALE: 1" = 300'



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Q:\153219-01 - Orr Greeley Survey\DWG\EXHIBITS

ANNEXABLE FUTURE INCLUSION AREA NO. 1

WELD COUNTY, COLORADO

JOB NUMBER 153219-01

6 OF 14 SHEETS

ILLUSTRATION TO EXHIBIT A

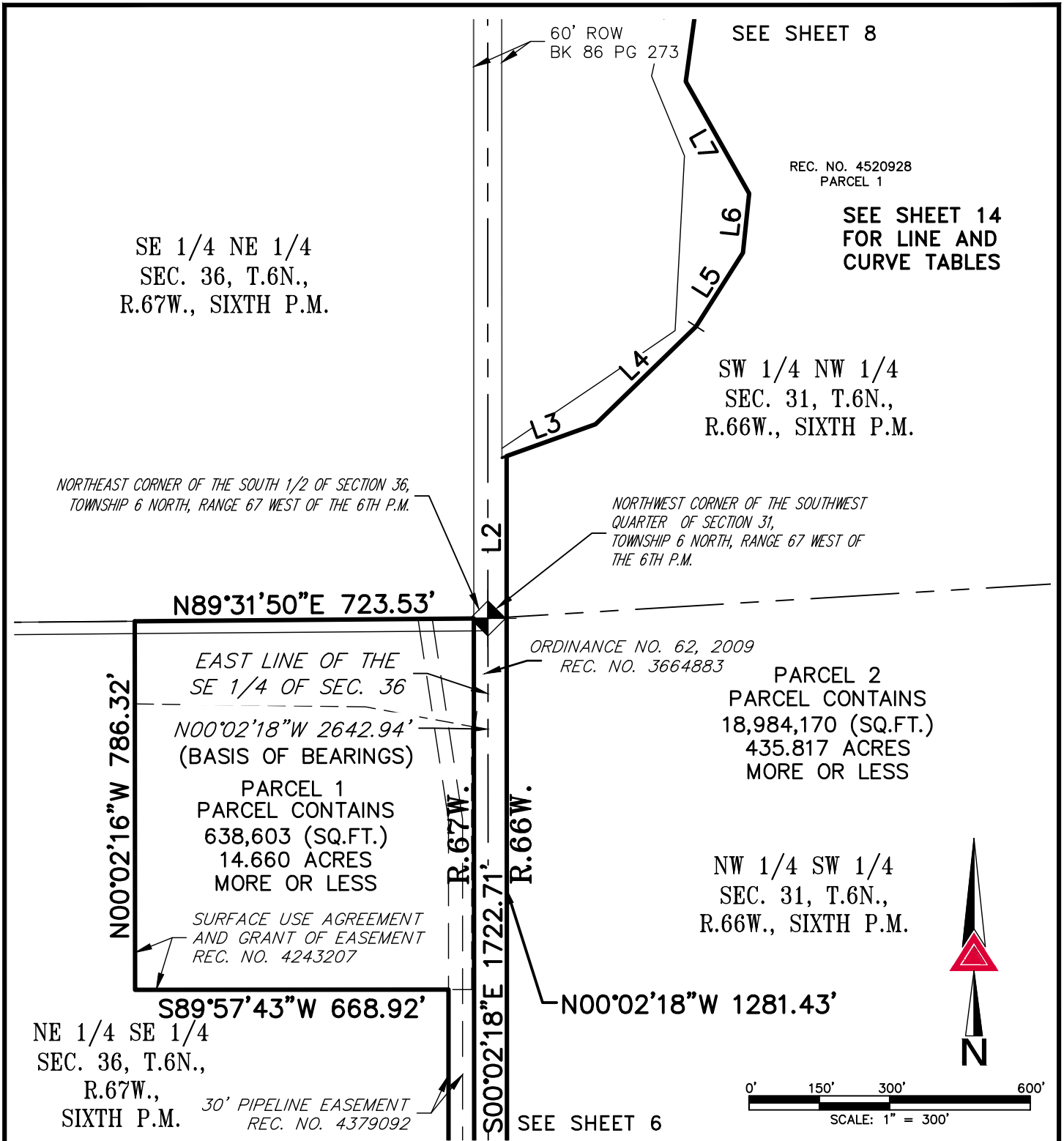
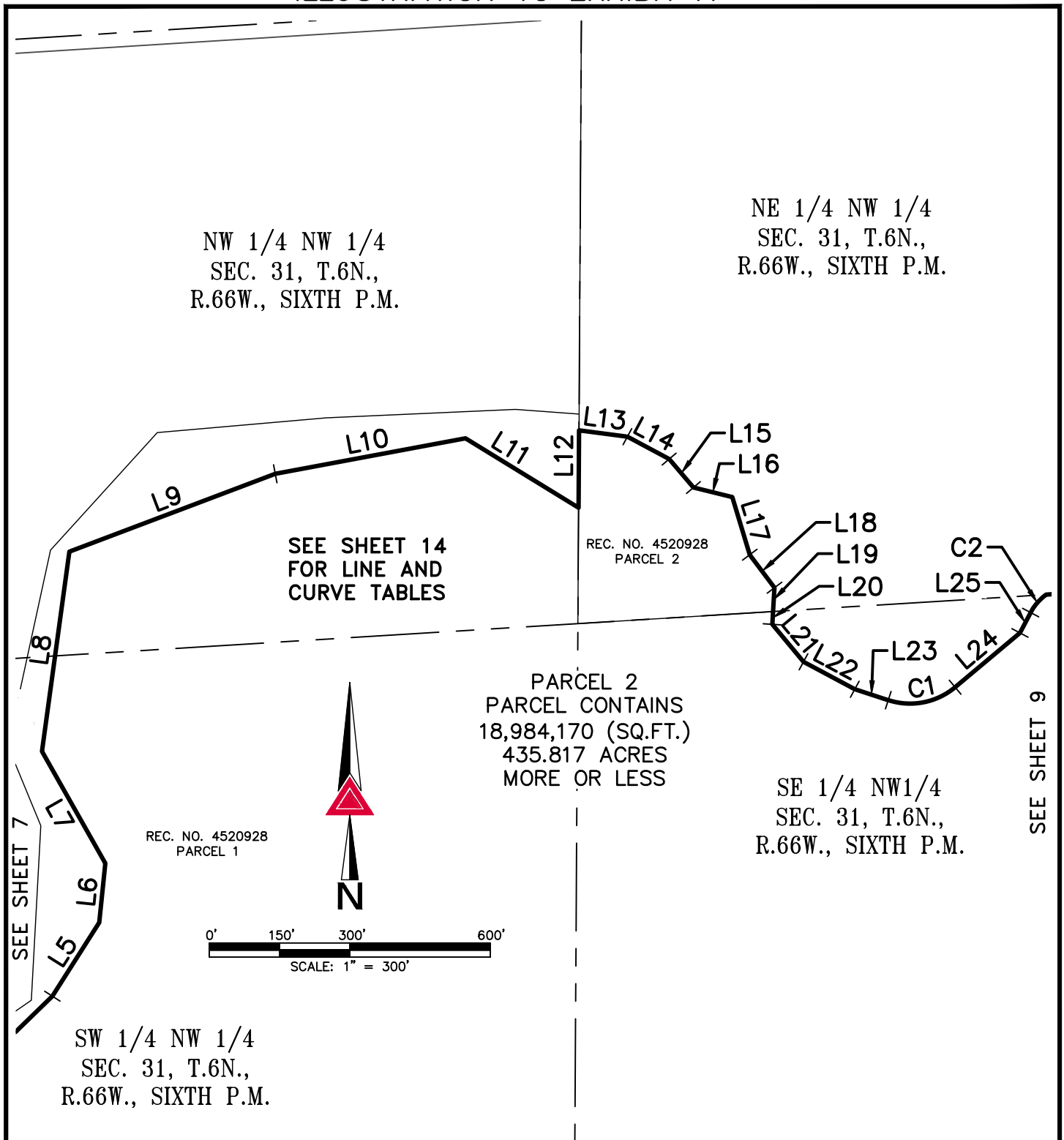


ILLUSTRATION TO EXHIBIT A



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PATH:
 DWG NAME: ANNEXED INCLUSION AREA
 DWG: GLW CHK: DED
 DATE: 08-11-2020
 SCALE: 1" = 300'



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ANNEXABLE FUTURE INCLUSION AREA NO. 1

WELD COUNTY, COLORADO

JOB NUMBER 153219-01

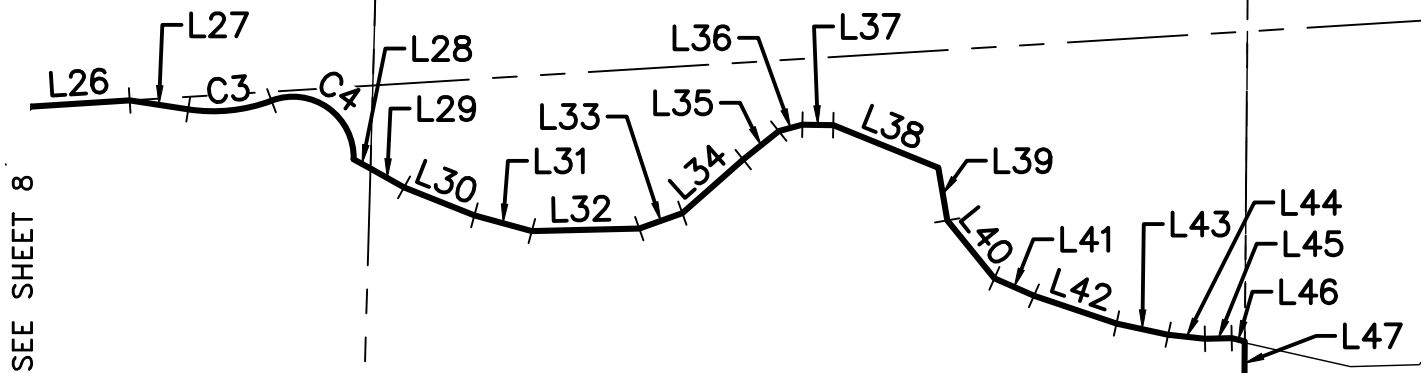
8 OF 14 SHEETS

ILLUSTRATION TO EXHIBIT A

SEE SHEET 14
FOR LINE AND
CURVE TABLES

NE 1/4 NW 1/4
SEC. 31, T.6N.,
R.66W., SIXTH P.M.

NW 1/4 NE 1/4
SEC. 31, T.6N.,
R.66W., SIXTH P.M.



SEE SHEET 8

PARCEL 2
PARCEL CONTAINS
18,984,170 (SQ.FT.)
435.817 ACRES
MORE OR LESS

SW 1/4 NE 1/4
SEC. 31, T.6N.,
R.66W., SIXTH P.M.



0' 150' 300' 600'
SCALE: 1" = 300'

SEE SHEET 10

S00°28'36"W 772.99'

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PATH:
DWG NAME: ANNEXED INCLUSION AREA
DWG: GLW CHK: DED
DATE: 08-11-2020
SCALE: 1" = 300'



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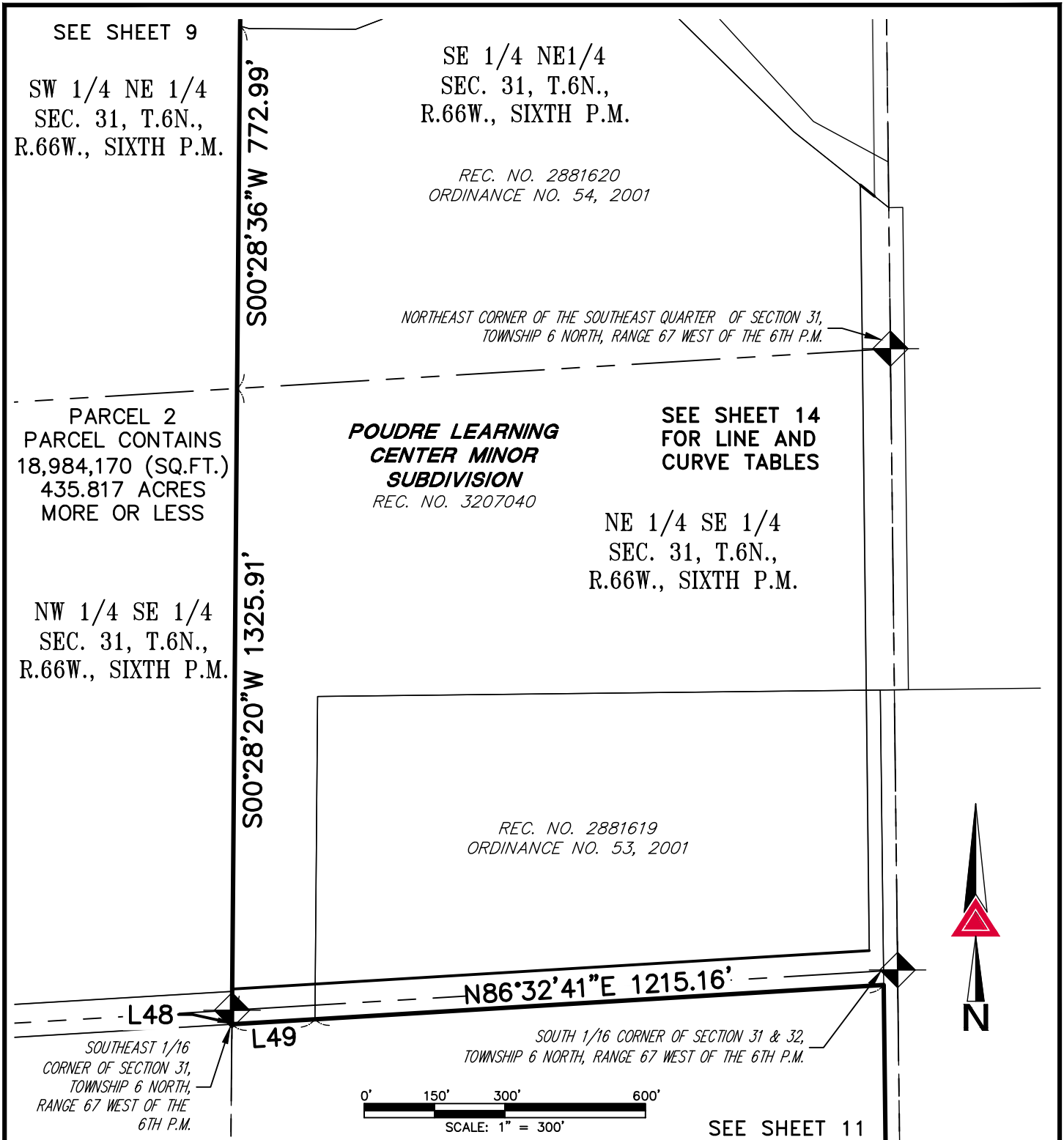
ANNEXABLE FUTURE INCLUSION AREA NO. 1

WELD COUNTY, COLORADO

JOB NUMBER 153219-01

9 OF 14 SHEETS

ILLUSTRATION TO EXHIBIT A



PATH:
DWG NAME: ANNEXED INCLUSION AREA
DWG: GLW CHK: DED
DATE: 08-11-2020
SCALE: 1" = 300'



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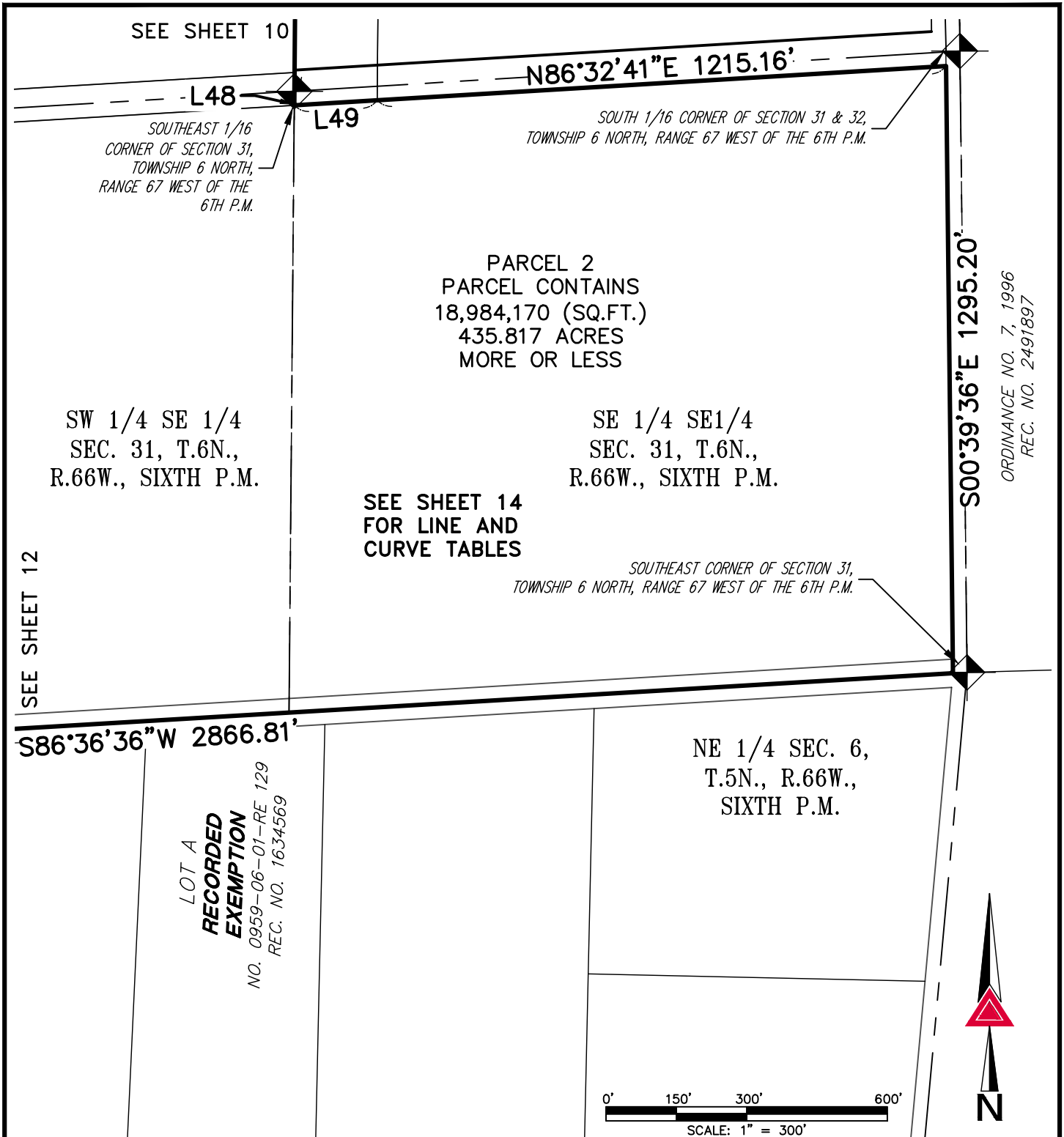
ANNEXABLE FUTURE INCLUSION AREA NO. 1

WELD COUNTY, COLORADO

JOB NUMBER 153219-01

10 OF 14 SHEETS

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:
DWG NAME: ANNEXED INCLUSION AREA
DWG: GLW CHK: DED
DATE: 08-11-2020
SCALE: 1" = 300'



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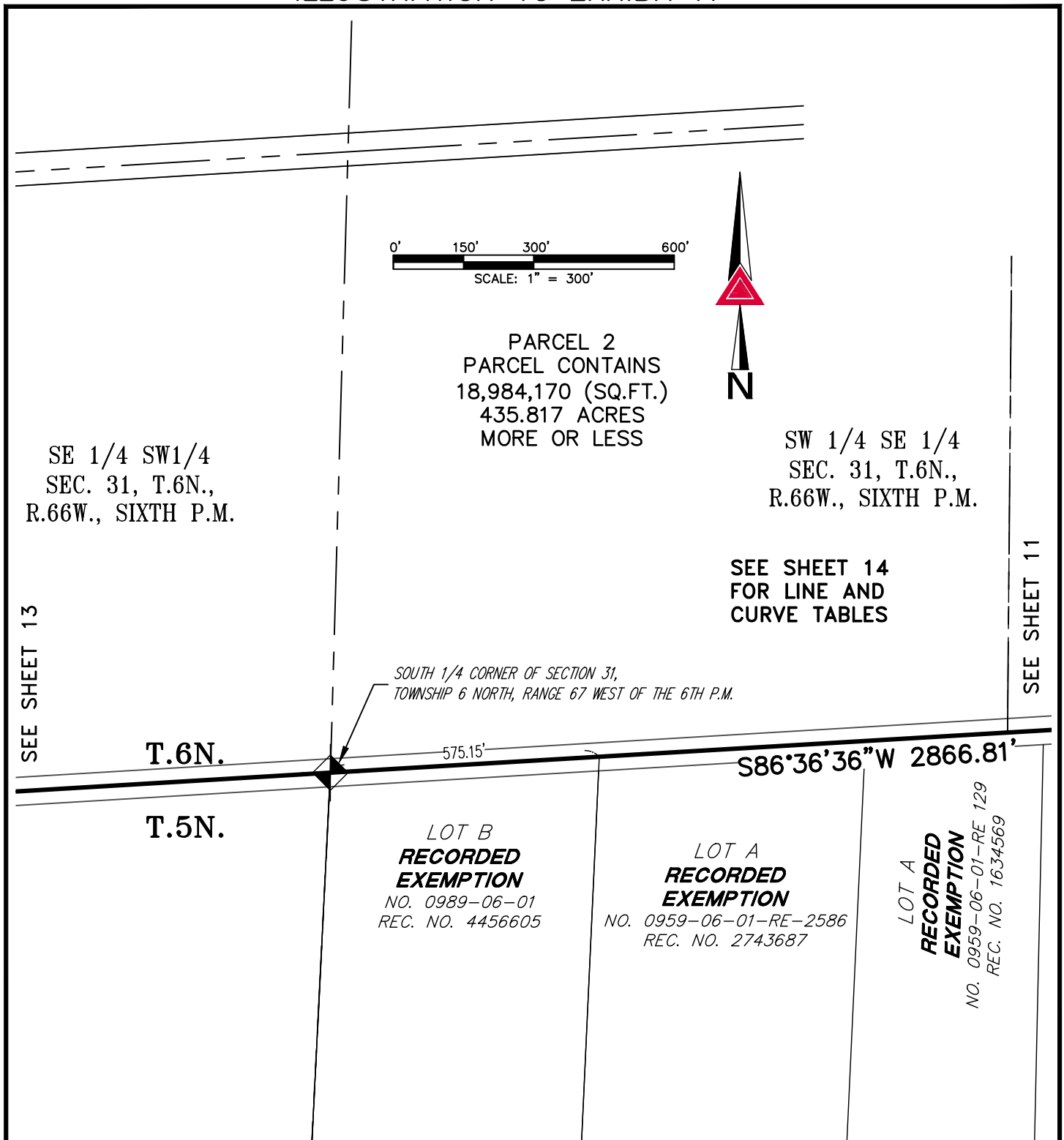
ANNEXABLE FUTURE INCLUSION AREA NO. 1

WELD COUNTY, COLORADO

JOB NUMBER 153219-01

11 OF 14 SHEETS

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:
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DWG: GLW CHK: DED
DATE: 08-11-2020
SCALE: 1" = 300'



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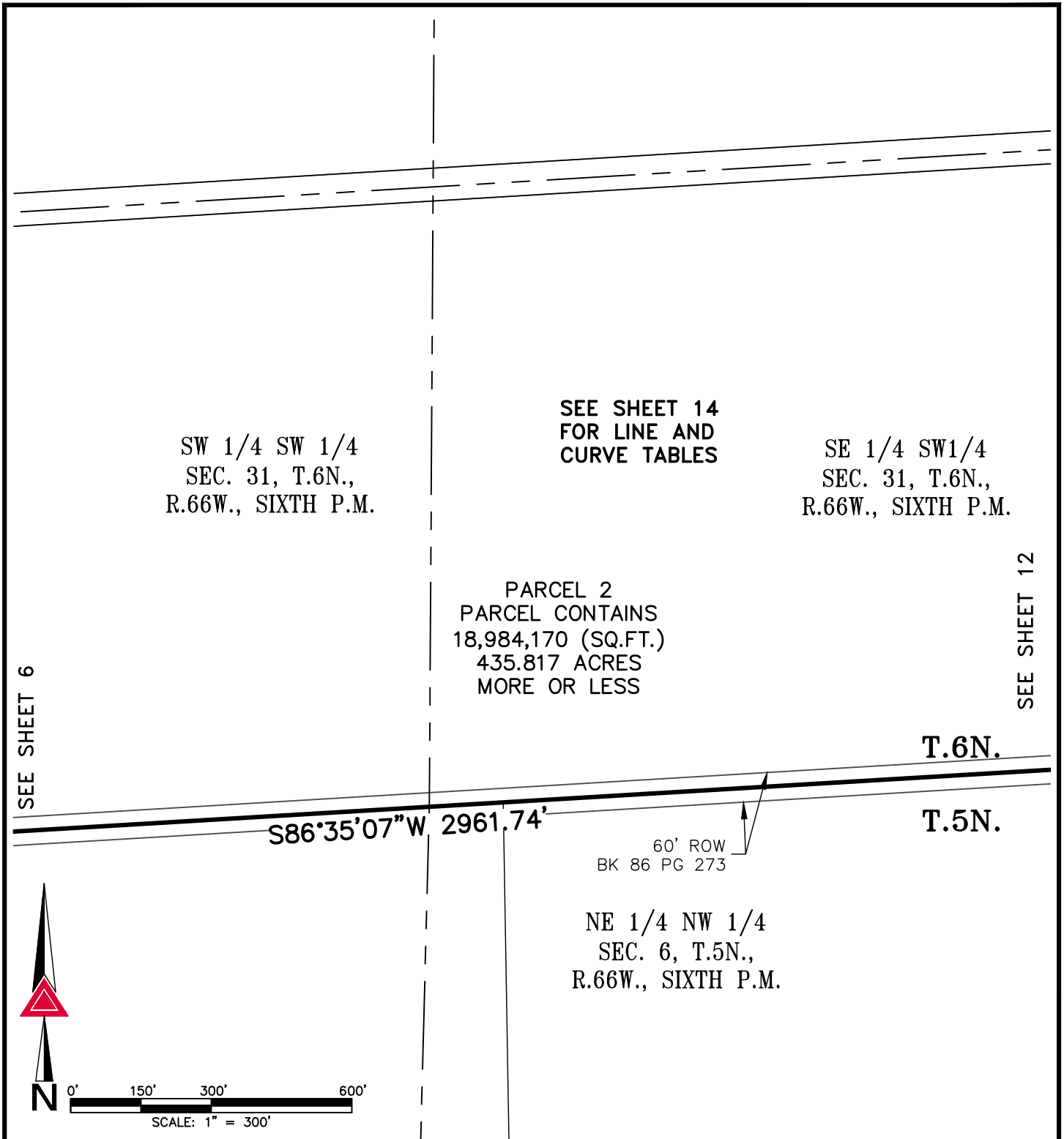
ANNEXABLE FUTURE INCLUSION AREA NO. 1

WELD COUNTY, COLORADO

JOB NUMBER 153219-01

12 OF 14 SHEETS

ILLUSTRATION TO EXHIBIT A



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PATH:
DWG NAME: ANNEXED INCLUSION AREA
DWG: GLW CHK: DED
DATE: 08-11-2020
SCALE: 1" = 300'



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ANNEXABLE FUTURE INCLUSION AREA NO. 1

WELD COUNTY, COLORADO

JOB NUMBER 153219-01

13 OF 14 SHEETS

ILLUSTRATION TO EXHIBIT A

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N86°20'20"E	10.02'	L18	S36°53'24"E	88.05'	L35	N51°24'39"E	71.18'
L2	N00°01'16"W	343.96'	L19	S03°24'45"W	50.90'	L36	N74°53'00"E	38.23'
L3	N70°18'38"E	201.73'	L20	S03°24'45"W	27.38'	L37	S89°05'48"E	48.33'
L4	N45°48'38"E	299.16'	L21	S39°46'00"E	104.17'	L38	S67°59'05"E	177.11'
L5	N32°28'38"E	186.21'	L22	S61°49'26"E	124.07'	L39	S09°34'57"E	83.39'
L6	N05°56'38"E	127.20'	L23	S72°00'51"E	75.31'	L40	S39°05'54"E	116.76'
L7	N29°30'22"W	274.74'	L24	N50°04'19"E	180.61'	L41	S66°12'14"E	67.55'
L8	N07°48'38"E	430.43'	L25	N27°42'52"E	49.03'	L42	S71°24'46"E	136.08'
L9	N69°16'38"E	470.11'	L26	N86°27'39"E	155.03'	L43	S77°45'48"E	82.56'
L10	N79°26'38"E	413.13'	L27	S81°22'32"E	92.54'	L44	S83°44'18"E	57.83'
L11	S58°27'22"E	283.30'	L28	S60°51'04"E	30.12'	L45	N88°46'31"E	41.84'
L12	N00°19'58"E	165.15'	L29	S60°51'04"E	60.22'	L46	S76°31'34"E	21.07'
L13	S82°35'28"E	104.13'	L30	S68°16'19"E	118.31'	L47	S00°28'36"W	68.60'
L14	S61°48'33"E	101.22'	L31	S74°43'21"E	92.91'	L48	S00°28'24"W	30.07'
L15	S40°28'35"E	79.87'	L32	N88°41'38"E	168.06'	L49	N86°32'42"E	177.28'
L16	S76°12'32"E	85.48'	L33	N70°17'04"E	71.37'			
L17	S16°50'06"E	128.70'	L34	N48°36'01"E	126.79'			

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	57°54'57"	150.00'	151.62'
C2	26°03'00"	112.19'	51.01'
C3	29°08'06"	260.00'	132.21'
C4	111°59'32"	95.00'	185.69'

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH:
 DWG NAME: ANNEXED INCLUSION AREA
 DWG: GLW CHK: DED
 DATE: 08-11-2020
 SCALE: N/A



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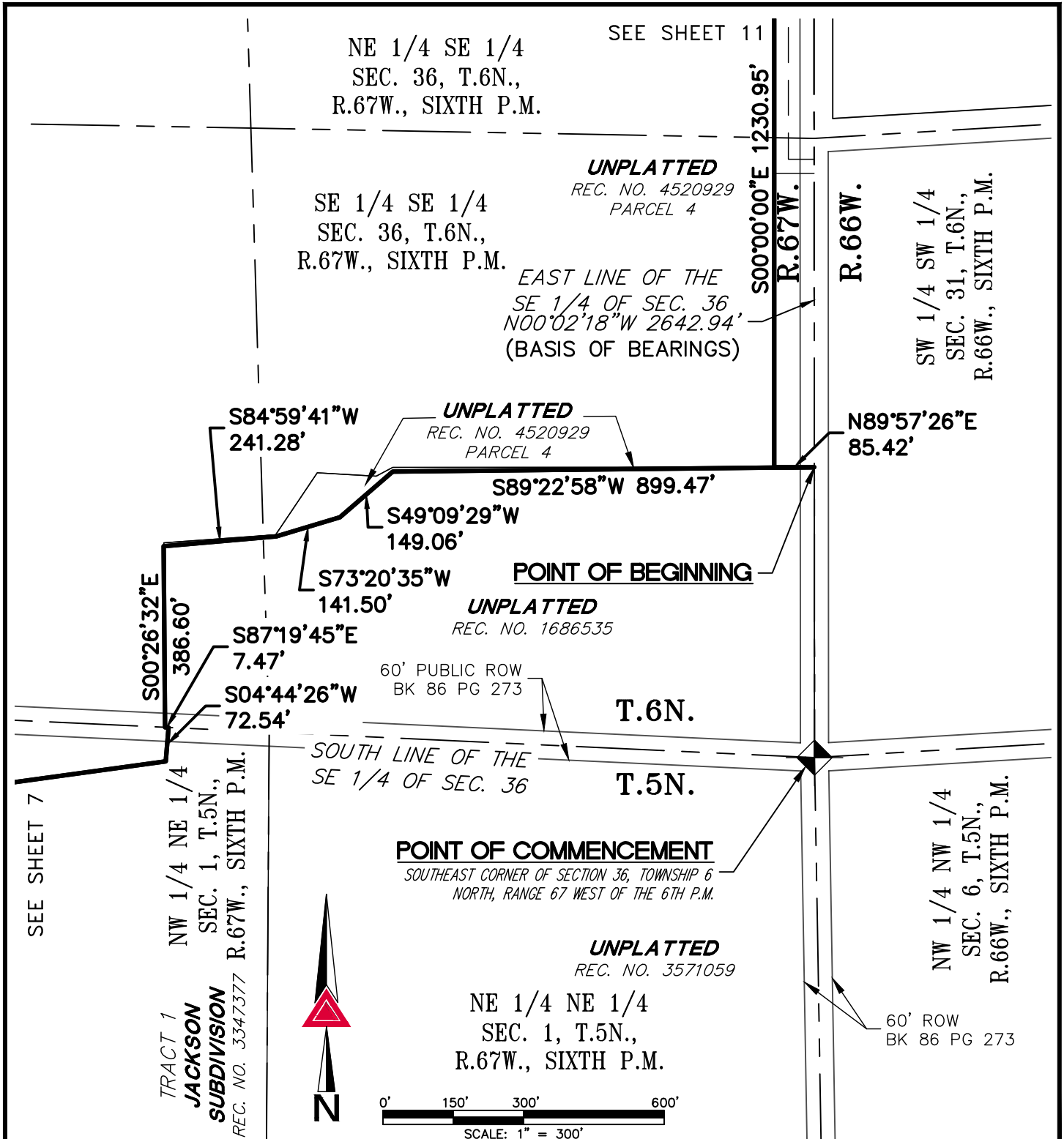
ANNEXABLE FUTURE INCLUSION AREA NO. 1

WELD COUNTY, COLORADO

JOB NUMBER 153219-01

14 OF 14 SHEETS

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\153219-01\DWG\EXHIBITS\
DWG NAME: FUTURE INCLUSION.DWG
DWG: KDS CHK: DED
DATE: 8/11/2020
SCALE: 1" = 300'



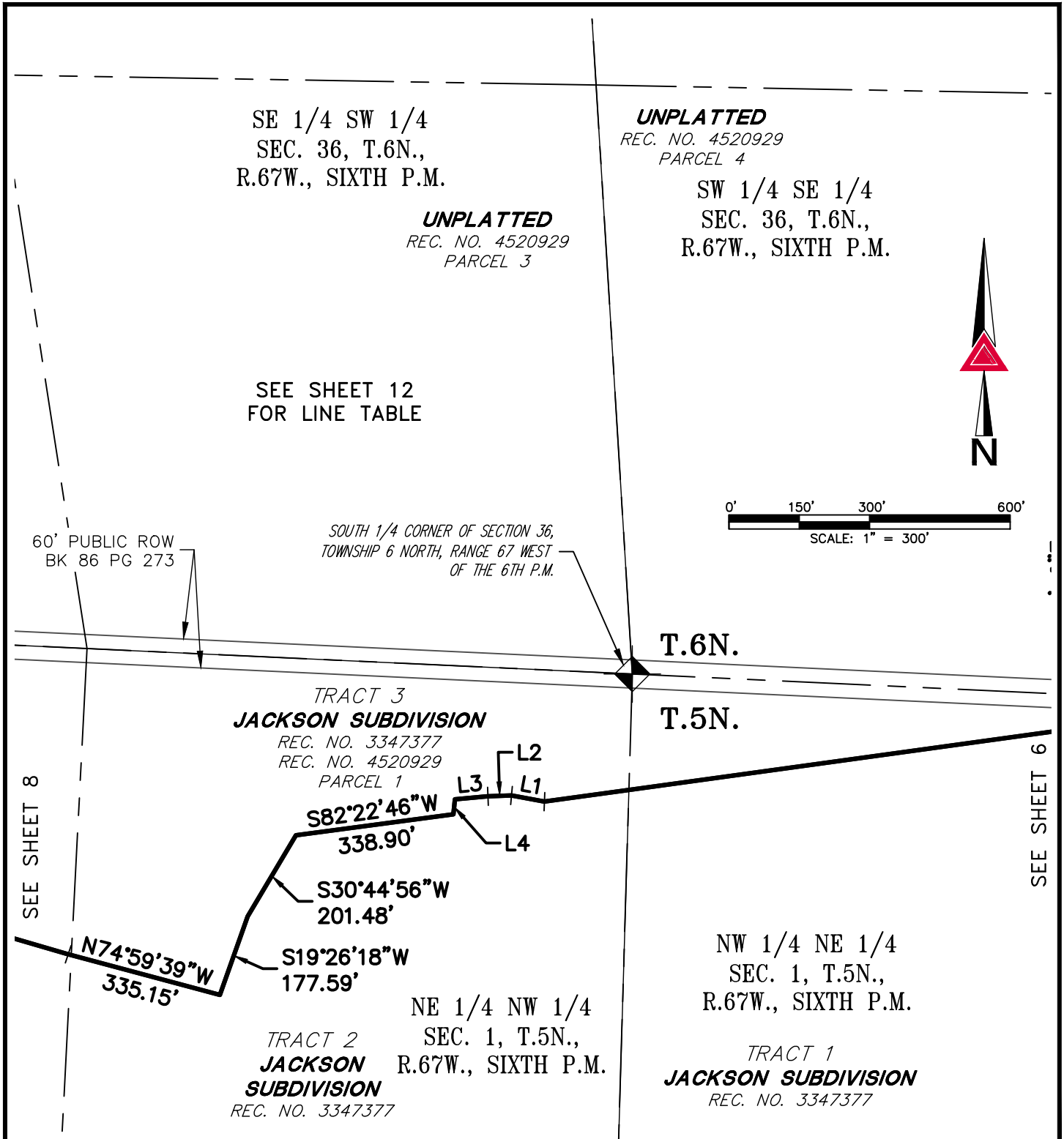
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ANNEXABLE FUTURE INCLUSION AREA NO. 2
WELD COUNTY, COLORADO

JOB NUMBER 153219-01

6 OF 12 SHEETS

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\153219-01\DWG\EXHIBITS\
 DWG NAME: FUTURE INCLUSION.DWG
 DWG: KDS CHK: DED
 DATE: 8/11/2020
 SCALE: 1" = 300'



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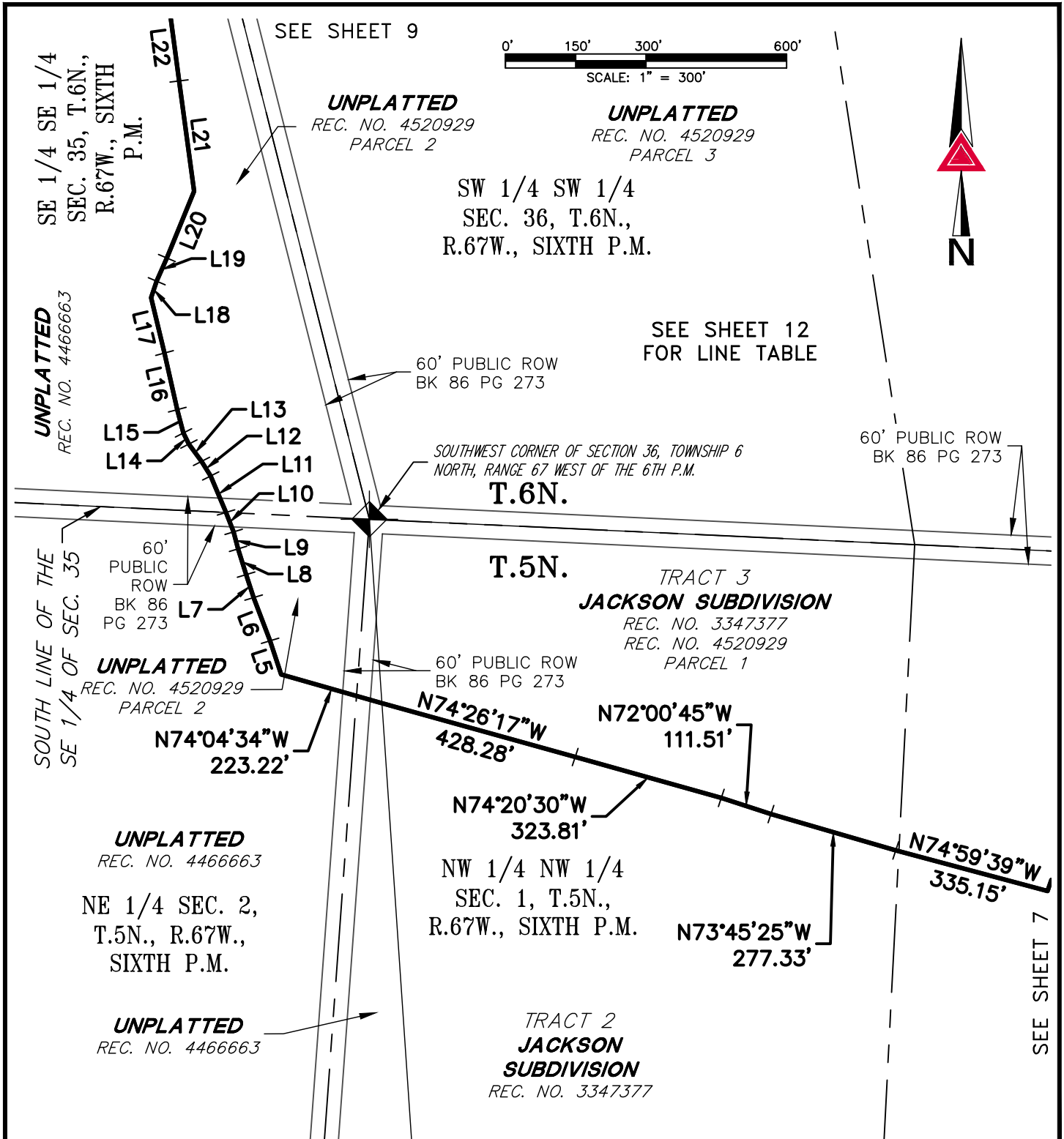
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ANNEXABLE FUTURE INCLUSION AREA NO. 2
WELD COUNTY, COLORADO

JOB NUMBER 153219-01

7 OF 12 SHEETS

ILLUSTRATION TO EXHIBIT A



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PATH: Q:\153219-01\DWG\EXHIBITS\
 DWG NAME: FUTURE INCLUSION.DWG
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 DATE: 8/11/2020
 SCALE: 1" = 300'



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ANNEXABLE FUTURE INCLUSION AREA NO. 2
WELD COUNTY, COLORADO

JOB NUMBER 153219-01

8 OF 12 SHEETS

NORTHWEST CORNER OF THE SOUTH
1/2 OF SECTION 36, TOWNSHIP 6
NORTH, RANGE 67 WEST OF THE
6TH P.M.

SEE SHEET 12
FOR LINE TABLE

SE 1/4 NE 1/4
SEC. 35, T.6N.,
R.67W., SIXTH P.M.

NE 1/4 SE 1/4
SEC. 35, T.6N.,
R.67W., SIXTH P.M.

WEST LINE OF THE
SW 1/4 OF SEC. 36

UNPLATTED
REC. NO. 4369437

UNPLATTED
REC. NO. 4369437

51.43'

PUBLIC
RIGHT-OF-WAY
REC. NO. 42741464

NW 1/4 SW 1/4
SEC. 36, T.6N.,
R.67W., SIXTH P.M.

UNPLATTED
REC. NO. 4369437

SOUTH LINE OF THE
NE 1/4 OF THE SE
1/4 OF SEC. 35

UNPLATTED
REC. NO. 4466663

SE 1/4 SE 1/4
SEC. 35, T.6N.,
R.67W., SIXTH

SEE SHEET 8

SEC. 33, 1.6N.,
R.67W., SIXTH
P.M.

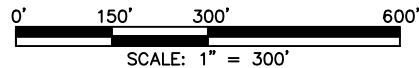
UNPLATTED
REC. NO. 4520929
PARCEL 3

30' PUBLIC ROW
BK 296 PG 149

UNPLATTED
REC. NO. 4520929
PARCEL 2

UNPLATTED
REC. NO. 4520929
PARCEL 3

SW 1/4 SW 1/4
SEC. 36, T.6N.,
R.67W., SIXTH P.M.



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\153219-01\DWG\EXHIBITS\
 DWG NAME: FUTURE INCLUSION.DWG
 DWG: KDS CHK: DED
 DATE: 8/11/2020
 SCALE: 1" = 300'



AZTEC
CONSULTANTS, INC.

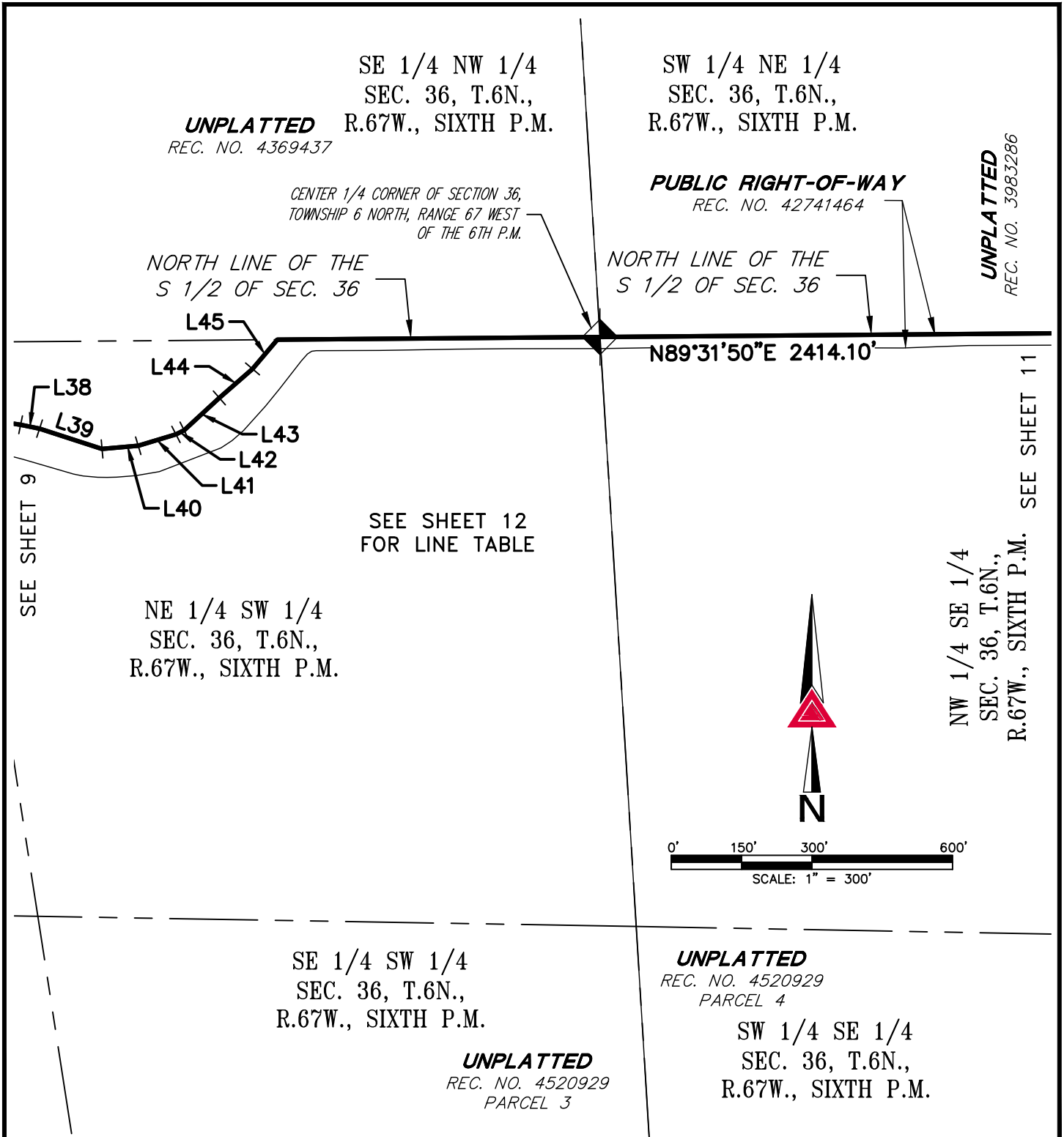
**300 East Mineral Ave,
Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.azteconsultants.com**

ANNEXABLE FUTURE INCLUSION AREA NO. 2
WELD COUNTY, COLORADO

JOB NUMBER 153219-01

9 OF 12 SHEETS

ILLUSTRATION TO EXHIBIT A



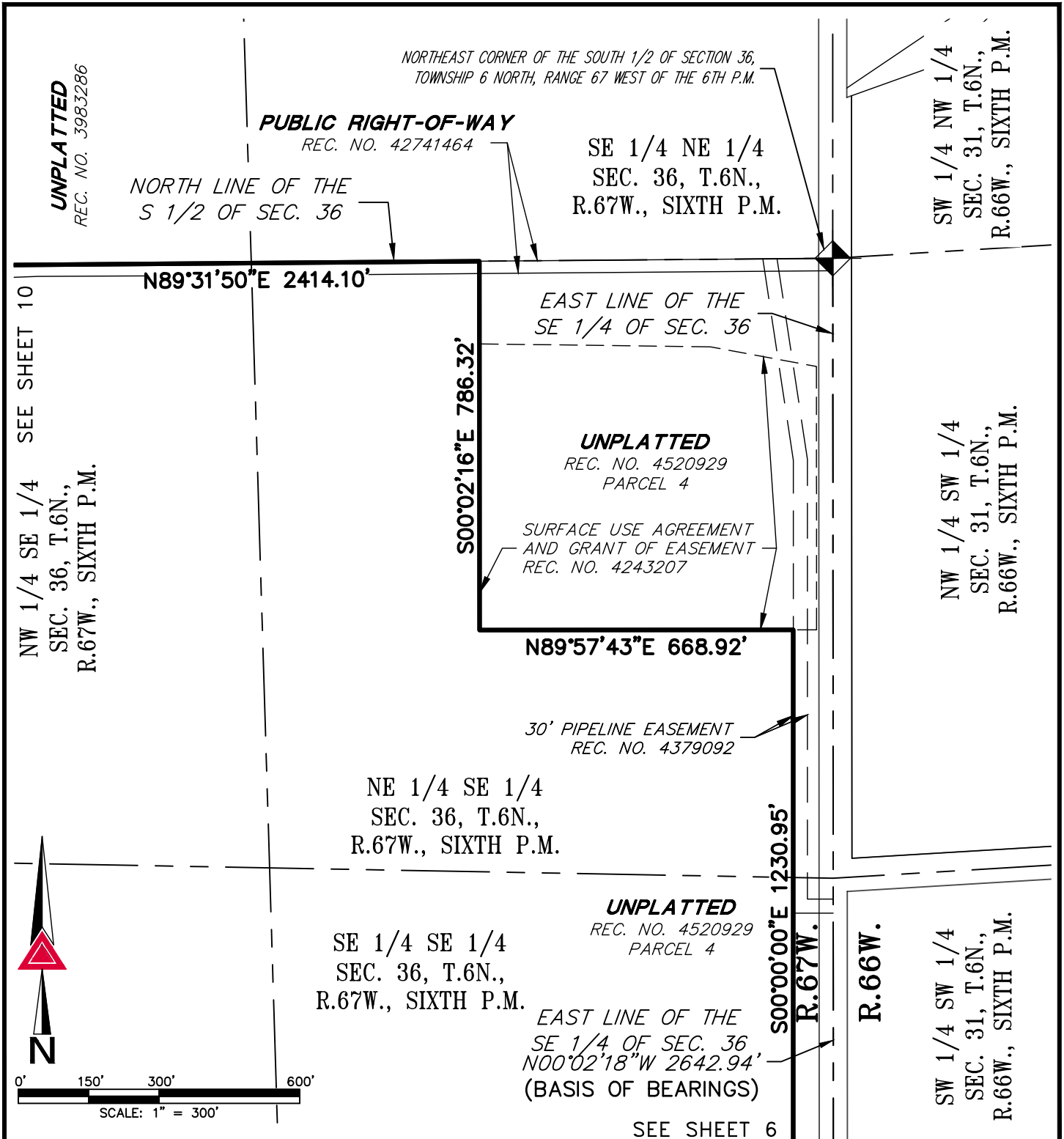
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ANNEXABLE FUTURE INCLUSION AREA NO. 2
WELD COUNTY, COLORADO

JOB NUMBER 153219-01

11 OF 12 SHEETS

227

ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	N79°28'41"W	71.41'
L2	S87°59'53"W	50.09'
L3	S84°36'54"W	70.65'
L4	S06°10'33"W	31.99'
L5	N18°15'21"W	75.68'
L6	N20°50'52"W	98.57'
L7	N18°03'55"W	51.62'
L8	N17°19'02"W	57.65'
L9	N14°47'47"W	37.38'
L10	N21°20'26"W	44.64'
L11	N22°53'07"W	84.49'
L12	N32°04'26"W	36.74'
L13	N36°04'36"W	45.68'
L14	N26°09'40"W	26.49'
L15	N14°51'21"W	51.29'
L16	N12°43'09"W	123.94'
L17	N13°34'42"W	121.51'
L18	N18°32'34"E	37.13'
L19	N23°55'36"E	54.03'
L20	N22°07'53"E	154.08'
L21	N07°43'38"W	237.48'
L22	N07°36'33"W	150.37'
L23	N07°54'56"W	95.69'

LINE TABLE		
LINE	BEARING	LENGTH
L24	N07°49'06"W	15.33'
L25	N07°49'28"W	318.62'
L26	S58°50'11"E	12.45'
L27	S88°01'57"E	64.63'
L28	N47°43'00"E	31.18'
L29	N49°50'58"E	39.31'
L30	N05°59'00"E	57.89'
L31	N43°16'11"E	65.29'
L32	N54°11'33"E	97.68'
L33	N72°53'33"E	45.94'
L34	S77°46'54"E	125.44'
L35	S64°32'07"E	71.53'
L36	S71°05'17"E	82.69'
L37	S80°58'05"E	195.11'
L38	S78°24'28"E	41.11'
L39	S71°59'05"E	140.08'
L40	N84°54'43"E	77.60'
L41	N73°17'38"E	83.97'
L42	N63°10'59"E	19.55'
L43	N47°24'54"E	101.94'
L44	N48°53'57"E	94.02'
L45	N40°17'27"E	81.86'

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\153219-01\DWG\EXHIBITS\
 DWG NAME: FUTURE INCLUSION.DWG
 DWG: KDS CHK: DED
 DATE: 8/11/2020
 SCALE: N/A



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ANNEXABLE FUTURE INCLUSION AREA NO. 2
WELD COUNTY, COLORADO

EXHIBIT C-4

Proof of Ownership and Consents

OWNERSHIP AND ENCUMBRANCE REPORT

Date: May 12, 2020
Effective Date: May 7, 2020
Attn: Ed Orr
Company: Orr Land Company
Address: 1813 61st Avenue Suite 200
Phone: (970) 351-8777
Fax: (970) 351-7851
Email: edo@orrland.com

O & E Order Number: H0600873

Schedule No.: R3130904; R1970886; R0126287; R0066991; R1970386;
R1970586; R1597786
Vesting: The Cache LLC, a Colorado Limited Liability Company
Vesting Deed Info.: Quit-Claim Deeds 9/5/2019 #4520928 and #4520929
Property Address: Multiple, Greeley, CO 80634
Legal Description:

See attached Exhibit A

Encumbrances:

None

NOTE: *This information is for your sole use and benefit and is furnished as an accommodation. The information has been taken from our tract indices, without reference to, or examination of, instruments which purport to affect the real property. The information is neither guaranteed nor certified, and is not an Abstract of Title, Opinion of Title, nor a Guarantee of Title, and our liability is limited to the amount of the fees.*

Prepared By: Lynn Vance
Email: lvance@heritagetco.com
Phone: (970) 324-2052

EXHIBIT A

LEGAL DESCRIPTION – METRO PARCEL

A PARCEL OF LAND BEING ALL OF PARCELS 1, 2, AND 3 AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AT RECEPTION NO. 4520928 AND A PORTION OF PARCEL 4 AND ALL OF PARCELS 5 AND 6 AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AT RECEPTION NO. 4520929 BOTH IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN SECTION 31, TOWNSHIP 6 NORTH, RANGE 66 WEST, THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 67 WEST, AND THE WEST HALF OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 66 WEST ALL BEING OF THE OF THE SIXTH PRINCIPAL MERIDIAN SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 31,

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, NORTH 00°02'18" WEST, A DISTANCE OF 620.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 4;

THENCE DEPARTING SAID WESTERLY LINE, ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 4, SOUTH 89°57'36" WEST, A DISTANCE OF 85.42 FEET TO THE INTERSECTION OF SAID SOUTHERLY BOUNDARY WITH SOUTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF A 30' PIPELINE EASEMENT RECORDED AT RECEPTION NO. 4379092 IN SAID OFFICIAL RECORDS;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY ALONG SAID WESTERLY EXTENSION AND SAID WESTERLY BOUNDARY, NORTH 00°00'00" EAST, A DISTANCE OF 1,230.95 FEET TO THE SOUTHERLY BOUNDARY OF A SURFACE USE AGREEMENT AND GRANT OF EASEMENT AS RECORDED AT RECEPTION NO. 4243207 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 89°57'43" WEST, A DISTANCE OF 668.92 FEET TO THE WESTERLY LINE OF SAID SURFACE USE AGREEMENT AND GRANT OF EASEMENT;

THENCE ALONG SAID WESTERLY BOUNDARY AND THE NORTHERLY EXTENSION OF SAID WESTERLY BOUNDARY NORTH 00°02'16" WEST, A DISTANCE OF 786.32 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89°31'50" EAST, A DISTANCE OF 723.53 FEET TO THE WESTERLY BOUNDARY OF A 60 FOOT PUBLIC RIGHT-OF-WAY AS DESCRIBED IN BOOK 86 PAGE 273 IN SAID OFFICIAL RECORDS ;

THENCE CONTINUING ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER, NORTH 89°31'50" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, NORTH 00°01'16" WEST, A DISTANCE OF 332.09 FEET;

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08 Metro Parcel.docx

5/11/2020

Page 1 of 16

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THENCE DEPARTING SAID WEST LINE, ALONG THE NORTHERLY LINE AND THE SOUTHWESTERLY EXTENSION THEREOF OF SAID PARCEL 1 THE FOLLOWING NINE (9) COURSES:

1. NORTH 70°18'38" EAST, A DISTANCE OF 244.21 FEET;
2. NORTH 45°48'38" EAST, A DISTANCE OF 299.16 FEET;
3. NORTH 32°28'38" EAST, A DISTANCE OF 186.21 FEET;
4. NORTH 05°56'38" EAST, A DISTANCE OF 127.20 FEET;
5. NORTH 29°30'22" WEST, A DISTANCE OF 274.74 FEET;
6. NORTH 07°48'38" EAST, A DISTANCE OF 430.43 FEET;
7. NORTH 69°16'38" EAST, A DISTANCE OF 470.11 FEET;
8. NORTH 79°26'38" EAST, A DISTANCE OF 413.13 FEET;
9. SOUTH 58°27'22" EAST, A DISTANCE OF 283.30 FEET TO THE WESTERLY LINE OF SAID PARCEL 2;

THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID PARCEL 2 THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 00°19'58" EAST, A DISTANCE OF 165.15 FEET;
2. SOUTH 82°35'28" EAST, A DISTANCE OF 104.13 FEET;
3. SOUTH 61°48'33" EAST, A DISTANCE OF 101.22 FEET;
4. SOUTH 40°28'35" EAST, A DISTANCE OF 79.87 FEET;
5. SOUTH 76°12'32" EAST, A DISTANCE OF 85.48 FEET;
6. SOUTH 16°50'06" EAST, A DISTANCE OF 128.70 FEET;
7. SOUTH 36°53'24" EAST, A DISTANCE OF 88.05 FEET;
8. SOUTH 03°24'45" WEST, A DISTANCE OF 50.90 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 1;

THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL 1 THE FOLLOWING THIRTY (30) COURSES:

1. SOUTH 03°24'45" WEST, A DISTANCE OF 27.38 FEET;

2. SOUTH 39°46'00" EAST, A DISTANCE OF 104.17 FEET;
3. SOUTH 61°49'26" EAST, A DISTANCE OF 124.07 FEET;
4. SOUTH 72°00'51" EAST, A DISTANCE OF 75.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 150.00 FEET;
5. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°54'57", AN ARC LENGTH OF 151.62 FEET;
6. NORTH 50°04'19" EAST, A DISTANCE OF 180.61 FEET;
7. NORTH 27°42'52" EAST, A DISTANCE OF 49.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 112.19 FEET;
8. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°03'00", AN ARC LENGTH OF 51.01 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31;
9. ALONG SAID NORTH LINE, NORTH 86°27'39" EAST, A DISTANCE OF 155.03 FEET;
10. DEPARTING SAID NORTH LINE, SOUTH 81°22'32" EAST, A DISTANCE OF 92.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 260.00 FEET;
11. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°08'06", AN ARC LENGTH OF 132.21 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 95.00 FEET;
12. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 111°59'32", AN ARC LENGTH OF 185.69 FEET;
13. SOUTH 60°51'04" EAST, A DISTANCE OF 90.34 FEET;
14. SOUTH 68°16'19" EAST, A DISTANCE OF 118.31 FEET;
15. SOUTH 74°43'21" EAST, A DISTANCE OF 92.91 FEET;
16. NORTH 88°41'38" EAST, A DISTANCE OF 168.06 FEET;
17. NORTH 70°17'04" EAST, A DISTANCE OF 71.37 FEET;
18. NORTH 48°36'01" EAST, A DISTANCE OF 126.79 FEET;
19. NORTH 51°24'39" EAST, A DISTANCE OF 71.18 FEET;
20. NORTH 74°53'00" EAST, A DISTANCE OF 38.23 FEET;

21. SOUTH 89°05'48" EAST, A DISTANCE OF 48.33 FEET;
22. SOUTH 67°59'05" EAST, A DISTANCE OF 177.11 FEET;
23. SOUTH 09°34'57" EAST, A DISTANCE OF 83.39 FEET;
24. SOUTH 39°05'54" EAST, A DISTANCE OF 116.76 FEET;
25. SOUTH 66°12'14" EAST, A DISTANCE OF 67.55 FEET;
26. SOUTH 71°24'46" EAST, A DISTANCE OF 136.08 FEET;
27. SOUTH 77°45'48" EAST, A DISTANCE OF 82.56 FEET;
28. SOUTH 83°44'18" EAST, A DISTANCE OF 57.83 FEET;
29. NORTH 88°46'31" EAST, A DISTANCE OF 41.84 FEET;
30. SOUTH 76°31'34" EAST, A DISTANCE OF 21.07 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31;

THENCE ALONG SAID EAST LINE, SOUTH 00°28'36" WEST, A DISTANCE OF 841.59 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SOUTH 00°28'20" WEST, A DISTANCE OF 1,325.91 FEET TO NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, NORTH 86°32'41" EAST, A DISTANCE OF 1,421.87 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, SOUTH 00°39'36" EAST, A DISTANCE OF 1,325.27 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 31;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, SOUTH 86°36'36" WEST, A DISTANCE OF 2,896.84 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 31;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, SOUTH 02°51'52" WEST, A DISTANCE OF 2,802.02 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SOUTH 02°52'36" WEST, A DISTANCE OF 2,736.61 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, NORTH 89°22'59" WEST, A DISTANCE OF 917.21 FEET TO THE SOUTHERLY EXTENSION OF THE EASTERLY BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN A WARRANTY DEED RECORDED AT RECEPTION NO. 3190630 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHERLY EXTENSION AND THE EASTERLY LINE OF SAID PARCEL, NORTH 00°59'07" WEST, A DISTANCE OF 1,049.99 FEET TO THE NORTHERLY LINE OF SAID PARCEL;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°22'55" WEST, A DISTANCE OF 700.00 FEET TO THE WESTERLY LINE OF SAID PARCEL;

THENCE ALONG THE WESTERLY LINE AND THE SOUTHERLY EXTENSION OF THE WESTERLY LINE, SOUTH 00°59'07" EAST, A DISTANCE OF 1,050.00 FEET TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER;

THENCE ALONG THE SAID SOUTH LINE OF THE SOUTHWEST QUARTER, NORTH 89°22'59" WEST, A DISTANCE OF 1,000.66 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 6;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, NORTH 00°59'07" WEST, A DISTANCE OF 2,663.04 FEET TO THE WEST QUARTER CORNER OF THE SAID SECTION 6;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, NORTH 00°58'51" WEST, A DISTANCE OF 2,663.05 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM ANY AND ALL PUBLIC RIGHTS-OF-WAY LYING WITHIN THE ABOVE DESCRIBED PARCEL.

CONTAINING AN AREA OF 762.133 ACRES, (33,198,534 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

KARL D. SZYSZKOSKI, PLS 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1,
LITTLETON, CO 80122

EXHIBIT D

Capital Plan

August 12, 2020

RE: The Cache – Capital Plan & Projection of Probable Metropolitan District Infrastructure Costs

To whom it may concern:

This Capital Plan summarizes the attached projection of probable metropolitan district infrastructure costs associated with The Cache property generally located at the northeast corner of 95th Avenue and 10th Street in Greeley, CO. Terra Forma Solutions, Inc. (TFS) has been retained to provide the aforementioned projection in association with the formation of Metropolitan District(s) for the project.

This projection satisfies the requirements of the City of Greeley request for a Colorado Professional Registered Engineer certifying that such projections were prepared upon the City's construction standards and that such costs are reasonable.

General Conditions and Notes:

- This projection is for The Cache property.
- Site is generally bound on the south by 10th Street/Hwy 34 Business Route, on the west by 95th Avenue, east by 89th and 83rd Avenues and north boundary approximately 5500 feet north of 10th street, see phasing map below. Additionally, a potential future inclusion no. 1 north of the above-mentioned boundary to the Poudre, approximately 95th Avenue on west and 83rd Avenue on the east; and future inclusion area no. 2, west of 95th Avenue.
- Project is currently non-developed other than oil/gas production, farming, and ranching operations.
- The project is anticipated to be broken into six to eight (6-8) major phases, see plan below (subject to change).
- Offsite infrastructure includes potential connections of domestic water and non-potable water.
- TFS has reviewed project information provided by the owner, HR Green, Aldridge Transportation Services and the City of Greeley.
- TFS has utilized 2020 cost projections with the region as a basis for this projection of costs.

Description of Public Improvements:

Streets generally include:

Curbs, gutters, culverts, storm drainage conveyance facilities, sidewalks, bridges, parking facilities, paving, lighting, grading, grading stabilization, utility relocations required for public right-of-way, monumentation, signage, pavement markings, traffic control devices, intersection control (traffic signals, roundabouts, or others deemed necessary), snow removal, streetscapes and related landscaping, irrigation improvements, together with all necessary, incidental and appurtenances facilities, equipment, land and easements and extensions of and improvements to such facilities. Cost of obtain necessary easements are not included in this projection.

Water:

Potable and non-potable water supply improvements, including water rights, storage facilities, transmission and distribution lines, pumping stations, fire hydrants, meters, facilities, equipment, and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements, and extensions of and improvements to such facilities. Cost of obtain necessary easements are not included in this projection.

Storm and Sanitary Sewer:

Storm and sanitary sewer collection and transmission improvements, including storage facilities, collection mains and laterals, pumping stations, lift stations, transmission lines, storm sewer, flood, water quality and surface drainage facilities and systems, and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements, and extensions of and improvements to such facilities. Cost of obtain necessary easements are not included in this projection.

Amenities, Parks and Recreation:

Public park, open space and recreation facilities or services, including parks, bike paths, pedestrian ways, public plazas and courtyards, water features, signage, monumentation, art, gardens, picnic areas, recreational facilities, playground equipment/areas, park shelters, public area landscaping and weed control, streetscaping, outdoor lighting of all types, and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements, and extensions of and improvements to such facilities. Cost of obtain necessary easements are not included in this projection.

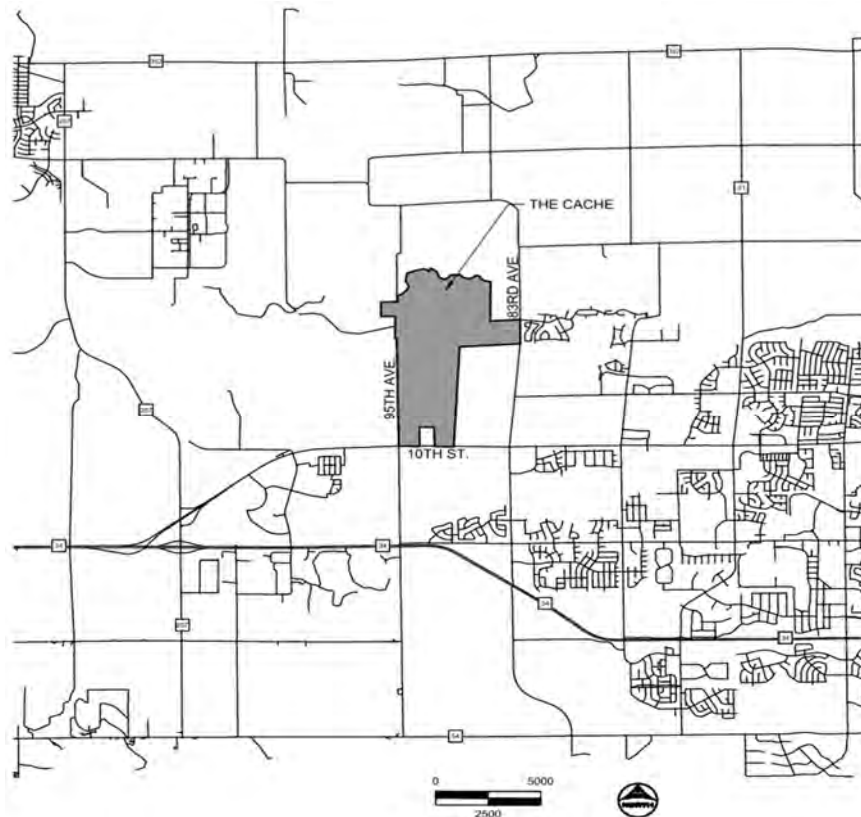
Timing:

Construction of infrastructure improvements and incurrence of the projected costs is anticipated to commence in 2021 and continue through 2040 or as adjusted for market conditions.

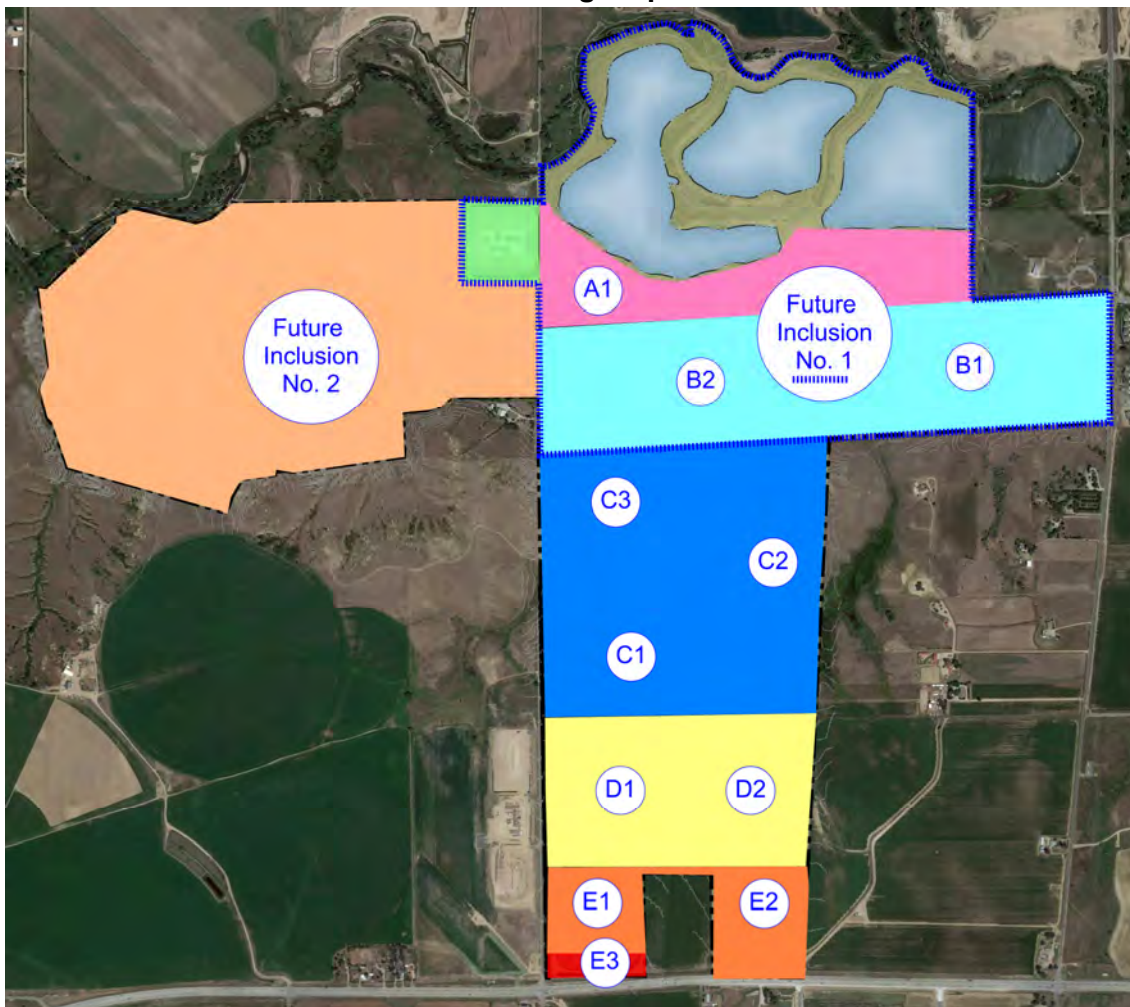
Matrix of Ownership and Maintenance

Item	District	HOA*	Greeley
Internal Pocket Parks	O	M	
Neighborhood and Community Parks (Until City Acceptance)	O	M	
Recreation Amenities/Facility	O	M	
Roadway Landscape and Tracts	O	M	
Open Space			OM
Detention Ponds			OM
Private Storm Drainage	O	M	
Non Potable Infrastructure			OM
Public Roadways			OM
Public Water, Non Potable Water, Sanitary Sewer, Storm Drainage			OM
Median Landscaping in Arterial Roadways			OM
Traffic Signals, Lighting, Signage			OM
O = Ownership M = Maintenance OM = Ownership and Maintenance * If HOA is not incorporated then the District will take the responsibilities shown.			

Vicinity Map (PUD Area)



Phasing Map



Please feel free to contact me at 303-257-7653 or todd@terraformas.com with any questions or comments related to this document.



Todd A. Johnson, P.E., President
For and on behalf of:
Terra Forma Solutions, Inc.

Attachments/Exhibits
cc: Jennifer Ivey, ISP Law
Ed Orr, The Cache, LLC

THE CACHE

Metropolitan District Infrastructure Projection of Probable Costs

July 29, 2020

Overall Summary							
	3705	\$ 106,646,994	\$ 13,979,187	\$ 199,744,057			
Overall Projects				Cost	Start	Comments	
95th Avenue		\$	17,446,639	2022	50%	Share w/Lake Bluff	
89th Avenue		\$	6,973,040	2024	50%	Share w/East	
83rd Avenue		\$	2,336,116	2024	50%	Share w/East	
Poudre River Road		\$	10,895,830	2025			
4th Street		\$	4,654,715	2023			
10th Street		\$	2,811,534	2025		South Half Only	
Storm Drainage		\$	8,500,000	2022			
Non-Potable (Projection Only, No Plan)		\$	6,000,000	2022			
Amenities/Parks/Open Space		\$	19,500,000	2022			
				\$ 79,117,876	Overall Total		
Planning Areas		Units	Intract	Infrastructure	Cost	Start	Comments
A1	100	\$	4,592,809	\$ 202,200	\$ 4,795,009	2026	SFD/SFA
B1	320	\$	10,597,465	\$ 1,042,668	\$ 11,640,133	2023	SFD/SFA
B2	500	\$	16,418,903	\$ 1,292,488	\$ 17,711,391	2024	SFD/SFA
C1	350	\$	9,609,806	\$ 892,783	\$ 10,502,590	2024	SFD/SFA
C2	400	\$	12,666,649	\$ 1,155,945	\$ 13,822,594	2026	SFD/SFA
C3	130	\$	3,821,414	\$ 653,522	\$ 4,474,937	2028	SFD/SFA
D1	520	\$	11,477,046	\$ 1,729,858	\$ 13,206,905	2024	SFD/SFA
D2	515	\$	11,400,375	\$ 1,772,427	\$ 13,172,802	2026	SFD/SFA
E1	370	\$	5,857,182	\$ 1,729,858	\$ 7,587,040	2026	Multifamily
E2	500	\$	6,057,744	\$ 1,043,799	\$ 7,101,542	2027	Multifamily
E3	0	\$	4,795,273	\$ 1,043,799	\$ 5,839,071	2029	Commercial
F1 - Future Inclusion	50	\$	9,352,328	\$ 1,419,840	\$ 10,772,168	2027	SFD (Future Inclusion)
3755		\$ 106,646,994	\$ 13,979,187	\$ 120,626,182	Planning Area Totals		



THE CACHE - 95TH AVENUE					
July 29, 2020					
PROJECT TOTAL				\$ 17,446,639	
FEES	UNIT PRICE	UNITS	QTY	COST	COMMENTS
CLOSING AND ACQUISITION COSTS	\$ -	LOT	1	\$ -	
LEGAL FEES	\$ -	LOT	1	\$ -	
INSPECTION FEES	\$ -	LOT	1	\$ -	
SUBTOTAL	\$ -			\$ -	
PROFESSIONAL SERVICES	UNIT PRICE	UNITS	QTY	COST	COMMENTS
AGENCY REVIEW FEES	\$ 63,500.00	LS	1	\$ 63,500.00	0.50%
PLANNING	\$ 125,000.00	LS	1	\$ 125,000.00	1.00%
ENGINEERING	\$ 750,000.00	LS	1	\$ 750,000.00	6.00%
LANDSCAPE ARCHITECTURE	\$ 312,500.00	LS	1	\$ 312,500.00	2.50%
STAKING	\$ 312,500.00	LS	1	\$ 312,500.00	2.50%
SOILS AND ENVIRONMENTAL TESTING	\$ 312,500.00	LS	1	\$ 312,500.00	2.50%
RECORD DRAWINGS/CLOSE OUT	\$ 93,750.00	LS	1	\$ 93,750.00	0.75%
SUBTOTAL	\$ 1,968,750			\$ 1,968,750	
GRADING	UNIT PRICE	UNITS	QTY	COST	COMMENTS
TOPSOIL	\$ 1.85	CY	11067	\$ 20,473.33	10%
OVERLOT GRADING	\$ 2.15	CY	110667	\$ 2,379,333.33	3
SUBEXCAVATION	\$ 2.20	CY	0	\$ -	
ROCK EXCAVATION	\$ 7.00	CY	0	\$ -	0%
SUBTOTAL	\$ 258,407			\$ 258,407	
EROSION CONTROL	UNIT PRICE	UNITS	QTY	COST	COMMENTS
EROSION CONTROL	\$ 10.00	LF	8300	\$ 83,000.00	
SUBTOTAL	\$ 83,000			\$ 83,000	
UTILITY TRENCHING	UNIT PRICE	UNITS	QTY	COST	COMMENTS
UTILITY TRENCHING	\$ -	LF	0	\$ -	
SUBTOTAL	\$ -			\$ -	
UTILITY CHARGES	UNIT PRICE	UNITS	QTY	COST	COMMENTS
ELECTRIC DISTRIBUTION	\$ 5.75	LF	8300	\$ 47,725.00	Street Lights
TRAFFIC SIGNAL	\$ 425,000.00	LS	1	\$ 425,000.00	
STREET LIGHTS	\$ 9,750.00	EA	37	\$ 360,750.00	228
SUBTOTAL	\$ 833,475			\$ 833,475	
SANITARY SEWER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
4" SDR UD	\$ 6.56	LF	0	\$ -	
6" SDR UD	\$ 9.08	LF	8300	\$ 75,384.75	
PIPE 8" PVC W/BEDDING	\$ 43.00	LF	0	\$ -	0%
PIPE 10" PVC W/BEDDING	\$ 45.50	LF	0	\$ -	0%
PIPE 12" PVC W/BEDDING	\$ 62.00	LF	8300	\$ 514,600.00	100%
6" PVC FORCEMAIN	\$ 75.00	LF	0	\$ -	0%
EXTRA DEPTH 10'-12'	\$ 2.10	LF	1660	\$ 3,486.00	20%
EXTRA DEPTH 12'-14'	\$ 6.62	LF	830	\$ 5,490.45	10%
EXTRA DEPTH 14'-16'	\$ 11.55	LF	415	\$ 4,793.25	5%
EXTRA DEPTH 16'-18'	\$ 26.09	LF	415	\$ 10,828.39	5%
EXTRA DEPTH 18'-20'	\$ 49.04	LF	0	\$ -	0%
EXTRA DEPTH 20'-22'	\$ 60.38	LF	0	\$ -	0%
ROCK CUT	\$ 44.05	CY	0	\$ -	0%
8" X 4" WYE, BEND, CAP	\$ 103.00	EA	1	\$ 103.00	
M.H. - 4' DIA (0-10')	\$ 4,100.00	EA	0	\$ -	300
M.H. - 6' DIA (0-10')	\$ 8,600.00	EA	28	\$ 184,800.00	300
M.H. - EXTRA DEPTH	\$ 110.25	VF	140	\$ 15,435.00	5
6" CLEANOUT ASSEMBLY	\$ 875.00	EA	28	\$ 24,500.00	
MARKER POSTS	\$ 150.00	EA	0	\$ -	0%
TIE TO EXISTING STUB	\$ 1,500.00	EA	0	\$ -	
AIR TEST MAIN	\$ 0.62	LF	8300	\$ 5,146.00	
DEFLECTION TEST MAIN	\$ 0.80	LF	8300	\$ 6,840.00	
WETT SEWER MAINLINE	\$ 0.75	LF	8300	\$ 6,225.00	
TV SEWER LINE	\$ 0.85	LS	8300	\$ 7,055.00	
SPECIAL	\$ -	LS	0.00	\$ -	
SUBTOTAL	\$ 866,012			\$ 866,012	
STORM DRAINAGE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
15" RCP CL III TGI C-443 0-8' w/squeegee	\$ 75.00	LF	0	\$ -	0%
16" RCP CL III TGI C-443 0-8' w/squeegee	\$ 95.00	LF	2075	\$ 197,125.00	25%
21" RCP CL III TGI C-443 0-8' w/squeegee	\$ 102.00	LF	0	\$ -	0%
24" RCP CL III TGI C-443 0-8' w/squeegee	\$ 115.00	LF	630	\$ 95,450.00	10%
30" RCP CL III TGI C-443 0-8' w/squeegee	\$ 139.00	LF	0	\$ -	0%
36" RCP CL III TGI C-443 0-8' w/squeegee	\$ 164.00	LF	630	\$ 136,120.00	10%
42" RCP CL III TGI C-443 0-8' w/squeegee	\$ 199.00	LF	0	\$ -	0%
48" RCP CL III TGI C-443 0-8' w/squeegee	\$ 233.00	LF	415	\$ 96,695.00	5%
54" RCP CL III TGI C-443 0-8' w/squeegee	\$ 275.00	LF	0	\$ -	0%
60" RCP CL III TGI C-443 0-8' w/squeegee	\$ 277.00	LF	415	\$ 114,955.00	5%
72" RCP CL III TGI C-443 0-8' w/squeegee	\$ 352.00	LF	0	\$ -	0%
84" RCP CL III TGI C-443 0-8' w/squeegee	\$ 395.00	LF	0	\$ -	0%
84" RCP CL III TGI C-443 0-8' w/squeegee	\$ 475.00	LF	0	\$ -	0%
96" RCP CL III TGI C-443 0-8' w/squeegee	\$ 650.00	LF	0	\$ -	0%
EXTRA DEPTH 8'-10'	\$ 2.68	VF	457	\$ 1,222.28	10%
EXTRA DEPTH 10'-12'	\$ 7.06	VF	228	\$ 1,610.53	5%
EXTRA DEPTH 12'-14'	\$ 13.91	VF	0	\$ -	0%
EXTRA DEPTH 14'-16'	\$ 23.26	VF	0	\$ -	0%
EXTRA DEPTH 16'-18'	\$ 33.50	VF	0	\$ -	0%
ROCK CUT	\$ 45.15	CY	0	\$ -	0%
24" FES	\$ 3,381.00	EA	0	\$ -	
30" FES	\$ 5,000.00	EA	0	\$ -	
36" FES	\$ 5,800.00	EA	0	\$ -	
42" FES	\$ 6,000.00	EA	0	\$ -	
48" FES	\$ 6,800.00	EA	0	\$ -	
54" FES	\$ 7,200.00	EA	0	\$ -	
60" FES	\$ 9,100.00	EA	0	\$ -	
4' Diameter MH (0-8') w/24" Cover	\$ 4,650.00	EA	8	\$ 37,200.00	400
5' Diameter MH (0-8') w/24" Cover	\$ 5,600.00	EA	5	\$ 28,000.00	200
6' MH (0-8' depth) & 24" Cover	\$ 7,200.00	EA	4	\$ 29,880.00	200
Box Base Manhole	\$ 22,500.00	EA	0	\$ -	200
Riprap, Grouted (Type M/L/H)	\$ 278.25	CY	0	\$ -	
Riprap, Grouted 2' Boulders	\$ 367.50	CY	0	\$ -	
Riprap, Grouted 3' Boulders	\$ 404.25	CY	0	\$ -	
Riprap, Placed (Type M/L/H)	\$ 91.09	TN	0	\$ -	
Riprap, Placed Type VH	\$ 97.91	TN	0	\$ -	
Soil Riprap Placed	\$ 75.60	TN	0	\$ -	
5' Type 'R' Inlet Up to 5' Deep	\$ 5,100.00	EA	0	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 472.50	VF	0	\$ -	
10' Type 'R' Inlet Up to 5' Deep	\$ 7,200.00	EA	0	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 787.50	VF	0	\$ -	
15' Type 'R' Inlet Up to 5' Deep	\$ 11,750.00	EA	0	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 1,023.75	VF	0	\$ -	
20' Type 'R' Inlet Up to 5' Deep	\$ 15,800.00	EA	0	\$ -	



THE CACHE - 95TH AVENUE					
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Extra Depth Inlet Over 5' Deep	\$ 1,381.25	VF	0	\$ -	
Single No. 13 & 16	\$ 3,650.00	EA	0	\$ -	
Extra depth	\$ 337.05	EA	0	\$ -	
Double No. 13 & 16	\$ 5,700.00	EA	0	\$ -	
Extra depth	\$ 488.25	EA	0	\$ -	
Triple No. 13 & 16	\$ 8,300.00	EA	0	\$ -	
Extra depth	\$ 677.25	EA	0	\$ -	
Type C Inlet (close mesh grate)	\$ 5,200.00	EA	0	\$ -	
Extra Depth	\$ 330.75	EA	0	\$ -	
OUTLET STRUCTURE	\$ 40,000.00	EA	1	\$ 40,000.00	
SPECIAL	\$ 100,000.00	LS	1.00	\$ 100,000.00	Pond
CONNECT TO EXISTING PIPE	\$ 2,625.00	LS	0	\$ -	
SUBTOTAL	\$ 678,258			\$ 678,258	
WATER IMPROVEMENTS					
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 40.18	LF	0	\$ -	0%
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 50.40	LF	0	\$ -	0%
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 56.00	LF	0	\$ -	0%
16" PVC w/Bedding & 12ga Tracer wire	\$ 68.48	LF	0	\$ -	0%
20" PVC w/Bedding & 12ga Tracer wire	\$ 122.85	LF	0	\$ -	0%
24" PVC w/Bedding & 12ga Tracer wire	\$ 128.12	LF	8300	\$ 1,063,404.30	100%
30" PVC w/Bedding & 12ga Tracer wire	\$ 331.01	LF	0	\$ -	0%
8" MJ Gate Valve W/Box & Restraints	\$ 2,310.00	EA	0	\$ -	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,540.00	EA	0	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,215.75	EA	0	\$ -	250
16" BFV Valve W/Box & Restraints	\$ 18,217.50	EA	0	\$ -	750
20" BFV Valve W/Box & Restraints	\$ 14,049.00	EA	0	\$ -	750
24" BFV Valve W/Box & Restraints	\$ 18,375.00	EA	11	\$ 203,350.00	750
30" BFV Valve W/Box & Restraints	\$ 31,538.85	EA	0	\$ -	750
Vaults for BFV	\$ 22,050.00	EA	11	\$ 244,020.00	
Fire Hydrants	\$ 8,400.00	EA	0	\$ -	300
8" Fittings	\$ 625.00	EA	0	\$ -	500
10" Fittings	\$ 780.00	EA	0	\$ -	750
12" Fittings	\$ 1,200.00	EA	0	\$ -	250
16" Fittings	\$ 1,569.75	EA	0	\$ -	750
20" Fittings	\$ 3,465.00	EA	0	\$ -	750
24" Fittings	\$ 3,986.85	EA	12	\$ 47,842.20	750
30" Fittings	\$ 4,567.50	EA	0	\$ -	750
Remove Plug & Tie in	\$ 1,880.00	EA	0	\$ -	
Tie in after testing	\$ 3,500.00	EA	0	\$ -	
Clear Water & Pressure Test	\$ 4,500.00	EA	0.0	\$ -	
MARKER POSTS	\$ 135.00	EA	0	\$ -	
SPECIAL	\$ 100,000.00	LS	1.00	\$ 100,000.00	Miscellaneous
SUBTOTAL	\$ 1,661,242			\$ 1,661,242	
RETAINING WALLS					
RETAINING WALLS	\$ 29.50	LF	0	\$ -	
SUBTOTAL	\$ -			\$ -	
ASPHALT PAVING IMPROVEMENTS (INTERNAL)					
ROAD BASE - 6"	\$ 6.80	SY	64556	\$ 426,066.67	70.0
PAVING - 4"	\$ 17.00	SY	0	\$ -	-
PAVING - 6"	\$ 25.50	SY	0	\$ -	-
PAVING - 10"	\$ 42.50	SY	53489	\$ 2,273,277.78	58.0
PAVING - SUBGRADE PREPARATION	\$ 2.85	SY	53489	\$ 152,443.33	
SUBEXCAVATION	\$ 2.52	CY	53489	\$ 134,792.00	3.0
PAVING 2	\$ 10.50	SY	0	\$ -	2" Mill/Overlay
PAVEMENT MARKINGS	\$ 1.00	LF	41500	\$ 41,500.00	5.0
SIGNAGE	\$ 450.00	EA	24	\$ 10,671.43	350
TRAFFIC CONTROL	\$ 35,000.00	LS	1	\$ 35,000.00	
SLEEVES	\$ 15.75	LF	1280	\$ 20,160.00	4
RAISE WATER VALVES	\$ 215.00	EA	28	\$ 6,020.00	
RAISE MANHOLES	\$ 750.00	EA	56	\$ 42,162.50	
RAISE RANGEBOXES	\$ 350.00	EA	0	\$ -	
SUBTOTAL	\$ 3,142,094			\$ 3,142,094	
CONCRETE IMPROVEMENTS (INTERNAL)					
CURB & GUTTER - 1' GUTTER	\$ 18.50	LF	16800	\$ 307,100.00	2
CURB & GUTTER - 2' GUTTER	\$ 19.35	LF	16800	\$ 321,210.00	2
CURB & GUTTER - 2' MOUNTABLE	\$ 25.75	LF	0	\$ -	
ALLEYS - 6" CONCRETE	\$ 9.47	SF	0	\$ -	16
CURB AND GUTTER SUB GRADE PREPARATION	\$ 2.07	LF	33200	\$ 68,674.20	
SUBEXCAVATION ALLEYS	\$ 3.15	CY	0	\$ -	3.0
CROSS PANS	\$ 9.47	SF	800	\$ 7,576.00	2
HANDICAP RAMPS (CORNER)	\$ 3,525.00	EA	36	\$ 126,900.00	
MIDBLOCK HANDICAP RAMPS	\$ 1,500.00	EA	8	\$ 12,000.00	
5' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -	
4' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -	
8' TRAIL - 6"	\$ 5.10	SF	132600	\$ 677,280.00	2
SIDEWALK SUB GRADE PREP	\$ 1.85	LF	132800	\$ 245,680.00	
SUBTOTAL	\$ 1,766,420			\$ 1,766,420	
LANDSCAPING IMPROVEMENTS					
OPEN SPACE	\$ 3.00	SF	0	\$ -	
FORMAL - STREETS	\$ 7.75	SF	298800	\$ 2,315,700.00	38
FORMAL - PARKS	\$ 7.75	SF	0	\$ -	
MONUMENTS	\$ -	LS	0	\$ -	
FENCING	\$ 13.10	SF	16600	\$ 217,480.00	2
TRAILS	\$ 5.10	SF	0	\$ -	
MAIL BOXES	\$ 2,300.00	EA	0	\$ -	
AMENITY	\$ -	LS	0	\$ -	
SUBTOTAL	\$ 2,533,100			\$ 2,533,100	
ADDITIONAL COSTS					
LETTERS OF CREDIT/BONDS	\$ 10,847.185	LS	1.0%	\$ 108,472	
WARRANTY	\$ 10,847.185	LS	3.0%	\$ 325,416	
MOBILIZATION	\$ 11,188,592	LS	2.0%	\$ 223,772	
CONTINGENCY	\$ 13,990,817	LS	20.0%	\$ 2,798,163	
	\$ -			\$ -	
PROJECT TOTAL	\$ 17,446,638			\$ 17,446,638	



THE CACHE - 89TH AVENUE

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PROJECT TOTAL					\$ 6,973,040	
FEES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
CLOSING AND ACQUISITION COSTS	\$ -	LOT	1	\$ -		
LEGAL FEES	\$ -	LOT	1	\$ -		
INSPECTION FEES	\$ -	LOT	1	\$ -		
SUBTOTAL	\$ -			\$ -		
PROFESSIONAL SERVICES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
AGENCY REVIEW FEES	\$ 30,500.00	LS	1	\$ 30,500.00		0.50%
PLANNING	\$ 61,000.00	LS	1	\$ 61,000.00		1.00%
ENGINEERING	\$ 366,000.00	LS	1	\$ 366,000.00		6.00%
LANDSCAPE ARCHITECTURE	\$ 152,500.00	LS	1	\$ 152,500.00		2.50%
STAKING	\$ 152,500.00	LS	1	\$ 152,500.00		2.50%
SOILS AND ENVIRONMENTAL TESTING	\$ 152,500.00	LS	1	\$ 152,500.00		2.50%
RECORD DRAWINGS/CLOSE OUT	\$ 45,750.00	LS	1	\$ 45,750.00		0.75%
SUBTOTAL	\$ 960,750			\$ 960,750		
GRADING	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TOPSOIL	\$ 1.85	CY	4333	\$ 8,016.67		10%
OVERLOT GRADING	\$ 2.15	CY	43333	\$ 93,166.67		3
SUBEXCAVATION	\$ 2.20	CY	0	\$ -		
ROCK EXCAVATION	\$ 7.00	CY	0	\$ -		0%
SUBTOTAL	\$ 101,183			\$ 101,183		
EROSION CONTROL	UNIT PRICE	UNITS	QTY	COST		COMMENTS
EROSION CONTROL	\$ 10.00	LF	3900	\$ 39,000.00		
SUBTOTAL	\$ 39,000			\$ 39,000		
UTILITY TRENCHING	UNIT PRICE	UNITS	QTY	COST		COMMENTS
UTILITY TRENCHING	\$ -	LF	0	\$ -		
SUBTOTAL	\$ -			\$ -		
UTILITY CHARGES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
ELECTRIC DISTRIBUTION	\$ 9.75	LF	3900	\$ 22,425.00		Street Lights
GAS DISTRIBUTION	\$ -	LF	3900	\$ -		Bury/Relocations
TELECOMMUNICATION DISTRIBUTION	\$ -	LF	3900	\$ -		Bury/Relocations
TRAFFIC SIGNAL	\$ 425,000.00	LS	1.0	\$ 425,000.00		
STREET LIGHTS	\$ 9,750.00	EA	18	\$ 175,500.00		225
SUBTOTAL	\$ 622,925			\$ 622,925		
SANITARY SEWER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
4" SDR UD	\$ 6.56	LF	0	\$ -		
6" SDR UD	\$ 9.08	LF	3900	\$ 35,421.75		
PIPE 8" PVC W/BEDDING	\$ 43.00	LF	0	\$ -		0%
PIPE 10" PVC W/BEDDING	\$ 45.50	LF	0	\$ -		0%
PIPE 12" PVC W/BEDDING	\$ 62.00	LF	3900	\$ 241,800.00		100%
6" PVC FORCEMAIN	\$ 75.00	LF	0	\$ -		0%
EXTRA DEPTH 10'-12'	\$ 2.10	LF	780	\$ 1,638.00		20%
EXTRA DEPTH 12' - 14'	\$ 6.62	LF	390	\$ 2,579.85		10%
EXTRA DEPTH 14' - 16'	\$ 11.55	LF	195	\$ 2,252.25		5%
EXTRA DEPTH 16' - 18'	\$ 26.09	LF	195	\$ 5,088.04		5%
EXTRA DEPTH 18' - 20'	\$ 49.04	LF	0	\$ -		0%
EXTRA DEPTH 20' - 22'	\$ 60.38	LF	0	\$ -		0%
ROCK CUT	\$ 44.05	CY	0	\$ -		0%
8" X 4" WYE, BEND, CAP	\$ 103.00	EA	1	\$ 103.00		
M.H. - 4" DIA (0-10')	\$ 4,100.00	EA	0	\$ -		300
M.H. - 5" DIA (0-10')	\$ 6,600.00	EA	13	\$ 85,800.00		300
M.H. - EXTRA DEPTH	\$ 110.25	VF	65	\$ 7,166.25		5
8" CLEANOUT ASSEMBLY	\$ 875.00	EA	13	\$ 11,375.00		
4" PVC SERVICE (40" AVG)	\$ 1,525.00	EA	1	\$ 1,525.00		
MARKER POSTS	\$ 150.00	EA	0	\$ -		0%
TIE TO EXISTING STUB	\$ 1,500.00	EA	0	\$ -		
AIR TEST MAIN	\$ 0.62	LF	3900	\$ 2,418.00		
DEFLECTION TEST MAIN	\$ 0.80	LF	3900	\$ 3,120.00		
JETT SEWER MAINLINE	\$ 0.75	LF	3900	\$ 2,925.00		
TV SEWER LINE	\$ 0.85	LS	3900	\$ 3,315.00		
SPECIAL	\$ -	LS	0.00	\$ -		
SUBTOTAL	\$ 406,527			\$ 406,527		
STORM DRAINAGE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
15" RCP CL III TGI C-443 0-8' w/squeegee	\$ 75.00	LF	0	\$ -		0%
18" RCP CL III TGI C-443 0-8' w/squeegee	\$ 95.00	LF	875	\$ 92,625.00		25%
21" RCP CL III TGI C-443 0-8' w/squeegee	\$ 102.00	LF	0	\$ -		0%
24" RCP CL III TGI C-443 0-8' w/squeegee	\$ 115.00	LF	390	\$ 44,850.00		10%
30" RCP CL III TGI C-443 0-8' w/squeegee	\$ 139.00	LF	0	\$ -		0%
36" RCP CL III TGI C-443 0-8' w/squeegee	\$ 164.00	LF	390	\$ 63,960.00		10%
42" RCP CL III TGI C-443 0-8' w/squeegee	\$ 199.00	LF	0	\$ -		0%
48" RCP CL III TGI C-443 0-8' w/squeegee	\$ 233.00	LF	195	\$ 45,435.00		5%
54" RCP CL III TGI C-443 0-8' w/squeegee	\$ 275.00	LF	0	\$ -		0%
60" RCP CL III TGI C-443 0-8' w/squeegee	\$ 277.00	LF	195	\$ 54,015.00		5%
72" RCP CL III TGI C-443 0-8' w/squeegee	\$ 352.00	LF	0	\$ -		0%
84" RCP CL III TGI C-443 0-8' w/squeegee	\$ 395.00	LF	0	\$ -		0%
84" RCP CL III TGI C-443 0-8' w/squeegee	\$ 475.00	LF	0	\$ -		0%
96" RCP CL III TGI C-443 0-8' w/squeegee	\$ 650.00	LF	0	\$ -		0%
EXTRA DEPTH 8'-10'	\$ 2.68	VF	215	\$ 574.32		10%
EXTRA DEPTH 10'-12'	\$ 7.06	VF	107	\$ 756.76		5%
EXTRA DEPTH 12' - 14'	\$ 13.91	VF	0	\$ -		0%
EXTRA DEPTH 14' - 16'	\$ 23.26	VF	0	\$ -		0%
EXTRA DEPTH 16' - 18'	\$ 33.50	VF	0	\$ -		0%
ROCK CUT	\$ 45.15	CY	0	\$ -		0%
24" FES	\$ 3,381.00	EA	0	\$ -		
30" FES	\$ 5,000.00	EA	0	\$ -		
36" FES	\$ 5,800.00	EA	0	\$ -		
42" FES	\$ 6,000.00	EA	0	\$ -		
48" FES	\$ 6,800.00	EA	0	\$ -		
54" FES	\$ 7,200.00	EA	0	\$ -		
60" FES	\$ 9,100.00	EA	0	\$ -		
4" Diameter MH (0-8') w/24" Cover	\$ 4,650.00	EA	4	\$ 18,600.00		400
5" Diameter MH (0-8') w/24" Cover	\$ 5,600.00	EA	2	\$ 11,200.00		200
6" MH (0-8' depth) & 24" Cover	\$ 7,200.00	EA	2	\$ 14,040.00		200
Box Base Manhole	\$ 22,600.00	EA	0	\$ -		200
Riprap, Grouted (Type M/L/H)	\$ 278.25	CY	0	\$ -		
Riprap, Grouted 2' Boulders	\$ 367.50	CY	0	\$ -		
Riprap, Grouted 3' Boulders	\$ 404.25	CY	0	\$ -		
Riprap, Placed (Type M/L/H)	\$ 91.09	TN	0	\$ -		



Riprap, Placed Type VH	\$ 97.91	TN	0	\$ -		
Soil Riprap Placed	\$ 75.60	TN	0	\$ -		
5' Type 'R' Inlet Up to 5' Deep	\$ 5,100.00	EA	0	\$ -		
Extra Depth Inlet Over 5' Deep	\$ 472.50	VF	0	\$ -		
10' Type 'R' Inlet Up to 5' Deep	\$ 7,200.00	EA	0	\$ -		
Extra Depth Inlet Over 5' Deep	\$ 787.50	VF	0	\$ -		
15' Type 'R' Inlet Up to 5' Deep	\$ 11,750.00	EA	0	\$ -		
Extra Depth Inlet Over 5' Deep	\$ 1,023.75	VF	0	\$ -		
20' Type 'R' Inlet Up to 5' Deep	\$ 15,800.00	EA	0	\$ -		
Extra Depth Inlet Over 5' Deep	\$ 1,391.25	VF	0	\$ -		
Single No. 13 & 16	\$ 3,650.00	EA	0	\$ -		
Extra depth	\$ 337.06	EA	0	\$ -		
Double No. 13 & 16	\$ 5,700.00	EA	0	\$ -		
Extra depth	\$ 488.25	EA	0	\$ -		
Triple No. 13 & 16	\$ 8,300.00	EA	0	\$ -		
Extra depth	\$ 677.25	EA	0	\$ -		
Type 'C' Inlet (close mesh grate)	\$ 5,200.00	EA	0	\$ -		
Extra Depth	\$ 330.75	EA	0	\$ -		
OUTLET STRUCTURE	\$ 25,000.00	EA	1	\$ 25,000.00		
SPECIAL	\$ 55,000.00	LS	1.00	\$ 55,000.00		Pond
CONNECT TO EXISTING PIPE	\$ 2,625.00	LS	0	\$ -		
SUBTOTAL	\$ 426,056			\$ 426,056		
WATER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS	
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 40.16	LF	0	\$ -		0%
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 50.40	LF	0	\$ -		0%
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 56.00	LF	1950	\$ 109,200.00		50%
16" PVC w/Bedding & 12ga Tracer wire	\$ 68.48	LF	1950	\$ 133,537.95		50%
20" PVC w/Bedding & 12ga Tracer wire	\$ 122.85	LF	0	\$ -		0%
24" PVC w/Bedding & 12ga Tracer wire	\$ 128.12	LF	0	\$ -		0%
30" PVC w/Bedding & 12ga Tracer wire	\$ 331.01	LF	0	\$ -		0%
8" MJ Gate Valve W/Box & Restraints	\$ 2,310.00	EA	0	\$ -		500
10" MJ Gate Valve W/Box & Restraints	\$ 3,540.60	EA	0	\$ -		750
12" MJ Gate Valve W/Box & Restraints	\$ 4,215.75	EA	8	\$ 33,726.00		250
16" BFV Valve W/Box & Restraints	\$ 18,217.50	EA	3	\$ 47,365.50		750
20" BFV Valve W/Box & Restraints	\$ 14,049.00	EA	0	\$ -		750
24" BFV Valve W/Box & Restraints	\$ 18,375.00	EA	0	\$ -		750
30" BFV Valve W/Box & Restraints	\$ 31,638.85	EA	0	\$ -		750
Vaults for BFV	\$ 22,050.00	EA	3	\$ 67,330.00		
Fire Hydrants	\$ 8,400.00	EA	0	\$ -		300
8" Fittings	\$ 625.00	EA	0	\$ -		500
10" Fittings	\$ 780.00	EA	0	\$ -		750
12" Fittings	\$ 1,200.00	EA	8	\$ 9,600.00		250
16" Fittings	\$ 1,569.75	EA	3	\$ 4,709.25		750
20" Fittings	\$ 3,465.00	EA	0	\$ -		750
24" Fittings	\$ 3,986.85	EA	0	\$ -		750
30" Fittings	\$ 4,567.50	EA	0	\$ -		750
Remove Plug & Tie in	\$ 1,890.00	EA	0	\$ -		
Tie in after testing	\$ 3,500.00	EA	0	\$ -		
Clear Water & Pressure Test	\$ 4,500.00	EA	0.0	\$ -		
MARKER POSTS	\$ 135.00	EA	0	\$ -		
SPECIAL	\$ 50,000.00	LS	1.00	\$ 50,000.00		Miscellaneous
SUBTOTAL	\$ 446,094			\$ 446,094		
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST	COMMENTS	
RETAINING WALLS	\$ 29.50	LF	0	\$ -		
SUBTOTAL	\$ -			\$ -		
ASPHALT PAVING IMPROVEMENTS (INTERNAL)	UNIT PRICE	UNITS	QTY	COST	COMMENTS	
ROAD BASE - 8"	\$ 6.60	SY	22967	\$ 151,580.00		53.0
PAVING - 4"	\$ 17.00	SY	0	\$ -		-
PAVING - 6"	\$ 25.50	SY	20800	\$ 530,400.00		48.0
PAVING - 10"	\$ 42.50	SY	0	\$ -		-
PAVING - SUBGRADE PREPARATION	\$ 2.85	SY	20800	\$ 59,280.00		-
SUBEXCAVATION	\$ 2.62	CY	0	\$ -		3.0
PAVING 2	\$ 10.50	SY	0	\$ -		2" Mill/Overlay
PAVEMENT MARKINGS	\$ 1.00	LF	19500	\$ 19,500.00		6.0
SIGNAGE	\$ 450.00	EA	11	\$ 5,014.29		350
TRAFFIC CONTROL	\$ 15,000.00	LS	1	\$ 15,000.00		-
SLEEVES	\$ 15.75	LF	1280	\$ 20,160.00		4
RAISE WATER VALVES	\$ 215.00	EA	21	\$ 4,515.00		-
RAISE MANHOLES	\$ 750.00	EA	24	\$ 17,662.50		-
RAISE RANGETOES	\$ 350.00	EA	0	\$ -		-
SUBTOTAL	\$ 823,112			\$ 823,112		
CONCRETE IMPROVEMENTS(INTERNAL)	UNIT PRICE	UNITS	QTY	COST	COMMENTS	
CURB & GUTTER - 1' GUTTER	\$ 18.50	LF	0	\$ -		-
CURB & GUTTER - 2' GUTTER	\$ 19.35	LF	7800	\$ 150,930.00		2
CURB & GUTTER - 2' MOUNTABLE	\$ 25.75	LF	0	\$ -		-
ALLEYS - 6" CONCRETE	\$ 9.47	SF	0	\$ -		16
CURB AND GUTTER SUB GRADE PREPARATION	\$ 2.07	LF	7800	\$ 16,134.30		-
SUBEXCAVATION ALLEYS	\$ 3.15	CY	0	\$ -		3.0
CROSS PANS	\$ 9.47	SF	800	\$ 7,576.00		2
HANDICAP RAMPS (CORNER)	\$ 3,525.00	EA	36	\$ 125,900.00		-
MIDBLOCK HANDICAP RAMPS	\$ 1,500.00	EA	8	\$ 12,000.00		-
5' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -		-
4' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -		-
8' TRAIL - 6"	\$ 5.10	SF	62400	\$ 318,240.00		2
SIDEWALK SUB GRADE PREP	\$ 1.85	LF	62400	\$ 115,440.00		-
SUBTOTAL	\$ 747,220			\$ 747,220		
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS	
OPEN SPACE	\$ 3.00	SF	0	\$ -		-
FORMAL - STREETS	\$ 7.75	SF	120900	\$ 936,975.00		31
FORMAL - PARKS	\$ 7.75	SF	0	\$ -		-
MONUMENTS	\$ -	LS	0	\$ -		-
FENCING	\$ 13.10	SF	7800	\$ 102,180.00		2
TRAILS	\$ 5.10	SF	0	\$ -		-
MAIL BOXES	\$ 2,300.00	EA	0	\$ -		-
AMENITY	\$ -	LS	0	\$ -		-
SUBTOTAL	\$ 1,039,155			\$ 1,039,155		
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS	
LETTERS OF CREDIT/BONDS	\$ 3,890.164	LS	1.0%	\$ 38,902		-
WARRANTY	\$ 3,890.164	LS	3.0%	\$ 116,705		-
MOBILIZATION	\$ 4,030.347	LS	2.0%	\$ 80,607		-
CONTINGENCY	\$ 5,614.022	LS	20.0%	\$ 1,122,804		-
	\$ -			\$ -		-
PROJECT TOTAL	\$ 6,973,040			\$ 6,973,040		



THE CACHE - 83RD AVENUE

July 29, 2020

PROJECT TOTAL					\$ 2,336,116	
PROFESSIONAL SERVICES	UNIT PRICE	UNITS	QTY	COST	COMMENTS	
AGENCY REVIEW FEES	\$ 8,500.00	LS	1	\$ 8,500.00		0.50%
PLANNING	\$ 17,000.00	LS	1	\$ 17,000.00		1.00%
ENGINEERING	\$ 102,000.00	LS	1	\$ 102,000.00		6.00%
LANDSCAPE ARCHITECTURE	\$ 42,500.00	LS	1	\$ 42,500.00		2.50%
STAKING	\$ 42,500.00	LS	1	\$ 42,500.00		2.50%
SOILS AND ENVIRONMENTAL TESTING	\$ 42,500.00	LS	1	\$ 42,500.00		2.50%
RECORD DRAWINGS/CLOSE OUT	\$ 12,750.00	LS	1	\$ 12,750.00		0.75%
SUBTOTAL	\$ 267,750			\$ 267,750		
GRADING	UNIT PRICE	UNITS	QTY	COST	COMMENTS	
TOPSOIL	\$ 1.85	CY	1500	\$ 2,775.00		10%
OVERLOT GRADING	\$ 2.15	CY	15000	\$ 32,250.00		3
SUBEXCAVATION	\$ 2.20	CY	0	\$ -		
ROCK EXCAVATION	\$ 7.00	CY	0	\$ -		0%
SUBTOTAL	\$ 35,025			\$ 35,025		
EROSION CONTROL	UNIT PRICE	UNITS	QTY	COST	COMMENTS	
EROSION CONTROL	\$ 10.00	LF	1350	\$ 13,500.00		
SUBTOTAL	\$ 13,500			\$ 13,500		
UTILITY TRENCHING	UNIT PRICE	UNITS	QTY	COST	COMMENTS	
UTILITY TRENCHING	\$ -	LF	0	\$ -		
SUBTOTAL	\$ -			\$ -		
UTILITY CHARGES	UNIT PRICE	UNITS	QTY	COST	COMMENTS	
ELECTRIC DISTRIBUTION	\$ 5.72	LF	1350	\$ 7,762.50		Street Lights
TRAFFIC SIGNAL	\$ 425,000.00	LS	0	\$ -		
STREET LIGHTS	\$ 9,750.00	EA	6	\$ 58,500.00		225
SUBTOTAL	\$ 66,263			\$ 66,263		
SANITARY SEWER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS	
4" SDR UD	\$ 6.56	LF	0	\$ -		
6" SDR UD	\$ 9.02	LF	0	\$ -		
PIPE 8" PVC W/BEDDING	\$ 43.00	LF	0	\$ -		0%
PIPE 10" PVC W/BEDDING	\$ 45.50	LF	0	\$ -		0%
PIPE 12" PVC W/BEDDING	\$ 62.00	LF	0	\$ -		0%
6" PVC FORCEMAIN	\$ 75.00	LF	0	\$ -		0%
EXTRA DEPTH 10'-12'	\$ 2.10	LF	0	\$ -		20%
EXTRA DEPTH 12' - 14'	\$ 6.62	LF	0	\$ -		10%
EXTRA DEPTH 14' - 16'	\$ 11.55	LF	0	\$ -		5%
EXTRA DEPTH 16' - 18'	\$ 26.09	LF	0	\$ -		5%
EXTRA DEPTH 18' - 20'	\$ 49.04	LF	0	\$ -		0%
EXTRA DEPTH 20' - 22'	\$ 60.38	LF	0	\$ -		0%
ROCK CUT	\$ 44.05	CY	0	\$ -		0%
8" X 4" WYE, BEND, CAP	\$ 103.00	EA	0	\$ -		
M.H. - 4" DIA (0-10')	\$ 4,100.00	EA	0	\$ -		300
M.H. - 5" DIA (0-10')	\$ 6,600.00	EA	0	\$ -		300
M.H. - EXTRA DEPTH	\$ 110.25	VF	0	\$ -		5
6" CLEANOUT ASSEMBLY	\$ 875.00	EA	0	\$ -		
MARKER POSTS	\$ 150.00	EA	0	\$ -		0%
TIE TO EXISTING STUB	\$ 1,500.00	EA	0	\$ -		
AIR TEST MAIN	\$ 0.62	LF	0	\$ -		
DEFLECTION TEST MAIN	\$ 0.80	LF	0	\$ -		
JETT SEWER MAINLINE	\$ 0.75	LF	0	\$ -		
TV SEWER LINE	\$ 0.85	LS	0	\$ -		
SPECIAL	\$ -	LS	0.00	\$ -		
SUBTOTAL	\$ 1,525			\$ 1,525		
STORM DRAINAGE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS	
15" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 75.00	LF	0	\$ -		0%
18" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 95.00	LF	338	\$ 32,062.50		25%
21" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 102.00	LF	0	\$ -		0%
24" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 115.00	LF	135	\$ 15,525.00		10%
30" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 139.00	LF	0	\$ -		0%
36" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 164.00	LF	135	\$ 22,140.00		10%
42" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 199.00	LF	0	\$ -		0%
48" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 233.00	LF	68	\$ 15,727.50		5%
54" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 275.00	LF	0	\$ -		0%
60" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 277.00	LF	68	\$ 18,697.50		5%
72" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 352.00	LF	0	\$ -		0%
84" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 395.00	LF	0	\$ -		0%
84" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 475.00	LF	0	\$ -		0%
96" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 650.00	LF	0	\$ -		0%
EXTRA DEPTH 8'-10'	\$ 2.68	VF	74	\$ 198.90		10%
EXTRA DEPTH 10'-12'	\$ 7.06	VF	37	\$ 281.95		5%
EXTRA DEPTH 12' - 14'	\$ 13.91	VF	0	\$ -		0%
EXTRA DEPTH 14' - 16'	\$ 23.26	VF	0	\$ -		0%
EXTRA DEPTH 16' - 18'	\$ 33.50	VF	0	\$ -		0%
ROCK CUT	\$ 45.15	CY	0	\$ -		0%
24" FES	\$ 3,381.00	EA	0	\$ -		
30" FES	\$ 5,000.00	EA	0	\$ -		
36" FES	\$ 5,800.00	EA	0	\$ -		
42" FES	\$ 6,000.00	EA	0	\$ -		
48" FES	\$ 6,800.00	EA	0	\$ -		
54" FES	\$ 7,200.00	EA	0	\$ -		
60" FES	\$ 9,100.00	EA	0	\$ -		
4" Diameter MH (0-8) w/24" Cover	\$ 4,650.00	EA	2	\$ 9,300.00		400
5" Diameter MH (0-8) w/24" Cover	\$ 5,600.00	EA	1	\$ 5,600.00		200
6" MH (0-8"depth) & 24" Cover	\$ 7,200.00	EA	1	\$ 7,200.00		200
Box Base Manhole	\$ 22,500.00	EA	0	\$ -		200
Riprap, Grouted (Type M/L/H)	\$ 278.25	CY	0	\$ -		
Riprap, Grouted 2' Boulders	\$ 367.50	CY	0	\$ -		
Riprap, Grouted 3' Boulders	\$ 404.25	CY	0	\$ -		
Riprap, Placed (Type M/L/H)	\$ 91.00	TN	0	\$ -		
Riprap, Placed Type V/H	\$ 87.91	TN	0	\$ -		
Soil Riprap Placed	\$ 76.60	TN	0	\$ -		
5" Type R Inlet Up to 5' Deep	\$ 5,100.00	EA	4	\$ 20,400.00		
Extra Depth Inlet Over 5' Deep	\$ 472.50	VF	0	\$ -		



10" Type 'R' Inlet Up to 5' Deep	\$ 7,200.00	EA	0	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 787.50	VF	0	\$ -	
15" Type 'R' Inlet Up to 5' Deep	\$ 11,750.00	EA	2	\$ 23,500.00	
Extra Depth Inlet Over 5' Deep	\$ 1,023.75	VF	0	\$ -	
20" Type 'R' Inlet Up to 5' Deep	\$ 15,800.00	EA	0	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 1,391.25	VF	0	\$ -	
Single No. 13 & 16	\$ 3,650.00	EA	0	\$ -	
Extra depth	\$ 337.05	EA	0	\$ -	
Double No. 13 & 16	\$ 5,700.00	EA	0	\$ -	
Extra depth	\$ 488.25	EA	0	\$ -	
Triple No. 13 & 16	\$ 8,300.00	EA	0	\$ -	
Extra depth	\$ 677.25	EA	0	\$ -	
Type 'C' Inlet (close mesh grate)	\$ 5,200.00	EA	0	\$ -	
Extra Depth	\$ 330.75	EA	0	\$ -	
OUTLET STRUCTURE	\$ 25,000.00	EA	1	\$ 25,000.00	
SPECIAL	\$ 45,000.00	LS	1.00	\$ 45,000.00	Pond
CONNECT TO EXISTING PIPE	\$ 2,625.00	LS	0	\$ -	
SUBTOTAL	\$ 238,273			\$ 238,273	
WATER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 40.16	LF	0	\$ -	0%
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 50.40	LF	0	\$ -	0%
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 56.00	LF	0	\$ -	0%
16" PVC w/Bedding & 12ga Tracer wire	\$ 66.48	LF	1350	\$ 92,449.35	100%
20" PVC w/Bedding & 12ga Tracer wire	\$ 122.85	LF	0	\$ -	0%
24" PVC w/Bedding & 12ga Tracer wire	\$ 128.12	LF	0	\$ -	0%
30" PVC w/Bedding & 12ga Tracer wire	\$ 331.01	LF	0	\$ -	0%
8" MJ Gate Valve W/Box & Restraints	\$ 2,310.00	EA	0	\$ -	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,540.00	EA	0	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,215.75	EA	0	\$ -	250
16" BFV Valve W/Box & Restraints	\$ 16,217.50	EA	2	\$ 32,791.50	750
20" BFV Valve W/Box & Restraints	\$ 14,049.00	EA	0	\$ -	750
24" BFV Valve W/Box & Restraints	\$ 18,375.00	EA	0	\$ -	750
30" BFV Valve W/Box & Restraints	\$ 31,538.85	EA	0	\$ -	750
Vaults for BFV	\$ 22,050.00	EA	2	\$ 39,690.00	
Fire Hydrants	\$ 8,400.00	EA	0	\$ -	300
8" Fittings	\$ 625.00	EA	0	\$ -	500
10" Fittings	\$ 780.00	EA	0	\$ -	750
12" Fittings	\$ 1,200.00	EA	0	\$ -	250
16" Fittings	\$ 1,569.75	EA	2	\$ 3,139.50	750
20" Fittings	\$ 3,465.00	EA	0	\$ -	750
24" Fittings	\$ 3,986.85	EA	0	\$ -	750
30" Fittings	\$ 4,567.50	EA	0	\$ -	750
Remove Plug & Tie In	\$ 1,890.00	EA	0	\$ -	
Tie in after testing	\$ 3,500.00	EA	0	\$ -	
Cl Clear Water & Pressure Test	\$ 4,500.00	EA	0.0	\$ -	
MARKER POSTS	\$ 135.00	EA	0	\$ -	100
SPECIAL	\$ 50,000.00	LS	1.00	\$ 50,000.00	Miscellaneous
SUBTOTAL	\$ 220,695			\$ 220,695	
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
RETAINING WALLS	\$ 29.50	LF	0	\$ -	
SUBTOTAL	\$ -			\$ -	
ASPHALT PAVING IMPROVEMENTS (INTERNAL)	UNIT PRICE	UNITS	QTY	COST	COMMENTS
ROAD BASE - 6"	\$ 6.80	SY	7950	\$ 52,470.00	53.0
PAVING - 4"	\$ 17.00	SY	0	\$ -	
PAVING - 6"	\$ 25.50	SY	7200	\$ 183,600.00	48.0
PAVING - 10"	\$ 42.50	SY	0	\$ -	-
PAVING - SUBGRADE PREPARATION	\$ 2.85	SY	7200	\$ 20,520.00	
SUBEXCAVATION	\$ 2.52	CY	0	\$ -	3.0
PAVING 2	\$ 10.50	SY	0	\$ -	2" Mill/Overlay
PAVEMENT MARKINGS	\$ 1.00	LF	6750	\$ 6,750.00	5.0
SIGNAGE	\$ 450.00	EA	4	\$ 1,735.71	350
TRAFFIC CONTROL	\$ 25,000.00	LS	1	\$ 25,000.00	
SLEEVES	\$ 15.75	LF	1280	\$ 20,160.00	4
RAISE WATER VALVES	\$ 215.00	EA	0	\$ -	
RAISE MANHOLES	\$ 750.00	EA	5	\$ 4,106.25	
RAISE RANGEBOXES	\$ 350.00	EA	0	\$ -	
SUBTOTAL	\$ 314,342			\$ 314,342	
CONCRETE IMPROVEMENTS(INTERNAL)	UNIT PRICE	UNITS	QTY	COST	COMMENTS
CURB & GUTTER - 1' GUTTER	\$ 18.50	LF	0	\$ -	-
CURB & GUTTER - 2' GUTTER	\$ 19.35	LF	2700	\$ 82,245.00	2
CURB & GUTTER - 2' MOUNTABLE	\$ 25.75	LF	0	\$ -	-
ALLEYS - 6" CONCRETE	\$ 9.47	SF	0	\$ -	16
CURB AND GUTTER SUB GRADE PREPARATION	\$ 2.07	LF	2700	\$ 5,584.95	
SUBEXCAVATION ALLEYS	\$ 3.15	CY	0	\$ -	3.0
CROSS PANS	\$ 9.47	SF	800	\$ 7,576.00	2
HANDICAP RAMPS (CORNER)	\$ 3,525.00	EA	36	\$ 126,900.00	
MIDBLOCK HANDICAP RAMPS	\$ 1,500.00	EA	8	\$ 12,000.00	
5' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -	
4' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -	
8' TRAIL - 6"	\$ 5.10	SF	21600	\$ 110,160.00	2
SIDEWALK SUB GRADE PREP	\$ 1.85	LF	21600	\$ 39,960.00	
SUBTOTAL	\$ 354,426			\$ 354,426	
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
OPEN SPACE	\$ 3.00	SF	0	\$ -	-
FORMAL - STREETS	\$ 7.75	SF	41850	\$ 324,337.50	31
FORMAL - PARKS	\$ 7.75	SF	0	\$ -	
MONUMENTS	\$ -	LS	0	\$ -	
FENCING	\$ 13.10	SF	2700	\$ 35,370.00	2
TRAILS	\$ 5.10	SF	0	\$ -	
MAIL BOXES	\$ 2,300.00	EA	0	\$ -	
AMENITY	\$ -	LS	0	\$ -	
SUBTOTAL	\$ 359,708			\$ 359,708	
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
LETTERS OF CREDIT/BONDS	\$ 1,488,969	LS	1.0%	\$ 14,890	
WARRANTY	\$ 1,488,969	LS	3.0%	\$ 44,669	
MOBILIZATION	\$ 1,537,494	LS	2.0%	\$ 30,750	
CONTINGENCY	\$ 1,871,507	LS	20.0%	\$ 374,301	
	\$ -			\$ -	
PROJECT TOTAL	\$ 2,336,116			\$ 2,336,116	



THE CACHE - POUDRE RIVER ROAD					
July 29, 2020					
PROJECT TOTAL				\$ 10,895,830	
FEES					
	UNIT PRICE	UNITS	QTY	COST	COMMENTS
CLOSING AND ACQUISITION COSTS	\$ -	LOT	1	\$ -	
LEGAL FEES	\$ -	LOT	1	\$ -	
INSPECTION FEES	\$ -	LOT	1	\$ -	
SUBTOTAL	\$ -			\$ -	
PROFESSIONAL SERVICES					
	UNIT PRICE	UNITS	QTY	COST	COMMENTS
AGENCY REVIEW FEES	\$ 39,000.00	LS	1	\$ 39,000.00	0.50%
PLANNING	\$ 78,000.00	LS	1	\$ 78,000.00	1.00%
ENGINEERING	\$ 468,000.00	LS	1	\$ 468,000.00	6.00%
LANDSCAPE ARCHITECTURE	\$ 195,000.00	LS	1	\$ 195,000.00	2.50%
STAKING	\$ 195,000.00	LS	1	\$ 195,000.00	2.50%
SOILS AND ENVIRONMENTAL TESTING	\$ 195,000.00	LS	1	\$ 195,000.00	2.50%
RECORD DRAWINGS/CLOSE OUT	\$ 58,500.00	LS	1	\$ 58,500.00	0.75%
SUBTOTAL	\$ 1,228,500			\$ 1,228,500	
GRADING					
	UNIT PRICE	UNITS	QTY	COST	COMMENTS
TOPSOIL	\$ 1.85	CY	7813	\$ 14,454.67	1.0%
OVERLOT GRADING	\$ 2.15	CY	78133	\$ 167,986.67	3
SUBEXCAVATION	\$ 2.20	CY	0	\$ -	
ROCK EXCAVATION	\$ 7.00	CY	0	\$ -	0%
SUBTOTAL	\$ 182,441			\$ 182,441	
EROSION CONTROL					
	UNIT PRICE	UNITS	QTY	COST	COMMENTS
EROSION CONTROL	\$ 10.00	LF	5860	\$ 58,600.00	
SUBTOTAL	\$ 58,600			\$ 58,600	
UTILITY TRENCHING					
	UNIT PRICE	UNITS	QTY	COST	COMMENTS
UTILITY TRENCHING	\$ -	LF	0	\$ -	
SUBTOTAL	\$ -			\$ -	
UTILITY CHARGES					
	UNIT PRICE	UNITS	QTY	COST	COMMENTS
ELECTRIC DISTRIBUTION	\$ 6.75	LF	5860	\$ 33,695.00	Street Lights
GAS DISTRIBUTION	\$ -	LF	5860	\$ -	Bury/Relocation
TELECOMMUNICATION DISTRIBUTION	\$ -	LF	5860	\$ -	Bury/Relocation
TRAFFIC SIGNAL	\$ 425,000.00	LS	1.0	\$ 425,000.00	
STREET LIGHTS	\$ 9,750.00	EA	27	\$ 263,250.00	228
SUBTOTAL	\$ 721,945			\$ 721,945	
SANITARY SEWER IMPROVEMENTS					
	UNIT PRICE	UNITS	QTY	COST	COMMENTS
3" SDR UD	\$ 6.56	LF	0	\$ -	Built by City
3" SDR UD	\$ 9.08	LF	0	\$ -	
PIPE 8" PVC W/BEDDING	\$ 43.00	LF	0	\$ -	0%
PIPE 10" PVC W/BEDDING	\$ 45.50	LF	0	\$ -	0%
PIPE 12" PVC W/BEDDING	\$ 62.00	LF	0	\$ -	0%
6" PVC FORCEMAIN	\$ 75.00	LF	0	\$ -	0%
EXTRA DEPTH 10'-12'	\$ 2.10	LF	0	\$ -	20%
EXTRA DEPTH 12'-14'	\$ 6.62	LF	0	\$ -	10%
EXTRA DEPTH 14'-16'	\$ 11.55	LF	0	\$ -	5%
EXTRA DEPTH 16'-18'	\$ 26.09	LF	0	\$ -	5%
EXTRA DEPTH 18'-20'	\$ 49.04	LF	0	\$ -	0%
EXTRA DEPTH 20'-22'	\$ 60.38	LF	0	\$ -	0%
ROCK CUT	\$ 44.05	CY	0	\$ -	0%
3" X 4" WYE, 8"END, CAP	\$ 103.00	EA	1	\$ 103.00	
M.H. - 4' DIA (0-10')	\$ 4,100.00	EA	0	\$ -	300
M.H. - 5' DIA (0-10')	\$ 8,600.00	EA	0	\$ -	300
M.H. - EXTRA DEPTH	\$ 110.25	VF	0	\$ -	5
3" CLEANOUT ASSEMBLY	\$ 875.00	EA	0	\$ -	
4" PVC SERVICE (40' AVG)	\$ 1,525.00	EA	1	\$ 1,525.00	
MARKER POSTS	\$ 150.00	EA	0	\$ -	0%
TIE TO EXISTING STUB	\$ 1,500.00	EA	0	\$ -	
AIR TEST MAIN	\$ 0.62	LF	0	\$ -	
DEFLECTION TEST MAIN	\$ 0.80	LF	0	\$ -	
JET SEWER MAINLINE	\$ 0.75	LF	0	\$ -	
TV SEWER LINE	\$ 0.85	LS	0	\$ -	
SPECIAL	\$ -	LS	0.00	\$ -	
SUBTOTAL	\$ 1,628			\$ 1,628	
STORM DRAINAGE IMPROVEMENTS					
	UNIT PRICE	UNITS	QTY	COST	COMMENTS
15" RCP CL III TGI C-443 0-8' w/squeegee	\$ 75.00	LF	0	\$ -	0%
18" RCP CL III TGI C-443 0-8' w/squeegee	\$ 95.00	LF	1465	\$ 139,175.00	25%
21" RCP CL III TGI C-443 0-8' w/squeegee	\$ 102.00	LF	0	\$ -	0%
24" RCP CL III TGI C-443 0-8' w/squeegee	\$ 115.00	LF	586	\$ 67,390.00	10%
30" RCP CL III TGI C-443 0-8' w/squeegee	\$ 139.00	LF	0	\$ -	0%
36" RCP CL III TGI C-443 0-8' w/squeegee	\$ 164.00	LF	586	\$ 96,104.00	10%
42" RCP CL III TGI C-443 0-8' w/squeegee	\$ 199.00	LF	0	\$ -	0%
48" RCP CL III TGI C-443 0-8' w/squeegee	\$ 233.00	LF	293	\$ 68,369.00	5%
54" RCP CL III TGI C-443 0-8' w/squeegee	\$ 275.00	LF	0	\$ -	0%
60" RCP CL III TGI C-443 0-8' w/squeegee	\$ 277.00	LF	293	\$ 81,161.00	5%
72" RCP CL III TGI C-443 0-8' w/squeegee	\$ 352.00	LF	0	\$ -	0%
84" RCP CL III TGI C-443 0-8' w/squeegee	\$ 395.00	LF	0	\$ -	0%
84" RCP CL III TGI C-443 0-8' w/squeegee	\$ 475.00	LF	0	\$ -	0%
96" RCP CL III TGI C-443 0-8' w/squeegee	\$ 650.00	LF	0	\$ -	0%
EXTRA DEPTH 8'-10'	\$ 2.68	VF	322	\$ 862.96	10%
EXTRA DEPTH 10'-12'	\$ 7.05	VF	151	\$ 1,137.07	5%
EXTRA DEPTH 12'-14'	\$ 13.91	VF	0	\$ -	0%
EXTRA DEPTH 14'-16'	\$ 23.26	VF	0	\$ -	0%
EXTRA DEPTH 16'-18'	\$ 33.50	VF	0	\$ -	0%
ROCK CUT	\$ 45.15	CY	0	\$ -	0%
24" FES	\$ 3,381.00	EA	0	\$ -	
30" FES	\$ 5,000.00	EA	0	\$ -	
36" FES	\$ 5,800.00	EA	0	\$ -	
42" FES	\$ 6,000.00	EA	0	\$ -	
48" FES	\$ 6,800.00	EA	0	\$ -	
54" FES	\$ 7,200.00	EA	0	\$ -	
60" FES	\$ 9,100.00	EA	0	\$ -	
4' Diameter MH (0-8) w/24" Cover	\$ 4,650.00	EA	6	\$ 27,900.00	408
5' Diameter MH (0-8) w/24" Cover	\$ 5,600.00	EA	3	\$ 16,800.00	200
6' MH (0-8 depth) & 24" Cover	\$ 7,200.00	EA	3	\$ 21,096.00	200
Box Base Manhole	\$ 22,600.00	EA	0	\$ -	200
Riprap, Grouted (Type M/L/H)	\$ 276.25	CY	0	\$ -	
Riprap, Grouted 2' Boulders	\$ 367.50	CY	0	\$ -	
Riprap, Grouted 3' Boulders	\$ 404.25	CY	0	\$ -	
Riprap, Placed (Type M/L/H)	\$ 91.09	TN	0	\$ -	
Riprap, Placed Type VH	\$ 97.91	TN	0	\$ -	



SUB TOTAL	\$	10,895.83	LN	0	\$	-	
5' Type 'R' Inlet Up to 5' Deep	\$	5,100.00	EA	0	\$	-	
Extra Depth Inlet Over 5' Deep	\$	472.50	VF	0	\$	-	
10' Type 'R' Inlet Up to 5' Deep	\$	7,200.00	EA	0	\$	-	
Extra Depth Inlet Over 5' Deep	\$	787.50	VF	0	\$	-	
15' Type 'R' Inlet Up to 5' Deep	\$	11,750.00	EA	0	\$	-	
Extra Depth Inlet Over 5' Deep	\$	1,023.75	VF	0	\$	-	
20' Type 'R' Inlet Up to 5' Deep	\$	15,800.00	EA	0	\$	-	
Extra Depth Inlet Over 5' Deep	\$	1,391.25	VF	0	\$	-	
Single No. 13 & 16	\$	3,650.00	EA	0	\$	-	
Extra depth	\$	337.05	EA	0	\$	-	
Double No. 13 & 16	\$	5,700.00	EA	0	\$	-	
Extra depth	\$	488.25	EA	0	\$	-	
Triple No. 13 & 16	\$	8,300.00	EA	0	\$	-	
Extra depth	\$	677.25	EA	0	\$	-	
Type 'C' Inlet (close mesh grate)	\$	5,200.00	EA	0	\$	-	
Extra Depth	\$	330.75	EA	0	\$	-	
OUTLET STRUCTURE	\$	25,000.00	EA	1	\$	25,000.00	
SPECIAL	\$	50,000.00	LS	1.00	\$	50,000.00	Form
CONNECT TO EXISTING PIPE	\$	2,625.00	LS	0	\$	-	
SUBTOTAL	\$	594,895			\$	594,895	
WATER IMPROVEMENTS		UNIT PRICE	UNITS	QTY	COST		COMMENTS
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$	40.16	LF	0	\$	-	0%
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$	50.40	LF	0	\$	-	0%
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$	56.00	LF	0	\$	-	0%
16" PVC w/Bedding & 12ga Tracer wire	\$	88.48	LF	5860	\$	401,298.88	100%
20" PVC w/Bedding & 12ga Tracer wire	\$	122.85	LF	0	\$	-	0%
24" PVC w/Bedding & 12ga Tracer wire	\$	128.12	LF	0	\$	-	0%
30" PVC w/Bedding & 12ga Tracer wire	\$	331.01	LF	0	\$	-	0%
8" MJ Gate Valve W/Box & Restraints	\$	2,310.00	EA	0	\$	-	500
10" MJ Gate Valve W/Box & Restraints	\$	3,540.60	EA	0	\$	-	750
12" MJ Gate Valve W/Box & Restraints	\$	4,215.75	EA	0	\$	-	250
16" BFV Valve W/Box & Restraints	\$	18,217.50	EA	7,813,333	\$	142,339.40	750
20" BFV Valve W/Box & Restraints	\$	14,049.00	EA	0	\$	-	750
24" BFV Valve W/Box & Restraints	\$	18,375.00	EA	0	\$	-	750
30" BFV Valve W/Box & Restraints	\$	31,535.85	EA	0	\$	-	750
Vaults for BFV	\$	22,050.00	EA	8	\$	172,264.00	
Fire Hydrants	\$	8,400.00	EA	0	\$	-	300
8" Fittings	\$	625.00	EA	0	\$	-	500
10" Fittings	\$	780.00	EA	0	\$	-	750
12" Fittings	\$	1,200.00	EA	0	\$	-	250
16" Fittings	\$	1,569.75	EA	8	\$	12,558.00	750
20" Fittings	\$	3,465.00	EA	0	\$	-	750
24" Fittings	\$	3,986.85	EA	0	\$	-	750
30" Fittings	\$	4,567.50	EA	0	\$	-	750
Remove Plug & Tie in	\$	1,690.00	EA	0	\$	-	
Tie in after testing	\$	3,500.00	EA	0	\$	-	
Cl Clear Water & Pressure Test	\$	4,500.00	EA	0.0	\$	-	
MARKER POSTS	\$	135.00	EA	0	\$	-	100
WATER SERVICE	\$	2,625.00	EA	1	\$	2,625.00	
SPECIAL	\$	50,000.00	LS	1.00	\$	50,000.00	Miscellaneous
SUBTOTAL	\$	781,105			\$	781,105	
RETAINING WALLS		UNIT PRICE	UNITS	QTY	COST		COMMENTS
RETAINING WALLS	\$	29.50	LF	0	\$	-	
SUBTOTAL	\$	-			\$	-	
ASPHALT PAVING IMPROVEMENTS (INTERNAL)		UNIT PRICE	UNITS	QTY	COST		COMMENTS
ROAD BASE - 6"	\$	6.60	SY	45578	\$	300,813.33	70.0
PAVING - 4"	\$	17.00	SY	0	\$	-	-
PAVING - 6"	\$	25.50	SY	0	\$	-	-
PAVING - 10"	\$	42.50	SY	37764	\$	1,604,988.89	58.0
PAVING - SUBGRADE PREPARATION	\$	2.85	SY	37764	\$	107,628.67	
SUBEXCAVATION	\$	2.52	CY	0	\$	-	3.0
PAVING 2	\$	10.50	SY	0	\$	-	2" Mill/Overlay
PAVEMENT MARKINGS	\$	1.00	LF	29300	\$	29,300.00	5.0
SIGNAGE	\$	450.00	EA	17	\$	7,534.29	350
TRAFFIC CONTROL	\$	15,000.00	LS	1	\$	15,000.00	
SLEEVES	\$	15.75	LF	1280	\$	20,160.00	4
RAISE WATER VALVES	\$	215.00	EA	0	\$	-	
RAISE MANHOLES	\$	750.00	EA	20	\$	14,807.50	
RAISE RANGEBOXES	\$	350.00	EA	0	\$	-	
SUBTOTAL	\$	2,100,233			\$	2,100,233	
CONCRETE IMPROVEMENTS(INTERNAL)		UNIT PRICE	UNITS	QTY	COST		COMMENTS
GUN CLUB ROAD CURB & GUTTER - 30"	\$	7.95	LF	0	\$	-	
CURB & GUTTER - 1' GUTTER	\$	18.50	LF	11720	\$	216,820.00	2
CURB & GUTTER - 2' GUTTER	\$	19.35	LF	11720	\$	226,782.00	2
CURB & GUTTER - 2' MOUNTABLE	\$	25.75	LF	0	\$	-	-
ALLEYS - 6" CONCRETE	\$	9.47	SF	0	\$	-	18
CURB AND GUTTER SUB GRADE PREPARATION	\$	2.07	LF	23440	\$	48,485.64	
SUBEXCAVATION ALLEYS	\$	3.15	CY	0	\$	-	3.0
CROSS PANS	\$	9.47	SF	800	\$	7,576.00	2
HANDICAP RAMPS (CORNER)	\$	3,625.00	EA	36	\$	128,900.00	
MIDBLOCK HANDICAP RAMPS	\$	1,500.00	EA	8	\$	12,000.00	
5' SIDEWALK - 6"	\$	5.10	SF	0	\$	-	
4' SIDEWALK - 6"	\$	5.10	SF	0	\$	-	
8' TRAIL - 6"	\$	5.10	SF	93760	\$	478,176.00	2
SIDEWALK SUB GRADE PREP	\$	1.85	LF	93760	\$	173,456.00	
SUBTOTAL	\$	1,290,196			\$	1,290,196	
LANDSCAPING IMPROVEMENTS		UNIT PRICE	UNITS	QTY	COST		COMMENTS
OPEN SPACE	\$	3.00	SF	0	\$	-	
FORMAL - STREETS	\$	7.75	SF	210980	\$	1,634,940.00	36
FORMAL - PARKS	\$	7.75	SF	0	\$	-	
MONUMENTS	\$	-	LS	0	\$	-	
FENCING	\$	13.10	SF	11720	\$	153,532.00	2
TRAILS	\$	5.10	SF	0	\$	-	
MAIL BOXES	\$	2,300.00	EA	0	\$	-	
AMENITY	\$	-	LS	0	\$	-	
SUBTOTAL	\$	1,788,472			\$	1,788,472	
ADDITIONAL COSTS		UNIT PRICE	UNITS	QTY	COST		COMMENTS
LETTERS OF CREDIT/BONDS	\$	6,556,528	LS	1.0%	\$	65,565	
WARRANTY	\$	6,556,528	LS	3.0%	\$	196,696	
MOBILIZATION	\$	6,797,570	LS	2.0%	\$	135,951	
CONTINGENCY	\$	8,748,015	LS	20.0%	\$	1,749,603	
	\$	-			\$	-	
PROJECT TOTAL	\$	10,895,830			\$	10,895,830	



THE CACHE - 4TH STREET					
July 29, 2020					
PROJECT TOTAL				\$ 4,654,715	
FEES					
CLOSING AND ACQUISITION COSTS	\$ -	LOT	1	\$ -	
LEGAL FEES	\$ -	LOT	1	\$ -	
INSPECTION FEES	\$ -	LOT	1	\$ -	
SUBTOTAL	\$ -			\$ -	
PROFESSIONAL SERVICES					
AGENCY REVIEW FEES	\$ 16,500.00	LS	1	\$ 16,500.00	0.50%
PLANNING	\$ 33,000.00	LS	1	\$ 33,000.00	1.00%
ENGINEERING	\$ 198,000.00	LS	1	\$ 198,000.00	6.00%
LANDSCAPE ARCHITECTURE	\$ 82,500.00	LS	1	\$ 82,500.00	2.50%
STAKING	\$ 82,500.00	LS	1	\$ 82,500.00	2.50%
SOILS AND ENVIRONMENTAL TESTING	\$ 82,500.00	LS	1	\$ 82,500.00	2.50%
RECORD DRAWINGS/CLOSE OUT	\$ 24,750.00	LS	1	\$ 24,750.00	0.75%
SUBTOTAL	\$ 519,750			\$ 519,750	
GRADING					
TOPSOIL	\$ 1.85	CY	3083	\$ 5,704.17	10%
OVERLOT GRADING	\$ 2.15	CY	30833	\$ 66,291.67	3
SUBEXCAVATION	\$ 2.20	CY	0	\$ -	
ROCK EXCAVATION	\$ 7.00	CY	0	\$ -	0%
SUBTOTAL	\$ 71,996			\$ 71,996	
EROSION CONTROL					
EROSION CONTROL	\$ 10.00	LF	2775	\$ 27,750.00	
SUBTOTAL	\$ 27,750			\$ 27,750	
UTILITY TRENCHING					
UTILITY TRENCHING	\$ -	LF	0	\$ -	
SUBTOTAL	\$ -			\$ -	
UTILITY CHARGES					
ELECTRIC DISTRIBUTION	\$ 5.75	LF	2775	\$ 15,956.25	Street Lights
GAS DISTRIBUTION	\$ -	LF	2775	\$ -	Bury/Relocations
TELECOMMUNICATION DISTRIBUTION	\$ -	LF	2775	\$ -	Bury/Relocations
TRAFFIC SIGNAL	\$ 425,000.00	LS	0.5	\$ 212,500.00	
STREET LIGHTS	\$ 9,750.00	EA	13	\$ 126,750.00	225
SUBTOTAL	\$ 355,206			\$ 355,206	
SANITARY SEWER IMPROVEMENTS					
4" SDR UD	\$ 6.56	LF	0	\$ -	
8" SDR UD	\$ 9.08	LF	2775	\$ 25,203.94	
PIPE 8" PVC W/BEDDING	\$ 43.00	LF	0	\$ -	0%
PIPE 10" PVC W/BEDDING	\$ 45.50	LF	0	\$ -	0%
PIPE 12" PVC W/BEDDING	\$ 62.00	LF	2775	\$ 172,050.00	100%
6" PVC FORCEMAIN	\$ 75.00	LF	0	\$ -	0%
EXTRA DEPTH 10'-12'	\$ 2.10	LF	555	\$ 1,165.50	20%
EXTRA DEPTH 12' - 14'	\$ 6.62	LF	278	\$ 1,835.66	10%
EXTRA DEPTH 14' - 16'	\$ 11.55	LF	139	\$ 1,602.56	5%
EXTRA DEPTH 16' - 18'	\$ 26.09	LF	139	\$ 3,620.33	5%
EXTRA DEPTH 18' - 20'	\$ 49.04	LF	0	\$ -	0%
EXTRA DEPTH 20' - 22'	\$ 60.38	LF	0	\$ -	0%
ROCK CUT	\$ 44.05	CY	0	\$ -	0%
8" X 4" WYE, BEND, CAP	\$ 103.00	EA	1	\$ 103.00	300
M.H. - 4' DIA (0-10')	\$ 4,100.00	EA	0	\$ -	300
M.H. - 5' DIA (0-10')	\$ 6,800.00	EA	10	\$ 68,000.00	300
M.H. - EXTRA DEPTH	\$ 110.25	VF	60	\$ 5,512.50	5
6" CLEANOUT ASSEMBLY	\$ 875.00	EA	10	\$ 8,750.00	
4" PVC SERVICE (40' AVG)	\$ 1,525.00	EA	1	\$ 1,525.00	
MARKER POSTS	\$ 150.00	EA	0	\$ -	0%
TIE TO EXISTING STUB	\$ 1,500.00	EA	0	\$ -	
AIR TEST MAIN	\$ 0.62	LF	2775	\$ 1,720.50	
DEFLECTION TEST MAIN	\$ 0.80	LF	2775	\$ 2,220.00	
JETT SEWER MAINLINE	\$ 0.75	LF	2775	\$ 2,081.25	
TV SEWER LINE	\$ 0.85	LS	2775	\$ 2,358.75	
SPECIAL	\$ -	LS	0.00	\$ -	
SUBTOTAL	\$ 295,749			\$ 295,749	
STORM DRAINAGE IMPROVEMENTS					
15" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 75.00	LF	0	\$ -	0%
18" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 95.00	LF	694	\$ 65,906.25	25%
21" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 102.00	LF	0	\$ -	0%
24" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 115.00	LF	278	\$ 31,912.50	10%
30" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 139.00	LF	0	\$ -	0%
36" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 164.00	LF	278	\$ 45,510.00	10%
42" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 199.00	LF	0	\$ -	0%
48" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 233.00	LF	139	\$ 32,328.76	5%
54" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 275.00	LF	0	\$ -	0%
60" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 277.00	LF	139	\$ 38,433.75	5%
72" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 352.00	LF	0	\$ -	0%
84" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 395.00	LF	0	\$ -	0%
84" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 475.00	LF	0	\$ -	0%
96" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 650.00	LF	0	\$ -	0%
EXTRA DEPTH 6'-10'	\$ 2.66	VF	153	\$ 406.65	10%
EXTRA DEPTH 10'-12'	\$ 7.06	VF	76	\$ 538.46	5%
EXTRA DEPTH 12' - 14'	\$ 13.91	VF	0	\$ -	0%
EXTRA DEPTH 14' - 16'	\$ 23.26	VF	0	\$ -	0%
EXTRA DEPTH 16' - 18'	\$ 33.50	VF	0	\$ -	0%
ROCK CUT	\$ 45.15	CY	0	\$ -	0%
24" FES	\$ 3,381.00	EA	0	\$ -	
30" FES	\$ 5,000.00	EA	0	\$ -	
36" FES	\$ 5,800.00	EA	0	\$ -	
42" FES	\$ 6,000.00	EA	0	\$ -	
48" FES	\$ 6,800.00	EA	0	\$ -	
54" FES	\$ 7,200.00	EA	0	\$ -	
60" FES	\$ 9,100.00	EA	0	\$ -	
4' Diameter MH (0-8) w/24" Cover	\$ 4,650.00	EA	3	\$ 13,950.00	400
5' Diameter MH (0-8) w/24" Cover	\$ 5,600.00	EA	2	\$ 11,200.00	200
6' MH (0-8 depth) & 24" Cover	\$ 7,200.00	EA	1	\$ 7,200.00	200
Box Base Manhole	\$ 22,500.00	EA	0	\$ -	200
Riprap, Grouted (Type M/L/H)	\$ 278.25	CY	0	\$ -	
Riprap, Grouted 2' Boulders	\$ 367.50	CY	0	\$ -	
Riprap, Grouted 3' Boulders	\$ 404.25	CY	0	\$ -	
Riprap, Placed (Type M/L/H)	\$ 91.09	TN	0	\$ -	
Riprap, Placed Type VH	\$ 97.91	TN	0	\$ -	



Soil Riprap Placed	\$ 75.60	TN	0	\$ -	
5' Type 'R' Inlet Up to 5' Deep	\$ 5,100.00	EA	0	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 472.50	VF	0	\$ -	
10' Type 'R' Inlet Up to 5' Deep	\$ 7,200.00	EA	0	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 787.50	VF	0	\$ -	
15' Type 'R' Inlet Up to 5' Deep	\$ 11,750.00	EA	0	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 1,023.75	VF	0	\$ -	
20' Type 'R' Inlet Up to 5' Deep	\$ 15,800.00	EA	0	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 1,391.25	VF	0	\$ -	
Single No. 13 & 16	\$ 3,650.00	EA	0	\$ -	
Extra depth	\$ 337.05	EA	0	\$ -	
Double No. 13 & 16	\$ 5,700.00	EA	0	\$ -	
Extra depth	\$ 488.25	EA	0	\$ -	
Triple No. 13 & 16	\$ 8,300.00	EA	0	\$ -	
Extra depth	\$ 677.25	EA	0	\$ -	
Type 'C' Inlet (close mesh grate)	\$ 5,200.00	EA	0	\$ -	
Extra Depth	\$ 330.75	EA	0	\$ -	
OUTLET STRUCTURE	\$ 15,000.00	EA	1	\$ 15,000.00	
SPECIAL	\$ 25,000.00	LS	1.00	\$ 25,000.00	Pond
CONNECT TO EXISTING PIPE	\$ 2,625.00	LS	0	\$ -	
SUBTOTAL	\$ 290,196			\$ 290,196	
WATER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
6" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 40.16	LF	0	\$ -	0%
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 50.40	LF	0	\$ -	0%
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 56.00	LF	2775	\$ 155,400.00	100%
16" PVC w/Bedding & 12ga Tracer wire	\$ 68.48	LF	0	\$ -	0%
20" PVC w/Bedding & 12ga Tracer wire	\$ 122.85	LF	0	\$ -	0%
24" PVC w/Bedding & 12ga Tracer wire	\$ 128.12	LF	0	\$ -	0%
30" PVC w/Bedding & 12ga Tracer wire	\$ 331.01	LF	0	\$ -	0%
8" MJ Gate Valve W/Box & Restraints	\$ 2,310.00	EA	0	\$ -	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,540.60	EA	0	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,215.75	EA	12	\$ 60,589.00	250
16" BFV Valve W/Box & Restraints	\$ 16,217.50	EA	0	\$ -	750
20" BFV Valve W/Box & Restraints	\$ 14,049.00	EA	0	\$ -	750
24" BFV Valve W/Box & Restraints	\$ 18,375.00	EA	0	\$ -	750
30" BFV Valve W/Box & Restraints	\$ 31,538.85	EA	0	\$ -	750
Vaults for BFV	\$ 22,050.00	EA	0	\$ -	
Fire Hydrants	\$ 8,400.00	EA	0	\$ -	300
8" Fittings	\$ 625.00	EA	0	\$ -	500
10" Fittings	\$ 780.00	EA	0	\$ -	750
12" Fittings	\$ 1,200.00	EA	12	\$ 14,400.00	250
16" Fittings	\$ 1,569.75	EA	0	\$ -	750
20" Fittings	\$ 3,465.00	EA	0	\$ -	750
24" Fittings	\$ 3,986.85	EA	0	\$ -	750
30" Fittings	\$ 4,567.50	EA	0	\$ -	750
Remove Plug & Tie in	\$ 1,900.00	EA	0	\$ -	
Tie in after testing	\$ 3,500.00	EA	0	\$ -	
C/ Clear Water & Pressure Test	\$ 4,500.00	EA	0.0	\$ -	
MARKER POSTS	\$ 135.00	EA	0	\$ -	100
WATER SERVICE	\$ 2,625.00	EA	1	\$ 2,625.00	
SPECIAL	\$ 50,000.00	LS	1.00	\$ 50,000.00	Miscellaneous
SUBTOTAL	\$ 273,014			\$ 273,014	
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
RETAINING WALLS	\$ 29.50	LF	0	\$ -	
SUBTOTAL	\$ -			\$ -	
ASPHALT PAVING IMPROVEMENTS (INTERNAL)	UNIT PRICE	UNITS	QTY	COST	COMMENTS
ROAD BASE - 6"	\$ 6.60	SY	16342	\$ 107,855.00	53.0
PAVING - 4"	\$ 17.00	SY	0	\$ -	-
PAVING - 6"	\$ 25.50	SY	14800	\$ 377,400.00	48.0
PAVING - 10"	\$ 42.50	SY	0	\$ -	-
PAVING - SUBGRADE PREPARATION	\$ 2.85	SY	14800	\$ 42,180.00	
SUBEXCAVATION	\$ 2.52	CY	0	\$ -	3.0
PAVING 2	\$ 10.50	SY	0	\$ -	2" Mill/Overlay
PAVEMENT MARKINGS	\$ 1.00	LF	13875	\$ 13,875.00	5.0
SIGNAGE	\$ 450.00	EA	8	\$ 3,567.86	350
TRAFFIC CONTROL	\$ 10,000.00	LS	1	\$ 10,000.00	
SLEEVES	\$ 15.75	LF	1280	\$ 20,160.00	4
RAISE WATER VALVES	\$ 215.00	EA	22	\$ 4,730.00	
RAISE MANHOLES	\$ 750.00	EA	16	\$ 12,292.50	
RAISE RANGEBOXES	\$ 350.00	EA	0	\$ -	
SUBTOTAL	\$ 592,060			\$ 592,060	
CONCRETE IMPROVEMENTS(INTERNAL)	UNIT PRICE	UNITS	QTY	COST	COMMENTS
GUN CLUB ROAD CURB & GUTTER - 30"	\$ 7.95	LF	0	\$ -	
CURB & GUTTER - 1' GUTTER	\$ 18.50	LF	0	\$ -	
CURB & GUTTER - 2' GUTTER	\$ 19.35	LF	5550	\$ 107,392.50	2
CURB & GUTTER - 2' MOUNTABLE	\$ 26.75	LF	0	\$ -	
ALLEYS - 6" CONCRETE	\$ 9.47	SF	0	\$ -	16
CURB AND GUTTER SUB GRADE PREPARATION	\$ 2.07	LF	5550	\$ 11,480.18	
SUBEXCAVATION ALLEYS	\$ 3.15	CY	0	\$ -	3.0
CROSS PANS	\$ 9.47	SF	800	\$ 7,576.00	2
HANDICAP RAMPS (CORNER)	\$ 3,525.00	EA	36	\$ 126,900.00	
MIDBLOCK HANDICAP RAMPS	\$ 1,500.00	EA	8	\$ 12,000.00	
5' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -	
4' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -	
6' TRAIL - 6"	\$ 5.10	SF	44400	\$ 226,440.00	2
SIDEWALK SUB GRADE PREP	\$ 1.85	LF	44400	\$ 82,140.00	
SUBTOTAL	\$ 573,929			\$ 573,929	
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
OPEN SPACE	\$ 3.00	SF	0	\$ -	
FORMAL - STREETS	\$ 7.75	SF	88025	\$ 686,693.75	31
FORMAL - PARKS	\$ 7.75	SF	0	\$ -	
MONUMENTS	\$ -	LS	0	\$ -	
FENCING	\$ 13.10	SF	5550	\$ 72,705.00	2
TRAILS	\$ 5.10	SF	0	\$ -	
MAIL BOXES	\$ 2,300.00	EA	0	\$ -	
AMENITY	\$ -	LS	0	\$ -	
SUBTOTAL	\$ 739,399			\$ 739,399	
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
LETTERS OF CREDIT/BONDS	\$ 2,764.347	LS	1.0%	\$ 27,643	
WARRANTY	\$ 2,764.347	LS	3.0%	\$ 82,930	
MOBILIZATION	\$ 2,864.093	LS	2.0%	\$ 57,282	
CONTINGENCY	\$ 3,739.049	LS	20.0%	\$ 747,810	
	\$ -			\$ -	
PROJECT TOTAL	\$ 4,654,715			\$ 4,654,715	



THE CACHE - 10TH STREET

July 29, 2020

PROJECT TOTAL					
				\$ 2,811,534	
FEES	UNIT PRICE	UNITS	QTY	COST	COMMENTS
CLOSING AND ACQUISITION COSTS	\$ -	LOT	1	\$ -	
LEGAL FEES	\$ -	LOT	1	\$ -	
INSPECTION FEES	\$ -	LOT	1	\$ -	
SUBTOTAL	\$ -			\$ -	
PROFESSIONAL SERVICES	UNIT PRICE	UNITS	QTY	COST	COMMENTS
AGENCY REVIEW FEES	\$ 10,000.00	LS	1	\$ 10,000.00	0.50%
PLANNING	\$ 20,000.00	LS	1	\$ 20,000.00	1.00%
ENGINEERING	\$ 120,000.00	LS	1	\$ 120,000.00	6.00%
LANDSCAPE ARCHITECTURE	\$ 50,000.00	LS	1	\$ 50,000.00	2.50%
STAKING	\$ 50,000.00	LS	1	\$ 50,000.00	2.50%
SOILS AND ENVIRONMENTAL TESTING	\$ 50,000.00	LS	1	\$ 50,000.00	2.50%
RECORD DRAWINGS/CLOSE OUT	\$ 15,000.00	LS	1	\$ 15,000.00	0.75%
SUBTOTAL	\$ 315,000			\$ 315,000	
GRADING	UNIT PRICE	UNITS	QTY	COST	COMMENTS
TOPSOIL	\$ 1.85	CY	1200	\$ 2,220.00	10%
OVERLOT GRADING	\$ 2.15	CY	12000	\$ 25,800.00	3
SUBEXCAVATION	\$ 2.20	CY	0	\$ -	
ROCK EXCAVATION	\$ 7.00	CY	0	\$ -	0%
SUBTOTAL	\$ 28,020			\$ 28,020	
EROSION CONTROL	UNIT PRICE	UNITS	QTY	COST	COMMENTS
EROSION CONTROL	\$ 10.00	LF	2700	\$ 27,000.00	
SUBTOTAL	\$ 27,000			\$ 27,000	
UTILITY TRENCHING	UNIT PRICE	UNITS	QTY	COST	COMMENTS
UTILITY TRENCHING	\$ -	LF	0	\$ -	
SUBTOTAL	\$ -			\$ -	
UTILITY CHARGES	UNIT PRICE	UNITS	QTY	COST	COMMENTS
ELECTRIC DISTRIBUTION	\$ 5.75	LF	2700	\$ 15,525.00	Street Lights
TRAFFIC SIGNAL	\$ 425,000.00	LS	0.5	\$ 212,500.00	
STREET LIGHTS	\$ 9,750.00	EA	12	\$ 117,000.00	225
SUBTOTAL	\$ 345,025			\$ 345,025	
SANITARY SEWER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
4" SDR UD	\$ 6.56	LF	0	\$ -	
6" SDR UD	\$ 9.08	LF	0	\$ -	
PIPE 8" PVC W/BEDDING	\$ 43.00	LF	0	\$ -	0%
PIPE 10" PVC W/BEDDING	\$ 45.50	LF	0	\$ -	0%
PIPE 12" PVC W/BEDDING	\$ 62.00	LF	0	\$ -	0%
8" PVC FORCEMAIN	\$ 75.00	LF	0	\$ -	0%
EXTRA DEPTH 10'-12'	\$ 2.10	LF	0	\$ -	20%
EXTRA DEPTH 12'-14'	\$ 6.62	LF	0	\$ -	10%
EXTRA DEPTH 14'-16'	\$ 11.55	LF	0	\$ -	5%
EXTRA DEPTH 16'-18'	\$ 26.09	LF	0	\$ -	5%
EXTRA DEPTH 18'-20'	\$ 49.04	LF	0	\$ -	0%
EXTRA DEPTH 20'-22'	\$ 60.38	LF	0	\$ -	0%
ROCK CUT	\$ 44.05	CY	0	\$ -	0%
8" X 4" WYE, REFD, CAP	\$ 103.00	EA	1	\$ 103.00	
M.H. - 4" DIA (0-10')	\$ 4,100.00	EA	0	\$ -	300
M.H. - 5" DIA (0-10')	\$ 6,600.00	EA	0	\$ -	300
M.H. - EXTRA DEPTH	\$ 110.25	VF	0	\$ -	5
6" CLEANOUT ASSEMBLY	\$ 375.00	EA	0	\$ -	
MARKER POSTS	\$ 150.00	EA	0	\$ -	0%
TIE TO EXISTING STUB	\$ 1,500.00	EA	0	\$ -	
AIR TEST MAIN	\$ 0.62	LF	0	\$ -	
DEFLECTION TEST MAIN	\$ 0.60	LF	0	\$ -	
JETT SEWER MAINLINE	\$ 0.75	LF	0	\$ -	
TV SEWER LINE	\$ 0.85	LS	0	\$ -	
SPECIAL	\$ -	LS	0.00	\$ -	
SUBTOTAL	\$ 1,628			\$ 1,628	
STORM DRAINAGE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
15" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 75.00	LF	0	\$ -	0%
18" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 95.00	LF	675	\$ 64,125.00	25%
21" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 102.00	LF	0	\$ -	0%
24" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 115.00	LF	270	\$ 31,050.00	10%
30" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 139.00	LF	0	\$ -	0%
36" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 164.00	LF	270	\$ 44,280.00	10%
42" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 199.00	LF	0	\$ -	0%
48" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 233.00	LF	135	\$ 31,455.00	5%
54" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 275.00	LF	0	\$ -	0%
60" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 277.00	LF	135	\$ 37,395.00	5%
72" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 352.00	LF	0	\$ -	0%
84" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 395.00	LF	0	\$ -	0%
84" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 475.00	LF	0	\$ -	0%
96" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 650.00	LF	0	\$ -	0%
EXTRA DEPTH 8'-10'	\$ 2.68	VF	149	\$ 397.61	10%
EXTRA DEPTH 10'-12'	\$ 7.06	VF	74	\$ 523.97	5%
EXTRA DEPTH 12'-14'	\$ 13.91	VF	0	\$ -	0%
EXTRA DEPTH 14'-16'	\$ 23.26	VF	0	\$ -	0%
EXTRA DEPTH 16'-18'	\$ 33.50	VF	0	\$ -	0%
ROCK CUT	\$ 45.15	CY	0	\$ -	0%
24" FES	\$ 3,381.00	EA	0	\$ -	
30" FES	\$ 5,000.00	EA	0	\$ -	
36" FES	\$ 5,800.00	EA	0	\$ -	
42" FES	\$ 6,000.00	EA	0	\$ -	
48" FES	\$ 6,800.00	EA	0	\$ -	
54" FES	\$ 7,200.00	EA	0	\$ -	
60" FES	\$ 9,100.00	EA	0	\$ -	
4" Diameter MH (0-8) w/24" Cover	\$ 4,650.00	EA	3	\$ 13,950.00	400
5" Diameter MH (0-8) w/24" Cover	\$ 5,600.00	EA	2	\$ 11,200.00	200
6" MH (0-8'depth) & 24" Cover	\$ 7,200.00	EA	1	\$ 9,720.00	200
Box Base Manhole	\$ 22,500.00	EA	0	\$ -	
Riprap, Grouted (Type M/L/H)	\$ 278.25	CY	0	\$ -	
Riprap, Grouted 2' Boulders	\$ 367.50	CY	0	\$ -	
Riprap, Grouted 3' Boulders	\$ 404.25	CY	0	\$ -	
Riprap, Placed (Type M/L/H)	\$ 91.00	TN	0	\$ -	
Riprap, Placed Type V/H	\$ 97.91	TN	0	\$ -	
Soil Riprap Placed	\$ 75.60	TN	0	\$ -	
5' Type 'R' Inlet Up to 5' Deep	\$ 5,100.00	EA	0	\$ -	



Extra Depth Inlet Over 5' Deep	\$ 472.50	VF	0	\$ -		
10' Type 'R' Inlet Up to 5' Deep	\$ 7,200.00	EA	0	\$ -		
Extra Depth Inlet Over 5' Deep	\$ 787.50	VF	0	\$ -		
15' Type 'R' Inlet Up to 5' Deep	\$ 11,750.00	EA	0	\$ -		
Extra Depth Inlet Over 5' Deep	\$ 1,023.75	VF	0	\$ -		
20' Type 'R' Inlet Up to 5' Deep	\$ 15,800.00	EA	0	\$ -		
Extra Depth Inlet Over 5' Deep	\$ 1,391.25	VF	0	\$ -		
Single No. 13 & 16	\$ 3,650.00	EA	0	\$ -		
Extra depth	\$ 337.05	EA	0	\$ -		
Double No. 13 & 16	\$ 5,700.00	EA	0	\$ -		
Extra depth	\$ 488.25	EA	0	\$ -		
Triple No. 13 & 16	\$ 8,300.00	EA	0	\$ -		
Extra depth	\$ 677.25	EA	0	\$ -		
Type 'C' Inlet (close mesh grate)	\$ 5,200.00	EA	0	\$ -		
Extra Depth	\$ 330.75	EA	0	\$ -		
OUTLET STRUCTURE	\$ 10,000.00	EA	1	\$ 10,000.00		
SPECIAL	\$ 25,000.00	LS	1.00	\$ 25,000.00		Pond
CONNECT TO EXISTING PIPE	\$ 2,625.00	LS	0	\$ -		
SUBTOTAL	\$ 279,097			\$ 279,097		
WATER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS	
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 40.16	LF	0	\$ -		0%
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 50.40	LF	0	\$ -		0%
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 56.00	LF	0	\$ -		0%
16" PVC w/Bedding & 12ga Tracer wire	\$ 68.48	LF	0	\$ -		0%
20" PVC w/Bedding & 12ga Tracer wire	\$ 122.85	LF	0	\$ -		0%
24" PVC w/Bedding & 12ga Tracer wire	\$ 128.12	LF	0	\$ -		0%
30" PVC w/Bedding & 12ga Tracer wire	\$ 331.01	LF	0	\$ -		0%
8" MJ Gate Valve W/Box & Restraints	\$ 2,310.00	EA	0	\$ -		500
10" MJ Gate Valve W/Box & Restraints	\$ 3,540.60	EA	0	\$ -		750
12" MJ Gate Valve W/Box & Restraints	\$ 4,215.75	EA	0	\$ -		250
16"BFV Valve W/Box & Restraints	\$ 18,217.50	EA	0	\$ -		750
20 BFV Valve W/Box & Restraints	\$ 14,049.00	EA	0	\$ -		750
24" BFV Valve W/Box & Restraints	\$ 18,375.00	EA	0	\$ -		750
30" BFV Valve W/Box & Restraints	\$ 31,538.85	EA	0	\$ -		750
Vaults for BFV	\$ 22,050.00	EA	0	\$ -		
Fire Hydrants	\$ 8,400.00	EA	0	\$ -		300
8" Fittings	\$ 625.00	EA	0	\$ -		500
10" Fittings	\$ 780.00	EA	0	\$ -		750
12" Fittings	\$ 1,200.00	EA	0	\$ -		250
16" Fittings	\$ 1,569.75	EA	0	\$ -		750
20" Fittings	\$ 3,465.00	EA	0	\$ -		750
24" Fittings	\$ 3,986.85	EA	0	\$ -		750
30" Fittings	\$ 4,567.50	EA	0	\$ -		750
Remove Plug & Tie in	\$ 1,890.00	EA	0	\$ -		
Tie in after testing	\$ 3,500.00	EA	0	\$ -		
CJ Clear Water & Pressure Test	\$ 4,500.00	EA	0.0	\$ -		
MARKER POSTS	\$ 135.00	EA	0	\$ -		100
SPECIAL	\$ 25,000.00	LS	1.00	\$ 25,000.00		Miscellaneous
SUBTOTAL	\$ 27,625			\$ 27,625		
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST	COMMENTS	
RETAINING WALLS	\$ 29.50	LF	0	\$ -		
SUBTOTAL	\$ -			\$ -		
ASPHALT PAVING IMPROVEMENTS (INTERNAL)	UNIT PRICE	UNITS	QTY	COST	COMMENTS	
ROAD BASE - 6"	\$ 6.60	SY	9000	\$ 59,400.00		30.0
PAVING - 4"	\$ 17.00	SY	0	\$ -		
PAVING - 6"	\$ 25.50	SY	0	\$ -		
PAVING - 10"	\$ 42.50	SY	7200	\$ 306,000.00		24.0
PAVING - SUBGRADE PREPARATION	\$ 2.85	SY	7200	\$ 20,520.00		
SUBEXCAVATION	\$ 2.52	CY	0	\$ -		3.0
PAVING 2	\$ 10.50	SY	0	\$ -		2" Mill/Overlay
PAVEMENT MARKINGS	\$ 1.00	LF	13500	\$ 13,500.00		5.0
SIGNAGE	\$ 450.00	EA	0	\$ -		350
TRAFFIC CONTROL	\$ 15,000.00	LS	1	\$ 15,000.00		
SLEEVES	\$ 15.75	LF	1280	\$ 20,160.00		4
RAISE WATER VALVES	\$ 215.00	EA	0	\$ -		
RAISE MANHOLES	\$ 750.00	EA	6	\$ 4,762.50		
RAISE RANGEBOXES	\$ 380.00	EA	0	\$ -		
SUBTOTAL	\$ 439,343			\$ 439,343		
CONCRETE IMPROVEMENTS(INTERNAL)	UNIT PRICE	UNITS	QTY	COST	COMMENTS	
CURB & GUTTER - 1' GUTTER	\$ 18.50	LF	0	\$ -		
CURB & GUTTER - 2' GUTTER	\$ 19.35	LF	2700	\$ 52,245.00		1
CURB & GUTTER - 2' MOUNTABLE	\$ 25.75	LF	0	\$ -		
ALLEYS - 6" CONCRETE	\$ 9.47	SF	0	\$ -		16
CURB AND GUTTER SUB GRADE PREPARATION	\$ 2.07	LF	2700	\$ 5,584.95		
SUBEXCAVATION ALLEYS	\$ 3.15	CY	0	\$ -		3.0
CROSS PANS	\$ 9.47	SF	800	\$ 7,576.00		2
HANDICAP RAMPS (CORNER)	\$ 3,525.00	EA	36	\$ 126,900.00		
MIDBLOCK HANDICAP RAMPS	\$ 1,500.00	EA	8	\$ 12,000.00		
5' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -		
4' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -		
8' TRAIL - 6"	\$ 5.10	SF	21600	\$ 110,160.00		
SIDEWALK SUB GRADE PREP	\$ 1.85	LF	21600	\$ 39,960.00		
SUBTOTAL	\$ 354,426			\$ 354,426		
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS	
OPEN SPACE	\$ 3.00	SF	0	\$ -		
FORMAL - STREETS	\$ 7.75	SF	48600	\$ 376,650.00		18
FORMAL - PARKS	\$ 7.75	SF	0	\$ -		
MONUMENTS	\$ -	LS	0	\$ -		
FENCING	\$ 13.10	SF	5400	\$ 70,740.00		2
TRAILS	\$ 5.10	SF	0	\$ -		
MAIL BOXES	\$ 2,300.00	EA	0	\$ -		
AMENITY	\$ -	LS	0	\$ -		
SUBTOTAL	\$ 447,390			\$ 447,390		
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS	
LETTERS OF CREDIT/BONDS	\$ 1,549,508	LS	1.0%	\$ 15,495		
WARRANTY	\$ 1,549,508	LS	3.0%	\$ 46,485		
MOBILIZATION	\$ 1,604,528	LS	2.0%	\$ 32,091		
CONTINGENCY	\$ 2,264,553	LS	20.0%	\$ 452,911		
	\$ -			\$ -		
PROJECT TOTAL	\$ 2,811,534			\$ 2,811,534		



THE CACHE - PA A1						
July 29, 2020						
				Intract	Infrastructure	
PROJECT TOTAL				\$ 4,592,809	\$ 202,200	4,795,009
FEES	UNIT PRICE	UNITS	QTY	COST	COST	COMMENTS
CLOSING AND ACQUISITION COSTS	\$ -	LOT	100	\$ -	\$ -	
LEGAL FEES	\$ -	LOT	100	\$ -	\$ -	
IMPACT FEES	\$ -	LOT	100	\$ -	\$ -	
SUBTOTAL	\$ -			\$ -	\$ -	
PROFESSIONAL SERVICES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
AGENCY REVIEW FEES	\$ 14,000.00	LS	1	\$ 14,000.00	\$ 750.00	0.50%
PLANNING	\$ 58,000.00	LS	1	\$ 58,000.00	\$ 3,000.00	2.00%
ENGINEERING	\$ 140,000.00	LS	1	\$ 140,000.00	\$ 9,000.00	5.00%
LANDSCAPE ARCHITECTURE	\$ 56,000.00	LS	1	\$ 56,000.00	\$ 3,750.00	2.00%
STAKING	\$ 56,000.00	LS	1	\$ 56,000.00	\$ 3,750.00	2.00%
SOILS AND ENVIRONMENTAL TESTING	\$ 56,000.00	LS	1	\$ 56,000.00	\$ 3,750.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 21,000.00	LS	1	\$ 21,000.00	\$ 1,125.00	0.75%
SUBTOTAL	\$ 3,990			\$ 399,000	\$ 25,125	
GRADING	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TOPSOIL	\$ 1.85	CY	3500	\$ 6,475.00	\$ -	10%
OVERLOT GRADING	\$ 2.15	CY	35000	\$ 22,575.00	\$ -	350
SUBTOTAL	\$ 291			\$ 29,050	\$ -	
EROSION CONTROL	UNIT PRICE	UNITS	QTY	COST		COMMENTS
EROSION CONTROL	\$ 675.00	LOT	100	\$ 67,500.00	\$ -	
SUBTOTAL	\$ 675			\$ 67,500	\$ -	
DEMOLITION	UNIT PRICE	UNITS	QTY	COST		COMMENTS
DEMOLITION	\$ 25,000.00	LS	0	\$ -	\$ 50,000.00	
SUBTOTAL	\$ -			\$ -	\$ 50,000	
UTILITY CHARGES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TRAFFIC SIGNAL	\$ 300,000.00	LS	0	\$ -	\$ -	
STREET LIGHTS	\$ 9,750.00	EA	14	\$ 136,500.00	\$ -	225
SUBTOTAL	\$ 4,365			\$ 136,500	\$ -	
SANITARY SEWER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
4" SOR UD	\$ 6.56	LF	3000	\$ 19,680.50	\$ -	
8" SOR UD	\$ 9.08	LF	0	\$ -	\$ -	
PIPE 8" PVC W/BEDDING	\$ 43.00	LF	3000	\$ 129,000.00	\$ -	
PIPE 10" PVC W/BEDDING	\$ 45.50	LF	0	\$ -	\$ -	
PIPE 12" PVC W/BEDDING	\$ 62.00	LF	0	\$ -	\$ -	
8" PVC FORCEMAIN	\$ 75.00	LF	0	\$ -	\$ -	
EXTRA DEPTH 10'-12'	\$ 2.10	LF	600	\$ 1,260.00	\$ -	20%
EXTRA DEPTH 12'-14'	\$ 6.62	LF	300	\$ 1,984.50	\$ -	10%
EXTRA DEPTH 14'-16'	\$ 11.55	LF	150	\$ 1,732.50	\$ -	5%
EXTRA DEPTH 16'-18'	\$ 26.09	LF	150	\$ 3,913.50	\$ -	5%
EXTRA DEPTH 18'-20'	\$ 49.04	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 20'-22'	\$ 80.38	LF	0	\$ -	\$ -	0%
ROCK CUT	\$ 44.05	CY	0	\$ -	\$ -	0%
8" X 4" WYE, BEND, CAP	\$ 103.00	EA	100	\$ 10,300.00	\$ -	
M.H. - 4" DIA (0-10')	\$ 4,100.00	EA	10	\$ 41,000.00	\$ -	300
M.H. - 8" DIA (0-10')	\$ 6,600.00	EA	0	\$ -	\$ -	300
M.H. - EXTRA DEPTH	\$ 110.25	VF	50	\$ 5,512.50	\$ -	3
8" CLEANOUT ASSEMBLY	\$ 875.00	EA	10	\$ 8,750.00	\$ -	
4" PVC SERVICE (40' AVG)	\$ 1,525.00	EA	0	\$ -	\$ -	
MARKER POSTS	\$ 150.00	EA	0	\$ -	\$ -	0%
TIE TO EXISTING STUB	\$ 1,500.00	EA	1	\$ 1,500.00	\$ -	
AIR TEST MAIN	\$ 0.62	LF	3000	\$ 1,860.00	\$ -	
DEFLECTION TEST MAIN	\$ 0.80	LF	3000	\$ 2,400.00	\$ -	
JETT SEWER MAINLINE	\$ 0.75	LF	3000	\$ 2,250.00	\$ -	
TV SEWER LINE	\$ 0.85	LS	3000	\$ 2,550.00	\$ -	
SPECIAL	\$ -	LS	0	\$ -	\$ -	
SUBTOTAL	\$ 2,337			\$ 233,701	\$ -	
STORM DRAINAGE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
15" RCP CL III TG/ C-443 0-8' w/squegee	\$ 75.00	LF	0	\$ -	\$ -	0%
18" RCP CL III TG/ C-443 0-8' w/squegee	\$ 95.00	LF	600	\$ 57,000.00	\$ -	20%
21" RCP CL III TG/ C-443 0-8' w/squegee	\$ 102.00	LF	0	\$ -	\$ -	0%
24" RCP CL III TG/ C-443 0-8' w/squegee	\$ 115.00	LF	450	\$ 51,750.00	\$ -	15%
30" RCP CL III TG/ C-443 0-8' w/squegee	\$ 139.00	LF	0	\$ -	\$ -	0%
36" RCP CL III TG/ C-443 0-8' w/squegee	\$ 164.00	LF	300	\$ 49,200.00	\$ -	10%
42" RCP CL III TG/ C-443 0-8' w/squegee	\$ 199.00	LF	0	\$ -	\$ -	0%
48" RCP CL III TG/ C-443 0-8' w/squegee	\$ 233.00	LF	0	\$ -	\$ -	0%
54" RCP CL III TG/ C-443 0-8' w/squegee	\$ 275.00	LF	0	\$ -	\$ -	0%
60" RCP CL III TG/ C-443 0-8' w/squegee	\$ 277.00	LF	0	\$ -	\$ -	0%
72" RCP CL III TG/ C-443 0-8' w/squegee	\$ 352.00	LF	0	\$ -	\$ -	0%
84" RCP CL III TG/ C-443 0-8' w/squegee	\$ 395.00	LF	0	\$ -	\$ -	0%
84" RCP CL III TG/ C-443 0-8' w/squegee	\$ 475.00	LF	0	\$ -	\$ -	0%
96" RCP CL III TG/ C-443 0-8' w/squegee	\$ 660.00	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 8'-10'	\$ 2.68	VF	135	\$ 381.46	\$ -	10%
EXTRA DEPTH 10'-12'	\$ 7.06	VF	68	\$ 476.28	\$ -	5%
EXTRA DEPTH 12'-14'	\$ 13.91	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 14'-16'	\$ 23.26	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 16'-18'	\$ 33.50	VF	0	\$ -	\$ -	0%
ROCK CUT	\$ 45.15	CY	0	\$ -	\$ -	0%
24" FES	\$ 3,381.00	EA	0	\$ -	\$ -	
30" FES	\$ 5,000.00	EA	0	\$ -	\$ -	
36" FES	\$ 5,800.00	EA	0	\$ -	\$ -	
42" FES	\$ 6,000.00	EA	0	\$ -	\$ -	
48" FES	\$ 8,800.00	EA	0	\$ -	\$ -	
54" FES	\$ 7,200.00	EA	0	\$ -	\$ -	
60" FES	\$ 9,100.00	EA	0	\$ -	\$ -	
2" Diameter MH (C-8) w/24" Cover	\$ 4,850.00	EA	3	\$ 13,950.00	\$ -	350
3" Diameter MH (C-8) w/24" Cover	\$ 5,600.00	EA	1	\$ 5,600.00	\$ -	350
6" MH (C-8 depth) & 24" Cover	\$ 7,200.00	EA	0	\$ -	\$ -	300
Box Base Manhole	\$ 22,500.00	EA	0	\$ -	\$ -	250
Riprap, Grouted (Type M/L/H)	\$ 278.25	CY	0	\$ -	\$ -	
Riprap, Grouted 2' Boulders	\$ 367.50	CY	0	\$ -	\$ -	
Riprap, Grouted 3' Boulders	\$ 404.25	CY	0	\$ -	\$ -	
Riprap, Placed (Type M/L/H)	\$ 91.09	TN	0	\$ -	\$ -	
Riprap, Placed Type V/H	\$ 97.91	TN	0	\$ -	\$ -	
Soil Riprap Placed	\$ 75.60	TN	0	\$ -	\$ -	
5" Type 'R' Inlet Up to 5' Deep	\$ 5,100.00	EA	3	\$ 15,300.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 472.50	VF	0	\$ -	\$ -	
10" Type 'R' Inlet Up to 5' Deep	\$ 7,200.00	EA	2	\$ 14,400.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 787.50	VF	0	\$ -	\$ -	
15" Type 'R' Inlet Up to 5' Deep	\$ 11,750.00	EA	1	\$ 11,750.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 1,023.75	VF	0	\$ -	\$ -	
20" Type 'R' Inlet Up to 5' Deep	\$ 15,800.00	EA	1	\$ 15,800.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 1,331.25	VF	0	\$ -	\$ -	
Single No. 13 & 16	\$ 3,650.00	EA	2	\$ 7,300.00	\$ -	
Extra Depth	\$ 337.05	EA	0	\$ -	\$ -	
Double No. 13 & 16	\$ 5,700.00	EA	0	\$ -	\$ -	



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				Intract	Infrastructure	
PROJECT TOTAL				\$ 4,592,809	\$ 202,200	4,795,009
Extra depth	\$ 488.25	EA	0	\$ -	\$ -	
Triple No. 13 & 16	\$ 8,300.00	EA	0	\$ -	\$ -	
Extra depth	\$ 677.25	EA	0	\$ -	\$ -	
Type C Inlet (close mesh grate)	\$ 5,200.00	EA	0	\$ -	\$ -	
Extra Depth	\$ 330.75	EA	0	\$ -	\$ -	
OUTLET STRUCTURE	\$ 50,000.00	EA	0.0	\$ -	\$ 25,000.00	
CHECK STRUCTURES	\$ 81.21	LF	0	\$ -	\$ 50,000.00	
CONNECT TO EXISTING PIPE	\$ 2,625.00	LS	2	\$ 5,250.00	\$ -	
SUBTOTAL	\$ 2,481			\$ 248,138	\$ 75,000	
WATER IMPROVEMENTS		UNIT PRICE	UNITS	QTY	COST	COMMENTS
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 40.16	LF	3000	\$ 120,487.50	\$ -	
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 50.40	LF	0	\$ -	\$ -	
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 56.00	LF	0	\$ -	\$ -	
16" PVC w/Bedding & 12ga Tracer wire	\$ 68.48	LF	0	\$ -	\$ -	
20" PVC w/Bedding & 12ga Tracer wire	\$ 122.85	LF	0	\$ -	\$ -	
24" PVC w/Bedding & 12ga Tracer wire	\$ 128.12	LF	0	\$ -	\$ -	
30" PVC w/Bedding & 12ga Tracer wire	\$ 331.01	LF	0	\$ -	\$ -	
8" MJ Gate Valve W/Box & Restraints	\$ 2,310.00	EA	6	\$ 13,860.00	\$ -	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,540.00	EA	0	\$ -	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,215.75	EA	0	\$ -	\$ -	250
16"BFV Valve W/Box & Restraints	\$ 16,217.50	EA	0	\$ -	\$ -	750
20 BFV Valve W/Box & Restraints	\$ 14,049.00	EA	0	\$ -	\$ -	750
24" BFV Valve W/Box & Restraints	\$ 18,375.00	EA	0	\$ -	\$ -	750
30" BFV Valve W/Box & Restraints	\$ 31,538.85	EA	0	\$ -	\$ -	750
Vaults for BFV	\$ 22,050.00	EA	0	\$ -	\$ -	
Fire Hydrants	\$ 8,400.00	EA	10	\$ 84,000.00	\$ -	300
8" Fittings	\$ 625.00	EA	6	\$ 3,750.00	\$ -	500
10" Fittings	\$ 780.00	EA	0	\$ -	\$ -	750
12" Fittings	\$ 1,200.00	EA	0	\$ -	\$ -	250
16" Fittings	\$ 1,569.75	EA	0	\$ -	\$ -	750
20" Fittings	\$ 3,465.00	EA	0	\$ -	\$ -	750
24" Fittings	\$ 3,986.85	EA	0	\$ -	\$ -	750
30" Fittings	\$ 4,567.50	EA	0	\$ -	\$ -	750
Remove Plug & Tie in	\$ 1,890.00	EA	2	\$ 3,780.00	\$ -	
Tie in after testing	\$ 3,500.00	EA	2	\$ 7,000.00	\$ -	
C/Clear Water & Pressure Test	\$ 4,900.00	EA	1.5	\$ 6,750.00	\$ -	
MARKER POSTS	\$ 135.00	EA	1	\$ 135.00	\$ -	1,000
WATER SERVICE	\$ 2,625.00	EA	0	\$ -	\$ -	
SPECIAL	\$ -	LS	0	\$ -	\$ 15,000.00	
SUBTOTAL	\$ 2,398			\$ 239,763	\$ 15,000	
RETAINING WALLS		UNIT PRICE	UNITS	QTY	COST	COMMENTS
RETAINING WALLS	\$ 29.50	LF	1000	\$ 29,500.00	\$ -	
SUBTOTAL	\$ 295			\$ 29,500	\$ -	
ASPHALT PAVING IMPROVEMENTS (INTERNAL)		UNIT PRICE	UNITS	QTY	COST	COMMENTS
ROAD BASE - 6"	\$ 6.60	SY	12000	\$ 79,200.00	\$ -	36.00
PAVING - 4"	\$ 17.00	SY	10000	\$ 170,000.00	\$ -	30.00
PAVING - 6"	\$ 25.50	SY	0	\$ -	\$ -	30.00
PAVING - 10"	\$ 45.00	SY	0	\$ -	\$ -	
PAVING - SUBGRADE PREPARATION	\$ 2.85	SY	10000	\$ 28,500.00	\$ -	
SUBEXCAVATION	\$ 2.52	CY	4000	\$ 10,080.00	\$ -	3.0
PAVING 2	\$ 10.50	SY	0	\$ -	\$ -	
PAVEMENT MARKINGS	\$ 1.00	LF	9000	\$ 9,000.00	\$ -	3.0
SIGNAGE	\$ 450.00	EA	4	\$ 1,800.00	\$ -	750
TRAFFIC CONTROL	\$ 7,500.00	LS	0	\$ -	\$ -	
SLEEVES	\$ 15.75	LF	3200	\$ 50,400.00	\$ -	0
RAISE WATER VALVES	\$ 215.00	EA	16	\$ 3,440.00	\$ -	
RAISE MANHOLES	\$ 750.00	EA	14	\$ 10,500.00	\$ -	
RAISE RANGEBOXES	\$ 350.00	EA	0	\$ -	\$ -	
SUBTOTAL	\$ 3,629			\$ 362,920	\$ -	
CONCRETE IMPROVEMENTS (INTERNAL)		UNIT PRICE	UNITS	QTY	COST	COMMENTS
CURB & GUTTER - 1" GUTTER	\$ 18.50	LF	0	\$ -	\$ -	2
CURB & GUTTER - 2" GUTTER	\$ 19.35	LF	6000	\$ 116,100.00	\$ -	2
CURB & GUTTER - 2" MOUNTABLE	\$ 25.75	LF	0	\$ -	\$ -	
ALLEYS - 8" CONCRETE	\$ 9.47	SF	0	\$ -	\$ -	18
CURB AND GUTTER SUB GRADE PREPARATION	\$ 2.07	LF	6000	\$ 12,411.00	\$ -	
SUBEXCAVATION ALLEYS	\$ 3.15	CY	0	\$ -	\$ -	3.0
CROSS PANS	\$ 9.47	SF	2400	\$ 22,728.00	\$ -	
HANDICAP RAMPS (CORNER)	\$ 3,525.00	EA	24	\$ 84,600.00	\$ -	
MIDBLOCK HANDICAP RAMPS	\$ 1,500.00	EA	4	\$ 6,000.00	\$ -	
5' SIDEWALK - 6"	\$ 5.10	SF	30000	\$ 153,000.00	\$ -	
4' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -	\$ -	0.25
3' TRAIL - 6"	\$ 5.10	SF	0	\$ -	\$ -	
SIDEWALK SUB GRADE PREP	\$ 1.95	LF	30000	\$ 58,500.00	\$ -	
SUBTOTAL	\$ 4,533			\$ 453,339	\$ -	
LANDSCAPING IMPROVEMENTS		UNIT PRICE	UNITS	QTY	COST	COMMENTS
OPEN SPACE	\$ 3.00	SF	19950	\$ 59,850.00	\$ -	Reseeding only
FORMAL - STREETS	\$ 7.75	SF	42000	\$ 325,500.00	\$ -	14
FORMAL - PARKS	\$ 7.75	SF	113050	\$ 876,137.50	\$ -	
MONUMENTS	\$ 27,750.00	LS	2	\$ 55,500.00	\$ -	
FENCING	\$ 13.10	SF	3000	\$ 39,300.00	\$ -	50
TRAILS	\$ 5.10	SF	0	\$ -	\$ -	
MAIL BOXES	\$ 2,300.00	EA	2	\$ 4,600.00	\$ -	
AMENITY	\$ 150,000.00	EA	1	\$ 150,000.00	\$ -	
SUBTOTAL	\$ 15,109			\$ 1,510,888	\$ -	
ADDITIONAL COSTS		UNIT PRICE	UNITS	QTY	COST	COMMENTS
LETTERS OF CREDIT/BONDS	\$ 3,078,248	LS	0.5%	\$ 15,391	\$ 450.00	
WARRANTY	\$ 3,078,248	LS	2.0%	\$ 61,565	\$ 1,800.00	builder responsibility
MOBILIZATION	\$ 3,174,798	LS	2.0%	\$ 63,498	\$ 1,800.00	
CONTINGENCY	\$ 3,710,298	LS	20.0%	\$ 742,060	\$ 33,025.00	
SUBTOTAL	\$ 8,825			\$ 882,512	\$ 37,075	
COST PARTICIPATION		UNIT PRICE	UNITS	QTY	COST	COMMENTS
REIMBURSEMENT	\$ -	LS	0	\$ -	\$ -	
SUBTOTAL	\$ -			\$ -	\$ -	
PROJECT TOTAL	\$ 45,928			\$ 4,592,809	\$ 202,200	



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Intracat Infrastructure

PROJECT TOTAL				\$ 10,597,465	\$ 1,042,668	11,640,133
FEES	UNIT PRICE	UNITS	QTY	COST	COST	COMMENTS
CLOSING AND ACQUISITION COSTS	\$ -	LOT	320	\$ -	\$ -	
LEGAL FEES	\$ -	LOT	320	\$ -	\$ -	
IMPACT FEES	\$ -	LOT	320	\$ -	\$ -	
SUBTOTAL	\$ -			\$ -	\$ -	
PROFESSIONAL SERVICES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
AGENCY REVIEW FEES	\$ 32,000.00	LS	1	\$ 32,000.00	\$ 3,700.00	0.50%
PLANNING	\$ 128,000.00	LS	1	\$ 128,000.00	\$ 14,800.00	2.00%
ENGINEERING	\$ 320,000.00	LS	1	\$ 320,000.00	\$ 44,400.00	5.00%
LANDSCAPE ARCHITECTURE	\$ 128,000.00	LS	1	\$ 128,000.00	\$ 18,500.00	2.00%
STAKING	\$ 128,000.00	LS	1	\$ 128,000.00	\$ 18,500.00	2.00%
SOILS AND ENVIRONMENTAL TESTING	\$ 128,000.00	LS	1	\$ 128,000.00	\$ 18,500.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 48,000.00	LS	1	\$ 48,000.00	\$ 5,550.00	0.75%
SUBTOTAL	\$ 2,850			\$ 912,000	\$ 123,950	
GRADING	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TOPSOIL	\$ 1.85	CY	11200	\$ 20,720.00	\$ 616.67	10%
OVERLOT GRADING	\$ 2.15	CY	112000	\$ 72,240.00	\$ 7,166.67	350
SUBTOTAL	\$ 291			\$ 92,960	\$ 7,783	
EROSION CONTROL	UNIT PRICE	UNITS	QTY	COST		COMMENTS
EROSION CONTROL	\$ 675.00	LQT	320	\$ 216,000.00	\$ 25,000.00	
SUBTOTAL	\$ 675			\$ 216,000	\$ 25,000	
DEMOLITION	UNIT PRICE	UNITS	QTY	COST		COMMENTS
DEMOLITION	\$ 25,000.00	LS	0	\$ -	\$ 50,000.00	
SUBTOTAL	\$ -			\$ -	\$ 50,000	
UTILITY CHARGES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TRAFFIC SIGNAL	\$ 300,000.00	LS	0	\$ -	\$ -	
STREET LIGHTS	\$ 9,750.00	EA	40	\$ 390,000.00	\$ 19,500.00	225
SUBTOTAL	\$ 1,219			\$ 390,000	\$ 52,000	
SANITARY SEWER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
4" SDR UD	\$ 6.90	LF	8800	\$ 57,750.00	\$ 3,281.25	
8" SDR UD	\$ 9.08	LF	0	\$ -	\$ -	
PIPE 8" PVC W/BEDDING	\$ 43.00	LF	8800	\$ 378,400.00	\$ 21,500.00	
PIPE 10" PVC W/BEDDING	\$ 45.50	LF	0	\$ -	\$ -	
PIPE 12" PVC W/BEDDING	\$ 62.00	LF	0	\$ -	\$ -	
8" PVC FORCEMAIN	\$ 75.00	LF	0	\$ -	\$ -	
EXTRA DEPTH 10'-12'	\$ 2.10	LF	1760	\$ 3,696.00	\$ 210.00	20%
EXTRA DEPTH 12'-14'	\$ 6.62	LF	880	\$ 5,821.20	\$ 330.75	10%
EXTRA DEPTH 14'-16'	\$ 11.55	LF	440	\$ 5,082.00	\$ 288.75	5%
EXTRA DEPTH 16'-18'	\$ 26.09	LF	440	\$ 11,480.70	\$ 652.31	5%
EXTRA DEPTH 18'-20'	\$ 49.04	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 20'-22'	\$ 60.38	LF	0	\$ -	\$ -	0%
ROCK CUT	\$ 44.05	CY	0	\$ -	\$ -	0%
6" X 4" WYE, BEND, CAP	\$ 103.00	EA	320	\$ 32,960.00	\$ -	
M.H. - 4' DIA (0-10')	\$ 4,100.00	EA	30	\$ 123,000.00	\$ 8,200.00	300
M.H. - 5' DIA (0-10')	\$ 5,600.00	EA	0	\$ -	\$ -	300
M.H. - EXTRA DEPTH	\$ 110.25	VF	150	\$ 16,537.50	\$ 1,102.50	5
5" CLEANOUT ASSEMBLY	\$ 875.00	EA	30	\$ 26,250.00	\$ 1,750.00	
4" PVC SERVICE (40' AVG)	\$ 1,525.00	EA	0	\$ -	\$ -	
MARKER POSTS	\$ 160.00	EA	0	\$ -	\$ -	0%
TIE TO EXISTING STUB	\$ 1,500.00	EA	1	\$ 1,500.00	\$ -	
AIR TEST MAIN	\$ 0.62	LF	8800	\$ 5,456.00	\$ 310.00	
DEFLECTION TEST MAIN	\$ 0.80	LF	8800	\$ 7,040.00	\$ 400.00	
JETT SEWER MAINLINE	\$ 0.75	LF	8800	\$ 6,600.00	\$ 375.00	
TV SEWER LINE	\$ 0.85	LS	8800	\$ 7,480.00	\$ 425.00	
SPECIAL	\$ -	LS	0	\$ -	\$ 15,000.00	
SUBTOTAL	\$ 2,153			\$ 689,053	\$ 53,826	
STORM DRAINAGE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
15" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 75.00	LF	0	\$ -	\$ -	0%
18" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 95.00	LF	1760	\$ 167,200.00	\$ 11,875.00	20%
21" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 102.00	LF	0	\$ -	\$ -	0%
24" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 115.00	LF	1320	\$ 151,800.00	\$ 5,750.00	150
30" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 139.00	LF	0	\$ -	\$ -	0%
36" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 164.00	LF	880	\$ 144,320.00	\$ 8,200.00	10%
42" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 199.00	LF	0	\$ -	\$ -	0%
48" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 233.00	LF	0	\$ -	\$ -	0%
54" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 275.00	LF	0	\$ -	\$ -	0%
60" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 277.00	LF	0	\$ -	\$ -	0%
72" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 352.00	LF	0	\$ -	\$ -	0%
84" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 395.00	LF	0	\$ -	\$ -	0%
84" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 475.00	LF	0	\$ -	\$ -	0%
96" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 650.00	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 8'-10'	\$ 2.68	VF	396	\$ 1,060.28	\$ 60.24	10%
EXTRA DEPTH 10'-12'	\$ 7.06	VF	198	\$ 1,387.08	\$ 79.38	5%
EXTRA DEPTH 12'-14'	\$ 13.91	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 14'-16'	\$ 23.26	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 16'-18'	\$ 33.50	VF	0	\$ -	\$ -	0%
ROCK CUT	\$ 45.15	CY	0	\$ -	\$ -	0%
24" FES	\$ 3,381.00	EA	0	\$ -	\$ -	
30" FES	\$ 5,000.00	EA	0	\$ -	\$ -	
36" FES	\$ 5,800.00	EA	0	\$ -	\$ -	
42" FES	\$ 6,800.00	EA	0	\$ -	\$ -	
48" FES	\$ 6,800.00	EA	0	\$ -	\$ -	
54" FES	\$ 7,200.00	EA	0	\$ -	\$ -	
60" FES	\$ 9,100.00	EA	0	\$ -	\$ -	
4" Diameter MH (0-8) w/24" Cover	\$ 4,650.00	EA	9	\$ 41,550.00	\$ 4,650.00	350
5" Diameter MH (0-8) w/24" Cover	\$ 5,600.00	EA	3	\$ 16,800.00	\$ 5,600.00	350
8" MH (0-8) depth & 24" Cover	\$ 7,200.00	EA	0	\$ -	\$ -	300
Box Base Manhole	\$ 22,500.00	EA	0	\$ -	\$ -	250
Riprap, Grouted (Type M/L/H)	\$ 278.25	CY	0	\$ -	\$ -	
Riprap, Grouted 2' Boulders	\$ 367.50	CY	0	\$ -	\$ -	
Riprap, Grouted 3' Boulders	\$ 404.25	CY	0	\$ -	\$ -	
Riprap, Placed (Type M/L/H)	\$ 81.09	TN	0	\$ -	\$ -	
Riprap, Placed Type VH	\$ 97.91	TN	0	\$ -	\$ -	
Soil Riprap Placed	\$ 75.60	TN	0	\$ -	\$ -	
5' Type 'R' Inlet Up to 5' Deep	\$ 5,100.00	EA	4	\$ 20,400.00	\$ 10,200.00	
Extra Depth Inlet Over 5' Deep	\$ 472.50	VF	0	\$ -	\$ -	
10' Type 'R' Inlet Up to 5' Deep	\$ 7,200.00	EA	4	\$ 28,800.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 787.50	VF	0	\$ -	\$ -	
15' Type 'R' Inlet Up to 5' Deep	\$ 11,750.00	EA	2	\$ 23,500.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 1,023.75	VF	0	\$ -	\$ -	
20' Type 'R' Inlet Up to 5' Deep	\$ 15,800.00	EA	2	\$ 31,600.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 1,381.25	VF	0	\$ -	\$ -	
Single No. 13 & 16	\$ 3,650.00	EA	2	\$ 7,300.00	\$ -	
Extra Depth	\$ 337.05	EA	0	\$ -	\$ -	
Double No. 13 & 16	\$ 5,700.00	EA	0	\$ -	\$ -	



THE CACHE - PA A1						
July 29, 2020						
				Intract	Infrastructure	
PROJECT TOTAL				\$ 10,597,465	\$ 1,042,668	11,640,133
Extra depth	\$ 488.25	EA	0	\$ -	\$ -	
Triple No. 13 & 16	\$ 8,300.00	EA	0	\$ -	\$ -	
Extra depth	\$ 677.25	EA	0	\$ -	\$ -	
Type C Inlet (close mesh grate)	\$ 5,200.00	EA	0	\$ -	\$ -	
Extra Depth	\$ 330.75	EA	0	\$ -	\$ -	
OUTLET STRUCTURE	\$ 50,000.00	EA	0.0	\$ -	\$ 25,000.00	
CHECK STRUCTURES	\$ 81.21	LF	0	\$ -	\$ 50,000.00	
CONNECT TO EXISTING PIPE	\$ 2,625.00	LS	2	\$ 5,250.00	\$ -	
SUBTOTAL	\$ 2,004			\$ 641,277	\$ 121,415	
WATER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 40.16	LF	8800	\$ 353,430.00	\$ -	
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 50.40	LF	0	\$ -	\$ -	
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 56.00	LF	0	\$ -	\$ 28,000.00	
16" PVC w/Bedding & 12ga Tracer wire	\$ 68.48	LF	0	\$ -	\$ -	
20" PVC w/Bedding & 12ga Tracer wire	\$ 122.85	LF	0	\$ -	\$ -	
24" PVC w/Bedding & 12ga Tracer wire	\$ 128.12	LF	0	\$ -	\$ -	
30" PVC w/Bedding & 12ga Tracer wire	\$ 331.01	LF	0	\$ -	\$ -	
8" MJ Gate Valve W/Box & Restraints	\$ 2,310.00	EA	18	\$ 41,580.00	\$ -	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,540.00	EA	0	\$ -	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,215.75	EA	0	\$ -	\$ 8,431.50	250
16" BFV Valve W/Box & Restraints	\$ 18,217.50	EA	0	\$ -	\$ -	750
20" BFV Valve W/Box & Restraints	\$ 14,049.00	EA	0	\$ -	\$ -	750
24" BFV Valve W/Box & Restraints	\$ 18,375.00	EA	0	\$ -	\$ -	750
30" BFV Valve W/Box & Restraints	\$ 31,538.85	EA	0	\$ -	\$ -	750
Vaults for BFV	\$ 22,050.00	EA	0	\$ -	\$ -	
Fire Hydrants	\$ 8,400.00	EA	30	\$ 252,000.00	\$ 14,000.00	300
8" Fittings	\$ 625.00	EA	18	\$ 11,250.00	\$ -	500
10" Fittings	\$ 780.00	EA	0	\$ -	\$ -	750
12" Fittings	\$ 1,200.00	EA	0	\$ -	\$ 2,400.00	250
16" Fittings	\$ 1,569.75	EA	0	\$ -	\$ -	750
20" Fittings	\$ 3,465.00	EA	0	\$ -	\$ -	750
24" Fittings	\$ 3,986.85	EA	0	\$ -	\$ -	750
30" Fittings	\$ 4,567.50	EA	0	\$ -	\$ -	750
Remove Plug & Tie in	\$ 1,890.00	EA	2	\$ 3,780.00	\$ -	
Tie in after testing	\$ 3,500.00	EA	2	\$ 7,000.00	\$ 7,000.00	
Cj Clear Water & Pressure Test	\$ 4,900.00	EA	1.5	\$ 6,750.00	\$ -	
MARKER POSTS	\$ 135.00	EA	1	\$ 135.00	\$ 135.00	1,000
WATER SERVICE	\$ 2,625.00	EA	0	\$ -	\$ -	
SPECIAL	\$ -	LS	0	\$ -	\$ 15,000.00	
SUBTOTAL	\$ 2,112			\$ 675,925	\$ 74,867	
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
RETAINING WALLS	\$ 29.50	LF	3000	\$ 88,500.00	\$ -	
SUBTOTAL	\$ 277			\$ 88,500	\$ -	
ASPHALT PAVING IMPROVEMENTS (INTERNAL)	UNIT PRICE	UNITS	QTY	COST		COMMENTS
ROAD BASE - 6"	\$ 6.60	SY	35200	\$ 232,320.00	\$ 13,200.00	36.00
PAVING - 4"	\$ 17.00	SY	29333	\$ 498,666.67	\$ -	30.00
PAVING - 6"	\$ 25.50	SY	0	\$ -	\$ 42,500.00	
PAVING - 10"	\$ 45.00	SY	0	\$ -	\$ -	
PAVING - SUBGRADE PREPARATION	\$ 2.85	SY	29333	\$ 83,600.00	\$ 4,750.00	
SUBEXCAVATION	\$ 2.52	CY	11733	\$ 29,568.00	\$ 4,200.00	3.0
PAVING 2	\$ 10.50	SY	0	\$ -	\$ -	
PAVEMENT MARKINGS	\$ 1.00	LF	28400	\$ 28,400.00	\$ 2,000.00	3.0
SIGNAGE	\$ 450.00	EA	12	\$ 5,400.00	\$ 375.00	750
TRAFFIC CONTROL	\$ 7,500.00	LS	0	\$ -	\$ 30,000.00	
SLEEVES	\$ 15.75	LF	3200	\$ 50,400.00	\$ 27,000.00	8
RAISE WATER VALVES	\$ 215.00	EA	48	\$ 10,320.00	\$ 880.00	
RAISE MANHOLES	\$ 750.00	EA	42	\$ 31,500.00	\$ 3,000.00	
RAISE RANGETOXES	\$ 350.00	EA	0	\$ -	\$ -	
SUBTOTAL	\$ 3,026			\$ 968,175	\$ 127,885	
CONCRETE IMPROVEMENTS (INTERNAL)	UNIT PRICE	UNITS	QTY	COST		COMMENTS
CURB & GUTTER - 1" GUTTER	\$ 18.50	LF	0	\$ -	\$ -	2
CURB & GUTTER - 2" GUTTER	\$ 19.35	LF	17600	\$ 340,560.00	\$ 19,350.00	2
CURB & GUTTER - 2" MOUNTABLE	\$ 25.75	LF	0	\$ -	\$ -	
ALLEYS - 6" CONCRETE	\$ 9.47	SF	0	\$ -	\$ -	18
CURB AND GUTTER SUB GRADE PREPARATION	\$ 2.07	LF	17600	\$ 36,405.60	\$ 2,068.50	
SUBEXCAVATION ALLEYS	\$ 3.15	CY	0	\$ -	\$ -	3.0
CROSS PANS	\$ 9.47	SF	2400	\$ 22,728.00	\$ 26,516.00	
HANDICAP RAMPS (CORNER)	\$ 3,525.00	EA	40	\$ 141,000.00	\$ 7,050.00	
MIDBLOCK HANDICAP RAMPS	\$ 1,500.00	EA	32	\$ 48,000.00	\$ 3,000.00	
5' SIDEWALK - 6"	\$ 5.10	SF	88000	\$ 448,800.00	\$ 25,500.00	2
4' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -	\$ -	0.25
8" TRAIL - 6"	\$ 5.10	SF	0	\$ -	\$ -	2
SIDEWALK SUB GRADE PREP	\$ 1.95	LF	88000	\$ 171,600.00	\$ 9,750.00	
SUBTOTAL	\$ 3,778			\$ 1,209,094	\$ 93,235	
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
OPEN SPACE	\$ 3.00	SF	30000	\$ 90,000.00	\$ -	Reseeding only
FORMAL - STREETS	\$ 7.75	SF	123200	\$ 954,800.00	\$ 116,250.00	14
FORMAL - PARKS	\$ 7.75	SF	170000	\$ 1,317,500.00	\$ -	
MONUMENTS	\$ 27,750.00	LS	2	\$ 55,500.00	\$ -	
FENCING	\$ 13.10	SF	5000	\$ 65,500.00	\$ -	50
TRAILS	\$ 5.10	SF	0	\$ -	\$ -	
MAIL BOXES	\$ 2,300.00	EA	5	\$ 11,500.00	\$ -	
AMENITY	\$ 150,000.00	EA	1	\$ 187,500.00	\$ -	
SUBTOTAL	\$ 8,382			\$ 2,682,300	\$ 116,250	
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
LETTERS OF CREDIT/BONDS	\$ 6,954.324	LS	0.5%	\$ 34,772	\$ 2,937.88	
WARRANTY	\$ 6,954.324	LS	2.0%	\$ 139,086	\$ 11,751.52	builder responsibility
MOBILIZATION	\$ 7,263.284	LS	2.0%	\$ 145,266	\$ 12,407.19	
CONTINGENCY	\$ 8,565.284	LS	20.0%	\$ 1,713,057	\$ 169,261.90	
SUBTOTAL	\$ 6,351			\$ 2,032,181	\$ 196,358	
COST PARTICIPATION	UNIT PRICE	UNITS	QTY	COST		COMMENTS
REIMBURSEMENT	\$ -	LS	0	\$ -	\$ -	
SUBTOTAL	\$ -			\$ -	\$ -	
PROJECT TOTAL	\$ 33,117			\$ 10,597,465	\$ 1,042,668	



THE CACHE - PA B2						
July 29, 2020						
				Intract	Infrastructure	
PROJECT TOTAL				\$ 16,418,903	\$ 1,292,488	17,711,391
FEES	UNIT PRICE	UNITS	QTY	COST	COST	COMMENTS
CLOSING AND ACQUISITION COSTS	\$ -	LOT	500	\$ -	\$ -	
LEGAL FEES	\$ -	LOT	500	\$ -	\$ -	
IMPACT FEES	\$ -	LOT	800	\$ -	\$ -	
SUBTOTAL	\$ -			\$ -	\$ -	
PROFESSIONAL SERVICES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
AGENCY REVIEW FEES	\$ 49,500.00	LS	1	\$ 49,500.00	\$ 4,600.00	0.50%
PLANNING	\$ 198,000.00	LS	1	\$ 198,000.00	\$ 18,400.00	2.00%
ENGINEERING	\$ 495,000.00	LS	1	\$ 495,000.00	\$ 55,200.00	5.00%
LANDSCAPE ARCHITECTURE	\$ 198,000.00	LS	1	\$ 198,000.00	\$ 23,000.00	2.00%
STAKING	\$ 198,000.00	LS	1	\$ 198,000.00	\$ 23,000.00	2.00%
SOILS AND ENVIRONMENTAL TESTING	\$ 198,000.00	LS	1	\$ 198,000.00	\$ 23,000.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 74,250.00	LS	1	\$ 74,250.00	\$ 8,900.00	0.75%
SUBTOTAL	\$ 2,922			\$ 1,410,750	\$ 154,100	
GRADING	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TOPSOIL	\$ 1.85	CY	17500	\$ 32,375.00	\$ 893.33	10%
OVERLOT GRADING	\$ 2.15	CY	175000	\$ 112,875.00	\$ 10,033.33	350
SUBTOTAL	\$ 291			\$ 145,250	\$ 10,897	
EROSION CONTROL	UNIT PRICE	UNITS	QTY	COST		COMMENTS
EROSION CONTROL	\$ 675.00	LOT	500	\$ 337,500.00	\$ 25,000.00	
SUBTOTAL	\$ 675			\$ 337,500	\$ 25,000	
DEMOLITION	UNIT PRICE	UNITS	QTY	COST		COMMENTS
DEMOLITION	\$ 25,000.00	LS	1	\$ 25,000.00	\$ 50,000.00	
SUBTOTAL	\$ 50			\$ 25,000	\$ 50,000	
UTILITY CHARGES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TRAFFIC SIGNAL	\$ 300,000.00	LS	0	\$ -	\$ -	
STREET LIGHTS	\$ 9,750.00	EA	62	\$ 604,500.00	\$ 29,250.00	20%
SUBTOTAL	\$ 1,209			\$ 604,500	\$ 74,750	
SANITARY SEWER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
1" SDR 11	\$ 6.96	LF	13750	\$ 90,234.38	\$ 4,693.75	
8" SDR 11	\$ 9.08	LF	0	\$ -	\$ -	
PIPE 8" PVC W/BEDDING	\$ 43.00	LF	13750	\$ 591,250.00	\$ 30,100.00	
PIPE 10" PVC W/BEDDING	\$ 45.50	LF	0	\$ -	\$ -	
PIPE 12" PVC W/BEDDING	\$ 62.00	LF	0	\$ -	\$ -	
8" PVC FORCEMAIN	\$ 75.00	LF	0	\$ -	\$ -	
EXTRA DEPTH 10'-12'	\$ 2.10	LF	2750	\$ 5,775.00	\$ 294.00	20%
EXTRA DEPTH 12'-14'	\$ 6.62	LF	1375	\$ 9,095.63	\$ 463.05	10%
EXTRA DEPTH 14'-16'	\$ 11.55	LF	688	\$ 7,940.63	\$ 404.25	5%
EXTRA DEPTH 16'-18'	\$ 26.09	LF	688	\$ 17,938.59	\$ 913.24	5%
EXTRA DEPTH 18'-20'	\$ 49.04	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 20'-22'	\$ 80.38	LF	0	\$ -	\$ -	0%
ROCK CUT	\$ 44.05	CY	0	\$ -	\$ -	0%
8" X 4" WYE, BEND, CAP	\$ 103.00	EA	500	\$ 51,500.00	\$ -	
M.H. - 4' DIA (0-10')	\$ 4,100.00	EA	46	\$ 168,600.00	\$ 12,300.00	300
M.H. - 5' DIA (0-10')	\$ 6,600.00	EA	0	\$ -	\$ -	300
M.H. - EXTRA DEPTH	\$ 110.25	VF	230	\$ 25,357.50	\$ 1,653.75	3
5' CLEANOUT ASSEMBLY	\$ 875.00	EA	46	\$ 40,250.00	\$ 2,625.00	
1" PVC SERVICE (40' AVG)	\$ 1,525.00	EA	0	\$ -	\$ -	
MARKER POSTS	\$ 150.00	EA	0	\$ -	\$ -	0%
TIE TO EXISTING SUB	\$ 1,500.00	EA	1	\$ 1,500.00	\$ -	
AIR TEST MAIN	\$ 0.62	LF	13750	\$ 8,525.00	\$ 434.00	
DEFLECTION TEST MAIN	\$ 0.90	LF	13750	\$ 11,000.00	\$ 560.00	
JETT SEWER MAINLINE	\$ 0.75	LF	13750	\$ 10,312.50	\$ 525.00	
TV SEWER LINE	\$ 0.85	LS	13750	\$ 11,687.50	\$ 595.00	
SPECIAL	\$ -	LS	0	\$ -	\$ 15,000.00	
SUBTOTAL	\$ 2,142			\$ 1,070,967	\$ 70,461	
STORM DRAINAGE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
15" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 75.00	LF	0	\$ -	\$ -	0%
18" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 95.00	LF	2750	\$ 261,250.00	\$ 16,625.00	20%
21" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 102.00	LF	0	\$ -	\$ -	0%
24" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 115.00	LF	2063	\$ 237,187.50	\$ 8,050.00	15%
30" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 139.00	LF	0	\$ -	\$ -	0%
36" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 164.00	LF	1375	\$ 225,500.00	\$ 11,480.00	10%
42" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 199.00	LF	0	\$ -	\$ -	0%
48" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 233.00	LF	0	\$ -	\$ -	0%
54" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 275.00	LF	0	\$ -	\$ -	0%
60" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 217.00	LF	0	\$ -	\$ -	0%
72" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 352.00	LF	0	\$ -	\$ -	0%
84" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 395.00	LF	0	\$ -	\$ -	0%
84" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 475.00	LF	0	\$ -	\$ -	0%
96" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 650.00	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 8'-10'	\$ 2.68	VF	619	\$ 1,656.70	\$ 84.34	10%
EXTRA DEPTH 10'-12'	\$ 7.06	VF	309	\$ 2,182.95	\$ 111.13	5%
EXTRA DEPTH 12'-14'	\$ 13.91	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 14'-16'	\$ 23.26	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 16'-18'	\$ 33.50	VF	0	\$ -	\$ -	0%
ROCK CUT	\$ 45.15	CY	0	\$ -	\$ -	0%
24" FES	\$ 3,381.00	EA	0	\$ -	\$ -	
30" FES	\$ 5,000.00	EA	0	\$ -	\$ -	
36" FES	\$ 5,800.00	EA	0	\$ -	\$ -	
42" FES	\$ 6,000.00	EA	0	\$ -	\$ -	
48" FES	\$ 6,800.00	EA	0	\$ -	\$ -	
54" FES	\$ 7,200.00	EA	0	\$ -	\$ -	
60" FES	\$ 8,100.00	EA	0	\$ -	\$ -	
24" Diameter MH (0-8) w/24" Cover	\$ 4,650.00	EA	14	\$ 65,100.00	\$ 4,650.00	350
36" Diameter MH (0-8) w/24" Cover	\$ 5,600.00	EA	4	\$ 22,400.00	\$ 5,600.00	350
8" MH (0-8) depth & 24" Cover	\$ 7,200.00	EA	0	\$ -	\$ -	300
Box Base Manhole	\$ 22,500.00	EA	0	\$ -	\$ -	250
Riprap, Grouted (Type M/L/H)	\$ 278.25	CY	0	\$ -	\$ -	
Riprap, Grouted 2' Boulders	\$ 367.50	CY	0	\$ -	\$ -	
Riprap, Grouted 3' Boulders	\$ 404.25	CY	0	\$ -	\$ -	
Riprap, Placed (Type M/L/H)	\$ 91.09	TN	0	\$ -	\$ -	
Riprap, Placed Type V/H	\$ 97.91	TN	0	\$ -	\$ -	
Soil Riprap Placed	\$ 75.60	TN	0	\$ -	\$ -	
5' Type 'R' Inlet Up to 5' Deep	\$ 5,100.00	EA	8	\$ 40,800.00	\$ 10,200.00	
Extra Depth Inlet Over 5' Deep	\$ 472.50	VF	0	\$ -	\$ -	
10' Type 'R' Inlet Up to 5' Deep	\$ 7,200.00	EA	8	\$ 57,600.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 787.50	VF	0	\$ -	\$ -	
15' Type 'R' Inlet Up to 5' Deep	\$ 11,750.00	EA	3	\$ 35,250.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 1,023.75	VF	0	\$ -	\$ -	
20' Type 'R' Inlet Up to 5' Deep	\$ 15,800.00	EA	3	\$ 47,400.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 1,391.25	VF	0	\$ -	\$ -	
Single No. 13 & 16	\$ 3,650.00	EA	2	\$ 7,300.00	\$ -	
Extra depth	\$ 337.05	EA	0	\$ -	\$ -	
Double No. 13 & 16	\$ 5,700.00	EA	0	\$ -	\$ -	



THE CACHE - PA B2						
July 29, 2020						
				Intract	Infrastructure	
PROJECT TOTAL				\$ 16,418,903	\$ 1,292,488	17,711,391
Extra depth	\$ 488.25	EA	0	\$ -	\$ -	
Triple No. 13 & 16	\$ 8,300.00	EA	0	\$ -	\$ -	
Extra depth	\$ 677.25	EA	0	\$ -	\$ -	
Type C Inlet (close mesh grate)	\$ 5,200.00	EA	0	\$ -	\$ -	
Extra Depth	\$ 330.75	EA	0	\$ -	\$ -	
OUTLET STRUCTURE	\$ 50,000.00	EA	1.0	\$ 50,000.00	\$ 25,000.00	
CHECK STRUCTURES	\$ 83.21	LF	0	\$ -	\$ 50,000.00	
CONNECT TO EXISTING PIPE	\$ 2,625.00	LS	2	\$ 5,250.00	\$ -	
SUBTOTAL	\$ 2,118			\$ 1,058,877	\$ 131,800	
WATER IMPROVEMENTS		UNIT PRICE	UNITS	QTY	COST	COMMENTS
6" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 40.16	LF	13750	\$ 562,234.38	\$ -	
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 50.40	LF	0	\$ -	\$ -	
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 56.00	LF	0	\$ -	\$ 39,200.00	
16" PVC w/Bedding & 12ga Tracer wire	\$ 68.48	LF	0	\$ -	\$ -	
20" PVC w/Bedding & 12ga Tracer wire	\$ 122.85	LF	0	\$ -	\$ -	
24" PVC w/Bedding & 12ga Tracer wire	\$ 128.12	LF	0	\$ -	\$ -	
30" PVC w/Bedding & 12ga Tracer wire	\$ 331.01	LF	0	\$ -	\$ -	
8" MJ Gate Valve W/Box & Restraints	\$ 2,310.00	EA	28	\$ 64,680.00	\$ -	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,540.60	EA	0	\$ -	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,215.75	EA	0	\$ -	\$ 12,647.25	250
16" BFV Valve W/Box & Restraints	\$ 16,217.50	EA	0	\$ -	\$ -	750
20" BFV Valve W/Box & Restraints	\$ 14,049.00	EA	0	\$ -	\$ -	750
24" BFV Valve W/Box & Restraints	\$ 18,375.00	EA	0	\$ -	\$ -	750
30" BFV Valve W/Box & Restraints	\$ 31,538.85	EA	0	\$ -	\$ -	750
Vaults for BFV	\$ 22,050.00	EA	0	\$ -	\$ -	
Fire Hydrants	\$ 8,400.00	EA	46	\$ 386,400.00	\$ 19,600.00	300
8" Fittings	\$ 625.00	EA	28	\$ 17,500.00	\$ -	500
10" Fittings	\$ 780.00	EA	0	\$ -	\$ -	750
12" Fittings	\$ 1,200.00	EA	0	\$ -	\$ 3,600.00	250
16" Fittings	\$ 1,569.75	EA	0	\$ -	\$ -	750
20" Fittings	\$ 3,465.00	EA	0	\$ -	\$ -	750
24" Fittings	\$ 3,986.85	EA	0	\$ -	\$ -	750
30" Fittings	\$ 4,667.50	EA	0	\$ -	\$ -	750
Remove Plug & Tie in	\$ 1,890.00	EA	2	\$ 3,780.00	\$ -	
Tie in after testing	\$ 3,500.00	EA	2	\$ 7,000.00	\$ 7,000.00	
CI Clear Water & Pressure Test	\$ 4,500.00	EA	1.6	\$ 6,750.00	\$ -	
MARKER POSTS	\$ 135.00	EA	1	\$ 135.00	\$ 135.00	1,000
WATER SERVICE	\$ 2,625.00	EA	0	\$ -	\$ -	
SPECIAL	\$ -	LS	0	\$ -	\$ 15,000.00	
SUBTOTAL	\$ 2,077			\$ 1,038,479	\$ 97,182	
RETAINING WALLS		UNIT PRICE	UNITS	QTY	COST	COMMENTS
RETAINING WALLS	\$ 29.60	LF	3600	\$ 103,250.00	\$ -	
SUBTOTAL	\$ 207			\$ 103,250	\$ -	
ASPHALT PAVING IMPROVEMENTS (INTERNAL)		UNIT PRICE	UNITS	QTY	COST	COMMENTS
ROAD BASE - 6"	\$ 6.60	SY	55000	\$ 363,000.00	\$ 18,480.00	36.00
PAVING - 4"	\$ 17.00	SY	45833	\$ 779,166.67	\$ -	30.00
PAVING - 6"	\$ 25.50	SY	0	\$ -	\$ 59,500.00	
PAVING - 10"	\$ 45.00	SY	0	\$ -	\$ -	
PAVING - SUBGRADE PREPARATION	\$ 2.85	SY	45833	\$ 130,625.00	\$ 6,650.00	
SUBEXCAVATION	\$ 2.82	CY	18333	\$ 48,200.00	\$ 5,880.00	3.0
PAVING 2	\$ 10.50	SY	0	\$ -	\$ -	
PAVEMENT MARKINGS	\$ 1.00	LF	41250	\$ 41,250.00	\$ 2,800.00	3.0
SIGNAGE	\$ 450.00	EA	19	\$ 8,550.00	\$ 750.00	750
TRAFFIC CONTROL	\$ 7,500.00	LS	0	\$ -	\$ 30,000.00	
SLEEVES	\$ 15.75	LF	3200	\$ 50,400.00	\$ 27,000.00	8
RAISE WATER VALVES	\$ 215.00	EA	74	\$ 15,910.00	\$ 1,290.00	
RAISE MANHOLES	\$ 750.00	EA	64	\$ 48,000.00	\$ 3,750.00	
RAISE RANGEBOXES	\$ 350.00	EA	0	\$ -	\$ -	
SUBTOTAL	\$ 2,966			\$ 1,483,102	\$ 156,108	
CONCRETE IMPROVEMENTS (INTERNAL)		UNIT PRICE	UNITS	QTY	COST	COMMENTS
CURB & GUTTER - 1" GUTTER	\$ 18.50	LF	0	\$ -	\$ -	2
CURB & GUTTER - 2" GUTTER	\$ 19.35	LF	27500	\$ 532,125.00	\$ 27,090.00	2
CURB & GUTTER - 2" MOUNTABLE	\$ 25.75	LF	0	\$ -	\$ -	
ALLEYS - 8" CONCRETE	\$ 9.47	SF	0	\$ -	\$ -	18
CURB AND GUTTER SUB GRADE PREPARATION	\$ 2.07	LF	27500	\$ 56,887.50	\$ 2,895.90	
SUBEXCAVATION ALLEYS	\$ 3.15	CY	0	\$ -	\$ -	3.0
CROSS PANS	\$ 9.47	SF	2400	\$ 22,728.00	\$ 26,516.00	
HANDICAP RAMPS (CORNER)	\$ 3,525.00	EA	44	\$ 155,100.00	\$ 7,050.00	
MIDBLOCK HANDICAP RAMPS	\$ 1,500.00	EA	8	\$ 12,000.00	\$ 3,000.00	
5' SIDEWALK - 6"	\$ 5.10	SF	137500	\$ 701,250.00	\$ 35,700.00	
4' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -	\$ -	0.25
8" TRAIL - 6"	\$ 5.10	SF	0	\$ -	\$ -	
SIDEWALK SUB GRADE PREP	\$ 1.95	LF	137500	\$ 268,125.00	\$ 13,850.00	
SUBTOTAL	\$ 3,496			\$ 1,748,212	\$ 115,902	
LANDSCAPING IMPROVEMENTS		UNIT PRICE	UNITS	QTY	COST	COMMENTS
OPEN SPACE	\$ 3.00	SF	45000	\$ 135,000.00	\$ -	Reseeding only
FORMAL - STREETS	\$ 7.75	SF	192500	\$ 1,491,875.00	\$ 162,750.00	14
FORMAL - PARKS	\$ 7.75	SF	255000	\$ 1,976,250.00	\$ -	
MONUMENTS	\$ 27,750.00	LS	4	\$ 111,000.00	\$ -	
FENCING	\$ 13.10	SF	10000	\$ 131,000.00	\$ -	50
TRAILS	\$ 5.10	SF	0	\$ -	\$ -	
MAIL BOXES	\$ 2,300.00	EA	11	\$ 25,300.00	\$ -	
AMENITY	\$ 150,000.00	EA	3	\$ 375,000.00	\$ -	
SUBTOTAL	\$ 8,491			\$ 4,245,425	\$ 162,750	
ADDITIONAL COSTS		UNIT PRICE	UNITS	QTY	COST	COMMENTS
LETTERS OF CREDIT/BONDS	\$ 10,748.312	LS	0.5%	\$ 53,742	\$ 3,670.98	
WARRANTY	\$ 10,748.312	LS	2.0%	\$ 214,966	\$ 14,683.91	builder responsibility
MOBILIZATION	\$ 11,231.062	LS	2.0%	\$ 224,621	\$ 15,401.85	
CONTINGENCY	\$ 13,271.312	LS	20.0%	\$ 2,654,262	\$ 209,788.47	
SUBTOTAL	\$ 6,295			\$ 3,147,591	\$ 243,545	
COST PARTICIPATION		UNIT PRICE	UNITS	QTY	COST	COMMENTS
REIMBURSEMENT	\$ -	LS	0	\$ -	\$ -	
SUBTOTAL	\$ -			\$ -	\$ -	
PROJECT TOTAL	\$ 32,838			\$ 16,418,903	\$ 1,292,488	



THE CACHE - PA C1						
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				Intract	Infrastructure	
PROJECT TOTAL				\$ 9,609,806	\$ 892,783	10,502,590
FEES	UNIT PRICE	UNITS	QTY	COST	COST	COMMENTS
CLOSING AND ACQUISITION COSTS	\$ -	LOT	350	\$ -	\$ -	
LEGAL FEES	\$ -	LOT	350	\$ -	\$ -	
IMPACT FEES	\$ -	LOT	350	\$ -	\$ -	
SUBTOTAL	\$ -			\$ -	\$ -	
PROFESSIONAL SERVICES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
AGENCY REVIEW FEES	\$ 21,000.00	LS	1	\$ 21,000.00	\$ 3,200.00	0.50%
PLANNING	\$ 84,000.00	LS	1	\$ 84,000.00	\$ 12,800.00	2.00%
ENGINEERING	\$ 210,000.00	LS	1	\$ 210,000.00	\$ 38,400.00	5.00%
LANDSCAPE ARCHITECTURE	\$ 84,000.00	LS	1	\$ 84,000.00	\$ 16,000.00	2.00%
STAKING	\$ 84,000.00	LS	1	\$ 84,000.00	\$ 16,000.00	2.00%
SOILS AND ENVIRONMENTAL TESTING	\$ 84,000.00	LS	1	\$ 84,000.00	\$ 16,000.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 31,500.00	LS	1	\$ 31,500.00	\$ 4,800.00	0.75%
SUBTOTAL	\$ 1,710			\$ 598,500	\$ 107,200	
GRADING	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TOPSOIL	\$ 1.85	CV	12250	\$ 22,862.50	\$ 370.00	10%
OVERLOT GRADING	\$ 2.15	CV	122500	\$ 79,012.50	\$ 4,300.00	350
SUBTOTAL	\$ 291			\$ 101,675	\$ 4,670	
EROSION CONTROL	UNIT PRICE	UNITS	QTY	COST		COMMENTS
EROSION CONTROL	\$ 675.00	LOT	350	\$ 236,250.00	\$ 25,000.00	
SUBTOTAL	\$ 675			\$ 236,250	\$ 25,000	
DEMOLITION	UNIT PRICE	UNITS	QTY	COST		COMMENTS
DEMOLITION	\$ 25,000.00	LS	1	\$ 25,000.00	\$ 50,000.00	
SUBTOTAL	\$ 71			\$ 25,000	\$ 50,000	
UTILITY CHARGES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TRAFFIC SIGNAL	\$ 380,250.00	LS	0	\$ -	\$ -	
STREET LIGHTS	\$ 9,750.00	EA	39	\$ 380,250.00	\$ 19,500.00	225
SUBTOTAL	\$ 1,086			\$ 380,250	\$ 39,000	
SANITARY SEWER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
4" SDR 11	\$ 8.66	LF	8750	\$ 57,421.88	\$ 1,968.75	
6" SDR 11	\$ 9.08	LF	0	\$ -	\$ -	
PIPE 8" PVC W/BEDDING	\$ 43.00	LF	8750	\$ 376,250.00	\$ 12,900.00	
PIPE 10" PVC W/BEDDING	\$ 45.50	LF	0	\$ -	\$ -	
PIPE 12" PVC W/BEDDING	\$ 62.00	LF	0	\$ -	\$ -	
8" PVC FORCEMAIN	\$ 75.00	LF	0	\$ -	\$ -	
EXTRA DEPTH 10'-12'	\$ 2.10	LF	1750	\$ 3,675.00	\$ 126.00	20%
EXTRA DEPTH 12'-14'	\$ 6.62	LF	875	\$ 5,788.13	\$ 198.45	10%
EXTRA DEPTH 14'-16'	\$ 11.65	LF	438	\$ 5,053.13	\$ 173.25	5%
EXTRA DEPTH 16'-18'	\$ 26.09	LF	438	\$ 11,415.47	\$ 391.39	5%
EXTRA DEPTH 18'-20'	\$ 49.04	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 20'-22'	\$ 60.38	LF	0	\$ -	\$ -	0%
ROCK CUT	\$ 44.05	CV	0	\$ -	\$ -	0%
5" X 4" WYE, BEND, CAP	\$ 103.00	EA	350	\$ 36,050.00	\$ -	
M.H. - 4' DIA (0-10')	\$ 4,100.00	EA	30	\$ 123,000.00	\$ 4,100.00	300
M.H. - 5' DIA (0-10')	\$ 6,600.00	EA	0	\$ -	\$ -	300
M.H. - EXTRA DEPTH	\$ 110.25	VF	150	\$ 16,537.50	\$ 551.25	5
6" CLEANOUT ASSEMBLY	\$ 875.00	EA	30	\$ 26,250.00	\$ 875.00	
4" PVC SERVICE (40" AVG)	\$ 1,525.00	EA	0	\$ -	\$ -	
MARKER POSTS	\$ 150.00	EA	1	\$ 150.00	\$ -	0%
16" TO EXISTING STUB	\$ 1,500.00	EA	1	\$ 1,500.00	\$ -	
AIR TEST MAIN	\$ 0.62	LF	8750	\$ 5,425.00	\$ 196.00	
DEFLECTION TEST MAIN	\$ 0.80	LF	8750	\$ 7,000.00	\$ 240.00	
JETT SEWER MAINLINE	\$ 0.75	LF	8750	\$ 6,562.50	\$ 225.00	
TV SEWER LINE	\$ 0.85	LS	8750	\$ 7,437.50	\$ 255.00	
SPECIAL	\$ -	LS	0	\$ -	\$ 15,000.00	
SUBTOTAL	\$ 1,970			\$ 669,366	\$ 37,190	
STORM DRAINAGE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
15" RCP CL III TGI C-443 0-8' w/squegee	\$ 75.00	LF	0	\$ -	\$ -	0%
18" RCP CL III TGI C-443 0-8' w/squegee	\$ 95.00	LF	1750	\$ 166,250.00	\$ 7,125.00	20%
21" RCP CL III TGI C-443 0-8' w/squegee	\$ 102.00	LF	0	\$ -	\$ -	0%
24" RCP CL III TGI C-443 0-8' w/squegee	\$ 115.00	LF	1313	\$ 150,937.50	\$ 3,450.00	15%
30" RCP CL III TGI C-443 0-8' w/squegee	\$ 139.00	LF	0	\$ -	\$ -	0%
36" RCP CL III TGI C-443 0-8' w/squegee	\$ 164.00	LF	875	\$ 143,500.00	\$ 4,920.00	10%
42" RCP CL III TGI C-443 0-8' w/squegee	\$ 199.00	LF	0	\$ -	\$ -	0%
48" RCP CL III TGI C-443 0-8' w/squegee	\$ 233.00	LF	0	\$ -	\$ -	0%
54" RCP CL III TGI C-443 0-8' w/squegee	\$ 275.00	LF	0	\$ -	\$ -	0%
60" RCP CL III TGI C-443 0-8' w/squegee	\$ 327.00	LF	0	\$ -	\$ -	0%
72" RCP CL III TGI C-443 0-8' w/squegee	\$ 362.00	LF	0	\$ -	\$ -	0%
84" RCP CL III TGI C-443 0-8' w/squegee	\$ 395.00	LF	0	\$ -	\$ -	0%
96" RCP CL III TGI C-443 0-8' w/squegee	\$ 475.00	LF	0	\$ -	\$ -	0%
96" RCP CL III TGI C-443 0-8' w/squegee	\$ 650.00	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 8'-10'	\$ 2.68	VF	394	\$ 1,054.27	\$ 36.15	10%
EXTRA DEPTH 10'-12'	\$ 7.06	VF	197	\$ 1,389.15	\$ 47.63	5%
EXTRA DEPTH 12'-14'	\$ 13.91	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 14'-16'	\$ 23.26	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 16'-18'	\$ 33.60	VF	0	\$ -	\$ -	0%
ROCK CUT	\$ 45.15	CV	0	\$ -	\$ -	0%
24" FES	\$ 3,381.00	EA	0	\$ -	\$ -	
30" FES	\$ 5,000.00	EA	0	\$ -	\$ -	
36" FES	\$ 5,800.00	EA	0	\$ -	\$ -	
42" FES	\$ 6,000.00	EA	0	\$ -	\$ -	
48" FES	\$ 6,800.00	EA	0	\$ -	\$ -	
54" FES	\$ 7,200.00	EA	0	\$ -	\$ -	
60" FES	\$ 9,100.00	EA	0	\$ -	\$ -	
4" Diameter MH (0-8) w/24" Cover	\$ 4,650.00	EA	3	\$ 41,850.00	\$ 4,650.00	360
5" Diameter MH (0-8) w/24" Cover	\$ 5,600.00	EA	3	\$ 16,800.00	\$ 5,600.00	360
6" MH (0-8) w/24" & 24" Cover	\$ 7,200.00	EA	0	\$ -	\$ -	360
Box Base Manhole	\$ 22,500.00	EA	0	\$ -	\$ -	250
Ricrap, Grouted (Type M/L/H)	\$ 278.25	CV	0	\$ -	\$ -	
Ricrap, Grouted 3" Boulders	\$ 367.50	CV	0	\$ -	\$ -	
Ricrap, Grouted 3" Boulders	\$ 404.25	CV	0	\$ -	\$ -	
Ricrap, Placed (Type M/L/H)	\$ 91.09	TN	0	\$ -	\$ -	
Ricrap, Placed Type VH	\$ 97.91	TN	0	\$ -	\$ -	
Soil Ricrap Placed	\$ 75.60	TN	0	\$ -	\$ -	
5' Type R' Inlet Up to 5' Deep	\$ 5,100.00	EA	3	\$ 15,300.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 472.50	VF	0	\$ -	\$ -	
10' Type R' Inlet Up to 5' Deep	\$ 7,200.00	EA	2	\$ 14,400.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 787.50	VF	0	\$ -	\$ -	
15' Type R' Inlet Up to 5' Deep	\$ 11,750.00	EA	1	\$ 11,750.00	\$ 23,500.00	
Extra Depth Inlet Over 5' Deep	\$ 1,023.75	VF	0	\$ -	\$ -	
20' Type R' Inlet Up to 5' Deep	\$ 15,800.00	EA	1	\$ 15,800.00	\$ 31,600.00	
Extra Depth Inlet Over 5' Deep	\$ 1,391.25	VF	0	\$ -	\$ -	
Single No. 13 & 16	\$ 3,650.00	EA	2	\$ 7,300.00	\$ -	
Extra depth	\$ 337.05	EA	0	\$ -	\$ -	
Double No. 13 & 16	\$ 5,700.00	EA	0	\$ -	\$ -	



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				Intract	Infrastructure	
PROJECT TOTAL				\$ 9,609,806	\$ 892,783	10,502,590
Extra depth	\$ 488.25	EA	0	\$ -	\$ -	
Triple No. 13 & 16	\$ 8,300.00	EA	0	\$ -	\$ -	
Extra depth	\$ 677.25	EA	0	\$ -	\$ -	
Type C Inlet (close mesh grate)	\$ 5,200.00	EA	0	\$ -	\$ -	
Extra Depth	\$ 330.75	EA	0	\$ -	\$ -	
OUTLET STRUCTURE	\$ 25,000.00	EA	1.0	\$ 25,000.00	\$ 25,000.00	
CHECK STRUCTURES	\$ 83.21	LF	0	\$ -	\$ 50,000.00	
CONNECT TO EXISTING PIPE	\$ 2,625.00	LS	2	\$ 5,250.00	\$ -	
SUBTOTAL	\$ 1,762			\$ 616,581	\$ 155,929	
WATER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 40.16	LF	8750	\$ 351,421.88	\$ -	
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 50.40	LF	0	\$ -	\$ -	
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 56.00	LF	0	\$ -	\$ 16,800.00	
16" PVC w/Bedding & 12ga Tracer wire	\$ 68.48	LF	0	\$ -	\$ -	
20" PVC w/Bedding & 12ga Tracer wire	\$ 122.85	LF	0	\$ -	\$ -	
24" PVC w/Bedding & 12ga Tracer wire	\$ 128.12	LF	0	\$ -	\$ -	
30" PVC w/Bedding & 12ga Tracer wire	\$ 331.01	LF	0	\$ -	\$ -	
8" MJ Gate Valve W/Box & Restraints	\$ 2,310.00	EA	18	\$ 41,580.00	\$ -	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,540.80	EA	0	\$ -	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,215.75	EA	0	\$ -	\$ 8,431.50	250
16" BFV Valve W/Box & Restraints	\$ 18,217.50	EA	0	\$ -	\$ -	750
20" BFV Valve W/Box & Restraints	\$ 14,049.00	EA	0	\$ -	\$ -	750
24" BFV Valve W/Box & Restraints	\$ 18,375.00	EA	0	\$ -	\$ -	750
30" BFV Valve W/Box & Restraints	\$ 31,538.85	EA	0	\$ -	\$ -	750
Vaults for BFV	\$ 22,050.00	EA	0	\$ -	\$ -	
Five Hydrants	\$ 8,400.00	EA	30	\$ 252,000.00	\$ 8,400.00	300
8" Fittings	\$ 625.00	EA	18	\$ 11,250.00	\$ -	500
10" Fittings	\$ 780.00	EA	0	\$ -	\$ -	750
12" Fittings	\$ 1,200.00	EA	0	\$ -	\$ 2,400.00	250
16" Fittings	\$ 1,569.75	EA	0	\$ -	\$ -	750
20" Fittings	\$ 3,465.00	EA	0	\$ -	\$ -	750
24" Fittings	\$ 3,986.85	EA	0	\$ -	\$ -	750
30" Fittings	\$ 4,567.50	EA	0	\$ -	\$ -	750
Remove Plug & Tie in	\$ 1,890.00	EA	2	\$ 3,780.00	\$ -	
Tie in after testing	\$ 3,500.00	EA	2	\$ 7,000.00	\$ 7,000.00	
Cl. Clear Water & Pressure Test	\$ 4,500.00	EA	1.5	\$ 6,750.00	\$ -	
MARKER POSTS	\$ 135.00	EA	1	\$ 135.00	\$ 135.00	1,000
WATER SERVICE	\$ 2,625.00	EA	0	\$ -	\$ -	
SPECIAL	\$ -	LS	0	\$ -	\$ 15,000.00	
SUBTOTAL	\$ 1,925			\$ 673,917	\$ 88,167	
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
RETAINING WALLS	\$ 29.50	LF	2000	\$ 59,000.00	\$ -	
SUBTOTAL	\$ 169			\$ 59,000	\$ -	
ASPHALT PAVING IMPROVEMENTS (INTERNAL)	UNIT PRICE	UNITS	QTY	COST		COMMENTS
ROAD BASE - 6"	\$ 6.60	SY	29167	\$ 192,500.00	\$ 7,920.00	30.00
PAVING - 4"	\$ 17.00	SY	35000	\$ 595,000.00	\$ -	36.00
PAVING - 6"	\$ 25.50	SY	0	\$ -	\$ 25,500.00	-
PAVING - 10"	\$ 46.00	SY	0	\$ -	\$ -	-
PAVING - SUBGRADE PREPARATION	\$ 2.85	SY	35000	\$ 99,750.00	\$ 2,880.00	
SUBEXCAVATION	\$ 2.62	CY	13611	\$ 34,300.00	\$ 2,520.00	3.0
PAVING 2	\$ 10.50	SY	0	\$ -	\$ -	-
PAVEMENT MARKINGS	\$ 1.00	LF	26250	\$ 26,250.00	\$ 1,200.00	3.0
SIGNAGE	\$ 450.00	EA	12	\$ 5,400.00	\$ 375.00	750
TRAFFIC CONTROL	\$ 7,500.00	LS	0	\$ -	\$ 30,000.00	
SLEEVES	\$ 15.75	LF	3200	\$ 50,400.00	\$ 27,000.00	8
RAISE WATER VALVES	\$ 215.00	EA	48	\$ 10,320.00	\$ 645.00	
RAISE MANHOLES	\$ 750.00	EA	42	\$ 31,500.00	\$ 2,250.00	
RAISE RAMP BOXES	\$ 350.00	EA	0	\$ -	\$ -	
SUBTOTAL	\$ 2,987			\$ 1,045,429	\$ 100,260	
CONCRETE IMPROVEMENTS (INTERNAL)	UNIT PRICE	UNITS	QTY	COST		COMMENTS
CURB & GUTTER - 1" GUTTER	\$ 18.50	LF	0	\$ -	\$ -	2
CURB & GUTTER - 2" GUTTER	\$ 19.35	LF	17500	\$ 338,625.00	\$ 11,610.00	3
CURB & GUTTER - 2" MOUNTABLE	\$ 25.75	LF	0	\$ -	\$ -	-
ALLEYS - 6" CONCRETE	\$ 9.47	SF	0	\$ -	\$ -	16
CURB AND GUTTER SUB GRADE PREPARATION	\$ 2.07	LF	17500	\$ 36,187.50	\$ 1,241.10	
SUBEXCAVATION ALLEYS	\$ 3.15	CY	0	\$ -	\$ -	3.0
CROSS PANS	\$ 9.47	SF	2400	\$ 22,728.00	\$ 26,516.00	1
HANDICAP RAMPS (CORNER)	\$ 3,525.00	EA	16	\$ 56,400.00	\$ 14,100.00	
MIDBLOCK HANDICAP RAMPS	\$ 1,500.00	EA	4	\$ 6,000.00	\$ 3,000.00	
5' SIDEWALK - 6"	\$ 5.10	SF	87500	\$ 446,250.00	\$ 15,300.00	2
4' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -	\$ -	0.25
8" TRAIL - 6"	\$ 5.10	SF	0	\$ -	\$ -	-
SIDEWALK SUB GRADE PREP	\$ 1.95	LF	87500	\$ 170,625.00	\$ 5,850.00	
SUBTOTAL	\$ 3,077			\$ 1,075,627	\$ 77,617	
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
OPEN SPACE	\$ 3.00	SF	22500	\$ 67,500.00	\$ -	Reseeding only
FORMAL - STREETS	\$ 7.75	SF	122500	\$ 949,375.00	\$ 69,750.00	14
FORMAL - PARKS	\$ 7.75	SF	122500	\$ 949,375.00	\$ -	
MONUMENTS	\$ 27,750.00	LS	2	\$ 55,500.00	\$ -	
FENCING	\$ 13.10	SF	3000	\$ 39,300.00	\$ -	50
TRAILS	\$ 5.10	SF	0	\$ -	\$ -	
MAIL BOXES	\$ 2,300.00	EA	4	\$ 9,200.00	\$ -	
AMENITY	\$ 150,000.00	EA	1	\$ 150,000.00	\$ -	
SUBTOTAL	\$ 6,454			\$ 2,259,000	\$ 69,750	
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
LETTERS OF CREDIT/BONDS	\$ 6,420.111	LS	0.5%	\$ 32,101	\$ 2,494.56	
WARRANTY	\$ 6,420.111	LS	2.0%	\$ 128,402	\$ 9,978.25	builder responsibility
MOBILIZATION	\$ 6,758.036	LS	2.0%	\$ 135,161	\$ 10,571.65	
CONTINGENCY	\$ 7,761.786	LS	20.0%	\$ 1,552,357	\$ 144,956.49	
SUBTOTAL	\$ 5,280			\$ 1,848,021	\$ 169,001	
COST PARTICIPATION	UNIT PRICE	UNITS	QTY	COST		COMMENTS
REIMBURSEMENT	\$ -	LS	0	\$ -	\$ -	
SUBTOTAL	\$ -			\$ -	\$ -	
PROJECT TOTAL	\$ 27,457			\$ 9,609,806	\$ 892,783	



THE CACHE - PA C2						
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				Intract	Infrastructure	
PROJECT TOTAL				\$ 12,686,649	\$ 1,155,945	13,842,594
FEES	UNIT PRICE	UNITS	QTY	COST	COST	COMMENTS
CLOSING AND ACQUISITION COSTS	\$ -	LOT	400	\$ -	\$ -	
LEGAL FEES	\$ -	LOT	400	\$ -	\$ -	
IMPACT FEES	\$ -	LOT	400	\$ -	\$ -	
SUBTOTAL	\$ -			\$ -	\$ -	
PROFESSIONAL SERVICES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
AGENCY REVIEW FEES	\$ 35,250.00	LS	1	\$ 35,250.00	\$ 4,100.00	0.50%
PLANNING	\$ 141,000.00	LS	1	\$ 141,000.00	\$ 16,400.00	2.00%
ENGINEERING	\$ 352,500.00	LS	1	\$ 352,500.00	\$ 49,200.00	5.00%
LANDSCAPE ARCHITECTURE	\$ 141,000.00	LS	1	\$ 141,000.00	\$ 20,500.00	2.00%
STAKING	\$ 141,000.00	LS	1	\$ 141,000.00	\$ 20,500.00	2.00%
SOILS AND ENVIRONMENTAL TESTING	\$ 141,000.00	LS	1	\$ 141,000.00	\$ 20,500.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 52,875.00	LS	1	\$ 52,875.00	\$ 6,150.00	0.75%
SUBTOTAL	\$ 2,612			\$ 1,004,625	\$ 137,350	
GRADING	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TOPSOIL	\$ 1.85	CY	14000	\$ 25,900.00	\$ 616.67	10%
OVERLOT GRADING	\$ 2.15	CY	140000	\$ 90,300.00	\$ 7,186.67	350
SUBTOTAL	\$ 291			\$ 116,200	\$ 7,783	
EROSION CONTROL	UNIT PRICE	UNITS	QTY	COST		COMMENTS
EROSION CONTROL	\$ 675.00	LOT	400	\$ 270,000.00	\$ 25,000.00	
SUBTOTAL	\$ 675			\$ 270,000	\$ 25,000	
DEMOLITION	UNIT PRICE	UNITS	QTY	COST		COMMENTS
DEMOLITION	\$ 25,000.00	LS	1	\$ 25,000.00	\$ 50,000.00	
SUBTOTAL	\$ 63			\$ 25,000	\$ 50,000	
UTILITY CHARGES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TRAFFIC SIGNAL	\$ 300,000.00	LS	0	\$ -	\$ -	
STREET LIGHTS	\$ 9,750.00	EA	45	\$ 438,750.00	\$ 29,250.00	225
SUBTOTAL	\$ 1,097			\$ 438,750	\$ 64,350	
SANITARY SEWER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
4" SDR UD	\$ 6.56	LF	10000	\$ 65,625.00	\$ 3,281.25	
8" SDR UD	\$ 9.08	LF	0	\$ -	\$ -	
PIPE 8" PVC W/BEDDING	\$ 43.00	LF	10000	\$ 430,000.00	\$ 21,500.00	
PIPE 10" PVC W/BEDDING	\$ 45.50	LF	0	\$ -	\$ -	
PIPE 12" PVC W/BEDDING	\$ 62.00	LF	0	\$ -	\$ -	
8" PVC FORCEMAIN	\$ 75.00	LF	0	\$ -	\$ -	
EXTRA DEPTH 10'-12'	\$ 2.10	LF	2000	\$ 4,200.00	\$ 210.00	20%
EXTRA DEPTH 12' - 14'	\$ 6.62	LF	1000	\$ 6,615.00	\$ 330.75	10%
EXTRA DEPTH 14' - 16'	\$ 11.55	LF	500	\$ 5,775.00	\$ 288.75	5%
EXTRA DEPTH 16' - 18'	\$ 26.09	LF	500	\$ 13,046.25	\$ 652.31	5%
EXTRA DEPTH 18' - 20'	\$ 49.04	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 20' - 22'	\$ 60.38	LF	0	\$ -	\$ -	0%
ROCK CUT	\$ 44.05	CY	0	\$ -	\$ -	0%
5" X 4" WYE, BEND, CAP	\$ 103.00	EA	400	\$ 41,200.00	\$ -	
M.H. - 8" DIA (0-10')	\$ 4,100.00	EA	34	\$ 139,400.00	\$ 8,200.00	300
M.H. - 8" DIA (0-10')	\$ 6,800.00	EA	0	\$ -	\$ -	300
M.H. - EXTRA DEPTH	\$ 110.25	VF	170	\$ 18,742.50	\$ 1,102.50	5
8" CLEANOUT ASSEMBLY	\$ 875.00	EA	34	\$ 29,750.00	\$ 1,750.00	
4" PVC SERVICE (40' AVG)	\$ 1,525.00	EA	0	\$ -	\$ -	
MARKER POSTS	\$ 150.00	EA	0	\$ -	\$ -	0%
TIE TO EXISTING STUB	\$ 1,500.00	EA	1	\$ 1,500.00	\$ -	
AIR TEST MAIN	\$ 0.62	LF	10000	\$ 6,200.00	\$ 310.00	
DEFLECTION TEST MAIN	\$ 0.90	LF	10000	\$ 8,000.00	\$ 400.00	
JETT SEWER MAINLINE	\$ 0.75	LF	10000	\$ 7,500.00	\$ 375.00	
TV SEWER LINE	\$ 0.85	LS	10000	\$ 8,500.00	\$ 425.00	
SPECIAL	\$ -	LS	0	\$ -	\$ 15,000.00	
SUBTOTAL	\$ 1,965			\$ 786,054	\$ 53,826	
STORM DRAINAGE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
16" RCP CL III TG/ C-443 0-8' w/squeegs	\$ 75.00	LF	0	\$ -	\$ -	0%
18" RCP CL III TG/ C-443 0-8' w/squeegs	\$ 95.00	LF	2000	\$ 190,000.00	\$ 12,825.00	20%
21" RCP CL III TG/ C-443 0-8' w/squeegs	\$ 102.00	LF	0	\$ -	\$ -	0%
24" RCP CL III TG/ C-443 0-8' w/squeegs	\$ 115.00	LF	1500	\$ 172,500.00	\$ 6,210.00	15%
30" RCP CL III TG/ C-443 0-8' w/squeegs	\$ 139.00	LF	0	\$ -	\$ -	0%
36" RCP CL III TG/ C-443 0-8' w/squeegs	\$ 164.00	LF	1600	\$ 164,000.00	\$ 8,860.00	10%
42" RCP CL III TG/ C-443 0-8' w/squeegs	\$ 199.00	LF	0	\$ -	\$ -	0%
48" RCP CL III TG/ C-443 0-8' w/squeegs	\$ 233.00	LF	0	\$ -	\$ -	0%
54" RCP CL III TG/ C-443 0-8' w/squeegs	\$ 275.00	LF	0	\$ -	\$ -	0%
60" RCP CL III TG/ C-443 0-8' w/squeegs	\$ 277.00	LF	0	\$ -	\$ -	0%
72" RCP CL III TG/ C-443 0-8' w/squeegs	\$ 352.00	LF	0	\$ -	\$ -	0%
84" RCP CL III TG/ C-443 0-8' w/squeegs	\$ 395.00	LF	0	\$ -	\$ -	0%
84" RCP CL III TG/ C-443 0-8' w/squeegs	\$ 475.00	LF	0	\$ -	\$ -	0%
96" RCP CL III TG/ C-443 0-8' w/squeegs	\$ 650.00	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 8'-10'	\$ 2.68	VF	450	\$ 1,204.88	\$ 65.06	10%
EXTRA DEPTH 10'-12'	\$ 7.06	VF	225	\$ 1,587.60	\$ 85.73	5%
EXTRA DEPTH 12' - 14'	\$ 13.91	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 14' - 16'	\$ 23.26	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 16' - 18'	\$ 33.50	VF	0	\$ -	\$ -	0%
ROCK CUT	\$ 45.15	CY	0	\$ -	\$ -	0%
24" FES	\$ 3,381.00	EA	0	\$ -	\$ -	
30" FES	\$ 5,000.00	EA	0	\$ -	\$ -	
36" FES	\$ 5,800.00	EA	0	\$ -	\$ -	
42" FES	\$ 6,000.00	EA	0	\$ -	\$ -	
48" FES	\$ 6,800.00	EA	0	\$ -	\$ -	
54" FES	\$ 7,200.00	EA	0	\$ -	\$ -	
60" FES	\$ 9,100.00	EA	0	\$ -	\$ -	
4" Diameter MH (0-8) w/24" Cover	\$ 4,650.00	EA	10	\$ 46,500.00	\$ 4,650.00	350
8" Diameter MH (0-8) w/24" Cover	\$ 5,600.00	EA	3	\$ 16,800.00	\$ 6,600.00	350
8" MH (0-8)depth) & 24" Cover	\$ 7,200.00	EA	0	\$ -	\$ -	300
Box Base Manhole	\$ 22,500.00	EA	0	\$ -	\$ -	250
Riprap, Grouted (Type M/L/H)	\$ 278.25	CY	0	\$ -	\$ -	
Riprap, Grouted 2' Boulders	\$ 367.50	CY	0	\$ -	\$ -	
Riprap, Grouted 3' Boulders	\$ 404.25	CY	0	\$ -	\$ -	
Riprap, Placed (Type M/L/H)	\$ 91.09	TN	0	\$ -	\$ -	
Riprap, Placed Type VH	\$ 97.91	TN	0	\$ -	\$ -	
Soil Riprap Placed	\$ 75.60	TN	0	\$ -	\$ -	
5" Type 'R' Inlet Up to 5' Deep	\$ 5,100.00	EA	8	\$ 40,800.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 472.50	VF	0	\$ -	\$ -	
10" Type 'R' Inlet Up to 5' Deep	\$ 7,200.00	EA	5	\$ 36,000.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 787.50	VF	0	\$ -	\$ -	
15" Type 'R' Inlet Up to 5' Deep	\$ 11,750.00	EA	3	\$ 35,250.00	\$ 23,500.00	
Extra Depth Inlet Over 5' Deep	\$ 1,023.75	VF	0	\$ -	\$ -	
20" Type 'R' Inlet Up to 5' Deep	\$ 15,800.00	EA	1	\$ 15,800.00	\$ 31,600.00	
Extra Depth Inlet Over 5' Deep	\$ 1,301.25	VF	0	\$ -	\$ -	
Single No. 13 & 16	\$ 3,650.00	EA	2	\$ 7,300.00	\$ -	
Extra depth	\$ 337.05	EA	0	\$ -	\$ -	
Double No. 13 & 16	\$ 5,700.00	EA	0	\$ -	\$ -	



THE CACHE - PA C2						
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				Intracrt	Infrastructure	
PROJECT TOTAL				\$ 12,666,649	\$ 1,155,945	13,822,594
Extra depth	\$ 488.25	EA	0	\$ -	\$ -	
Triple No. 13 & 16	\$ 8,300.00	EA	0	\$ -	\$ -	
Extra depth	\$ 677.25	EA	0	\$ -	\$ -	
Type C Inlet (close mesh grate)	\$ 5,200.00	EA	0	\$ -	\$ -	
Extra Depth	\$ 330.75	EA	0	\$ -	\$ -	
OUTLET STRUCTURE	\$ 75,000.00	EA	1.0	\$ 75,000.00	\$ 25,000.00	
CHECK STRUCTURES	\$ 83.21	LF	0	\$ -	\$ 50,000.00	
CONNECT TO EXISTING PIPE	\$ 2,625.00	LS	2	\$ 5,250.00	\$ -	
SUBTOTAL	\$ 2,020			\$ 807,992	\$ 168,392	
WATER IMPROVEMENTS						
6" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 40.16	LF	10000	\$ 401,625.00	\$ -	
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 50.40	LF	0	\$ -	\$ -	
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 56.00	LF	0	\$ -	\$ 28,000.00	
16" PVC w/Bedding & 12ga Tracer wire	\$ 68.48	LF	0	\$ -	\$ -	
20" PVC w/Bedding & 12ga Tracer wire	\$ 122.85	LF	0	\$ -	\$ -	
24" PVC w/Bedding & 12ga Tracer wire	\$ 128.12	LF	0	\$ -	\$ -	
30" PVC w/Bedding & 12ga Tracer wire	\$ 331.01	LF	0	\$ -	\$ -	
8" MJ Gate Valve W/Box & Restraints	\$ 2,310.00	EA	20	\$ 46,200.00	\$ -	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,540.60	EA	0	\$ -	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,215.75	EA	0	\$ -	\$ 8,431.50	250
16" BFV Valve W/Box & Restraints	\$ 18,217.50	EA	0	\$ -	\$ -	750
20" BFV Valve W/Box & Restraints	\$ 14,049.00	EA	0	\$ -	\$ -	750
24" BFV Valve W/Box & Restraints	\$ 18,375.00	EA	0	\$ -	\$ -	750
30" BFV Valve W/Box & Restraints	\$ 31,538.85	EA	0	\$ -	\$ -	750
Vaults for BFV	\$ 22,050.00	EA	0	\$ -	\$ -	
Five Hydrants	\$ 8,400.00	EA	34	\$ 285,600.00	\$ 14,000.00	300
8" Fittings	\$ 625.00	EA	20	\$ 12,500.00	\$ -	500
10" Fittings	\$ 780.00	EA	0	\$ -	\$ -	750
12" Fittings	\$ 1,200.00	EA	0	\$ -	\$ 2,400.00	250
16" Fittings	\$ 1,569.75	EA	0	\$ -	\$ -	750
20" Fittings	\$ 3,465.00	EA	0	\$ -	\$ -	750
24" Fittings	\$ 3,986.85	EA	0	\$ -	\$ -	750
30" Fittings	\$ 4,567.50	EA	0	\$ -	\$ -	750
Removg Plug & Tie in	\$ 1,890.00	EA	2	\$ 3,780.00	\$ -	
Tie in after testing	\$ 3,500.00	EA	2	\$ 7,000.00	\$ 7,000.00	
Clear Water & Pressure Test	\$ 4,500.00	EA	1.6	\$ 6,750.00	\$ -	
MARKER POSTS	\$ 135.00	EA	1	\$ 135.00	\$ 135.00	1,000
WATER SERVICE	\$ 2,625.00	EA	0	\$ -	\$ -	
SPECIAL	\$ -	LS	0	\$ -	\$ 15,000.00	
SUBTOTAL	\$ 1,908			\$ 763,590	\$ 74,967	
RETAINING WALLS						
RETAINING WALLS	\$ 29.50	LF	4000	\$ 118,000.00	\$ -	
SUBTOTAL	\$ 295			\$ 118,000	\$ -	
ASPHALT PAVING IMPROVEMENTS (INTERNAL)						
ROAD BASE - 6"	\$ 6.60	SY	33333	\$ 220,000.00	\$ 14,298.00	30.00
PAVING - 4"	\$ 17.00	SY	40000	\$ 680,000.00	\$ -	36.00
PAVING - 6"	\$ 25.50	SY	0	\$ -	\$ 45,900.00	
PAVING - 10"	\$ 45.00	SY	0	\$ -	\$ -	
PAVING - SUBGRADE PREPARATION	\$ 2.85	SY	40000	\$ 114,000.00	\$ 5,130.00	
SUBEXCAVATION	\$ 2.82	CY	15556	\$ 38,200.00	\$ 4,536.00	3.0
PAVING 2	\$ 10.50	SY	0	\$ -	\$ 863.33	
PAVEMENT MARKINGS	\$ 1.00	LF	30000	\$ 30,000.00	\$ 2,160.00	3.0
SIGNAGE	\$ 450.00	EA	14	\$ 6,300.00	\$ 750.00	750
TRAFFIC CONTROL	\$ 7,500.00	LS	0	\$ -	\$ 30,000.00	
SLEEVES	\$ 13.75	LF	3200	\$ 50,400.00	\$ 27,000.00	8
RAISE WATER VALVES	\$ 215.00	EA	54	\$ 11,610.00	\$ 880.00	
RAISE MANHOLES	\$ 750.00	EA	47	\$ 35,250.00	\$ 3,000.00	
RAISE RANDBOXES	\$ 350.00	EA	0	\$ -	\$ -	
SUBTOTAL	\$ 2,967			\$ 1,188,760	\$ 134,455	
CONCRETE IMPROVEMENTS(INTERNAL)						
CURB & GUTTER - 1' GUTTER	\$ 18.50	LF	0	\$ -	\$ 55.50	2
CURB & GUTTER - 2' GUTTER	\$ 19.35	LF	20000	\$ 387,000.00	\$ 20,124.00	2
CURB & GUTTER - 2' MOUNTABLE	\$ 25.75	LF	0	\$ -	\$ -	
ALLEYS - 6" CONCRETE	\$ 9.47	SF	0	\$ -	\$ -	16
CURB AND GUTTER SUB GRADE PREPARATION	\$ 2.07	LF	20000	\$ 41,370.00	\$ 2,157.45	
SUBEXCAVATION ALLEYS	\$ 3.15	CY	0	\$ -	\$ -	3.0
CROSS RANS	\$ 9.47	SF	2400	\$ 22,728.00	\$ 26,516.00	
HANDICAP RAMPS (CORNER)	\$ 3,525.00	EA	30	\$ 105,750.00	\$ 14,100.00	
MIDBLOCK HANDICAP RAMPS	\$ 1,500.00	EA	8	\$ 9,000.00	\$ 3,000.00	
5' SIDEWALK - 6"	\$ 5.10	SF	100000	\$ 510,000.00	\$ 25,500.00	
4' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -	\$ -	0.22
8' TRAIL - 6"	\$ 5.10	SF	0	\$ -	\$ -	
SIDEWALK SUB GRADE PREP	\$ 1.95	LF	100000	\$ 195,000.00	\$ 9,750.00	
SUBTOTAL	\$ 3,177			\$ 1,270,648	\$ 101,203	
LANDSCAPING IMPROVEMENTS						
OPEN SPACE	\$ 3.00	SF	37500	\$ 112,500.00	\$ -	Reseeding only
FORMAL - STREETS	\$ 7.75	SF	140000	\$ 1,085,000.00	\$ 120,900.00	14
FORMAL - PARKS	\$ 7.75	SF	212500	\$ 1,646,875.00	\$ -	
MONUMENTS	\$ 27,750.00	LS	4	\$ 111,000.00	\$ -	
FENCING	\$ 13.10	SF	7500	\$ 98,250.00	\$ -	50
TRAILS	\$ 5.10	SF	0	\$ -	\$ -	
MAIL BOXES	\$ 2,300.00	EA	8	\$ 18,400.00	\$ -	
AMENITY	\$ 150,000.00	EA	3	\$ 375,000.00	\$ -	
SUBTOTAL	\$ 8,618			\$ 3,447,025	\$ 120,900	
ADDITIONAL COSTS						
LETTERS OF CREDIT/BONDS	\$ 8,380,269	LS	0.5%	\$ 41,901	\$ 3,268.71	
WARRANTY	\$ 8,380,269	LS	2.0%	\$ 167,605	\$ 13,074.84	builder responsibility
MOBILIZATION	\$ 8,766,469	LS	2.0%	\$ 175,329	\$ 13,730.51	
CONTINGENCY	\$ 10,234,844	LS	20.0%	\$ 2,046,969	\$ 187,646.09	
SUBTOTAL	\$ 6,080			\$ 2,431,805	\$ 217,719	
COST PARTICIPATION						
REIMBURSEMENT	\$ -	LS	0	\$ -	\$ -	
SUBTOTAL	\$ -			\$ -	\$ -	
PROJECT TOTAL	\$ 31,667			\$ 12,666,649	\$ 1,155,945	



THE CACHE - PA C3						
July 29, 2020						
				Intract	Infrastructure	
PROJECT TOTAL				\$ 3,821,474	\$ 653,522	\$ 4,474,997
FEES	UNIT PRICE	UNITS	QTY	COST	COST	COMMENTS
CLOSING AND ACQUISITION COSTS	\$ -	LOT	130	\$ -	\$ -	
LEGAL FEES	\$ -	LOT	130	\$ -	\$ -	
IMPACT FEES	\$ -	LOT	130	\$ -	\$ -	
SUBTOTAL	\$ -			\$ -	\$ -	
PROFESSIONAL SERVICES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
AGENCY REVIEW FEES	\$ 8,000.00	LS	1	\$ 8,000.00	\$ 2,350.00	0.50%
PLANNING	\$ 32,000.00	LS	1	\$ 32,000.00	\$ 9,400.00	2.00%
ENGINEERING	\$ 80,000.00	LS	1	\$ 80,000.00	\$ 28,200.00	5.00%
LANDSCAPE ARCHITECTURE	\$ 32,000.00	LS	1	\$ 32,000.00	\$ 11,750.00	2.00%
STAKING	\$ 32,000.00	LS	1	\$ 32,000.00	\$ 11,750.00	2.00%
SOILS AND ENVIRONMENTAL TESTING	\$ 32,000.00	LS	1	\$ 32,000.00	\$ 11,750.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 12,000.00	LS	1	\$ 12,000.00	\$ 3,525.00	0.75%
SUBTOTAL	\$ 1,754			\$ 228,000	\$ 78,725	
GRADING	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TOPSOIL	\$ 1.85	CY	4950	\$ 8,417.50	\$ 123.33	10%
OVERLOT GRADING	\$ 2.15	CY	49500	\$ 29,347.50	\$ 1,433.33	350
SUBTOTAL	\$ 291			\$ 37,765	\$ 1,557	
EROSION CONTROL	UNIT PRICE	UNITS	QTY	COST		COMMENTS
EROSION CONTROL	\$ 675.00	LOT	130	\$ 87,750.00	\$ 25,000.00	
SUBTOTAL	\$ 675			\$ 87,750	\$ 25,000	
DEMOLITION	UNIT PRICE	UNITS	QTY	COST		COMMENTS
DEMOLITION	\$ 25,000.00	LS	1	\$ 25,000.00	\$ 50,000.00	
SUBTOTAL	\$ 192			\$ 25,000	\$ 50,000	
UTILITY CHARGES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TRAFFIC SIGNAL	\$ 300,000.00	LS	0	\$ -	\$ -	
STREET LIGHTS	\$ 9,750.00	EA	15	\$ 146,250.00	\$ 9,750.00	225
SUBTOTAL	\$ 1,125			\$ 146,250	\$ 16,250	
SANITARY SEWER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
4" SDR UD	\$ 6.66	LF	3250	\$ 21,328.13	\$ 656.25	
8" SDR UD	\$ 9.08	LF	0	\$ -	\$ -	
PIPE 8" PVC W/BEDDING	\$ 43.00	LF	3250	\$ 139,750.00	\$ 4,300.00	
PIPE 10" PVC W/BEDDING	\$ 45.50	LF	0	\$ -	\$ -	
PIPE 12" PVC W/BEDDING	\$ 62.00	LF	0	\$ -	\$ -	
8" PVC FORCE MAIN	\$ 75.00	LF	0	\$ -	\$ -	
EXTRA DEPTH 10'-12'	\$ 2.10	LF	660	\$ 1,365.00	\$ 42.00	20%
EXTRA DEPTH 12'-14'	\$ 6.62	LF	325	\$ 2,149.88	\$ 66.15	10%
EXTRA DEPTH 14'-16'	\$ 11.55	LF	163	\$ 1,876.88	\$ 57.75	5%
EXTRA DEPTH 16'-18'	\$ 26.09	LF	163	\$ 4,240.03	\$ 130.48	5%
EXTRA DEPTH 18'-20'	\$ 49.04	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 20'-22'	\$ 80.38	LF	0	\$ -	\$ -	0%
ROCK CUT	\$ 44.05	CY	0	\$ -	\$ -	0%
8" X 4" WYE, BEND, CAP	\$ 103.00	EA	130	\$ 13,390.00	\$ -	
M.H. - 4' DIA (0-10')	\$ 4,100.00	EA	11	\$ 45,100.00	\$ 4,100.00	300
M.H. - 5' DIA (0-10')	\$ 6,600.00	EA	0	\$ -	\$ -	300
M.H. - EXTRA DEPTH	\$ 110.25	VF	55	\$ 6,063.75	\$ 551.25	5
8" CLEANOUT ASSEMBLY	\$ 875.00	EA	11	\$ 9,625.00	\$ 875.00	
4" PVC SERVICE (40' AVG)	\$ 1,525.00	EA	0	\$ -	\$ -	
MARKER POSTS	\$ 150.00	EA	0	\$ -	\$ -	0%
TIE TO EXISTING STUB	\$ 1,500.00	EA	0	\$ -	\$ -	
AIR TEST MAIN	\$ 0.92	LF	3250	\$ 2,915.00	\$ 62.00	
DEFLECTION TEST MAIN	\$ 0.90	LF	3250	\$ 2,800.00	\$ 80.00	
JETT SEWER MAINLINE	\$ 0.75	LF	3250	\$ 2,437.50	\$ 75.00	
TV SEWER LINE	\$ 0.85	LS	3250	\$ 2,762.50	\$ 85.00	
SPECIAL	\$ -	LS	0	\$ -	\$ 15,000.00	
SUBTOTAL	\$ 1,971			\$ 256,204	\$ 26,081	
STORM DRAINAGE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
15" RCP CL III TGI C-443 0-8' w/squeegee	\$ 75.00	LF	0	\$ -	\$ -	0%
18" RCP CL III TGI C-443 0-8' w/squeegee	\$ 95.00	LF	650	\$ 61,750.00	\$ 2,375.00	20%
21" RCP CL III TGI C-443 0-8' w/squeegee	\$ 102.00	LF	0	\$ -	\$ -	0%
24" RCP CL III TGI C-443 0-8' w/squeegee	\$ 115.00	LF	488	\$ 56,062.50	\$ 1,150.00	15%
30" RCP CL III TGI C-443 0-8' w/squeegee	\$ 139.00	LF	0	\$ -	\$ -	0%
36" RCP CL III TGI C-443 0-8' w/squeegee	\$ 164.00	LF	325	\$ 53,300.00	\$ 1,640.00	10%
42" RCP CL III TGI C-443 0-8' w/squeegee	\$ 199.00	LF	0	\$ -	\$ -	0%
48" RCP CL III TGI C-443 0-8' w/squeegee	\$ 233.00	LF	0	\$ -	\$ -	0%
54" RCP CL III TGI C-443 0-8' w/squeegee	\$ 275.00	LF	0	\$ -	\$ -	0%
60" RCP CL III TGI C-443 0-8' w/squeegee	\$ 277.00	LF	0	\$ -	\$ -	0%
72" RCP CL III TGI C-443 0-8' w/squeegee	\$ 352.00	LF	0	\$ -	\$ -	0%
84" RCP CL III TGI C-443 0-8' w/squeegee	\$ 395.00	LF	0	\$ -	\$ -	0%
96" RCP CL III TGI C-443 0-8' w/squeegee	\$ 475.00	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 8'-10'	\$ 2.88	VF	146	\$ 391.58	\$ 12.06	10%
EXTRA DEPTH 10'-12'	\$ 7.06	VF	73	\$ 515.97	\$ 15.88	5%
EXTRA DEPTH 12'-14'	\$ 13.91	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 14'-16'	\$ 23.26	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 16'-18'	\$ 33.50	VF	0	\$ -	\$ -	0%
ROCK CUT	\$ 46.15	CY	0	\$ -	\$ -	0%
24" FES	\$ 3,381.00	EA	0	\$ -	\$ -	
30" FES	\$ 5,000.00	EA	0	\$ -	\$ -	
36" FES	\$ 5,800.00	EA	0	\$ -	\$ -	
42" FES	\$ 6,000.00	EA	0	\$ -	\$ -	
48" FES	\$ 6,800.00	EA	0	\$ -	\$ -	
54" FES	\$ 7,200.00	EA	0	\$ -	\$ -	
60" FES	\$ 9,100.00	EA	0	\$ -	\$ -	
4' Diameter MH (0-8) w/24" Cover	\$ 4,650.00	EA	4	\$ 18,600.00	\$ 4,650.00	350
5' Diameter MH (0-8) w/24" Cover	\$ 5,800.00	EA	1	\$ 5,800.00	\$ 5,800.00	350
6' MH (0-8) w/24" Cover	\$ 7,200.00	EA	0	\$ -	\$ -	350
Box Base Manhole	\$ 22,500.00	EA	0	\$ -	\$ -	250
Riprap, Grouted (Type M/L/H)	\$ 278.25	CY	0	\$ -	\$ -	
Riprap, Grouted 2' Boulders	\$ 367.50	CY	0	\$ -	\$ -	
Riprap, Grouted 3' Boulders	\$ 404.25	CY	0	\$ -	\$ -	
Riprap, Placed (Type M/L/H)	\$ 91.09	TN	0	\$ -	\$ -	
Riprap, Placed Type V/H	\$ 97.91	TN	0	\$ -	\$ -	
Soil Riprap Placed	\$ 75.60	TN	0	\$ -	\$ -	
5' Type 'R' Inlet Up to 5' Deep	\$ 5,100.00	EA	3	\$ 15,300.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 472.50	VF	0	\$ -	\$ -	
10' Type 'R' Inlet Up to 5' Deep	\$ 7,200.00	EA	2	\$ 14,400.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 787.50	VF	0	\$ -	\$ -	
15' Type 'R' Inlet Up to 5' Deep	\$ 11,750.00	EA	1	\$ 11,750.00	\$ 23,500.00	
Extra Depth Inlet Over 5' Deep	\$ 1,023.75	VF	0	\$ -	\$ -	
20' Type 'R' Inlet Up to 5' Deep	\$ 15,800.00	EA	1	\$ 15,800.00	\$ 31,600.00	
Extra Depth Inlet Over 5' Deep	\$ 1,391.25	VF	0	\$ -	\$ -	
Single No. 13 & 16	\$ 3,650.00	EA	2	\$ 7,300.00	\$ -	
Extra depth	\$ 337.05	EA	0	\$ -	\$ -	
Double No. 13 & 16	\$ 5,700.00	EA	0	\$ -	\$ -	



THE CACHE - PA C3						
July 29, 2020						
				Intract	Infrastructure	
PROJECT TOTAL				\$ 3,821,414	\$ 553,522	4,474,937
Extra depth	\$ 488.25	EA	0	\$ -	\$ -	
Triple No. 13 & 16	\$ 8,300.00	EA	0	\$ -	\$ -	
Extra depth	\$ 677.25	EA	0	\$ -	\$ -	
Type C Inlet (close mesh grate)	\$ 5,200.00	EA	0	\$ -	\$ -	
Extra Depth	\$ 330.75	EA	0	\$ -	\$ -	
OUTLET STRUCTURE	\$ 15,000.00	EA	1.0	\$ 15,000.00	\$ 25,000.00	
CHECK STRUCTURES	\$ 81.21	LF	0	\$ -	\$ 50,000.00	
CONNECT TO EXISTING PIPE	\$ 2,625.00	LS	2	\$ 5,250.00	\$ -	
SUBTOTAL	\$ 2,162			\$ 281,020	\$ 145,543	
WATER IMPROVEMENTS				COST		COMMENTS
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 40.16	LF	3250	\$ 130,528.13	\$ -	
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 50.40	LF	0	\$ -	\$ -	
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 56.00	LF	0	\$ -	\$ 5,600.00	
16" PVC w/Bedding & 12ga Tracer wire	\$ 68.48	LF	0	\$ -	\$ -	
20" PVC w/Bedding & 12ga Tracer wire	\$ 122.85	LF	0	\$ -	\$ -	
24" PVC w/Bedding & 12ga Tracer wire	\$ 128.12	LF	0	\$ -	\$ -	
30" PVC w/Bedding & 12ga Tracer wire	\$ 331.01	LF	0	\$ -	\$ -	
6" MJ Gate Valve W/Box & Restraints	\$ 2,310.00	EA	7	\$ 16,170.00	\$ -	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,540.00	EA	0	\$ -	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,215.75	EA	0	\$ -	\$ 4,215.75	250
16" BFV Valve W/Box & Restraints	\$ 16,217.50	EA	0	\$ -	\$ -	750
20" BFV Valve W/Box & Restraints	\$ 14,049.00	EA	0	\$ -	\$ -	750
24" BFV Valve W/Box & Restraints	\$ 18,375.00	EA	0	\$ -	\$ -	750
30" BFV Valve W/Box & Restraints	\$ 31,538.85	EA	0	\$ -	\$ -	750
Vaults for BFV	\$ 22,050.00	EA	0	\$ -	\$ -	
Fire Hydrants	\$ 8,400.00	EA	11	\$ 92,400.00	\$ 2,800.00	300
8" Fittings	\$ 625.00	EA	7	\$ 4,375.00	\$ -	500
10" Fittings	\$ 780.00	EA	0	\$ -	\$ -	750
12" Fittings	\$ 1,200.00	EA	0	\$ -	\$ 1,200.00	250
16" Fittings	\$ 1,569.75	EA	0	\$ -	\$ -	750
20" Fittings	\$ 3,465.00	EA	0	\$ -	\$ -	750
24" Fittings	\$ 3,986.85	EA	0	\$ -	\$ -	750
30" Fittings	\$ 4,567.50	EA	0	\$ -	\$ -	750
Remove Plug & Tie in	\$ 1,890.00	EA	2	\$ 3,780.00	\$ -	
Tie in after testing	\$ 3,500.00	EA	2	\$ 7,000.00	\$ 7,000.00	
Cj Clear Water & Pressure Test	\$ 4,900.00	EA	1.5	\$ 6,750.00	\$ -	
MARKER POSTS	\$ 135.00	EA	1	\$ 135.00	\$ 135.00	1,000
WATER SERVICE	\$ 2,625.00	EA	0	\$ -	\$ -	
SPECIAL	\$ -	LS	0	\$ -	\$ 15,000.00	
SUBTOTAL	\$ 2,009			\$ 261,138	\$ 35,951	
RETAINING WALLS				COST		COMMENTS
RETAINING WALLS	\$ 29.50	LF	1000	\$ 29,500.00	\$ -	
SUBTOTAL	\$ 227			\$ 29,500	\$ -	
ASPHALT PAVING IMPROVEMENTS (INTERNAL)				COST		COMMENTS
ROAD BASE - 6"	\$ 6.60	SY	10833	\$ 71,500.00	\$ 2,640.00	30.00
PAVING - 4"	\$ 17.00	SY	13000	\$ 221,000.00	\$ -	36.00
PAVING - 6"	\$ 25.50	SY	0	\$ -	\$ 6,500.00	
PAVING - 10"	\$ 45.00	SY	0	\$ -	\$ -	
PAVING - SUBGRADE PREPARATION	\$ 2.85	SY	13000	\$ 37,050.00	\$ 950.00	
SUBEXCAVATION	\$ 2.52	CY	5058	\$ 12,740.00	\$ 840.00	3.0
PAVING 2	\$ 10.50	SY	0	\$ -	\$ -	
PAVEMENT MARKINGS	\$ 1.00	LF	9750	\$ 9,750.00	\$ 400.00	3.0
SIGNAGE	\$ 450.00	EA	5	\$ 2,250.00	\$ 375.00	750
TRAFFIC CONTROL	\$ 7,500.00	LS	0	\$ -	\$ 30,000.00	
SLEEVES	\$ 15.75	LF	3200	\$ 50,400.00	\$ 27,000.00	0
RAISE WATER VALVES	\$ 215.00	EA	18	\$ 3,870.00	\$ 430.00	
RAISE MANHOLES	\$ 750.00	EA	16	\$ 12,000.00	\$ 2,250.00	
RAISE MANHOLE BOXES	\$ 350.00	EA	0	\$ -	\$ -	
SUBTOTAL	\$ 3,235			\$ 420,560	\$ 73,385	
CONCRETE IMPROVEMENTS (INTERNAL)				COST		COMMENTS
CURB & GUTTER - 1" GUTTER	\$ 18.50	LF	0	\$ -	\$ -	2
CURB & GUTTER - 2" GUTTER	\$ 19.35	LF	8500	\$ 125,775.00	\$ 3,870.00	2
CURB & GUTTER - 2" MOUNTABLE	\$ 25.75	LF	0	\$ -	\$ -	
ALLEYS - 6" CONCRETE	\$ 9.47	SF	0	\$ -	\$ -	18
CURB AND GUTTER SUB GRADE PREPARATION	\$ 2.07	LF	8500	\$ 13,445.25	\$ 413.70	
SUBEXCAVATION ALLEYS	\$ 3.15	CY	0	\$ -	\$ -	3.0
CROSS PANS	\$ 9.47	SF	2400	\$ 22,728.00	\$ 26,516.00	
HANDICAP RAMPS (CORNER)	\$ 3,525.00	EA	24	\$ 84,600.00	\$ 14,100.00	
MIDBLOCK HANDICAP RAMPS	\$ 1,500.00	EA	4	\$ 6,000.00	\$ 3,000.00	
5' SIDEWALK - 6"	\$ 5.10	SF	32500	\$ 165,750.00	\$ 5,100.00	
4' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -	\$ -	0.25
8' TRAIL - 6"	\$ 5.10	SF	0	\$ -	\$ -	
SIDEWALK SUB GRADE PREP	\$ 1.95	LF	32500	\$ 63,375.00	\$ 1,950.00	
SUBTOTAL	\$ 3,705			\$ 481,673	\$ 54,950	
LANDSCAPING IMPROVEMENTS				COST		COMMENTS
OPEN SPACE	\$ 3.00	SF	7500	\$ 22,500.00	\$ -	Reseeding only
FORMAL - STREETS	\$ 7.75	SF	45500	\$ 352,625.00	\$ 23,250.00	14
FORMAL - PARKS	\$ 7.75	SF	42500	\$ 329,375.00	\$ -	
MONUMENTS	\$ 27,750.00	LS	1	\$ 27,750.00	\$ -	
FENCING	\$ 13.10	SF	1500	\$ 19,650.00	\$ -	50
TRAILS	\$ 5.10	SF	0	\$ -	\$ -	
MAIL BOXES	\$ 2,300.00	EA	2	\$ 4,600.00	\$ -	
AMENITY	\$ 150,000.00	EA	1	\$ 75,000.00	\$ -	
SUBTOTAL	\$ 6,396			\$ 831,500	\$ 23,250	
ADDITIONAL COSTS				COST		COMMENTS
LETTERS OF CREDIT/BONDS	\$ 2,561,595	LS	0.5%	\$ 12,808	\$ 1,795.80	
WARRANTY	\$ 2,561,595	LS	2.0%	\$ 51,232	\$ 7,183.18	builder responsibility
MOBILIZATION	\$ 2,687,110	LS	2.0%	\$ 53,742	\$ 7,714.32	
CONTINGENCY	\$ 3,086,360	LS	20.0%	\$ 617,272	\$ 106,138.18	
SUBTOTAL	\$ 5,654			\$ 735,054	\$ 122,831	
COST PARTICIPATION				COST		COMMENTS
REIMBURSEMENT	\$ -	LS	0	\$ -	\$ -	
SUBTOTAL	\$ -			\$ -	\$ -	
PROJECT TOTAL	\$ 29,395			\$ 3,821,414	\$ 553,522	



THE CACHE - PA D1							
July 29, 2020							
				Intracat	Infrastructure		
PROJECT TOTAL				\$ 11,477,046	\$ 1,729,858	13,206,905	
FEES	UNIT PRICE	UNITS	QTY	COST	COST	COMMENTS	
CLOSING AND ACQUISITION COSTS	\$ -	LOT	520	\$ -	\$ -		
LEGAL FEES	\$ -	LOT	520	\$ -	\$ -		
IMPACT FEES	\$ -	LOT	520	\$ -	\$ -		
SUBTOTAL	\$ -			\$ -	\$ -		
PROFESSIONAL SERVICES	UNIT PRICE	UNITS	QTY	COST		COMMENTS	
AGENCY REVIEW FEES	\$ 26,500.00	LS	1	\$ 26,500.00	\$ 6,250.00		0.50%
PLANNING	\$ 108,000.00	LS	1	\$ 108,000.00	\$ 25,000.00		2.00%
ENGINEERING	\$ 265,000.00	LS	1	\$ 265,000.00	\$ 75,000.00		5.00%
LANDSCAPE ARCHITECTURE	\$ 106,000.00	LS	1	\$ 106,000.00	\$ 31,250.00		2.00%
STAKING	\$ 106,000.00	LS	1	\$ 106,000.00	\$ 31,250.00		2.00%
SOILS AND ENVIRONMENTAL TESTING	\$ 106,000.00	LS	1	\$ 106,000.00	\$ 31,250.00		2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 39,750.00	LS	1	\$ 39,750.00	\$ 9,375.00		0.75%
SUBTOTAL	\$ 1,452			\$ 755,250	\$ 209,375		
GRADING	UNIT PRICE	UNITS	QTY	COST		COMMENTS	
TOPSOIL	\$ 1.85	CY	18200	\$ 33,870.00	\$ 1,233.33		10%
OVERLOT GRADING	\$ 2.15	CY	18200	\$ 117,380.00	\$ 14,333.33		350
SUBTOTAL	\$ 291			\$ 151,060	\$ 15,567		
EROSION CONTROL	UNIT PRICE	UNITS	QTY	COST		COMMENTS	
EROSION CONTROL	\$ 675.00	LOT	520	\$ 351,000.00	\$ 25,000.00		
SUBTOTAL	\$ 675			\$ 351,000	\$ 25,000		
DEMOLITION	UNIT PRICE	UNITS	QTY	COST		COMMENTS	
DEMOLITION	\$ 25,000.00	LS	1	\$ 25,000.00	\$ 50,000.00		
SUBTOTAL	\$ 48			\$ 25,000	\$ 50,000		
UTILITY CHARGES	UNIT PRICE	UNITS	QTY	COST		COMMENTS	
TRAFFIC SIGNAL	\$ 300,000.00	LS	0	\$ -	\$ -		
STREET LIGHTS	\$ 9,750.00	EA	47	\$ 458,250.00	\$ 39,000.00		225
SUBTOTAL	\$ 881			\$ 458,250	\$ 104,000		
SANITARY SEWER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS	
4" SDR JD	\$ 6.56	LF	10400	\$ 68,250.00	\$ 6,562.50		
5" SDR JD	\$ 9.08	LF	0	\$ -	\$ -		
PIPE 8" PVC W/BEDDING	\$ 43.00	LF	10400	\$ 447,200.00	\$ 43,000.00		
PIPE 10" PVC W/BEDDING	\$ 45.50	LF	0	\$ -	\$ -		
PIPE 12" PVC W/BEDDING	\$ 82.00	LF	0	\$ -	\$ -		
5" PVC FORCEMAIN	\$ 75.00	LF	0	\$ -	\$ -		
EXTRA DEPTH 10'-12'	\$ 2.10	LF	2060	\$ 4,368.00	\$ 420.00		20%
EXTRA DEPTH 12'-14'	\$ 6.62	LF	1040	\$ 6,879.60	\$ 661.50		10%
EXTRA DEPTH 14'-16'	\$ 11.65	LF	520	\$ 6,008.00	\$ 577.50		5%
EXTRA DEPTH 16'-18'	\$ 26.09	LF	520	\$ 13,568.10	\$ 1,304.63		5%
EXTRA DEPTH 18'-20'	\$ 49.04	LF	0	\$ -	\$ -		0%
EXTRA DEPTH 20'-22'	\$ 60.38	LF	0	\$ -	\$ -		0%
ROCK CUT	\$ 44.05	CY	0	\$ -	\$ -		0%
5" X 4" WYE, BEND, CAP	\$ 103.00	EA	520	\$ 53,560.00	\$ -		
M.H. - 4' DIA (0-10')	\$ 4,100.00	EA	35	\$ 143,500.00	\$ 16,400.00		300
M.H. - 5' DIA (0-10')	\$ 6,600.00	EA	0	\$ -	\$ -		300
M.H. - EXTRA DEPTH	\$ 110.25	VF	175	\$ 19,293.75	\$ 2,205.00		5
6" CLEANOUT ASSEMBLY	\$ 875.00	EA	35	\$ 30,625.00	\$ 3,500.00		
4" PVC SERVICE (40' AVG)	\$ 1,525.00	EA	0	\$ -	\$ -		
MARKER POSTS	\$ 150.00	EA	0	\$ -	\$ -		0%
TIE TO EXISTING STUB	\$ 1,600.00	EA	1	\$ 1,600.00	\$ -		
AIR TEST MAIN	\$ 0.62	LF	10400	\$ 6,448.00	\$ 620.00		
DEFLECTION TEST MAIN	\$ 0.90	LF	10400	\$ 9,330.00	\$ 800.00		
JETT SEWER MAINLINE	\$ 0.75	LF	10400	\$ 7,800.00	\$ 750.00		
TV SEWER LINE	\$ 0.85	LS	10400	\$ 8,840.00	\$ 850.00		
SPECIAL	\$ -	LS	0	\$ -	\$ 15,000.00		
SUBTOTAL	\$ 1,589			\$ 826,158	\$ 92,651		
STORM DRAINAGE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS	
15" RCP CL III TG/ C-443 0-8' w/squegee	\$ 75.00	LF	0	\$ -	\$ -		0%
18" RCP CL III TG/ C-443 0-8' w/squegee	\$ 95.00	LF	2060	\$ 197,600.00	\$ 23,750.00		20%
21" RCP CL III TG/ C-443 0-8' w/squegee	\$ 102.00	LF	0	\$ -	\$ -		0%
24" RCP CL III TG/ C-443 0-8' w/squegee	\$ 115.00	LF	1560	\$ 179,400.00	\$ 11,500.00		15%
30" RCP CL III TG/ C-443 0-8' w/squegee	\$ 139.00	LF	0	\$ -	\$ -		0%
36" RCP CL III TG/ C-443 0-8' w/squegee	\$ 164.00	LF	1040	\$ 170,560.00	\$ 16,400.00		10%
42" RCP CL III TG/ C-443 0-8' w/squegee	\$ 189.00	LF	0	\$ -	\$ -		0%
48" RCP CL III TG/ C-443 0-8' w/squegee	\$ 233.00	LF	0	\$ -	\$ -		0%
54" RCP CL III TG/ C-443 0-8' w/squegee	\$ 275.00	LF	0	\$ -	\$ -		0%
60" RCP CL III TG/ C-443 0-8' w/squegee	\$ 277.00	LF	0	\$ -	\$ -		0%
72" RCP CL III TG/ C-443 0-8' w/squegee	\$ 352.00	LF	0	\$ -	\$ -		0%
84" RCP CL III TG/ C-443 0-8' w/squegee	\$ 395.00	LF	0	\$ -	\$ -		0%
84" RCP CL III TG/ C-443 0-8' w/squegee	\$ 475.00	LF	0	\$ -	\$ -		0%
96" RCP CL III TG/ C-443 0-8' w/squegee	\$ 650.00	LF	0	\$ -	\$ -		0%
EXTRA DEPTH 8'-10'	\$ 2.68	VF	468	\$ 1,253.07	\$ 120.49		10%
EXTRA DEPTH 10'-12'	\$ 7.06	VF	234	\$ 1,651.10	\$ 158.78		5%
EXTRA DEPTH 12'-14'	\$ 13.91	VF	0	\$ -	\$ -		0%
EXTRA DEPTH 14'-16'	\$ 23.26	VF	0	\$ -	\$ -		0%
EXTRA DEPTH 16'-18'	\$ 33.50	VF	0	\$ -	\$ -		0%
ROCK CUT	\$ 45.15	CY	0	\$ -	\$ -		0%
24" FES	\$ 3,381.00	EA	0	\$ -	\$ -		
30" FES	\$ 5,000.00	EA	0	\$ -	\$ -		
36" FES	\$ 5,800.00	EA	0	\$ -	\$ -		
42" FES	\$ 6,000.00	EA	0	\$ -	\$ -		
48" FES	\$ 6,800.00	EA	0	\$ -	\$ -		
54" FES	\$ 7,200.00	EA	0	\$ -	\$ -		
60" FES	\$ 9,100.00	EA	0	\$ -	\$ -		
4' Diameter MH (0-8) w/24" Cover	\$ 4,650.00	EA	11	\$ 51,150.00	\$ 4,650.00		350
5' Diameter MH (0-8) w/24" Cover	\$ 5,600.00	EA	3	\$ 18,800.00	\$ 5,600.00		350
6' MH (0-8 depth) & 24" Cover	\$ 7,200.00	EA	0	\$ -	\$ -		300
Box Base Manhole	\$ 22,500.00	EA	0	\$ -	\$ -		250
Riprap, Grouted (Type M/L/H)	\$ 278.25	CY	0	\$ -	\$ -		
Riprap, Grouted 2' Boulders	\$ 367.50	CY	0	\$ -	\$ -		
Riprap, Grouted 3' Boulders	\$ 404.25	CY	0	\$ -	\$ -		
Riprap, Placed (Type M/L/H)	\$ 91.09	TN	0	\$ -	\$ -		
Riprap, Placed (Type V/H)	\$ 97.91	TN	0	\$ -	\$ -		
Soil Riprap Placed	\$ 75.80	TN	0	\$ -	\$ -		
5' Type "R" Inlet Up to 5' Deep	\$ 5,100.00	EA	6	\$ 30,600.00	\$ -		
Extra Depth Inlet Over 5' Deep	\$ 472.50	VF	0	\$ -	\$ -		
10' Type "R" Inlet Up to 5' Deep	\$ 7,200.00	EA	6	\$ 43,200.00	\$ -		
Extra Depth Inlet Over 5' Deep	\$ 787.50	VF	0	\$ -	\$ -		
15' Type "R" Inlet Up to 5' Deep	\$ 11,750.00	EA	6	\$ 70,500.00	\$ 25,500.00		
Extra Depth Inlet Over 5' Deep	\$ 1,023.75	VF	0	\$ -	\$ -		
20' Type "R" Inlet Up to 5' Deep	\$ 15,800.00	EA	2	\$ 31,600.00	\$ 31,600.00		
Extra Depth Inlet Over 5' Deep	\$ 1,391.25	VF	0	\$ -	\$ -		
Single No. 13 & 16	\$ 3,650.00	EA	2	\$ 7,300.00	\$ -		
Extra depth	\$ 337.05	EA	0	\$ -	\$ -		
Double No. 13 & 16	\$ 5,700.00	EA	0	\$ -	\$ -		



THE CACHE - PA D1						
July 29, 2020						
				Intract	Infrastructure	
PROJECT TOTAL				\$ 11,477,046	\$ 1,729,858	13,206,905
Extra depth	\$ 488.25	EA	0	\$ -	\$ -	
Triple No. 13 & 16	\$ 8,300.00	EA	0	\$ -	\$ -	
Extra depth	\$ 677.25	EA	0	\$ -	\$ -	
Type C Inlet (close mesh grate)	\$ 5,200.00	EA	0	\$ -	\$ -	
Extra Depth	\$ 330.75	EA	0	\$ -	\$ -	
OUTLET STRUCTURE	\$ 75,000.00	EA	1.0	\$ 75,000.00	\$ 25,000.00	
CHECK STRUCTURES	\$ 83.21	LF	0	\$ -	\$ 50,000.00	
CONNECT TO EXISTING PIPE	\$ 2,625.00	LS	2	\$ 5,250.00	\$ -	
SUBTOTAL	\$ 1,696			\$ 881,864	\$ 192,279	
WATER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 40.16	LF	10400	\$ 417,690.00	\$ -	
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 50.40	LF	0	\$ -	\$ -	
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 56.00	LF	0	\$ -	\$ 56,000.00	
16" PVC w/Bedding & 12ga Tracer wire	\$ 68.48	LF	0	\$ -	\$ -	
20" PVC w/Bedding & 12ga Tracer wire	\$ 122.85	LF	0	\$ -	\$ -	
24" PVC w/Bedding & 12ga Tracer wire	\$ 128.12	LF	0	\$ -	\$ -	
30" PVC w/Bedding & 12ga Tracer wire	\$ 331.01	LF	0	\$ -	\$ -	
8" MJ Gate Valve W/Box & Restraints	\$ 2,310.00	EA	21	\$ 48,510.00	\$ -	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,540.00	EA	0	\$ -	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,215.75	EA	0	\$ -	\$ 16,863.00	250
16" BFV Valve W/Box & Restraints	\$ 18,217.50	EA	0	\$ -	\$ -	750
20" BFV Valve W/Box & Restraints	\$ 14,049.00	EA	0	\$ -	\$ -	750
24" BFV Valve W/Box & Restraints	\$ 18,375.00	EA	0	\$ -	\$ -	750
30" BFV Valve W/Box & Restraints	\$ 31,538.85	EA	0	\$ -	\$ -	750
Vaults for BFV	\$ 22,050.00	EA	0	\$ -	\$ -	
Five Hydrants	\$ 8,400.00	EA	35	\$ 294,000.00	\$ 26,000.00	300
8" Fittings	\$ 625.00	EA	21	\$ 13,125.00	\$ -	500
10" Fittings	\$ 780.00	EA	0	\$ -	\$ -	750
12" Fittings	\$ 1,200.00	EA	0	\$ -	\$ 4,800.00	250
16" Fittings	\$ 1,569.75	EA	0	\$ -	\$ -	750
20" Fittings	\$ 3,465.00	EA	0	\$ -	\$ -	750
24" Fittings	\$ 3,986.85	EA	0	\$ -	\$ -	750
30" Fittings	\$ 4,567.50	EA	0	\$ -	\$ -	750
Remove Plug & Tie in	\$ 1,890.00	EA	2	\$ 3,780.00	\$ -	
Tie in after testing	\$ 3,500.00	EA	2	\$ 7,000.00	\$ 7,000.00	
Clear Water & Pressure Test	\$ 4,500.00	EA	1.5	\$ 6,750.00	\$ -	
MARKER POSTS	\$ 135.00	EA	1	\$ 135.00	\$ 135.00	1,000
WATER SERVICE	\$ 2,625.00	EA	0	\$ -	\$ -	
SPECIAL	\$ -	LS	0	\$ -	\$ 15,000.00	
SUBTOTAL	\$ 1,521			\$ 799,990	\$ 127,798	
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
RETAINING WALLS	\$ 29.50	LF	2000	\$ 59,000.00	\$ -	
SUBTOTAL	\$ 113			\$ 59,000	\$ -	
ASPHALT PAVING IMPROVEMENTS (INTERNAL)	UNIT PRICE	UNITS	QTY	COST		COMMENTS
ROAD BASE - 6"	\$ 6.60	SY	41600	\$ 274,560.00	\$ 26,400.00	36.00
PAVING - 4"	\$ 17.00	SY	34867	\$ 592,333.33	\$ -	30.00
PAVING - 6"	\$ 25.50	SY	0	\$ -	\$ 85,000.00	-
PAVING - 10"	\$ 46.00	SY	0	\$ -	\$ -	-
PAVING - SUBGRADE PREPARATION	\$ 2.85	SY	34867	\$ 98,800.00	\$ 9,500.00	
SUBEXCAVATION	\$ 2.62	CY	13867	\$ 34,944.00	\$ 8,400.00	3.0
PAVING 2	\$ 10.50	SY	0	\$ -	\$ -	-
PAVEMENT MARKINGS	\$ 1.00	LF	31200	\$ 31,200.00	\$ 4,000.00	3.0
SIGNAGE	\$ 450.00	EA	14	\$ 6,300.00	\$ 750.00	750
TRAFFIC CONTROL	\$ 7,500.00	LS	0	\$ -	\$ 30,000.00	
SLEEVES	\$ 15.75	LF	3200	\$ 50,400.00	\$ 27,000.00	8
RAISE WATER VALVES	\$ 216.00	EA	56	\$ 12,040.00	\$ 1,720.00	
RAISE MANHOLES	\$ 750.00	EA	49	\$ 36,750.00	\$ 4,500.00	
RAISE RAMP BOXES	\$ 350.00	EA	0	\$ -	\$ -	
SUBTOTAL	\$ 2,181			\$ 1,134,327	\$ 197,279	
CONCRETE IMPROVEMENTS (INTERNAL)	UNIT PRICE	UNITS	QTY	COST		COMMENTS
CURB & GUTTER - 1" GUTTER	\$ 18.50	LF	0	\$ -	\$ -	2
CURB & GUTTER - 2" GUTTER	\$ 19.35	LF	20800	\$ 402,480.00	\$ 38,700.00	2
CURB & GUTTER - 2" MOUNTABLE	\$ 25.75	LF	0	\$ -	\$ -	-
ALLEYS - 6" CONCRETE	\$ 9.47	SF	0	\$ -	\$ -	16
CURB AND GUTTER SUB GRADE PREPARATION	\$ 2.07	LF	20800	\$ 43,024.80	\$ 4,137.00	
SUBEXCAVATION ALLEYS	\$ 3.15	CY	0	\$ -	\$ -	3.0
CROSS PANS	\$ 9.47	SF	2400	\$ 22,728.00	\$ 26,516.00	1
HANDICAP RAMPS (CORNER)	\$ 3,525.00	EA	24	\$ 84,600.00	\$ 14,100.00	
MIDBLOCK HANDICAP RAMPS	\$ 1,500.00	EA	4	\$ 6,000.00	\$ 3,000.00	
5' SIDEWALK - 6"	\$ 5.10	SF	104000	\$ 530,400.00	\$ 51,000.00	2
4' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -	\$ -	0.25
6" TRAIL - 6"	\$ 5.10	SF	0	\$ -	\$ -	-
SIDEWALK SUB GRADE PREP	\$ 1.95	LF	104000	\$ 202,800.00	\$ 19,500.00	-
SUBTOTAL	\$ 2,485			\$ 1,292,033	\$ 156,953	
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
OPEN SPACE	\$ 3.00	SF	22500	\$ 67,500.00	\$ -	Reseeding only
FORMAL - STREETS	\$ 7.75	SF	145600	\$ 1,128,400.00	\$ 232,500.00	14
FORMAL - PARKS	\$ 7.75	SF	127500	\$ 988,125.00	\$ -	
MONUMENTS	\$ 27,750.00	LS	2	\$ 55,500.00	\$ -	
FENCING	\$ 13.10	SF	5000	\$ 65,500.00	\$ -	50
TRAILS	\$ 5.10	SF	0	\$ -	\$ -	
MAIL BOXES	\$ 2,300.00	EA	8	\$ 18,400.00	\$ -	
AMENITY	\$ 150,000.00	EA	2	\$ 225,000.00	\$ -	
SUBTOTAL	\$ 4,901			\$ 2,548,425	\$ 232,500	
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
LETTERS OF CREDIT/BONDS	\$ 7,532.798	LS	0.5%	\$ 37,664	\$ 4,997.26	
WARRANTY	\$ 7,532.798	LS	2.0%	\$ 150,656	\$ 19,989.03	builder responsibility
MOBILIZATION	\$ 8,034.858	LS	2.0%	\$ 160,697	\$ 20,800.38	
CONTINGENCY	\$ 9,273.368	LS	20.0%	\$ 1,854,672	\$ 280,678.61	
SUBTOTAL	\$ 4,238			\$ 2,203,689	\$ 326,465	
COST PARTICIPATION	UNIT PRICE	UNITS	QTY	COST		COMMENTS
REIMBURSEMENT	\$ -	LS	0	\$ -	\$ -	
SUBTOTAL	\$ -			\$ -	\$ -	
PROJECT TOTAL	\$ 22,071			\$ 11,477,046	\$ 1,729,858	



THE CACHE - PA D2						
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				Intract	Infrastructure	
PROJECT TOTAL				\$ 11,400,375	\$ 1,772,427	13,172,802
FEES	UNIT PRICE	UNITS	QTY	COST	COST	COMMENTS
CLOSING AND ACQUISITION COSTS	\$ -	LOT	515	\$ -	\$ -	
LEGAL FEES	\$ -	LOT	515	\$ -	\$ -	
IMPACT FEES	\$ -	LOT	515	\$ -	\$ -	
SUBTOTAL	\$ -			\$ -	\$ -	
PROFESSIONAL SERVICES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
AGENCY REVIEW FEES	\$ 26,500.00	LS	1	\$ 26,500.00	\$ 6,500.00	0.50%
PLANNING	\$ 108,000.00	LS	1	\$ 108,000.00	\$ 28,000.00	2.00%
ENGINEERING	\$ 265,000.00	LS	1	\$ 265,000.00	\$ 78,000.00	5.00%
LANDSCAPE ARCHITECTURE	\$ 106,000.00	LS	1	\$ 106,000.00	\$ 32,500.00	2.00%
STAKING	\$ 106,000.00	LS	1	\$ 106,000.00	\$ 32,500.00	2.00%
SOILS AND ENVIRONMENTAL TESTING	\$ 106,000.00	LS	1	\$ 106,000.00	\$ 32,500.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 39,750.00	LS	1	\$ 39,750.00	\$ 9,750.00	0.75%
SUBTOTAL	\$ 2,467			\$ 755,250	\$ 217,750	
GRADING	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TOPSOIL	\$ 1.85	CY	18025	\$ 33,246.25	\$ 1,234.33	10%
OVERLOT GRADING	\$ 2.15	CY	180250	\$ 116,261.25	\$ 14,333.33	350
SUBTOTAL	\$ 291			\$ 149,608	\$ 15,567	
EROSION CONTROL	UNIT PRICE	UNITS	QTY	COST		COMMENTS
EROSION CONTROL	\$ 675.00	LOT	515	\$ 347,625.00	\$ 25,000.00	
SUBTOTAL	\$ 675			\$ 347,625	\$ 25,000	
DEMOLITION	UNIT PRICE	UNITS	QTY	COST		COMMENTS
DEMOLITION	\$ 25,000.00	LS	1	\$ 25,000.00	\$ 50,000.00	
SUBTOTAL	\$ 49			\$ 25,000	\$ 50,000	
UTILITY CHARGES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TRAFFIC SIGNAL	\$ 300,000.00	LS	0	\$ -	\$ -	
STREET LIGHTS	\$ 9,750.00	EA	48	\$ 448,500.00	\$ 48,750.00	225
SUBTOTAL	\$ 471			\$ 448,500	\$ 116,350	
SANITARY SEWER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
4" SDR 11	\$ 6.56	LF	10300	\$ 67,593.75	\$ 6,562.50	
6" SDR 11	\$ 9.08	LF	0	\$ -	\$ -	
PIPE 8" PVC W/BEDDING	\$ 43.00	LF	10300	\$ 442,900.00	\$ 43,000.00	
PIPE 10" PVC W/BEDDING	\$ 45.50	LF	0	\$ -	\$ -	
PIPE 12" PVC W/BEDDING	\$ 62.00	LF	0	\$ -	\$ -	
6" PVC FORCEMAIN	\$ 75.00	LF	0	\$ -	\$ -	
EXTRA DEPTH 10'-12'	\$ 2.10	LF	20680	\$ 4,326.00	\$ 420.00	20%
EXTRA DEPTH 12' - 14'	\$ 6.62	LF	1030	\$ 6,813.45	\$ 661.50	10%
EXTRA DEPTH 14' - 16'	\$ 11.55	LF	515	\$ 5,948.25	\$ 577.50	5%
EXTRA DEPTH 16' - 18'	\$ 26.09	LF	515	\$ 13,437.84	\$ 1,304.63	5%
EXTRA DEPTH 18' - 20'	\$ 49.04	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 20' - 22'	\$ 60.38	LF	0	\$ -	\$ -	0%
ROCK CUT	\$ 44.05	CY	0	\$ -	\$ -	0%
5" X 4" WYE, BEND, CAP	\$ 103.00	EA	515	\$ 53,045.00	\$ -	
M.H. - 8" DIA (0-10')	\$ 4,100.00	EA	35	\$ 143,500.00	\$ 16,400.00	300
M.H. - 8" DIA (0-10')	\$ 6,800.00	EA	0	\$ -	\$ -	300
M.H. - EXTRA DEPTH	\$ 110.25	VF	175	\$ 19,293.75	\$ 2,205.00	5
6" CLEANOUT ASSEMBLY	\$ 875.00	EA	35	\$ 30,625.00	\$ 3,500.00	
4" PVC SERVICE (40' AVG)	\$ 1,525.00	EA	0	\$ -	\$ -	
MARKER POSTS	\$ 150.00	EA	0	\$ -	\$ -	0%
TIE TO EXISTING STUB	\$ 1,500.00	EA	1	\$ 1,500.00	\$ -	
AIR TEST MAIN	\$ 0.62	LF	10300	\$ 6,396.00	\$ 620.00	
DEFLECTION TEST MAIN	\$ 0.80	LF	10300	\$ 8,240.00	\$ 800.00	
JETT SEWER MAINLINE	\$ 0.75	LF	10300	\$ 7,725.00	\$ 750.00	
TV SEWER LINE	\$ 0.85	LS	10300	\$ 8,755.00	\$ 850.00	
SPECIAL	\$ -	LS	0	\$ -	\$ 15,000.00	
SUBTOTAL	\$ 1,592			\$ 820,089	\$ 92,651	
STORM DRAINAGE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
16" RCP CL III TG/ C-443 0-8' w/squegee	\$ 75.00	LF	0	\$ -	\$ -	0%
18" RCP CL III TG/ C-443 0-8' w/squegee	\$ 95.00	LF	20680	\$ 195,700.00	\$ 24,700.00	20%
21" RCP CL III TG/ C-443 0-8' w/squegee	\$ 102.00	LF	0	\$ -	\$ -	0%
24" RCP CL III TG/ C-443 0-8' w/squegee	\$ 115.00	LF	1545	\$ 177,675.00	\$ 11,960.00	16%
30" RCP CL III TG/ C-443 0-8' w/squegee	\$ 139.00	LF	0	\$ -	\$ -	0%
36" RCP CL III TG/ C-443 0-8' w/squegee	\$ 164.00	LF	1030	\$ 168,920.00	\$ 17,056.00	0%
42" RCP CL III TG/ C-443 0-8' w/squegee	\$ 199.00	LF	0	\$ -	\$ -	0%
48" RCP CL III TG/ C-443 0-8' w/squegee	\$ 233.00	LF	0	\$ -	\$ -	0%
54" RCP CL III TG/ C-443 0-8' w/squegee	\$ 275.00	LF	0	\$ -	\$ -	0%
60" RCP CL III TG/ C-443 0-8' w/squegee	\$ 277.00	LF	0	\$ -	\$ -	0%
72" RCP CL III TG/ C-443 0-8' w/squegee	\$ 352.00	LF	0	\$ -	\$ -	0%
84" RCP CL III TG/ C-443 0-8' w/squegee	\$ 395.00	LF	0	\$ -	\$ -	0%
96" RCP CL III TG/ C-443 0-8' w/squegee	\$ 475.00	LF	0	\$ -	\$ -	0%
96" RCP CL III TG/ C-443 0-8' w/squegee	\$ 650.00	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 8'-10'	\$ 2.68	VF	464	\$ 1,241.02	\$ 125.31	10%
EXTRA DEPTH 10'-12'	\$ 7.06	VF	232	\$ 1,635.23	\$ 165.11	5%
EXTRA DEPTH 12' - 14'	\$ 13.91	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 14' - 16'	\$ 23.26	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 16' - 18'	\$ 33.50	VF	0	\$ -	\$ -	0%
ROCK CUT	\$ 45.15	CY	0	\$ -	\$ -	0%
24" FES	\$ 3,381.00	EA	0	\$ -	\$ -	
30" FES	\$ 5,000.00	EA	0	\$ -	\$ -	
36" FES	\$ 5,800.00	EA	0	\$ -	\$ -	
42" FES	\$ 6,000.00	EA	0	\$ -	\$ -	
48" FES	\$ 6,800.00	EA	0	\$ -	\$ -	
54" FES	\$ 7,200.00	EA	0	\$ -	\$ -	
60" FES	\$ 9,100.00	EA	0	\$ -	\$ -	
4" Diameter Mh (0-8) w/24" Cover	\$ 4,650.00	EA	11	\$ 51,150.00	\$ 4,650.00	350
8" Diameter Mh (0-8) w/24" Cover	\$ 5,600.00	EA	3	\$ 16,800.00	\$ 6,000.00	350
8" Mh (0-8 depth) & 24" Cover	\$ 7,200.00	EA	0	\$ -	\$ -	300
Box Base Manhole	\$ 22,500.00	EA	0	\$ -	\$ -	250
Riprap, Grouted (Type M/L/H)	\$ 278.25	CY	0	\$ -	\$ -	
Riprap, Grouted 2' Boulders	\$ 367.50	CY	0	\$ -	\$ -	
Riprap, Grouted 3' Boulders	\$ 404.25	CY	0	\$ -	\$ -	
Riprap, Placed (Type M/L/H)	\$ 91.09	TN	0	\$ -	\$ -	
Riprap, Placed Type VH	\$ 97.91	TN	0	\$ -	\$ -	
Soil Riprap Placed	\$ 75.60	TN	0	\$ -	\$ -	
5' Type 'R' Inlet Up to 5' Deep	\$ 5,100.00	EA	6	\$ 30,600.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 472.50	VF	0	\$ -	\$ -	
10' Type 'R' Inlet Up to 5' Deep	\$ 7,200.00	EA	6	\$ 43,200.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 787.50	VF	0	\$ -	\$ -	
15' Type 'R' Inlet Up to 5' Deep	\$ 11,750.00	EA	6	\$ 70,500.00	\$ 23,500.00	
Extra Depth Inlet Over 5' Deep	\$ 1,023.75	VF	0	\$ -	\$ -	
20' Type 'R' Inlet Up to 5' Deep	\$ 15,800.00	EA	2	\$ 31,600.00	\$ 31,600.00	
Extra Depth Inlet Over 5' Deep	\$ 1,391.25	VF	0	\$ -	\$ -	
Single No. 13 & 16	\$ 3,650.00	EA	2	\$ 7,300.00	\$ -	
Extra depth	\$ 337.05	EA	0	\$ -	\$ -	
Double No. 13 & 16	\$ 5,700.00	EA	0	\$ -	\$ -	



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				Intract	Infrastructure	
PROJECT TOTAL				\$ 11,400,375	\$ 1,772,427	13,172,802
Extra depth	\$ 488.25	EA	0	\$ -	\$ -	
Troile No. 13 & 16	\$ 6,300.00	EA	0	\$ -	\$ -	
Extra depth	\$ 677.25	EA	0	\$ -	\$ -	
Type C Inlet (close mesh grate)	\$ 5,200.00	EA	0	\$ -	\$ -	
Extra Depth	\$ 330.75	EA	0	\$ -	\$ -	
OUTLET STRUCTURE	\$ 75,000.00	EA	1.0	\$ 75,000.00	\$ 25,000.00	
CHECK STRUCTURES	\$ 83.21	LF	0	\$ -	\$ 50,000.00	
CONNECT TO EXISTING PIPE	\$ 2,625.00	LS	2	\$ 5,250.00	\$ -	
SUBTOTAL	\$ 1,702			\$ 876,571	\$ 194,356	
WATER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 40.16	LF	10300	\$ 413,673.75	\$ -	
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 50.40	LF	0	\$ -	\$ -	
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 56.00	LF	0	\$ -	\$ 56,000.00	
16" PVC w/Bedding & 12ga Tracer wire	\$ 68.48	LF	0	\$ -	\$ -	
20" PVC w/Bedding & 12ga Tracer wire	\$ 122.85	LF	0	\$ -	\$ -	
24" PVC w/Bedding & 12ga Tracer wire	\$ 128.12	LF	0	\$ -	\$ -	
30" PVC w/Bedding & 12ga Tracer wire	\$ 331.01	LF	0	\$ -	\$ -	
8" MJ Gate Valve W/Box & Restraints	\$ 2,310.00	EA	21	\$ 48,510.00	\$ -	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,540.60	EA	0	\$ -	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,215.75	EA	0	\$ -	\$ 16,863.00	250
16"BFV Valve W/Box & Restraints	\$ 16,217.50	EA	0	\$ -	\$ -	750
20 BFV Valve W/Box & Restraints	\$ 14,049.00	EA	0	\$ -	\$ -	750
24" BFV Valve W/Box & Restraints	\$ 18,375.00	EA	0	\$ -	\$ -	750
30" BFV Valve W/Box & Restraints	\$ 31,538.85	EA	0	\$ -	\$ -	750
Vaults for BFV	\$ 22,050.00	EA	0	\$ -	\$ -	
Fire Hydrants	\$ 8,400.00	EA	35	\$ 294,000.00	\$ 28,000.00	300
8" Fittings	\$ 625.00	EA	21	\$ 13,125.00	\$ -	500
10" Fittings	\$ 780.00	EA	0	\$ -	\$ -	750
12" Fittings	\$ 1,200.00	EA	0	\$ -	\$ 4,800.00	250
16" Fittings	\$ 1,569.75	EA	0	\$ -	\$ -	750
20" Fittings	\$ 3,465.00	EA	0	\$ -	\$ -	750
24" Fittings	\$ 3,986.85	EA	0	\$ -	\$ -	750
30" Fittings	\$ 4,567.50	EA	0	\$ -	\$ -	750
Remove Plug & Tie in	\$ 1,890.00	EA	2	\$ 3,780.00	\$ -	
Tie in after testing	\$ 3,500.00	EA	2	\$ 7,000.00	\$ 7,000.00	
Cl Clear Water & Pressure Test	\$ 4,500.00	EA	1.5	\$ 6,750.00	\$ -	
MARKER POSTS	\$ 135.00	EA	1	\$ 135.00	\$ 135.00	1,000
WATER SERVICE	\$ 2,625.00	EA	0	\$ -	\$ -	
SPECIAL	\$ -	LS	0	\$ -	\$ 15,000.00	
SUBTOTAL	\$ 1,528			\$ 786,974	\$ 127,798	
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
RETAINING WALLS	\$ 29.50	LF	2000	\$ 59,000.00	\$ -	
SUBTOTAL	\$ 115			\$ 59,000	\$ -	
ASPHALT PAVING IMPROVEMENTS (INTERNAL)	UNIT PRICE	UNITS	QTY	COST		COMMENTS
ROAD BASE - 6"	\$ 6.60	SY	41200	\$ 271,920.00	\$ 27,456.00	36.00
PAVING - 4"	\$ 17.00	SY	34333	\$ 583,666.67	\$ -	30.00
PAVING - 6"	\$ 25.50	SY	0	\$ -	\$ 88,400.00	-
PAVING - 10"	\$ -55.00	SY	0	\$ -	\$ -	-
PAVING - SUBGRADE PREPARATION	\$ 2.85	SY	34333	\$ 97,850.00	\$ 9,880.00	
SUBEXCAVATION	\$ 2.52	CY	13733	\$ 34,608.00	\$ 8,736.00	3.0
PAVING 2	\$ 10.50	SY	0	\$ -	\$ 863.33	-
PAVEMENT MARKINGS	\$ 1.00	LF	30900	\$ 30,900.00	\$ 4,160.00	3.0
SIGNAGE	\$ 450.00	EA	14	\$ 6,300.00	\$ 1,125.00	750
TRAFFIC CONTROL	\$ 7,500.00	LS	0	\$ -	\$ 30,000.00	
SLEEVES	\$ 15.75	LF	3200	\$ 50,400.00	\$ 27,000.00	0
RAISE WATER VALVES	\$ 215.00	EA	58	\$ 12,040.00	\$ 1,720.00	
RAISE MANHOLES	\$ 750.00	EA	48	\$ 36,750.00	\$ 4,500.00	
RAISE RANGEBOXES	\$ 350.00	EA	0	\$ -	\$ -	
SUBTOTAL	\$ 2,183			\$ 1,124,435	\$ 203,840	
CONCRETE IMPROVEMENTS(INTERNAL)	UNIT PRICE	UNITS	QTY	COST		COMMENTS
CURB & GUTTER - 1' GUTTER	\$ 18.50	LF	0	\$ -	\$ 55.50	2
CURB & GUTTER - 2' GUTTER	\$ 19.35	LF	20600	\$ 398,610.00	\$ 39,474.00	2
CURB & GUTTER - 2' MOUNTABLE	\$ 25.75	LF	0	\$ -	\$ -	-
ALLEYS - 8" CONCRETE	\$ 9.47	SF	0	\$ -	\$ -	16
CURB AND GUTTER SUB GRADE PREPARATION	\$ 2.07	LF	20600	\$ 42,611.10	\$ 4,225.95	
SUBEXCAVATION ALLEYS	\$ 3.15	CY	0	\$ -	\$ -	3.0
CROSS PANS	\$ 9.47	SF	2400	\$ 22,728.00	\$ 25,516.00	1
HANDICAP RAMPS (CORNER)	\$ 3,525.00	EA	24	\$ 84,600.00	\$ 14,100.00	
MIDBLOCK HANDICAP RAMPS	\$ 1,500.00	EA	4	\$ 6,000.00	\$ 3,000.00	
5' SIDEWALK - 6"	\$ 5.10	SF	103000	\$ 525,300.00	\$ 51,000.00	2
4' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -	\$ -	0.25
8' TRAIL - 6"	\$ 5.10	SF	0	\$ -	\$ -	2
SIDEWALK SUB GRADE PREP	\$ 1.95	LF	103000	\$ 200,850.00	\$ 19,500.00	
SUBTOTAL	\$ 2,487			\$ 1,280,599	\$ 157,871	
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
OPEN SPACE	\$ 3.00	SF	22500	\$ 67,500.00	\$ -	Reseeding only
FORMAL - STREETS	\$ 7.75	SF	144200	\$ 1,117,550.00	\$ 237,150.00	14
FORMAL - PARKS	\$ 7.75	SF	127500	\$ 988,125.00	\$ -	
MONUMENTS	\$ 27,750.00	LS	2	\$ 55,500.00	\$ -	
FENCING	\$ 13.10	SF	5000	\$ 65,500.00	\$ -	50
TRAILS	\$ 5.10	SF	0	\$ -	\$ -	
MAIL BOXES	\$ 2,300.00	EA	8	\$ 18,400.00	\$ -	
AMENITY	\$ 160,000.00	EA	2	\$ 225,000.00	\$ -	
SUBTOTAL	\$ 4,927			\$ 2,837,575	\$ 237,150	
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
LETTERS OF CREDIT/BONDS	\$ 7,485.343	LS	0.5%	\$ 37,427	\$ 5,068.34	
WARRANTY	\$ 7,485.343	LS	2.0%	\$ 149,707	\$ 20,273.35	builder responsibility
MOBILIZATION	\$ 7,962.575	LS	2.0%	\$ 159,252	\$ 21,064.68	
CONTINGENCY	\$ 9,211.325	LS	20.0%	\$ 1,842,265	\$ 287,666.80	
SUBTOTAL	\$ 4,251			\$ 2,189,050	\$ 334,093	
COST PARTICIPATION	UNIT PRICE	UNITS	QTY	COST		COMMENTS
REIMBURSEMENT	\$ -	LS	0	\$ -	\$ -	
SUBTOTAL	\$ -			\$ -	\$ -	
PROJECT TOTAL	\$ 22,137			\$ 11,400,375	\$ 1,772,427	



THE CACHE - PA E1						
July 29, 2020						
PROJECT TOTAL				Intract	Infrastructure	
				\$ 5,857,182	\$ 1,729,858	7,587,040
FEES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
CLOSING AND ACQUISITION COSTS	\$ -	LOT	370	\$ -	\$ -	
LEGAL FEES	\$ -	LOT	370	\$ -	\$ -	
IMPACT FEES	\$ -	LOT	370	\$ -	\$ -	
SUBTOTAL				\$ -	\$ -	
PROFESSIONAL SERVICES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
AGENCY REVIEW FEES	\$ 19,000.00	LS	1	\$ 19,000.00	\$ 6,250.00	0.50%
PLANNING	\$ 76,000.00	LS	1	\$ 76,000.00	\$ 25,000.00	2.00%
ENGINEERING	\$ 190,000.00	LS	1	\$ 190,000.00	\$ 75,000.00	5.00%
LANDSCAPE ARCHITECTURE	\$ 76,000.00	LS	1	\$ 76,000.00	\$ 31,250.00	2.00%
STAKING	\$ 76,000.00	LS	1	\$ 76,000.00	\$ 31,250.00	2.00%
SOILS AND ENVIRONMENTAL TESTING	\$ 76,000.00	LS	1	\$ 76,000.00	\$ 31,250.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 28,500.00	LS	1	\$ 28,500.00	\$ 9,375.00	0.75%
SUBTOTAL				\$ 541,500	\$ 209,375	
GRADING	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TOPSOIL	\$ 1.85	CY	12950	\$ 23,967.50	\$ 1,293.33	10%
OVERLOT GRADING	\$ 2.15	CY	12950	\$ 83,527.50	\$ 14,333.33	350
SUBTOTAL				\$ 291	\$ 15,567	
EROSION CONTROL	UNIT PRICE	UNITS	QTY	COST		COMMENTS
EROSION CONTROL	\$ 675.00	LOT	370	\$ 245,750.00	\$ 25,000.00	
SUBTOTAL				\$ 675	\$ 25,000	
DEMOLITION	UNIT PRICE	UNITS	QTY	COST		COMMENTS
DEMOLITION	\$ 25,000.00	LS	1	\$ 25,000.00	\$ 50,000.00	
SUBTOTAL				\$ 68	\$ 50,000	
UTILITY CHARGES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TRAFFIC SIGNAL	\$ 300,000.00	LS	0	\$ -	\$ -	
STREET LIGHTS	\$ 9,750.00	EA	17	\$ 165,750.00	\$ 39,000.00	225
SUBTOTAL				\$ 448	\$ 104,000	
SANITARY SEWER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
4" SDR JD	\$ 6.56	LF	3700	\$ 24,281.25	\$ 6,562.50	
6" SDR JD	\$ 9.08	LF	0	\$ -	\$ -	
PIPE 8" PVC W/BEDDING	\$ 43.00	LF	3700	\$ 159,100.00	\$ 43,000.00	
PIPE 10" PVC W/BEDDING	\$ 45.50	LF	0	\$ -	\$ -	
PIPE 12" PVC W/BEDDING	\$ 62.00	LF	0	\$ -	\$ -	
6" PVC FORCEMAIN	\$ 75.00	LF	0	\$ -	\$ -	
EXTRA DEPTH 10'-12'	\$ 2.10	LF	740	\$ 1,554.00	\$ 420.00	20%
EXTRA DEPTH 12'-14'	\$ 6.82	LF	370	\$ 2,447.55	\$ 661.50	10%
EXTRA DEPTH 14'-16'	\$ 11.85	LF	185	\$ 2,136.75	\$ 577.50	5%
EXTRA DEPTH 16'-18'	\$ 26.09	LF	185	\$ 4,827.11	\$ 1,304.63	5%
EXTRA DEPTH 18'-20'	\$ 49.04	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 20'-22'	\$ 60.38	LF	0	\$ -	\$ -	0%
ROCK CUT	\$ 44.05	CY	0	\$ -	\$ -	0%
5" X 4" WYE, BEND, CAP	\$ 103.00	EA	370	\$ 38,110.00	\$ -	
M.H. - 4" DIA (0-10')	\$ 4,100.00	EA	13	\$ 53,300.00	\$ 16,400.00	300
M.H. - 5" DIA (0-10')	\$ 6,600.00	EA	0	\$ -	\$ -	300
M.H. - EXTRA DEPTH	\$ 110.25	VF	65	\$ 7,166.25	\$ 2,205.00	5
6" CLEANOUT ASSEMBLY	\$ 875.00	EA	13	\$ 11,375.00	\$ 3,500.00	
4" PVC SERVICE (40' AVG)	\$ 1,525.00	EA	0	\$ -	\$ -	
MARKER POSTS	\$ 150.00	EA	0	\$ -	\$ -	0%
TIE TO EXISTING STUB	\$ 1,500.00	EA	1	\$ 1,500.00	\$ -	
AIR TEST MAIN	\$ 0.62	LF	3700	\$ 2,294.00	\$ 620.00	
DEFLECTION TEST MAIN	\$ 0.80	LF	3700	\$ 2,960.00	\$ 800.00	
JETT SEWER MAINLINE	\$ 0.75	LF	3700	\$ 2,775.00	\$ 750.00	
TV SEWER LINE	\$ 0.85	LS	3700	\$ 3,145.00	\$ 850.00	
SPECIAL	\$ -	LS	0	\$ -	\$ 15,000.00	
SUBTOTAL				\$ 857	\$ 92,651	
STORM DRAINAGE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
15" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 75.00	LF	0	\$ -	\$ -	0%
18" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 95.00	LF	740	\$ 70,300.00	\$ 23,750.00	20%
21" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 102.00	LF	0	\$ -	\$ -	0%
24" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 115.00	LF	565	\$ 63,825.00	\$ 11,500.00	15%
30" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 139.00	LF	0	\$ -	\$ -	0%
36" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 164.00	LF	370	\$ 60,680.00	\$ 16,400.00	10%
42" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 199.00	LF	0	\$ -	\$ -	0%
48" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 233.00	LF	0	\$ -	\$ -	0%
54" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 275.00	LF	0	\$ -	\$ -	0%
60" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 277.00	LF	0	\$ -	\$ -	0%
72" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 352.00	LF	0	\$ -	\$ -	0%
84" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 395.00	LF	0	\$ -	\$ -	0%
84" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 475.00	LF	0	\$ -	\$ -	0%
96" RCP CL III TG/ C-443 0-8' w/squeegee	\$ 650.00	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 8'-10'	\$ 2.68	VF	167	\$ 445.80	\$ 120.49	10%
EXTRA DEPTH 10'-12'	\$ 7.06	VF	83	\$ 587.41	\$ 158.76	5%
EXTRA DEPTH 12'-14'	\$ 13.91	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 14'-16'	\$ 23.26	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 16'-18'	\$ 33.50	VF	0	\$ -	\$ -	0%
ROCK CUT	\$ 45.15	CY	0	\$ -	\$ -	0%
24" FES	\$ 3,361.00	EA	0	\$ -	\$ -	
30" FES	\$ 5,000.00	EA	0	\$ -	\$ -	
36" FES	\$ 5,800.00	EA	0	\$ -	\$ -	
42" FES	\$ 6,000.00	EA	0	\$ -	\$ -	
48" FES	\$ 6,800.00	EA	0	\$ -	\$ -	
54" FES	\$ 7,200.00	EA	0	\$ -	\$ -	
60" FES	\$ 9,100.00	EA	0	\$ -	\$ -	
4" Diameter MH (0-8) w/24" Cover	\$ 4,650.00	EA	4	\$ 18,600.00	\$ 4,650.00	350
6" Diameter MH (0-8) w/24" Cover	\$ 5,600.00	EA	2	\$ 11,200.00	\$ 5,600.00	350
6" MH (0-8 depth) & 24" Cover	\$ 7,200.00	EA	0	\$ -	\$ -	300
Box Base Manhole	\$ 22,500.00	EA	0	\$ -	\$ -	250
Riprap, Grouted (Type M/L/H)	\$ 278.25	CY	0	\$ -	\$ -	
Riprap, Grouted 2' Boulders	\$ 367.50	CY	0	\$ -	\$ -	
Riprap, Grouted 3' Boulders	\$ 404.25	CY	0	\$ -	\$ -	
Riprap, Placed (Type M/L/H)	\$ 91.09	TN	0	\$ -	\$ -	
Riprap, Placed Type VH	\$ 97.91	TN	0	\$ -	\$ -	
Soil Riprap Placed	\$ 75.60	TN	0	\$ -	\$ -	
5' Type 'R' Inlet Up to 5' Deep	\$ 5,100.00	EA	3	\$ 15,300.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 472.50	VF	0	\$ -	\$ -	
10' Type 'R' Inlet Up to 5' Deep	\$ 7,200.00	EA	2	\$ 14,400.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 787.50	VF	0	\$ -	\$ -	
15' Type 'R' Inlet Up to 5' Deep	\$ 11,750.00	EA	1	\$ 11,750.00	\$ 23,500.00	
Extra Depth Inlet Over 5' Deep	\$ 1,023.75	VF	0	\$ -	\$ -	
20' Type 'R' Inlet Up to 5' Deep	\$ 15,800.00	EA	1	\$ 15,800.00	\$ 31,600.00	
Extra Depth Inlet Over 5' Deep	\$ 1,391.25	VF	0	\$ -	\$ -	
Single No. 13 & 16	\$ 3,650.00	EA	2	\$ 7,300.00	\$ -	
Extra depth	\$ 337.05	EA	0	\$ -	\$ -	
Double No. 13 & 16	\$ 5,700.00	EA	0	\$ -	\$ -	



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PROJECT TOTAL				\$ 5,857,182	\$ 1,729,858	7,587,040
Extra depth	\$ 488.25	EA	0	\$ -	\$ -	
Triple No. 13 & 16	\$ 8,300.00	EA	0	\$ -	\$ -	
Extra depth	\$ 677.25	EA	0	\$ -	\$ -	
Type C Inlet (close mesh grate)	\$ 5,200.00	EA	0	\$ -	\$ -	
Extra Depth	\$ 330.75	EA	0	\$ -	\$ -	
OUTLET STRUCTURE	\$ 50,000.00	EA	1.0	\$ 50,000.00	\$ 25,000.00	
CHECK STRUCTURES	\$ 83.21	LF	0	\$ -	\$ 50,000.00	
CONNECT TO EXISTING PIPE	\$ 2,625.00	LS	2	\$ 5,250.00	\$ -	
SUBTOTAL	\$ 934			\$ 345,438	\$ 192,279	
WATER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
6" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 40.16	LF	3700	\$ 148,601.25	\$ -	
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 50.40	LF	0	\$ -	\$ -	
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 56.00	LF	0	\$ -	\$ 56,000.00	
16" PVC w/Bedding & 12ga Tracer wire	\$ 68.48	LF	0	\$ -	\$ -	
20" PVC w/Bedding & 12ga Tracer wire	\$ 122.85	LF	0	\$ -	\$ -	
24" PVC w/Bedding & 12ga Tracer wire	\$ 128.12	LF	0	\$ -	\$ -	
30" PVC w/Bedding & 12ga Tracer wire	\$ 331.01	LF	0	\$ -	\$ -	
8" MJ Gate Valve W/Box & Restraints	\$ 2,310.00	EA	8	\$ 18,480.00	\$ -	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,540.60	EA	0	\$ -	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,215.75	EA	0	\$ -	\$ 18,883.00	250
16" BFV Valve W/Box & Restraints	\$ 18,217.50	EA	0	\$ -	\$ -	750
20" BFV Valve W/Box & Restraints	\$ 14,049.00	EA	0	\$ -	\$ -	750
24" BFV Valve W/Box & Restraints	\$ 18,375.00	EA	0	\$ -	\$ -	750
30" BFV Valve W/Box & Restraints	\$ 31,538.85	EA	0	\$ -	\$ -	750
Vaults for BFV	\$ 22,050.00	EA	0	\$ -	\$ -	
Fire Hydrants	\$ 8,400.00	EA	13	\$ 109,200.00	\$ 28,000.00	300
8" Fittings	\$ 625.00	EA	8	\$ 5,000.00	\$ -	500
10" Fittings	\$ 780.00	EA	0	\$ -	\$ -	750
12" Fittings	\$ 1,200.00	EA	0	\$ -	\$ 4,800.00	250
16" Fittings	\$ 1,569.75	EA	0	\$ -	\$ -	750
20" Fittings	\$ 3,465.00	EA	0	\$ -	\$ -	750
24" Fittings	\$ 3,986.85	EA	0	\$ -	\$ -	750
30" Fittings	\$ 4,667.50	EA	0	\$ -	\$ -	750
Remove Plug & Tie in	\$ 1,890.00	EA	2	\$ 3,780.00	\$ -	
Tie in after testing	\$ 3,500.00	EA	2	\$ 7,000.00	\$ 7,000.00	
Cl. Clear Water & Pressure Test	\$ 4,500.00	EA	1.6	\$ 6,750.00	\$ -	
MARKER POSTS	\$ 135.00	EA	1	\$ 135.00	\$ 135.00	1,000
WATER SERVICE	\$ 2,625.00	EA	0	\$ -	\$ -	
SPECIAL	\$ -	LS	0	\$ -	\$ 15,000.00	
SUBTOTAL	\$ 808			\$ 298,946	\$ 127,798	
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
RETAINING WALLS	\$ 29.50	LF	1000	\$ 29,500.00	\$ -	
SUBTOTAL	\$ 80			\$ 29,500	\$ -	
ASPHALT PAVING IMPROVEMENTS (INTERNAL)	UNIT PRICE	UNITS	QTY	COST		COMMENTS
ROAD BASE - 6"	\$ 6.60	SY	11511	\$ 75,973.33	\$ 26,400.00	28.00
PAVING - 4"	\$ 17.00	SY	11511	\$ 195,688.89	\$ -	28.00
PAVING - 6"	\$ 25.50	SY	0	\$ -	\$ 85,000.00	30.00
PAVING - 10"	\$ 2.85	SY	0	\$ -	\$ -	
PAVING - SUBGRADE PREPARATION	\$ 2.85	SY	11511	\$ 32,806.67	\$ 9,500.00	
SUBEXCAVATION	\$ 2.82	CY	4859	\$ 11,741.33	\$ 8,400.00	3.0
PAVING 2	\$ 10.50	SY	0	\$ -	\$ -	
PAVEMENT MARKINGS	\$ 1.00	LF	11100	\$ 11,100.00	\$ 4,000.00	3.0
SIGNAGE	\$ 450.00	EA	5	\$ 2,250.00	\$ 750.00	750
TRAFFIC CONTROL	\$ 7,500.00	LS	0	\$ -	\$ 30,000.00	
SLEEVES	\$ 15.75	LF	3200	\$ 50,400.00	\$ 27,000.00	8
RAISE WATER VALVES	\$ 215.00	EA	21	\$ 4,515.00	\$ 1,720.00	
RAISE MANHOLES	\$ 750.00	EA	19	\$ 14,250.00	\$ 4,500.00	
RAISE RANGEBOXES	\$ 350.00	EA	0	\$ -	\$ -	
SUBTOTAL	\$ 1,078			\$ 398,725	\$ 197,270	
CONCRETE IMPROVEMENTS (INTERNAL)	UNIT PRICE	UNITS	QTY	COST		COMMENTS
CURB & GUTTER - 1" GUTTER	\$ 18.50	LF	0	\$ -	\$ -	2
CURB & GUTTER - 2" GUTTER	\$ 19.35	LF	7400	\$ 143,190.00	\$ 38,700.00	2
CURB & GUTTER - 2" MOUNTABLE	\$ 25.75	LF	0	\$ -	\$ -	
ALLEYS - 8" CONCRETE	\$ 9.47	SF	0	\$ -	\$ -	18
CURB AND GUTTER SUB GRADE PREPARATION	\$ 2.07	LF	7400	\$ 15,306.90	\$ 4,137.00	
SUBEXCAVATION ALLEYS	\$ 3.15	CY	0	\$ -	\$ -	3.0
CROSS PANS	\$ 9.47	SF	2400	\$ 22,728.00	\$ 26,516.00	
HANDICAP RAMPS (CORNER)	\$ 3,525.00	EA	24	\$ 84,600.00	\$ 14,100.00	
MIDBLOCK HANDICAP RAMPS	\$ 1,500.00	EA	4	\$ 6,000.00	\$ 3,000.00	
5' SIDEWALK - 6"	\$ 5.10	SF	55500	\$ 283,050.00	\$ 51,000.00	
4' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -	\$ -	0.25
8" TRAIL - 6"	\$ 5.10	SF	0	\$ -	\$ -	
SIDEWALK SUB GRADE PREP	\$ 1.95	LF	55500	\$ 108,225.00	\$ 19,500.00	
SUBTOTAL	\$ 1,792			\$ 663,100	\$ 156,953	
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
OPEN SPACE	\$ 3.00	SF	19950	\$ 59,850.00	\$ -	Reseeding only
FORMAL - STREETS	\$ 7.75	SF	51800	\$ 401,450.00	\$ 232,500.00	14
FORMAL - PARKS	\$ 7.75	SF	113050	\$ 876,137.50	\$ -	
MONUMENTS	\$ 27,750.00	LS	2	\$ 55,500.00	\$ -	
FENCING	\$ 13.10	SF	3000	\$ 39,300.00	\$ -	50
TRAILS	\$ 5.10	SF	0	\$ -	\$ -	
MAIL BOXES	\$ 2,300.00	EA	6	\$ 13,800.00	\$ -	
AMENITY	\$ 50,000.00	EA	3	\$ 150,000.00	\$ -	
SUBTOTAL	\$ 4,314			\$ 1,596,038	\$ 232,500	
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
LETTERS OF CREDIT/BONDS	\$ 3,648.719	LS	0.5%	\$ 18,244	\$ 4,997.26	
WARRANTY	\$ 3,648.719	LS	2.0%	\$ 72,974	\$ 19,989.03	builder responsibility
MOBILIZATION	\$ 4,005.954	LS	2.0%	\$ 80,119	\$ 20,800.36	
CONTINGENCY	\$ 4,738.204	LS	20.0%	\$ 947,641	\$ 280,678.61	
SUBTOTAL	\$ 3,024			\$ 1,118,978	\$ 326,465	
COST PARTICIPATION	UNIT PRICE	UNITS	QTY	COST		COMMENTS
REIMBURSEMENT	\$ -	LS	0	\$ -	\$ -	
SUBTOTAL	\$ -			\$ -	\$ -	
PROJECT TOTAL	\$ 16,830			\$ 5,857,182	\$ 1,729,858	



THE CACHE - PA E2						
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				Intract	Infrastructure	
PROJECT TOTAL				\$ 6,057,744	\$ 1,043,799	7,101,542
FEES	UNIT PRICE	UNITS	QTY	COST	COST	COMMENTS
CLOSING AND ACQUISITION COSTS	\$ -	LOT	500	\$ -	\$ -	
LEGAL FEES	\$ -	LOT	500	\$ -	\$ -	
IMPACT FEES	\$ -	LOT	500	\$ -	\$ -	
SUBTOTAL	\$ -			\$ -	\$ -	
PROFESSIONAL SERVICES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
AGENCY REVIEW FEES	\$ 19,000.00	LS	1	\$ 19,000.00	\$ -	0.50%
PLANNING	\$ 76,000.00	LS	1	\$ 76,000.00	\$ -	2.00%
ENGINEERING	\$ 190,000.00	LS	1	\$ 190,000.00	\$ -	5.00%
LANDSCAPE ARCHITECTURE	\$ 76,000.00	LS	1	\$ 76,000.00	\$ -	2.00%
STAKING	\$ 76,000.00	LS	1	\$ 76,000.00	\$ 20,500.00	2.00%
SOILS AND ENVIRONMENTAL TESTING	\$ 76,000.00	LS	1	\$ 76,000.00	\$ 20,500.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 28,500.00	LS	1	\$ 28,500.00	\$ 8,200.00	0.75%
SUBTOTAL	\$ 1,083			\$ 541,500	\$ 49,200	
GRADING	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TOPSOIL	\$ 1.85	CY	17500	\$ 32,375.00	\$ 12.33	10%
OVERLOT GRADING	\$ 2.15	CY	175000	\$ 112,875.00	\$ 143.33	350
SUBTOTAL	\$ 291			\$ 145,250	\$ 156	
EROSION CONTROL	UNIT PRICE	UNITS	QTY	COST		COMMENTS
EROSION CONTROL	\$ 675.00	LOT	500	\$ 337,500.00	\$ 45,000.00	
SUBTOTAL	\$ 675			\$ 337,500	\$ 45,000	
DEMOLITION	UNIT PRICE	UNITS	QTY	COST		COMMENTS
DEMOLITION	\$ 25,000.00	LS	1	\$ 25,000.00	\$ 50,000.00	
SUBTOTAL	\$ 50			\$ 25,000	\$ 50,000	
UTILITY CHARGES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TRAFFIC SIGNAL	\$ 300,000.00	LS	1	\$ -	\$ 300,000.00	
STREET LIGHTS	\$ 9,750.00	EA	17	\$ 165,750.00	\$ 9,750.00	225
SUBTOTAL	\$ 332			\$ 165,750	\$ 313,000	
SANITARY SEWER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
4" SDR JD	\$ 6.56	LF	3750	\$ 24,609.38	\$ (4,856.25)	
6" SDR JD	\$ 9.08	LF	0	\$ -	\$ -	
PIPE 8" PVC W/BEDDING	\$ 43.00	LF	3750	\$ 181,250.00	\$ (31,820.00)	
PIPE 10" PVC W/BEDDING	\$ 45.50	LF	0	\$ -	\$ -	
PIPE 12" PVC W/BEDDING	\$ 62.00	LF	0	\$ -	\$ -	
6" PVC FORCEMAIN	\$ 75.00	LF	0	\$ -	\$ -	
EXTRA DEPTH 10' - 12'	\$ 2.10	LF	750	\$ 1,575.00	\$ (310.80)	20%
EXTRA DEPTH 12' - 14'	\$ 6.62	LF	375	\$ 2,480.63	\$ (489.51)	10%
EXTRA DEPTH 14' - 16'	\$ 11.55	LF	188	\$ 2,155.63	\$ (427.35)	5%
EXTRA DEPTH 16' - 18'	\$ 26.09	LF	188	\$ 4,892.34	\$ (965.42)	5%
EXTRA DEPTH 18' - 20'	\$ 49.04	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 20' - 22'	\$ 60.38	LF	0	\$ -	\$ -	0%
ROCK CUT	\$ 44.05	CY	0	\$ -	\$ -	0%
5" X 4" WYE, BEND, CAP	\$ 103.00	EA	500	\$ 51,500.00	\$ -	
M.H. - 4' DIA (0-10')	\$ 4,100.00	EA	13	\$ 53,300.00	\$ (12,300.00)	300
M.H. - 5' DIA (0-10')	\$ 6,600.00	EA	0	\$ -	\$ -	300
M.H. - EXTRA DEPTH	\$ 110.25	VF	65	\$ 7,166.25	\$ (1,653.75)	5
6" CLEANOUT ASSEMBLY	\$ 875.00	EA	13	\$ 11,375.00	\$ (2,625.00)	
4" PVC SERVICE (40' AVG)	\$ 1,525.00	EA	0	\$ -	\$ -	
MARKER POSTS	\$ 150.00	EA	0	\$ -	\$ -	0%
TIE TO EXISTING STUB	\$ 1,600.00	EA	1	\$ 1,600.00	\$ -	
AIR TEST MAIN	\$ 0.62	LF	3750	\$ 2,325.00	\$ (458.80)	
DEFLECTION TEST MAIN	\$ 0.90	LF	3750	\$ 3,000.00	\$ (592.00)	
JETT SEWER MAINLINE	\$ 0.75	LF	3750	\$ 2,812.50	\$ (555.00)	
TV SEWER LINE	\$ 0.65	LS	3750	\$ 2,187.50	\$ (629.00)	
SPECIAL	\$ -	LS	0	\$ -	\$ 15,000.00	
SUBTOTAL	\$ 666			\$ 333,139	\$ (42,663)	
STORM DRAINAGE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
15" RCP CL III TG C-443 0-8' w/squeegs	\$ 75.00	LF	0	\$ -	\$ -	0%
18" RCP CL III TG C-443 0-8' w/squeegs	\$ 95.00	LF	750	\$ 71,250.00	\$ 1,187.50	20%
21" RCP CL III TG C-443 0-8' w/squeegs	\$ 102.00	LF	0	\$ -	\$ -	0%
24" RCP CL III TG C-443 0-8' w/squeegs	\$ 115.00	LF	563	\$ 64,887.50	\$ 575.00	15%
30" RCP CL III TG C-443 0-8' w/squeegs	\$ 139.00	LF	0	\$ -	\$ -	0%
36" RCP CL III TG C-443 0-8' w/squeegs	\$ 164.00	LF	375	\$ 61,500.00	\$ 820.00	10%
42" RCP CL III TG C-443 0-8' w/squeegs	\$ 189.00	LF	0	\$ -	\$ -	0%
48" RCP CL III TG C-443 0-8' w/squeegs	\$ 233.00	LF	0	\$ -	\$ -	0%
54" RCP CL III TG C-443 0-8' w/squeegs	\$ 275.00	LF	0	\$ -	\$ -	0%
60" RCP CL III TG C-443 0-8' w/squeegs	\$ 277.00	LF	0	\$ -	\$ -	0%
72" RCP CL III TG C-443 0-8' w/squeegs	\$ 352.00	LF	0	\$ -	\$ -	0%
84" RCP CL III TG C-443 0-8' w/squeegs	\$ 395.00	LF	0	\$ -	\$ -	0%
84" RCP CL III TG C-443 0-8' w/squeegs	\$ 475.00	LF	0	\$ -	\$ -	0%
96" RCP CL III TG C-443 0-8' w/squeegs	\$ 650.00	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 8'-10'	\$ 2.68	VF	189	\$ 451.83	\$ 6.02	10%
EXTRA DEPTH 10'-12'	\$ 7.06	VF	84	\$ 595.35	\$ 7.94	5%
EXTRA DEPTH 12' - 14'	\$ 13.91	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 14' - 16'	\$ 23.26	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 16' - 18'	\$ 33.50	VF	0	\$ -	\$ -	0%
ROCK CUT	\$ 45.15	CY	0	\$ -	\$ -	0%
24" FES	\$ 3,381.00	EA	0	\$ -	\$ -	
30" FES	\$ 5,000.00	EA	0	\$ -	\$ -	
36" FES	\$ 5,800.00	EA	0	\$ -	\$ -	
42" FES	\$ 6,000.00	EA	0	\$ -	\$ -	
48" FES	\$ 6,800.00	EA	0	\$ -	\$ -	
54" FES	\$ 7,200.00	EA	0	\$ -	\$ -	
60" FES	\$ 9,100.00	EA	0	\$ -	\$ -	
4' Diameter MH (0-8') w/24" Cover	\$ 4,650.00	EA	4	\$ 18,600.00	\$ 4,650.00	350
6' Diameter MH (0-8') w/24" Cover	\$ 5,600.00	EA	2	\$ 11,200.00	\$ 5,600.00	350
6' MH (0-8' depth) & 24" Cover	\$ 7,200.00	EA	0	\$ -	\$ -	300
Box Base Manhole	\$ 22,500.00	EA	0	\$ -	\$ -	250
Riprap, Grouted (Type M/L/H)	\$ 278.25	CY	0	\$ -	\$ -	
Riprap, Grouted 2' Boulders	\$ 367.50	CY	0	\$ -	\$ -	
Riprap, Grouted 3' Boulders	\$ 404.25	CY	0	\$ -	\$ -	
Riprap, Placed (Type M/L/H)	\$ 91.09	TN	0	\$ -	\$ -	
Riprap, Placed Type VH	\$ 97.91	TN	0	\$ -	\$ -	
Soil Riprap Placed	\$ 75.60	TN	0	\$ -	\$ -	
5' Type 'R' Inlet Up to 5' Deep	\$ 5,100.00	EA	3	\$ 15,300.00	\$ 20,400.00	
Extra Depth Inlet Over 5' Deep	\$ 472.50	VF	0	\$ -	\$ -	
10' Type 'R' Inlet Up to 5' Deep	\$ 7,200.00	EA	2	\$ 14,400.00	\$ 14,400.00	
Extra Depth Inlet Over 5' Deep	\$ 787.50	VF	0	\$ -	\$ -	
15' Type 'R' Inlet Up to 5' Deep	\$ 11,750.00	EA	1	\$ 11,750.00	\$ 23,500.00	
Extra Depth Inlet Over 5' Deep	\$ 1,023.75	VF	0	\$ -	\$ -	
20' Type 'R' Inlet Up to 5' Deep	\$ 15,800.00	EA	1	\$ 15,800.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 1,391.25	VF	0	\$ -	\$ -	
Single No. 13 & 16	\$ 3,650.00	EA	2	\$ 7,300.00	\$ -	
Extra depth	\$ 337.05	EA	0	\$ -	\$ -	
Double No. 13 & 16	\$ 5,700.00	EA	0	\$ -	\$ -	



THE CACHE - PA E2						
July 29, 2020						
				Intracrt	Infrastructure	
PROJECT TOTAL				\$ 6,057,744	\$ 1,043,799	7,101,543
Extra depth	\$ 488.25	EA	0	\$ -	\$ -	
Triple No. 13 & 16	\$ 8,300.00	EA	0	\$ -	\$ -	
Extra depth	\$ 677.25	EA	0	\$ -	\$ -	
Type C Inlet (closer mesh grate)	\$ 5,200.00	EA	0	\$ -	\$ -	
Extra Depth	\$ 330.75	EA	0	\$ -	\$ -	
OUTLET STRUCTURE	\$ 50,000.00	EA	1.0	\$ 50,000.00	\$ 75,000.00	
CHECK STRUCTURES	\$ 83.21	LF	0	\$ -	\$ -	
CONNECT TO EXISTING PIPE	\$ 2,625.00	LS	2	\$ 5,250.00	\$ -	
SUBTOTAL	\$ 696			\$ 348,065	\$ 146,146	
WATER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 40.16	LF	3750	\$ 150,609.38	\$ -	
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 50.40	LF	0	\$ -	\$ -	
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 56.00	LF	0	\$ -	\$ 560.00	
16" PVC w/Bedding & 12ga Tracer wire	\$ 68.48	LF	0	\$ -	\$ -	
20" PVC w/Bedding & 12ga Tracer wire	\$ 122.85	LF	0	\$ -	\$ -	
24" PVC w/Bedding & 12ga Tracer wire	\$ 128.12	LF	0	\$ -	\$ -	
30" PVC w/Bedding & 12ga Tracer wire	\$ 331.01	LF	0	\$ -	\$ -	
8" MJ Gate Valve W/Box & Restraints	\$ 2,310.00	EA	8	\$ 18,480.00	\$ -	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,540.00	EA	0	\$ -	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,215.75	EA	0	\$ -	\$ 4,215.75	250
16" BFV Valve W/Box & Restraints	\$ 18,217.50	EA	0	\$ -	\$ -	750
20 BFV Valve W/Box & Restraints	\$ 14,049.00	EA	0	\$ -	\$ -	750
24" BFV Valve W/Box & Restraints	\$ 18,375.00	EA	0	\$ -	\$ -	750
30" BFV Valve W/Box & Restraints	\$ 31,538.85	EA	0	\$ -	\$ -	750
Valves for BFV	\$ 22,050.00	EA	0	\$ -	\$ -	
Fire Hydrants	\$ 8,400.00	EA	13	\$ 109,200.00	\$ 280.00	300
8" Fittings	\$ 625.00	EA	8	\$ 5,000.00	\$ -	500
10" Fittings	\$ 780.00	EA	0	\$ -	\$ -	750
12" Fittings	\$ 1,200.00	EA	0	\$ -	\$ 1,200.00	250
16" Fittings	\$ 1,569.75	EA	0	\$ -	\$ -	750
20" Fittings	\$ 3,465.00	EA	0	\$ -	\$ -	750
24" Fittings	\$ 3,986.85	EA	0	\$ -	\$ -	750
30" Fittings	\$ 4,567.50	EA	0	\$ -	\$ -	750
Remove Plug & Tie in	\$ 1,880.00	EA	2	\$ 3,760.00	\$ -	
Tie in after testing	\$ 3,500.00	EA	2	\$ 7,000.00	\$ 7,000.00	
Ci Clear Water & Pressure Test	\$ 4,500.00	EA	1.5	\$ 6,750.00	\$ -	
MARKER POSTS	\$ 135.00	EA	1	\$ 135.00	\$ 135.00	1,000
WATER SERVICE	\$ 2,625.00	EA	0	\$ -	\$ -	
SPECIAL	\$ -	LS	0	\$ -	\$ 30,000.00	
SUBTOTAL	\$ 602			\$ 300,954	\$ 43,391	
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
RETAINING WALLS	\$ 29.50	LF	1000	\$ 29,500.00	\$ -	
SUBTOTAL	\$ 59			\$ 29,500	\$ -	
ASPHALT PAVING IMPROVEMENTS (INTERNAL)	UNIT PRICE	UNITS	QTY	COST		COMMENTS
ROAD BASE - 6"	\$ 6.80	SY	11667	\$ 77,000.00	\$ 4,092.00	28.00
PAVING - 4"	\$ 17.00	SY	11667	\$ 196,333.33	\$ -	28.00
PAVING - 6"	\$ 25.50	SY	0	\$ -	\$ 15,130.00	30.00
PAVING - 10"	\$ 2.85	SY	0	\$ -	\$ 4,320.00	
PAVING - SUBGRADE PREPARATION	\$ 2.85	SY	11667	\$ 33,250.00	\$ 1,919.00	
SUBEXCAVATION	\$ 2.52	CY	4722	\$ 11,900.00	\$ 1,686.80	3.0
PAVING 2	\$ 10.50	SY	0	\$ -	\$ 863.33	
PAVEMENT MARKINGS	\$ 1.00	LF	11250	\$ 11,250.00	\$ 200.00	3.0
SIGNAGE	\$ 450.00	EA	5	\$ 2,250.00	\$ 375.00	750
TRAFFIC CONTROL	\$ 7,500.00	LS	0	\$ -	\$ 30,000.00	
SLEEVES	\$ 15.75	LF	3200	\$ 50,400.00	\$ 27,000.00	8
RAISE WATER VALVES	\$ 215.00	EA	21	\$ 4,515.00	\$ (430.00)	
RAISE MANHOLES	\$ 750.00	EA	19	\$ 14,250.00	\$ (750.00)	
RAISE MANHOLES	\$ 350.00	EA	0	\$ -	\$ -	
SUBTOTAL	\$ 806			\$ 403,148	\$ 84,416	
CONCRETE IMPROVEMENTS(INTERNAL)	UNIT PRICE	UNITS	QTY	COST		COMMENTS
CURB & GUTTER - 1" GUTTER	\$ 18.50	LF	0	\$ -	\$ 55.50	2
CURB & GUTTER - 2" GUTTER	\$ 19.35	LF	7500	\$ 145,125.00	\$ 1,181.00	2
CURB & GUTTER - 2" MOUNTABLE	\$ 25.75	LF	0	\$ -	\$ -	
ALLEYS - 8" CONCRETE	\$ 9.47	SF	0	\$ -	\$ -	16
CURB AND GUTTER SUB GRADE PREPARATION	\$ 2.07	LF	7500	\$ 15,513.75	\$ 130.32	
SUBEXCAVATION ALLEYS	\$ 3.15	CY	0	\$ -	\$ -	3.0
CROSS PANS	\$ 9.47	SF	2400	\$ 22,728.00	\$ 26,516.00	
HANDICAP RAMPS (CORNER)	\$ 3,525.00	EA	24	\$ 84,600.00	\$ 119,850.00	
MIDBLOCK HANDICAP RAMPS	\$ 1,500.00	EA	4	\$ 6,000.00	\$ 7,500.00	
5' SIDEWALK - 6"	\$ 5.10	SF	56250	\$ 286,875.00	\$ -	
4' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -	\$ -	0.25
8' TRAIL - 6"	\$ 5.10	SF	0	\$ -	\$ 2,448.00	
SIDEWALK SUB GRADE PREP	\$ 1.95	LF	56250	\$ 109,687.50	\$ 936.00	
SUBTOTAL	\$ 1,341			\$ 670,529	\$ 158,597	
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
OPEN SPACE	\$ 3.00	SF	19950	\$ 59,850.00	\$ -	Reseeding only
FORMAL - STREETS	\$ 7.75	SF	52500	\$ 406,875.00	\$ 6,975.00	14
FORMAL - PARKS	\$ 7.75	SF	113060	\$ 876,137.50	\$ -	
MONUMENTS	\$ 27,750.00	LS	2	\$ 55,500.00	\$ -	
FENCING	\$ 13.10	SF	3000	\$ 39,300.00	\$ -	50
TRAILS	\$ 5.10	SF	0	\$ -	\$ -	
MAIL BOXES	\$ 2,300.00	EA	6	\$ 13,800.00	\$ -	
AMENITY	\$ 50,000.00	EA	3	\$ 150,000.00	\$ -	
SUBTOTAL	\$ 3,203			\$ 1,601,463	\$ 6,975	
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
LETTERS OF CREDIT/BONDS	\$ 3,686.818	LS	0.5%	\$ 18,434	\$ 1,984.21	
WARRANTY	\$ 3,686.818	LS	2.0%	\$ 73,736	\$ 7,936.85	builder responsibility
MOBILIZATION	\$ 4,169,568	LS	2.0%	\$ 83,391	\$ 8,839.96	
CONTINGENCY	\$ 4,801,818	LS	20.0%	\$ 960,364	\$ 170,839.59	
SUBTOTAL	\$ 2,312			\$ 1,155,925	\$ 189,601	
COST PARTICIPATION	UNIT PRICE	UNITS	QTY	COST		COMMENTS
REIMBURSEMENT	\$ -	LS	0	\$ -	\$ -	
SUBTOTAL	\$ -			\$ -	\$ -	
PROJECT TOTAL	\$ 12,115			\$ 6,057,744	\$ 1,043,799	



THE CACHE - PA E3						
July 29, 2020						
				Intract	Infrastructure	
PROJECT TOTAL				\$ 4,795,273	\$ 1,043,799	\$ 5,839,071
FEES	UNIT PRICE	UNITS	QTY	COST	COST	COMMENTS
CLOSING AND ACQUISITION COSTS	\$ -	LOT	0	\$ -	\$ -	
LEGAL FEES	\$ -	LOT	0	\$ -	\$ -	
IMPACT FEES	\$ -	LOT	0	\$ -	\$ -	
SUBTOTAL	#DIV/0!			\$ -	\$ -	
PROFESSIONAL SERVICES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
AGENCY REVIEW FEES	\$ 18,000.00	LS	1	\$ 18,000.00	\$ -	0.50%
PLANNING	\$ 72,000.00	LS	1	\$ 72,000.00	\$ -	2.00%
ENGINEERING	\$ 180,000.00	LS	1	\$ 180,000.00	\$ -	5.00%
LANDSCAPE ARCHITECTURE	\$ 72,000.00	LS	1	\$ 72,000.00	\$ -	2.00%
STAKING	\$ 72,000.00	LS	1	\$ 72,000.00	\$ 20,500.00	2.00%
SOILS AND ENVIRONMENTAL TESTING	\$ 72,000.00	LS	1	\$ 72,000.00	\$ 20,500.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 27,000.00	LS	1	\$ 27,000.00	\$ 8,200.00	0.75%
SUBTOTAL	#DIV/0!			\$ 513,000	\$ 49,200	
GRADING	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TOPSOIL	\$ 1.85	CY	0	\$ -	\$ 12.33	10%
OVERLOT GRADING	\$ 2.15	CY	0	\$ -	\$ 143.33	350
SUBTOTAL	#DIV/0!			\$ -	\$ 156	
EROSION CONTROL	UNIT PRICE	UNITS	QTY	COST		COMMENTS
EROSION CONTROL	\$ 675.00	LOT	0	\$ -	\$ 45,000.00	
SUBTOTAL	#DIV/0!			\$ -	\$ 45,000	
DEMOLITION	UNIT PRICE	UNITS	QTY	COST		COMMENTS
DEMOLITION	\$ 25,000.00	LS	1	\$ 25,000.00	\$ 50,000.00	
SUBTOTAL	#DIV/0!			\$ 25,000	\$ 50,000	
UTILITY CHARGES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TRAFFIC SIGNAL	\$ 300,000.00	LS	1	\$ -	\$ 300,000.00	
STREET LIGHTS	\$ 9,750.00	EA	14	\$ 136,500.00	\$ 9,750.00	225
SUBTOTAL	#DIV/0!			\$ 136,500	\$ 313,000	
SANITARY SEWER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
4" SDR JD	\$ 6.56	LF	3000	\$ 19,687.50	\$ (4,856.25)	
6" SDR JD	\$ 9.08	LF	0	\$ -	\$ -	
PIPE 8" PVC W/BEDDING	\$ 43.00	LF	3000	\$ 129,000.00	\$ (31,820.00)	
PIPE 10" PVC W/BEDDING	\$ 45.50	LF	0	\$ -	\$ -	
PIPE 12" PVC W/BEDDING	\$ 62.00	LF	0	\$ -	\$ -	
6" PVC FORCEMAIN	\$ 75.00	LF	0	\$ -	\$ -	
EXTRA DEPTH 10'-12'	\$ 2.10	LF	800	\$ 1,260.00	\$ (310.80)	20%
EXTRA DEPTH 12'-14'	\$ 6.62	LF	300	\$ 1,984.50	\$ (489.51)	10%
EXTRA DEPTH 14'-16'	\$ 11.55	LF	150	\$ 1,732.50	\$ (427.35)	5%
EXTRA DEPTH 16'-18'	\$ 26.09	LF	150	\$ 3,913.88	\$ (965.42)	5%
EXTRA DEPTH 18'-20'	\$ 49.04	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 20'-22'	\$ 60.38	LF	0	\$ -	\$ -	0%
ROCK CUT	\$ 44.05	CY	0	\$ -	\$ -	0%
2" X 4" WYE, BEND, CAP	\$ 103.00	EA	0	\$ -	\$ -	0%
M.H. - 4' DIA (0-10')	\$ 4,100.00	EA	10	\$ 41,000.00	\$ (12,300.00)	300
M.H. - 5' DIA (0-10')	\$ 6,800.00	EA	0	\$ -	\$ -	300
M.H. - EXTRA DEPTH	\$ 110.25	VF	50	\$ 5,512.50	\$ (1,653.75)	5
5" CLEANOUT ASSEMBLY	\$ 875.00	EA	10	\$ 8,750.00	\$ (2,625.00)	
4" PVC SERVICE (40' AVG)	\$ 1,525.00	EA	0	\$ -	\$ -	
MARKER POSTS	\$ 150.00	EA	0	\$ -	\$ -	0%
TIE TO EXISTING STUB	\$ 1,500.00	EA	1	\$ 1,500.00	\$ -	
AIR TEST MAIN	\$ 0.62	LF	3000	\$ 1,860.00	\$ (458.80)	
DEFLECTION TEST MAIN	\$ 0.80	LF	3000	\$ 2,400.00	\$ (592.00)	
JETT SEWER MAINLINE	\$ 0.75	LF	3000	\$ 2,250.00	\$ (555.00)	
TV SEWER LINE	\$ 0.85	LS	3000	\$ 2,550.00	\$ (629.00)	
SPECIAL	\$ -	LS	0	\$ -	\$ 15,000.00	
SUBTOTAL	#DIV/0!			\$ 223,401	\$ (42,563)	
STORM DRAINAGE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
15" RCP CL III TG/ C-443 0-8' w/squeesee	\$ 75.00	LF	0	\$ -	\$ -	0%
18" RCP CL III TG/ C-443 0-8' w/squeesee	\$ 95.00	LF	600	\$ 57,000.00	\$ 1,187.50	20%
21" RCP CL III TG/ C-443 0-8' w/squeesee	\$ 102.00	LF	0	\$ -	\$ -	0%
24" RCP CL III TG/ C-443 0-8' w/squeesee	\$ 115.00	LF	450	\$ 51,750.00	\$ 575.00	15%
30" RCP CL III TG/ C-443 0-8' w/squeesee	\$ 139.00	LF	0	\$ -	\$ -	0%
36" RCP CL III TG/ C-443 0-8' w/squeesee	\$ 164.00	LF	300	\$ 49,200.00	\$ 820.00	10%
42" RCP CL III TG/ C-443 0-8' w/squeesee	\$ 199.00	LF	0	\$ -	\$ -	0%
48" RCP CL III TG/ C-443 0-8' w/squeesee	\$ 233.00	LF	0	\$ -	\$ -	0%
54" RCP CL III TG/ C-443 0-8' w/squeesee	\$ 275.00	LF	0	\$ -	\$ -	0%
60" RCP CL III TG/ C-443 0-8' w/squeesee	\$ 277.00	LF	0	\$ -	\$ -	0%
72" RCP CL III TG/ C-443 0-8' w/squeesee	\$ 352.00	LF	0	\$ -	\$ -	0%
84" RCP CL III TG/ C-443 0-8' w/squeesee	\$ 395.00	LF	0	\$ -	\$ -	0%
84" RCP CL III TG/ C-443 0-8' w/squeesee	\$ 475.00	LF	0	\$ -	\$ -	0%
96" RCP CL III TG/ C-443 0-8' w/squeesee	\$ 650.00	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 8'-10'	\$ 2.88	VF	135	\$ 361.46	\$ 6.02	10%
EXTRA DEPTH 10'-12'	\$ 7.05	VF	68	\$ 478.28	\$ 2.94	5%
EXTRA DEPTH 12'-14'	\$ 13.91	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 14'-16'	\$ 23.26	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 16'-18'	\$ 33.50	VF	0	\$ -	\$ -	0%
ROCK CUT	\$ 45.15	CY	0	\$ -	\$ -	0%
24" FES	\$ 3,361.00	EA	0	\$ -	\$ -	0%
30" FES	\$ 5,000.00	EA	0	\$ -	\$ -	
36" FES	\$ 5,800.00	EA	0	\$ -	\$ -	
42" FES	\$ 6,000.00	EA	0	\$ -	\$ -	
48" FES	\$ 6,800.00	EA	0	\$ -	\$ -	
54" FES	\$ 7,200.00	EA	0	\$ -	\$ -	
60" FES	\$ 9,100.00	EA	0	\$ -	\$ -	
4' Diameter MH (0-8) w/24" Cover	\$ 4,650.00	EA	3	\$ 13,950.00	\$ 4,650.00	350
8' Diameter MH (0-8) w/24" Cover	\$ 5,600.00	EA	1	\$ 5,600.00	\$ 5,600.00	350
8' MH (0-8 depth) & 24" Cover	\$ 7,200.00	EA	0	\$ -	\$ -	300
Box Base Manhole	\$ 22,500.00	EA	0	\$ -	\$ -	250
Riprap, Grouted (Type M/L/H)	\$ 278.25	CY	0	\$ -	\$ -	
Riprap, Grouted 2' Boulders	\$ 367.50	CY	0	\$ -	\$ -	
Riprap, Grouted 3' Boulders	\$ 404.25	CY	0	\$ -	\$ -	
Riprap, Placed (Type M/UH)	\$ 91.09	TN	0	\$ -	\$ -	
Riprap, Placed Type VH	\$ 97.91	TN	0	\$ -	\$ -	
Soil Riprap, Placed	\$ 75.00	TN	0	\$ -	\$ -	
5" Type 'R' Inlet Up to 5' Deep	\$ 5,100.00	EA	3	\$ 15,300.00	\$ 20,400.00	
Extra Depth Inlet Over 5' Deep	\$ 472.50	VF	0	\$ -	\$ -	
10" Type 'R' Inlet Up to 5' Deep	\$ 7,200.00	EA	2	\$ 14,400.00	\$ 14,400.00	
Extra Depth Inlet Over 5' Deep	\$ 787.50	VF	0	\$ -	\$ -	
15" Type 'R' Inlet Up to 5' Deep	\$ 11,750.00	EA	1	\$ 11,750.00	\$ 23,500.00	
Extra Depth Inlet Over 5' Deep	\$ 1,023.75	VF	0	\$ -	\$ -	
20" Type 'R' Inlet Up to 5' Deep	\$ 15,800.00	EA	1	\$ 15,800.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 1,391.25	VF	0	\$ -	\$ -	
Single No. 13 & 16	\$ 3,650.00	EA	2	\$ 7,300.00	\$ -	
Extra depth	\$ 337.05	EA	0	\$ -	\$ -	
Double No. 13 & 16	\$ 5,700.00	EA	0	\$ -	\$ -	



THE CACHE - PA E3						
July 29, 2020						
				Intract	Infrastructure	
PROJECT TOTAL				\$ 4,795,273	\$ 1,043,799	5,839,071
Extra depth	\$ 488.25	EA	0	\$ -	\$ -	
Triple No. 13 & 16	\$ 8,300.00	EA	0	\$ -	\$ -	
Extra depth	\$ 677.25	EA	0	\$ -	\$ -	
Type C Inlet (close mesh grate)	\$ 5,200.00	EA	0	\$ -	\$ -	
Extra Depth	\$ 330.75	EA	0	\$ -	\$ -	
OUTLET STRUCTURE	\$ 50,000.00	EA	1.0	\$ 50,000.00	\$ 75,000.00	
CHECK STRUCTURES	\$ 83.21	LF	0	\$ -	\$ -	
CONNECT TO EXISTING PIPE	\$ 2,625.00	LS	2	\$ 5,250.00	\$ -	
SUBTOTAL	#DIV/0!			\$ 298,138	\$ 146,146	
WATER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 40.16	LF	3000	\$ 120,487.50	\$ -	
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 50.40	LF	0	\$ -	\$ -	
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 56.00	LF	0	\$ -	\$ 560.00	
16" PVC w/Bedding & 12ga Tracer wire	\$ 68.48	LF	0	\$ -	\$ -	
20" PVC w/Bedding & 12ga Tracer wire	\$ 122.85	LF	0	\$ -	\$ -	
24" PVC w/Bedding & 12ga Tracer wire	\$ 128.12	LF	0	\$ -	\$ -	
30" PVC w/Bedding & 12ga Tracer wire	\$ 331.01	LF	0	\$ -	\$ -	
8" MJ Gate Valve W/Box & Restraints	\$ 2,310.00	EA	6	\$ 13,860.00	\$ -	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,540.60	EA	0	\$ -	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,215.75	EA	0	\$ -	\$ 4,215.75	250
16" BFV Valve W/Box & Restraints	\$ 18,217.50	EA	0	\$ -	\$ -	750
20" BFV Valve W/Box & Restraints	\$ 14,049.00	EA	0	\$ -	\$ -	750
24" BFV Valve W/Box & Restraints	\$ 18,375.00	EA	0	\$ -	\$ -	750
30" BFV Valve W/Box & Restraints	\$ 31,538.85	EA	0	\$ -	\$ -	750
Vaults for BFV	\$ 22,050.00	EA	0	\$ -	\$ -	
Five Hydrants	\$ 8,400.00	EA	10	\$ 84,000.00	\$ 280.00	300
8" Fittings	\$ 625.00	EA	8	\$ 3,750.00	\$ -	500
10" Fittings	\$ 780.00	EA	0	\$ -	\$ -	750
12" Fittings	\$ 1,200.00	EA	0	\$ -	\$ 1,200.00	250
16" Fittings	\$ 1,569.75	EA	0	\$ -	\$ -	750
20" Fittings	\$ 3,465.00	EA	0	\$ -	\$ -	750
24" Fittings	\$ 3,986.85	EA	0	\$ -	\$ -	750
30" Fittings	\$ 4,567.50	EA	0	\$ -	\$ -	750
Removg Plug & Tie in	\$ 1,890.00	EA	2	\$ 3,780.00	\$ -	
Tie in after testing	\$ 3,500.00	EA	2	\$ 7,000.00	\$ 7,000.00	
Clear Water & Pressure Test	\$ 4,500.00	EA	1.6	\$ 6,750.00	\$ -	
MARKER POSTS	\$ 135.00	EA	1	\$ 135.00	\$ 135.00	1,000
WATER SERVICE	\$ 2,625.00	EA	0	\$ -	\$ -	
SPECIAL	\$ -	LS	0	\$ -	\$ 30,000.00	
SUBTOTAL	#DIV/0!			\$ 239,763	\$ 43,391	
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
RETAINING WALLS	\$ 29.50	LF	1000	\$ 29,500.00	\$ -	
SUBTOTAL	#DIV/0!			\$ 29,500	\$ -	
ASPHALT PAVING IMPROVEMENTS (INTERNAL)	UNIT PRICE	UNITS	QTY	COST		COMMENTS
ROAD BASE - 6"	\$ 6.60	SY	9333	\$ 61,600.00	\$ 4,092.00	28.00
PAVING - 4"	\$ 17.00	SY	9333	\$ 158,666.67	\$ -	28.00
PAVING - 6"	\$ 25.50	SY	0	\$ -	\$ 15,130.00	30.00
PAVING - 10"	\$ 2.85	SY	0	\$ -	\$ 4,320.00	
PAVING - SUBGRADE PREPARATION	\$ 2.85	SY	9333	\$ 26,800.00	\$ 1,919.00	
SUBEXCAVATION	\$ 2.82	CY	3778	\$ 9,520.00	\$ 1,696.80	3.0
PAVING 2	\$ 10.50	SY	0	\$ -	\$ 863.33	
PAVEMENT MARKINGS	\$ 1.00	LF	9000	\$ 9,000.00	\$ 200.00	3.0
SIGNAGE	\$ 450.00	EA	4	\$ 1,800.00	\$ 375.00	750
TRAFFIC CONTROL	\$ 7,500.00	LS	0	\$ -	\$ 30,000.00	
SLEEVES	\$ 15.75	LF	3200	\$ 50,400.00	\$ 27,000.00	8
RAISE WATER VALVES	\$ 215.00	EA	16	\$ 3,440.00	\$ (430.00)	
RAISE MANHOLES	\$ 750.00	EA	14	\$ 10,500.00	\$ (750.00)	
RAISE RANGEBOXES	\$ 350.00	EA	0	\$ -	\$ -	
SUBTOTAL	#DIV/0!			\$ 331,527	\$ 84,416	
CONCRETE IMPROVEMENTS (INTERNAL)	UNIT PRICE	UNITS	QTY	COST		COMMENTS
CURB & GUTTER - 1" GUTTER	\$ 18.50	LF	0	\$ -	\$ 55.50	2
CURB & GUTTER - 2" GUTTER	\$ 19.35	LF	8000	\$ 154,800.00	\$ 1,161.00	2
CURB & GUTTER - 2" MOUNTABLE	\$ 25.75	LF	0	\$ -	\$ -	
ALLEYS - 6" CONCRETE	\$ 9.47	SF	0	\$ -	\$ -	18
CURB AND GUTTER SUB GRADE PREPARATION	\$ 2.07	LF	6000	\$ 12,411.00	\$ 130.32	
SUBEXCAVATION ALLEYS	\$ 3.15	CY	0	\$ -	\$ -	3.0
CROSS RANS	\$ 9.47	SF	2400	\$ 22,728.00	\$ 26,516.00	
HANDICAP RAMPS (CORNER)	\$ 3,525.00	EA	24	\$ 84,600.00	\$ 119,850.00	
MIDBLOCK HANDICAP RAMPS	\$ 1,500.00	EA	4	\$ 6,000.00	\$ 7,500.00	
5' SIDEWALK - 6"	\$ 5.10	SF	45000	\$ 229,500.00	\$ -	
4' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -	\$ -	0.22
8' TRAIL - 6"	\$ 5.10	SF	0	\$ -	\$ 2,448.00	
SIDEWALK SUB GRADE PREP	\$ 1.95	LF	45000	\$ 87,750.00	\$ 936.00	
SUBTOTAL	#DIV/0!			\$ 559,089	\$ 158,597	
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
OPEN SPACE	\$ 3.00	SF	18950	\$ 56,850.00	\$ -	Reseeding only
FORMAL - STREETS	\$ 7.75	SF	42000	\$ 325,500.00	\$ 6,975.00	14
FORMAL - PARKS	\$ 7.75	SF	113050	\$ 876,137.50	\$ -	
MONUMENTS	\$ 27,750.00	LS	2	\$ 55,500.00	\$ -	
FENCING	\$ 13.10	SF	3000	\$ 39,300.00	\$ -	50
TRAILS	\$ 5.10	SF	0	\$ -	\$ -	
MAIL BOXES	\$ 2,300.00	EA	6	\$ 13,800.00	\$ -	
AMENITY	\$ 50,000.00	EA	3	\$ 150,000.00	\$ -	
SUBTOTAL	#DIV/0!			\$ 1,520,088	\$ 6,975	
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
LETTERS OF CREDIT/BONDS	\$ 3,201.504	LS	0.5%	\$ 16,008	\$ 1,984.21	
WARRANTY	\$ 3,201.504	LS	2.0%	\$ 64,030	\$ 7,936.85	builder responsibility
MOBILIZATION	\$ 3,201.504	LS	2.0%	\$ 64,030	\$ 8,839.96	
CONTINGENCY	\$ 3,876.004	LS	20.0%	\$ 775,201	\$ 170,839.59	
SUBTOTAL	#DIV/0!			\$ 919,269	\$ 189,601	
COST PARTICIPATION	UNIT PRICE	UNITS	QTY	COST		COMMENTS
REIMBURSEMENT	\$ -	LS	0	\$ -	\$ -	
SUBTOTAL	#DIV/0!			\$ -	\$ -	
PROJECT TOTAL	#DIV/0!			\$ 4,795,273	\$ 1,043,799	



THE CACHE - PA F1						
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					Intract	Infrastructure
PROJECT TOTAL				\$ 9,352,328	\$ 1,419,840	10,772,168
FEES	UNIT PRICE	UNITS	QTY	COST	COST	COMMENTS
CLOSING AND ACQUISITION COSTS	\$ -	LOT	50	\$ -	\$ -	
LEGAL FEES	\$ -	LOT	50	\$ -	\$ -	
IMPACT FEES	\$ -	LOT	50	\$ -	\$ -	
SUBTOTAL	\$ -			\$ -	\$ -	
PROFESSIONAL SERVICES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
AGENCY REVIEW FEES	\$ 24,000.00	LS	1	\$ 24,000.00	\$ 5,000.00	0.50%
PLANNING	\$ 96,000.00	LS	1	\$ 96,000.00	\$ 20,000.00	2.00%
ENGINEERING	\$ 240,000.00	LS	1	\$ 240,000.00	\$ 60,000.00	5.00%
LANDSCAPE ARCHITECTURE	\$ 96,000.00	LS	1	\$ 96,000.00	\$ 25,000.00	2.00%
STAKING	\$ 96,000.00	LS	1	\$ 96,000.00	\$ 25,000.00	2.00%
SOILS AND ENVIRONMENTAL TESTING	\$ 96,000.00	LS	1	\$ 96,000.00	\$ 25,000.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 36,000.00	LS	1	\$ 36,000.00	\$ 7,500.00	0.75%
SUBTOTAL	\$ 13,680			\$ 684,000	\$ 167,500	
GRADING	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TOPSOIL	\$ 1.85	CY	5000	\$ 9,250.00	\$ 925.00	10%
OVERLOT GRADING	\$ 2.15	CY	50000	\$ 107,500.00	\$ 10,750.00	100%
SUBTOTAL	\$ 830			\$ 41,500	\$ 11,675	
EROSION CONTROL	UNIT PRICE	UNITS	QTY	COST		COMMENTS
EROSION CONTROL	\$ 675.00	LOT	50	\$ 33,750.00	\$ 25,000.00	
SUBTOTAL	\$ 675			\$ 33,750	\$ 25,000	
DEMOLITION	UNIT PRICE	UNITS	QTY	COST		COMMENTS
DEMOLITION	\$ 75,000.00	LS	1	\$ 75,000.00	\$ 50,000.00	
SUBTOTAL	\$ 1,500			\$ 75,000	\$ 50,000	
UTILITY CHARGES	UNIT PRICE	UNITS	QTY	COST		COMMENTS
TRAFFIC SIGNAL	\$ 300,000.00	LS	0	\$ -	\$ -	
STREET LIGHTS	\$ 9,750.00	EA	28	\$ 273,000.00	\$ 29,250.00	225
SUBTOTAL	\$ 5,460			\$ 273,000	\$ 78,000	
SANITARY SEWER IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
4" SDR UD	\$ 6.56	LF	6250	\$ 41,015.63	\$ 4,321.88	
6" SDR UD	\$ 9.08	LF	0	\$ -	\$ -	
PIPE 8" PVC W/BEDDING	\$ 43.00	LF	6250	\$ 268,750.00	\$ 32,250.00	
PIPE 10" PVC W/BEDDING	\$ 45.50	LF	0	\$ -	\$ -	
PIPE 12" PVC W/BEDDING	\$ 62.00	LF	0	\$ -	\$ -	
6" PVC FORCEMAIN	\$ 75.00	LF	0	\$ -	\$ -	
EXTRA DEPTH 10'-12'	\$ 2.10	LF	1250	\$ 2,625.00	\$ 315.00	20%
EXTRA DEPTH 12'-14'	\$ 6.82	LF	625	\$ 4,268.50	\$ 496.13	10%
EXTRA DEPTH 14'-16'	\$ 11.65	LF	313	\$ 3,606.58	\$ 433.13	5%
EXTRA DEPTH 16'-18'	\$ 26.09	LF	313	\$ 8,185.91	\$ 978.47	5%
EXTRA DEPTH 18'-20'	\$ 49.04	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 20'-22'	\$ 80.38	LF	0	\$ -	\$ -	0%
ROCK CUT	\$ 44.05	CY	0	\$ -	\$ -	0%
8" X 4" WYE, BEND, CAP	\$ 103.00	EA	50	\$ 5,150.00	\$ -	
M.H. - 4' DIA (0-10')	\$ 4,100.00	EA	21	\$ 86,100.00	\$ 12,300.00	300
M.H. - 6' DIA (0-10')	\$ 6,800.00	EA	0	\$ -	\$ -	300
M.H. - EXTRA DEPTH	\$ 110.25	VF	105	\$ 11,576.25	\$ 1,653.75	3
5" CLEANOUT ASSEMBLY	\$ 875.00	EA	21	\$ 18,375.00	\$ 2,625.00	
4" PVC SERVICE (40' AVG)	\$ 1,525.00	EA	0	\$ -	\$ -	
MARKER POSTS	\$ 150.00	EA	0	\$ -	\$ -	0%
TIE TO EXISTING STUB	\$ 1,500.00	EA	1	\$ 1,500.00	\$ -	
AIR TEST MAIN	\$ 0.62	LF	6250	\$ 3,875.00	\$ 465.00	
DEFLECTION TEST MAIN	\$ 0.90	LF	6250	\$ 5,625.00	\$ 800.00	
JETT SEWER MAINLINE	\$ 0.75	LF	6250	\$ 4,687.50	\$ 562.50	
TV SEWER LINE	\$ 0.85	LS	6250	\$ 5,312.50	\$ 637.50	
SPECIAL	\$ -	LS	0	\$ -	\$ 15,000.00	
SUBTOTAL	\$ 9,397			\$ 469,665	\$ 73,238	
STORM DRAINAGE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST		COMMENTS
15" RCP CL III TG/ C-443 0-8' w/squeegoe	\$ 75.00	LF	0	\$ -	\$ -	0%
18" RCP CL III TG/ C-443 0-8' w/squeegoe	\$ 95.00	LF	1250	\$ 118,750.00	\$ 17,812.50	20%
21" RCP CL III TG/ C-443 0-8' w/squeegoe	\$ 102.00	LF	0	\$ -	\$ -	0%
24" RCP CL III TG/ C-443 0-8' w/squeegoe	\$ 115.00	LF	938	\$ 107,812.50	\$ 8,625.00	15%
30" RCP CL III TG/ C-443 0-8' w/squeegoe	\$ 139.00	LF	0	\$ -	\$ -	0%
36" RCP CL III TG/ C-443 0-8' w/squeegoe	\$ 164.00	LF	625	\$ 102,500.00	\$ 12,300.00	10%
42" RCP CL III TG/ C-443 0-8' w/squeegoe	\$ 199.00	LF	0	\$ -	\$ -	0%
48" RCP CL III TG/ C-443 0-8' w/squeegoe	\$ 233.00	LF	0	\$ -	\$ -	0%
54" RCP CL III TG/ C-443 0-8' w/squeegoe	\$ 275.00	LF	0	\$ -	\$ -	0%
60" RCP CL III TG/ C-443 0-8' w/squeegoe	\$ 277.00	LF	0	\$ -	\$ -	0%
72" RCP CL III TG/ C-443 0-8' w/squeegoe	\$ 352.00	LF	0	\$ -	\$ -	0%
84" RCP CL III TG/ C-443 0-8' w/squeegoe	\$ 395.00	LF	0	\$ -	\$ -	0%
96" RCP CL III TG/ C-443 0-8' w/squeegoe	\$ 475.00	LF	0	\$ -	\$ -	0%
66" RCP CL III TG/ C-443 0-8' w/squeegoe	\$ 660.00	LF	0	\$ -	\$ -	0%
EXTRA DEPTH 8'-10'	\$ 2.88	VF	281	\$ 753.05	\$ 90.37	10%
EXTRA DEPTH 10'-12'	\$ 7.08	VF	141	\$ 992.25	\$ 119.07	5%
EXTRA DEPTH 12'-14'	\$ 13.91	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 14'-16'	\$ 23.26	VF	0	\$ -	\$ -	0%
EXTRA DEPTH 16'-18'	\$ 33.50	VF	0	\$ -	\$ -	0%
ROCK CUT	\$ 45.15	CY	0	\$ -	\$ -	0%
24" FES	\$ 3,381.00	EA	0	\$ -	\$ -	
30" FES	\$ 5,000.00	EA	0	\$ -	\$ -	
36" FES	\$ 5,800.00	EA	0	\$ -	\$ -	
42" FES	\$ 6,000.00	EA	0	\$ -	\$ -	
48" FES	\$ 6,800.00	EA	0	\$ -	\$ -	
54" FES	\$ 7,200.00	EA	0	\$ -	\$ -	
60" FES	\$ 9,100.00	EA	0	\$ -	\$ -	
4' Diameter MH (0-8) w/24" Cover	\$ 4,650.00	EA	7	\$ 32,550.00	\$ 4,650.00	350
6' Diameter MH (0-8) w/24" Cover	\$ 5,800.00	EA	2	\$ 11,200.00	\$ 5,800.00	350
8' MH (0-30depth) & 24" Cover	\$ 7,200.00	EA	0	\$ -	\$ -	300
Box Base Manhole	\$ 22,500.00	EA	0	\$ -	\$ -	250
Riprap, Grouted (Type ML/H)	\$ 278.25	CY	0	\$ -	\$ -	
Riprap, Grouted 2' Boulders	\$ 367.50	CY	0	\$ -	\$ -	
Riprap, Grouted 3' Boulders	\$ 404.25	CY	0	\$ -	\$ -	
Riprap, Placed (Type ML/H)	\$ 91.09	TN	0	\$ -	\$ -	
Riprap, Placed Type VH	\$ 97.91	TN	0	\$ -	\$ -	
Soil Riprap Placed	\$ 75.80	TN	0	\$ -	\$ -	
5' Type 'R' Inlet Up to 5' Deep	\$ 5,100.00	EA	3	\$ 15,300.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 472.50	VF	0	\$ -	\$ -	
10' Type 'R' Inlet Up to 5' Deep	\$ 7,200.00	EA	2	\$ 14,400.00	\$ -	
Extra Depth Inlet Over 5' Deep	\$ 787.50	VF	0	\$ -	\$ -	
15' Type 'R' Inlet Up to 5' Deep	\$ 11,750.00	EA	1	\$ 11,750.00	\$ 23,500.00	
Extra Depth Inlet Over 5' Deep	\$ 1,023.75	VF	0	\$ -	\$ -	
20' Type 'R' Inlet Up to 5' Deep	\$ 15,800.00	EA	1	\$ 15,800.00	\$ 31,600.00	
Extra Depth Inlet Over 5' Deep	\$ 1,391.25	VF	0	\$ -	\$ -	
Single No. 13 & 16	\$ 3,650.00	EA	2	\$ 7,300.00	\$ -	
Extra depth	\$ 337.05	EA	0	\$ -	\$ -	
Double No. 13 & 16	\$ 5,700.00	EA	0	\$ -	\$ -	



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PROJECT TOTAL				\$ 9,352,328	\$ 1,419,840	10,772,168
Extra depth	\$ 488.25	EA	0	\$ -	\$ -	
Triple No. 13 & 16	\$ 8,300.00	EA	0	\$ -	\$ -	
Extra depth	\$ 677.25	EA	0	\$ -	\$ -	
Type C Inlet (close mesh grate)	\$ 5,200.00	EA	0	\$ -	\$ -	
Extra Depth	\$ 330.75	EA	0	\$ -	\$ -	
OUTLET STRUCTURE	\$ 50,000.00	EA	1.0	\$ 50,000.00	\$ 25,000.00	
CHECK STRUCTURES	\$ 83.21	LF	0	\$ -	\$ 50,000.00	
CONNECT TO EXISTING PIPE	\$ 2,625.00	LS	2	\$ 5,250.00	\$ -	
SUBTOTAL	\$ 9,887			\$ 494,358	\$ 179,297	
WATER IMPROVEMENTS						
6" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 40.16	LF	0	\$ -	\$ -	
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 50.40	LF	0	\$ -	\$ -	
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 56.00	LF	6250	\$ 350,000.00	\$ 42,000.00	
16" PVC w/Bedding & 12ga Tracer wire	\$ 68.48	LF	0	\$ -	\$ -	
20" PVC w/Bedding & 12ga Tracer wire	\$ 122.85	LF	0	\$ -	\$ -	
24" PVC w/Bedding & 12ga Tracer wire	\$ 128.12	LF	0	\$ -	\$ -	
30" PVC w/Bedding & 12ga Tracer wire	\$ 331.01	LF	0	\$ -	\$ -	
8" MJ Gate Valve W/Box & Restraints	\$ 2,310.00	EA	0	\$ -	\$ -	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,540.60	EA	0	\$ -	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,215.75	EA	25	\$ 105,393.75	\$ 12,647.25	250
16" BFV Valve W/Box & Restraints	\$ 18,217.50	EA	0	\$ -	\$ -	750
20" BFV Valve W/Box & Restraints	\$ 14,049.00	EA	0	\$ -	\$ -	750
24" BFV Valve W/Box & Restraints	\$ 18,375.00	EA	0	\$ -	\$ -	750
30" BFV Valve W/Box & Restraints	\$ 31,538.85	EA	0	\$ -	\$ -	750
Vaults for BFV	\$ 22,050.00	EA	0	\$ -	\$ -	
Five Hydrants	\$ 8,400.00	EA	0	\$ -	\$ 21,000.00	300
8" Fittings	\$ 625.00	EA	0	\$ -	\$ -	500
10" Fittings	\$ 780.00	EA	0	\$ -	\$ -	750
12" Fittings	\$ 1,200.00	EA	25	\$ 30,000.00	\$ 3,600.00	250
16" Fittings	\$ 1,569.75	EA	0	\$ -	\$ -	750
20" Fittings	\$ 3,465.00	EA	0	\$ -	\$ -	750
24" Fittings	\$ 3,986.85	EA	0	\$ -	\$ -	750
30" Fittings	\$ 4,567.50	EA	0	\$ -	\$ -	750
Removg Plug & Tie in	\$ 1,890.00	EA	2	\$ 3,780.00	\$ -	
Tie in after testing	\$ 3,500.00	EA	2	\$ 7,000.00	\$ 7,000.00	
Clear Water & Pressure Test	\$ 4,500.00	EA	1.6	\$ 6,750.00	\$ -	
MARKER POSTS	\$ 135.00	EA	1	\$ 135.00	\$ 135.00	1,000
WATER SERVICE	\$ 2,625.00	EA	0	\$ -	\$ -	
SPECIAL	\$ -	LS	0	\$ -	\$ 15,000.00	
SUBTOTAL	\$ 10,061			\$ 503,059	\$ 101,382	
RETAINING WALLS						
RETAINING WALLS	\$ 29.50	LF	1000	\$ 29,500.00	\$ -	
SUBTOTAL	\$ 590			\$ 29,500	\$ -	
ASPHALT PAVING IMPROVEMENTS (INTERNAL)						
ROAD BASE - 6"	\$ 6.60	SY	25000	\$ 165,000.00	\$ 19,800.00	36.00
PAVING - 4"	\$ 17.00	SY	20833	\$ 354,166.67	\$ -	30.00
PAVING - 6"	\$ 25.50	SY	0	\$ -	\$ 63,750.00	
PAVING - 10"	\$ 2.85	SY	0	\$ -	\$ -	
PAVING - SUBGRADE PREPARATION	\$ 2.85	SY	20833	\$ 59,375.00	\$ 7,125.00	
SUBEXCAVATION	\$ 2.82	CY	8333	\$ 21,000.00	\$ 6,300.00	3.0
PAVING 2	\$ 10.50	SY	0	\$ -	\$ -	
PAVEMENT MARKINGS	\$ 1.00	LF	18750	\$ 18,750.00	\$ 3,000.00	3.0
SIGNAGE	\$ 450.00	EA	9	\$ 4,050.00	\$ 750.00	750
TRAFFIC CONTROL	\$ 7,500.00	LS	0	\$ -	\$ 30,000.00	
SLEEVES	\$ 15.75	LF	3200	\$ 50,400.00	\$ 27,000.00	8
RAISE WATER VALVES	\$ 215.00	EA	46	\$ 9,880.00	\$ 1,290.00	
RAISE MANHOLES	\$ 750.00	EA	30	\$ 22,500.00	\$ 3,750.00	
RAISE RANGEBOXES	\$ 350.00	EA	0	\$ -	\$ -	
SUBTOTAL	\$ 14,103			\$ 795,132	\$ 162,765	
CONCRETE IMPROVEMENTS (INTERNAL)						
CURB & GUTTER - 1" GUTTER	\$ 18.50	LF	0	\$ -	\$ -	2
CURB & GUTTER - 2" GUTTER	\$ 19.35	LF	12500	\$ 241,875.00	\$ 29,025.00	2
CURB & GUTTER - 2" MOUNTABLE	\$ 25.75	LF	0	\$ -	\$ -	
ALLEYS - 6" CONCRETE	\$ 9.47	SF	0	\$ -	\$ -	16
CURB AND GUTTER SUB GRADE PREPARATION	\$ 2.07	LF	12500	\$ 25,856.25	\$ 3,102.75	
SUBEXCAVATION ALLEYS	\$ 3.15	CY	0	\$ -	\$ -	3.0
CROSS RAILS	\$ 9.47	SF	2400	\$ 22,728.00	\$ 26,516.00	
HANDICAP RAMPS (CORNER)	\$ 3,525.00	EA	10	\$ 35,250.00	\$ 14,100.00	
MIDBLOCK HANDICAP RAMPS	\$ 1,500.00	EA	4	\$ 6,000.00	\$ 3,000.00	
5' SIDEWALK - 6"	\$ 5.10	SF	62500	\$ 318,750.00	\$ 38,250.00	
4' SIDEWALK - 6"	\$ 5.10	SF	0	\$ -	\$ -	0.22
8' TRAIL - 6"	\$ 5.10	SF	0	\$ -	\$ -	
SIDEWALK SUB GRADE PREP	\$ 1.95	LF	62500	\$ 121,875.00	\$ 14,625.00	
SUBTOTAL	\$ 15,447			\$ 772,334	\$ 128,619	
LANDSCAPING IMPROVEMENTS						
OPEN SPACE	\$ 3.00	SF	300000	\$ 900,000.00	\$ -	Reseeding only
FORMAL - STREETS	\$ 7.75	SF	87500	\$ 678,125.00	\$ 174,375.00	14
FORMAL - PARKS	\$ 7.75	SF	200000	\$ 1,550,000.00	\$ -	
MONUMENTS	\$ 27,750.00	LS	2	\$ 55,500.00	\$ -	
FENCING	\$ 13.10	SF	10000	\$ 131,000.00	\$ -	60
TRAILS	\$ 5.10	SF	0	\$ -	\$ -	
MAIL BOXES	\$ 2,300.00	EA	2	\$ 4,600.00	\$ -	
AMENITY	\$ 150,000.00	EA	1	\$ 150,000.00	\$ -	
SUBTOTAL	\$ 69,385			\$ 3,469,225	\$ 174,375	
ADDITIONAL COSTS						
LETTERS OF CREDIT/BONDS	\$ 6,443,472	LS	0.5%	\$ 32,217	\$ 4,098.38	
WARRANTY	\$ 6,443,472	LS	2.0%	\$ 128,869	\$ 16,393.53	builder responsibility
MOBILIZATION	\$ 6,518,722	LS	2.0%	\$ 130,374	\$ 17,127.03	
CONTINGENCY	\$ 7,550,722	LS	20.0%	\$ 1,510,144	\$ 230,370.26	
SUBTOTAL	\$ 36,032			\$ 1,801,606	\$ 267,989	
COST PARTICIPATION						
REIMBURSEMENT	\$ -	LS	0	\$ -	\$ -	
SUBTOTAL	\$ -			\$ -	\$ -	
PROJECT TOTAL	\$ 137,947			\$ 9,352,328	\$ 1,419,840	

EXHIBIT E

Map Depicting Public Improvements

THIS PLAN IS CONCEPTUAL IN NATURE AND ONLY SHOWS THE MINIMUM DETAIL TO PROVIDE SUPPLEMENTAL INFORMATION RELATED TO THE METROPOLITAN DISTRICT PROCESS. THIS PLAN WILL CHANGE AS THE DEVELOPMENT PROCESS IS FURTHER REFINED IN SUBSEQUENT STEPS AND DOES NOT CONSTITUTE A FINAL PLAN AS PART OF ANY PROCESS.

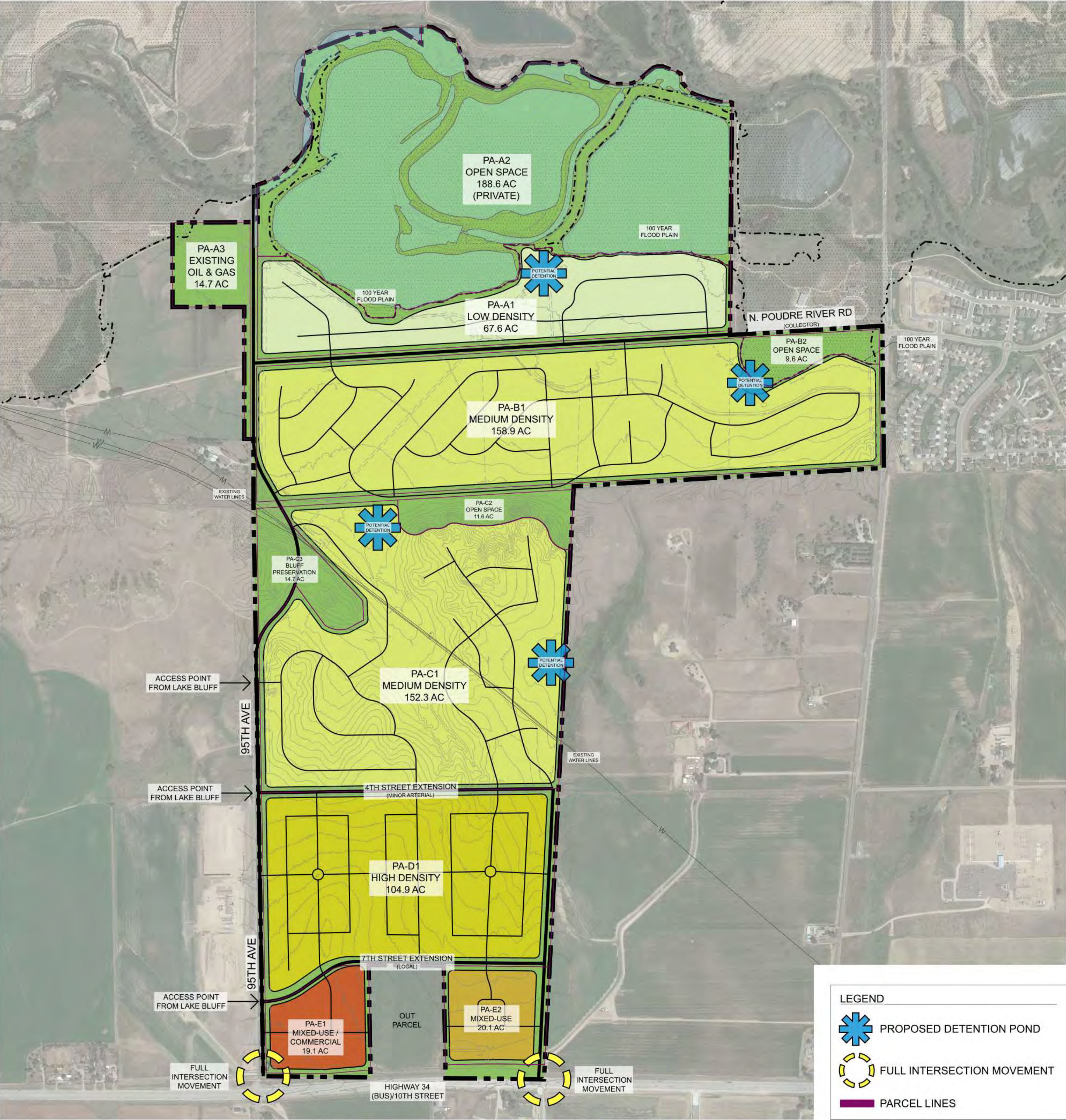


EXHIBIT E - BASIC SITE PLAN

THE CACHE

EXHIBIT F
Financial Plan

July 30, 2020

Proposed The Cache Metropolitan District Nos. 1-8
Attention: Jennifer Ivey
Icenogle Seaver Pogue
4725 South Monaco Street, Suite 360
Denver, Colorado 80237

RE: Proposed The Cache Metropolitan District Nos. 1-8

We have analyzed the bonding capacity for the proposed The Cache Metropolitan District Nos. 1-8 (collectively “the District”). The analysis presented summarizes and presents information provided on behalf of the Orr Land Company (“the Developer”) and does not include independently verifying the accuracy of the information or assumptions.

Residential Plan Assumptions

The following assumptions have been provided by the Developer and form the basis of the analysis. All prices below reflect 2020 market values.

1. The residential development is intended to be broken out into eight different product types. In all cases, it is assumed home prices will increase at a rate of 2% per annum prior to construction.
 - a. 485 total 30’ product, 40’ lots which are projected to be completed at an average pace of 48 per year from 2024 through 2034. The average price is modeled at \$375,000.
 - b. 820 total 40’ product, 50’ lots which are projected to be completed at an average pace of 48 per year from 2023 through 2040. The average price is modeled at \$390,000.
 - c. 500 total 40’ product, 60’ lots with 3 car garages which are projected to be completed at an average pace of 36 per year from 2023 through 2036. The average price is modeled at \$430,000.
 - d. 380 total 50’ product, 60’ lots which are projected to be completed at an average pace of 24 per year from 2025 through 2040. The average price is modeled at \$475,000.
 - e. 550 total paired villa lots which are projected to be completed at an average pace of 48 per year from 2026 through 2037. The average price is modeled at \$415,000.
 - f. 100 total 80’ lots which are projected to be completed at an average pace of 9 per year from 2026 through 2037. The average price is modeled at \$850,000.
 - g. 370 total Townhome lots which are projected to be completed at an average pace of 60 per year from 2026 through 2032. The average price is modeled at \$300,000.

- h. 500 total multi-family units which are projected to be completed in two phases of 250 each in years 2027 and 2030. The average price per unit is model at \$105,000.
2. The combined total statutory actual market value is projected to be \$1,373,925,000. The assessed value is calculated by multiplying this by the current 7.15% residential assessment rate for a total of \$98,235,638 in projected assessed value. It is assumed the levy would Gallagher adjust from the current 7.15% rate when/if the rate changes in the future.

Commercial Plan Assumptions

1. The development is comprised of 30,000 square feet of commercial property, which is expected to be completed in two phases in 2029 and 2032. The base year price is modeled at \$425 per square foot with a 2% annual inflation rate.
2. The assessed value is calculated by taking the statutory actual value of \$12,750,000 and multiplying it by the 29% commercial assessment rate for a total of \$3,697,500 in projected assessed values.

Bond Assumptions

1. The debt service mill levy target is 50 mills beginning in tax collection year 2024. The operations levy is shown as 10 mills starting in tax collection year 2024. Facility fees will be collected on all development consisting of \$5,000 per single family detached home, \$2,500 per single family attached home, \$2,500 per multi-family unit and \$2.00 per square foot for commercial development.
2. The District is modeled to issue senior and subordinate bonds in December 2023; senior bonds with a par of \$66,525,000 and an interest rate of 5.0% and subordinate bonds with a par of \$14,802,000 and an interest rate of 8.05. At issuance, it is projected that the District will fund \$300,000 in costs of issuance, \$9,978,750 in capitalized interest, and \$6,093,000 in Surplus Funds from bond proceeds. The Underwriter's discount is modeled as 2% of par for senior bonds and 3% of par for subordinated bonds. The remaining \$63,180,690 is projected to be deposited to the District's project fund (\$48,822,750 in the senior project fund and \$14,357,940 in the subordinate project fund) to reimburse the Developer for eligible expenses.
 - a. The Surplus Fund is sized to a maximum of \$13,305,000, which constitutes 20% of the 2023 senior bonds par amount.
 - b. Specific Ownership Tax revenues have been calculated based on applying a factor of 6% to annual property tax revenues.
 - c. It is projected that 98% of property taxes levied will be collected and available to the District.
 - d. It is projected that there will be a 6% biennial inflation rate on assessments. The bonding capacity could be higher if the rate of assessment inflation is greater, or conversely lower if the inflation rate is below 6%.
 - e. Total senior bond par amount is sized to 130x coverage

- f. Maximum assumed interest rate and underwriting discounts as described in the Service Plan

Refinance Assumptions

1. The District is modeled to issue refunding bonds in December 2033; senior bonds with a par of \$86,910,000, subordinate bonds with a par amount of \$42,217,000, funds on hand of \$12,273,000 and an interest rate of 4.0% and 7.5% for the senior and subordinate bonds, respectively. At issuance, it is projected that the District will fund \$99,024,888 to refund the Series 2023 bonds and \$200,000 in costs of issuance. The Underwriter's discount is modeled as 0.50% of par for investment grade rated senior bonds and 3% of par for subordinated bonds. The remaining \$40,474,052 is projected to be deposited to the District's project fund to reimburse the Developer for additional eligible expenses.
 - a. The Surplus Fund is sized to a maximum of \$8,691,000, which constitutes 10% of the 2033 senior bonds par amount.
 - b. Specific Ownership Tax revenues have been calculated based on applying a factor of 6% to annual property tax revenues.
 - c. It is projected that 98% of property taxes levied will be collected and available to the District.
 - d. It is projected that there will be a 6% biennial inflation rate on assessments. The bonding capacity could be higher if the rate of assessment inflation is greater, or conversely lower if the inflation rate is below 6%.
 - e. It is projected that the senior bonds will include an investment grade rating
 - f. Total senior bond par amount is sized to 120x coverage
 - g. Maximum assumed interest rate and underwriting discounts as described in the Service Plan

Estimate of Revenue Projections for first 10 years

The debt service mill levy collection revenues over the first 10 years total \$16,914,346 plus an additional \$1,014,835 in specific ownership taxes associated with the debt levy for a total of \$17,929,181.

The total facility fee revenues over the first 10 years total \$11,535,000 including \$420,000 generated prior to the initial issuance of the bonds from homes built in the first year of the development plan.

The operations mill levy collection revenues total \$3,382,790 plus an additional \$202,967 in specific ownership taxes associated with the Operations levy for a total of \$3,585,757.

Based upon the development assumptions provided and the financial assumptions contained in the attached projected Financing Plan for the proposed The Cache Metropolitan District Nos. 1-8, the projected revenue is sufficient to retire all Debt referenced in the Financing Plan within the restrictions

set forth in the District's Service Plan, including but not limited to the maximum debt mill levies and mill levy imposition terms permitted.

Risks Associated with the Bond Financing

Risks to Tax Payers:

- Development is slower than anticipated
- Biennial inflation on assessed values is less than 6%
- District imposes Maximum Debt Mill Levy as described in the Service Plan

The primary risk to tax payers is that the Districts issue bonds to finance infrastructure and then the absorption of additional property, or its valuation by the Assessor, lags modeled expectations. If that occurs, then the Districts may need to levy the Maximum Debt Mill Levy as described in the Service Plan and would not be able to reduce the levy for a longer period of time.

Risks to Bondholders:

- Development is slower than anticipated
- Biennial inflation on assessed values is less than 6%
- Assurance of the continuation of development is not assured
- Reliance on Federal Tax Code and State laws governing municipal finance and special districts

The primary risk to bondholders is the development does not occur as fast as originally projected and that the revenues generated from the Maximum Debt Mill Levy as described in the Service Plan are not sufficient to meet the Districts' financial obligations. These risks are mitigated by funding a capitalized interest and surplus fund at closing. In addition, these bonds are anticipated to be marketed only to sophisticated investors who understand the risks involved in the transaction.

The assumptions disclosed in the Financial Plan are those of the Developer and have not been independently reviewed by D.A. Davidson. Those assumptions identified are believed to be the significant factors in determining financial feasibility; however, they are likely not to be all-inclusive. There will usually be differences between forecasted and actual results, because events and circumstances frequently do not occur as projected, and those differences may be material. Key assumptions, including those relating to market values of real property improvements and the build out schedule of such property, are particularly sensitive in terms of the timing necessary to create the tax base for the District. A small variation in these variables, and to their timing, can have a large effect on the forecasted results. There is a high probability that the forecasted results will differ from realized future tax base factors and such variations can be material. Additionally, other key assumptions relating to inflation, assessment ratios, interest rates, and infrastructure, administrative, and operating costs may, and likely will, vary from those projected.

Because D.A. Davidson has not independently evaluated or reviewed the assumptions that the financial model is based upon, we do not vouch for the achievability (and disclaim any opinion) of the information provided. Furthermore, because of the inherent nature of future events, which are subject to change and variation as events and circumstances change, the actual results may vary materially from the results presented here. D.A. Davidson has no responsibility or obligation to update this information or this financial model for events occurring after the date of this report.

Respectfully submitted,

D.A. DAVIDSON & CO. FIXED INCOME CAPITAL MARKETS

A handwritten signature in blue ink, appearing to read "Shelby Turner". The signature is fluid and cursive, with the first name "Shelby" written in a larger, more prominent script than the last name "Turner".

Shelby Turner

Associate Vice President, Public Finance

THE CACHE METROPOLITAN DISTRICT Nos. 1-8

Development Projection at 50.000 (target) Mills for Debt Service -- SERVICE PLAN -- 07/29/2020

Series 2033, G.O. Bonds, Pay & Cancel Refg of (proposed) Series 2023 + New Money, Assumes Inv. Grade, 100x, 30-yr. Maturity

[illegible]

THE CACHE METROPOLITAN DISTRICT Nos. 1-8

Development Projection at 50.000 (target) Mills for Debt Service -- SERVICE PLAN -- 07/29/2020

Series 2033, G.O. Bonds, Pay & Cancel Refg of (proposed) Series 2023 + New Money, Assumes Inv. Grade, 100x, 30-yr. Maturity

YEAR	Total Assessed Value	District D/S Mill Levy [50.000 Target] [50.000 Cap]	District D/S Mill Levy Collections @ 98%	District S.O. Taxes Collected @ 6%	SFD Facility Fees Collections @ \$5,000/unit	SFA / MF Facility Fees Collections @ \$2,500/unit	Commercial Facility Fees Collections @ \$2.00/sq ft	Total Available Revenue
2021								
2022								
2023	4,320,000	50.000	0	0	420,000	0	0	420,000
2024	7,351,800	50.000	48,598	2,916	540,000	0	0	591,514
2025	14,764,772	50.000	188,541	11,312	780,000	0	0	979,853
2026	21,480,487	50.000	388,986	23,339	825,000	270,000	0	1,507,325
2027	25,197,714	50.000	699,755	41,985	825,000	895,000	0	2,461,740
2028	36,053,786	50.000	1,200,465	72,028	825,000	270,000	0	2,367,493
2029	48,417,220	50.000	1,708,151	102,489	825,000	270,000	30,000	2,935,640
2030	57,009,321	50.000	2,258,524	135,511	825,000	895,000	0	4,114,035
2031	68,261,103	50.000	2,852,124	171,127	825,000	270,000	0	4,118,251
2032	81,637,069	50.000	3,552,748	213,165	825,000	145,000	30,000	4,765,913
2033	90,364,795	50.000	4,016,054	240,963	825,000	120,000	0	5,202,018
2034	104,632,020	50.000	4,768,436	286,106	730,000	120,000	0	5,904,542
2035	112,685,970	50.000	5,171,508	310,290	585,000	120,000	0	6,186,798
2036	123,350,850	50.000	5,847,702	350,862	565,000	120,000	0	6,883,564
2037	129,344,089	50.000	6,190,272	371,416	365,000	55,000	0	6,981,689
2038	142,903,657	50.000	6,854,691	411,281	360,000	0	0	7,625,973
2039	144,722,939	50.000	7,037,230	422,234	360,000	0	0	7,819,464
2040	155,257,389	50.000	7,607,612	456,457	120,000	0	0	8,184,069
2041	157,842,009	50.000	7,734,258	464,056	0	0	0	8,198,314
2042	168,147,617	50.000	8,239,233	494,354	0	0	0	8,733,587
2043	168,147,617	50.000	8,239,233	494,354	0	0	0	8,733,587
2044	178,236,474	50.000	8,733,587	524,015				9,257,602
2045	178,236,474	50.000	8,733,587	524,015				9,257,602
2046	188,930,663	50.000	9,257,602	555,456				9,813,059
2047	188,930,663	50.000	9,257,602	555,456				9,813,059
2048	200,266,502	50.000	9,813,059	588,784				10,401,842
2049	200,266,502	50.000	9,813,059	588,784				10,401,842
2050	212,282,493	50.000	10,401,842	624,111				11,025,953
2051	212,282,493	50.000	10,401,842	624,111				11,025,953
2052	225,019,442	50.000	11,025,953	661,557				11,687,510
2053	225,019,442	50.000	11,025,953	661,557				11,687,510
2054	238,520,609	50.000	11,687,510	701,251				12,388,760
2055	238,520,609	50.000	11,687,510	701,251				12,388,760
2056	252,831,845	50.000	12,388,760	743,326				13,132,086
2057	252,831,845	50.000	12,388,760	743,326				13,132,086
2058	268,001,756	50.000	13,132,086	787,925				13,920,011
2059	268,001,756	50.000	13,132,086	787,925				13,920,011
2060	284,081,861	50.000	13,920,011	835,201				14,755,212
2061	284,081,861	50.000	13,920,011	835,201				14,755,212
2062	301,126,773	50.000	14,755,212	885,313				15,640,525
2063	301,126,773	50.000	14,755,212	885,313				15,640,525
			314,835,366	18,890,122	11,425,000	3,550,000	60,000	348,760,488

THE CACHE METROPOLITAN DISTRICT Nos. 1-8

Development Projection at 50.000 (target) Mills for Debt Service -- SERVICE PLAN -- 07/29/2020

Series 2033, G.O. Bonds, Pay & Cancel Refg of (proposed) Series 2023 + New Money, Assumes Inv. Grade, 100x, 30-yr. Maturity

YEAR	Net Available for Debt Svc	Ser. 2023A \$86,910,000 Par [Net \$0.001 MM] Net Debt Service	Ser. 2033A \$86,910,000 Par [Net \$0.001 MM] Net Debt Service	Total Net Debt Service	Funds on Hand* Used as Source	Annual Surplus	Surplus Release to \$8,691,000	Cumulative Surplus \$8,691,000 Target	Senior Debt/ Assessed Ratio	Cov. of Net DS: @ Cap + Facility Fees
2021										
2022										
2023	420,000	\$0		\$0		420,000		6,514,000	6708%	0.0%
2024	591,514	0		0		591,514	0	7,105,514	1729%	0.0%
2025	979,853	0		0		979,853	0	8,085,367	838%	0.0%
2026	1,507,325	0		0		1,507,325	0	9,592,692	466%	0.0%
2027	2,461,740	3,326,250		3,326,250		(864,510)	0	8,728,183	272%	74.0%
2028	2,367,493	3,326,250		3,326,250		(958,757)	0	7,769,426	191%	71.2%
2029	2,935,640	3,326,250		3,326,250		(390,610)	0	7,378,815	144%	88.3%
2030	4,114,035	3,326,250		3,326,250		787,785	0	8,166,600	114%	123.7%
2031	4,118,251	3,326,250		3,326,250		792,001	0	8,958,601	92%	123.8%
2032	4,765,913	3,326,250		3,326,250		1,439,663	0	10,398,265	81%	143.3%
2033	5,202,018	3,326,250	\$0	3,326,250	12,273,000	(10,397,232)	0	1,032	158%	156.4%
2034	5,904,542	[Ref'd by Ser. '33]	4,211,400	4,211,400		1,693,142	0	1,694,175	144%	140.2%
2035	6,186,798		4,567,000	4,567,000		1,619,798	0	3,313,973	126%	135.5%
2036	6,883,564		4,657,200	4,657,200		2,226,364	0	5,540,336	117%	147.8%
2037	6,981,689		4,657,000	4,657,000		2,324,689	0	7,865,025	104%	149.9%
2038	7,625,973		4,744,800	4,744,800		2,881,173	2,055,198	8,691,000	99%	160.7%
2039	7,819,464		4,747,000	4,747,000		3,072,464	3,072,464	8,691,000	90%	164.7%
2040	8,184,069		4,836,800	4,836,800		3,347,269	3,347,269	8,691,000	86%	169.2%
2041	8,198,314		4,840,600	4,840,600		3,357,714	3,357,714	8,691,000	78%	169.4%
2042	8,733,587		4,931,600	4,931,600		3,801,987	3,801,987	8,691,000	75%	177.1%
2043	8,733,587		4,931,200	4,931,200		3,802,387	3,802,387	8,691,000	68%	177.1%
2044	9,257,602		5,027,800	5,027,800		4,229,802	4,229,802	8,691,000	65%	184.1%
2045	9,257,602		5,032,400	5,032,400		4,225,202	4,225,202	8,691,000	58%	184.0%
2046	9,813,059		5,128,400	5,128,400		4,684,659	4,684,659	8,691,000	55%	191.3%
2047	9,813,059		5,127,000	5,127,000		4,686,059	4,686,059	8,691,000	49%	191.4%
2048	10,401,842		5,226,800	5,226,800		5,175,042	5,175,042	8,691,000	46%	199.0%
2049	10,401,842		5,228,600	5,228,600		5,173,242	5,173,242	8,691,000	40%	198.9%
2050	11,025,953		5,331,000	5,331,000		5,694,953	5,694,953	8,691,000	36%	206.8%
2051	11,025,953		5,329,800	5,329,800		5,696,153	5,696,153	8,691,000	30%	206.9%
2052	11,687,510		5,433,800	5,433,800		6,253,710	6,253,710	8,691,000	26%	215.1%
2053	11,687,510		5,438,600	5,438,600		6,248,910	6,248,910	8,691,000	19%	214.9%
2054	12,388,760		5,477,800	5,477,800		6,910,960	6,910,960	8,691,000	17%	226.2%
2055	12,388,760		5,479,800	5,479,800		6,908,960	6,908,960	8,691,000	15%	226.1%
2056	13,132,086		5,480,800	5,480,800		7,651,286	7,651,286	8,691,000	13%	239.6%
2057	13,132,086		5,480,600	5,480,600		7,651,486	7,651,486	8,691,000	11%	239.6%
2058	13,920,011		5,479,000	5,479,000		8,441,011	8,441,011	8,691,000	9%	254.1%
2059	13,920,011		5,480,800	5,480,800		8,439,211	8,439,211	8,691,000	7%	254.0%
2060	14,755,212		5,480,600	5,480,600		9,274,612	9,274,612	8,691,000	5%	269.2%
2061	14,755,212		5,478,200	5,478,200		9,277,012	9,277,012	8,691,000	3%	269.3%
2062	15,640,525		5,478,400	5,478,400		10,162,125	10,162,125	8,691,000	2%	285.5%
2063	15,640,525		5,480,800	5,480,800		10,159,725	18,850,725	0	0%	285.4%
	348,760,488	23,283,750	154,225,600	177,509,350	12,273,000	158,978,138	165,072,138			

[EJul2920 23spE]

[EJul2920 33r23spE]

[*] Estimated balance, tbd.

[*] Assumes \$6.094M Deposit @ Closing (tbd)

THE CACHE METROPOLITAN DISTRICT Nos. 1-8

Development Projection at 50.000 (target) Mills for Debt Service -- SERVICE PLAN -- 07/29/2020

Series 2033, G.O. Bonds, Pay & Cancel Refg of (proposed) Series 2023 + New Money, Assumes Inv. Grade, 100x, 30-yr. Maturity

Ser. '23B(3) Cash-Flow Subs. > > >

YEAR	Surplus Available for Sub Debt Service	Plus Refg. Bond Proceeds	Application of Prior Year Surplus	Date Bonds Issued	Total Available for Sub Debt Service	Sub Bond Interest on Balance 8.00%	Less Payments Toward Sub Bond Interest	Accrued Interest + Int. on Bal. @ 8.00%	Less Payments Toward Accrued Interest	Balance of Accrued Interest	Sub Bonds Principal Issued	Less Payments Toward Bond Principal	Balance of Sub Bond Principal	Call Premium	Total Sub. Debt. Pmts.	Surplus Cash Flow	Surplus Release	Cum. Surplus
2021																		
2022																		
2023	0			12/1/23	0	\$46,051	\$0	\$46,051	\$0	\$46,051	\$14,802,000	0	\$14,802,000		0	0		0
2024	0		0		0	1,184,160	0	1,187,844	0	1,233,895		0	14,802,000		0	0	0	0
2025	0		0		0	1,184,160	0	1,282,872	0	2,516,766		0	14,802,000		0	0	0	0
2026	0		0		0	1,184,160	0	1,385,501	0	3,902,268		0	14,802,000		0	0	0	0
2027	0		0		0	1,184,160	0	1,496,341	0	5,398,609		0	14,802,000		0	0	0	0
2028	0		0		0	1,184,160	0	1,616,049	0	7,014,658		0	14,802,000		0	0	0	0
2029	0		0		0	1,184,160	0	1,745,333	0	8,759,990		0	14,802,000		0	0	0	0
2030	0		0		0	1,184,160	0	1,884,959	0	10,644,950		0	14,802,000		0	0	0	0
2031	0		0		0	1,184,160	0	2,035,756	0	12,680,706		0	14,802,000		0	0	0	0
2032	0		0		0	1,184,160	0	2,198,616	0	14,879,322		0	14,802,000		0	0	0	0
2033	0	32,499,888	0		32,499,888	1,184,160	1,184,160	1,190,346	16,069,668	0		14,802,000	0	444,060	32,499,888	0	0	0
2034																		
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	0	32,499,888	0		32,499,888	11,887,651	1,184,160	16,069,668	16,069,668		14,802,000	14,802,000		444,060	32,499,888	0	0	

THE CACHE METROPOLITAN DISTRICT Nos. 1-8

Development Projection at 50.000 (target) Mills for Debt Service -- SERVICE PLAN -- 07/29/2020

Series 2033, G.O. Bonds, Pay & Cancel Refg of (proposed) Series 2023 + New Money, Assumes Inv. Grade, 100x, 30-yr. Maturity

Ser. '33B(3) Cash-Flow Subs. > > >

YEAR	Surplus Available for Sub Debt Service	Application of Prior Year Surplus	Date Bonds Issued	Total Available for Sub Debt Service	Sub Bond Interest on Balance 7.50%	Less Payments Toward Sub Bond Interest	Accrued Interest + Int. on Bal. @ 7.50%	Less Payments Toward Accrued Interest	Balance of Accrued Interest	Sub Bonds Principal Issued	Less Payments Toward Bond Principal	Balance of Sub Bond Principal	Total Sub. Debt. Pmts.	Surplus Cash Flow	Surplus Release	Cum. Surplus
2021																
2022																
2023																
2024																
2025																
2026																
2027																
2028																
2029																
2030																
2031																
2032																
2033	0		12/1/33	0	\$123,133	\$0	\$123,133	\$0	\$123,133	\$42,217,000	0	\$42,217,000	0	0		0
2034	0	0		0	3,166,275	0	3,175,510	0	3,298,643		0	42,217,000	0	0	0	0
2035	0	0		0	3,166,275	0	3,413,673	0	6,712,316		0	42,217,000	0	0	0	0
2036	0	0		0	3,166,275	0	3,669,699	0	10,382,015		0	42,217,000	0	0	0	0
2037	0	0		0	3,166,275	0	3,944,926	0	14,326,941		0	42,217,000	0	0	0	0
2038	2,055,198	0		2,055,198	3,166,275	2,055,198	2,185,598	0	16,512,539		0	42,217,000	2,055,198	0	0	0
2039	3,072,464	0		3,072,464	3,166,275	3,072,464	1,332,252	0	17,844,790		0	42,217,000	3,072,464	0	0	0
2040	3,347,269	0		3,347,269	3,166,275	3,166,275	1,338,359	180,994	19,002,156		0	42,217,000	3,347,269	0	0	0
2041	3,357,714	0		3,357,714	3,166,275	3,166,275	1,425,162	191,439	20,235,879		0	42,217,000	3,357,714	0	0	0
2042	3,801,987	0		3,801,987	3,166,275	3,166,275	1,517,691	635,712	21,117,857		0	42,217,000	3,801,987	0	0	0
2043	3,802,387	0		3,802,387	3,166,275	3,166,275	1,583,839	636,112	22,065,584		0	42,217,000	3,802,387	0	0	0
2044	4,229,802	0		4,229,802	3,166,275	3,166,275	1,654,919	1,063,527	22,656,976		0	42,217,000	4,229,802	0	0	0
2045	4,225,202	0		4,225,202	3,166,275	3,166,275	1,699,273	1,058,927	23,297,321		0	42,217,000	4,225,202	0	0	0
2046	4,684,659	0		4,684,659	3,166,275	3,166,275	1,747,299	1,518,384	23,526,237		0	42,217,000	4,684,659	0	0	0
2047	4,686,059	0		4,686,059	3,166,275	3,166,275	1,764,468	1,519,784	23,770,921		0	42,217,000	4,686,059	0	0	0
2048	5,175,042	0		5,175,042	3,166,275	3,166,275	1,782,819	2,008,767	23,544,973		0	42,217,000	5,175,042	0	0	0
2049	5,173,242	0		5,173,242	3,166,275	3,166,275	1,765,873	2,006,967	23,303,879		0	42,217,000	5,173,242	0	0	0
2050	5,694,953	0		5,694,953	3,166,275	3,166,275	1,747,791	2,528,678	22,522,992		0	42,217,000	5,694,953	0	0	0
2051	5,696,153	0		5,696,153	3,166,275	3,166,275	1,689,224	2,529,878	21,682,339		0	42,217,000	5,696,153	0	0	0
2052	6,253,710	0		6,253,710	3,166,275	3,166,275	1,626,175	3,087,435	20,221,079		0	42,217,000	6,253,710	0	0	0
2053	6,248,910	0		6,248,910	3,166,275	3,166,275	1,516,581	3,082,635	18,655,025		0	42,217,000	6,248,910	0	0	0
2054	6,910,960	0		6,910,960	3,166,275	3,166,275	1,399,127	3,744,685	16,309,467		0	42,217,000	6,910,960	0	0	0
2055	6,908,960	0		6,908,960	3,166,275	3,166,275	1,223,210	3,742,685	13,789,992		0	42,217,000	6,908,960	0	0	0
2056	7,651,286	0		7,651,286	3,166,275	3,166,275	1,034,249	4,485,011	10,339,230		0	42,217,000	7,651,286	0	0	0
2057	7,651,486	0		7,651,486	3,166,275	3,166,275	775,442	4,485,211	6,629,461		0	42,217,000	7,651,486	0	0	0
2058	8,441,011	0		8,441,011	3,166,275	3,166,275	497,210	5,274,736	1,851,934		0	42,217,000	8,441,011	0	0	0
2059	8,439,211	0		8,439,211	3,166,275	3,166,275	138,895	1,990,830	0		3,282,000	38,935,000	8,439,105	107	0	107
2060	9,274,612	107		9,274,719	2,920,125	2,920,125	0	0	0		6,354,000	32,581,000	9,274,125	487	0	594
2061	9,277,012	594		9,277,605	2,443,575	2,443,575	0	0	0		6,834,000	25,747,000	9,277,575	(563)	0	30
2062	10,162,125	30		10,162,155	1,931,025	1,931,025	0	0	0		8,231,000	17,516,000	10,162,025	100	0	130
2063	18,850,725	0		18,850,725	1,313,700	1,313,700	0	0	0		17,516,000	0	18,829,700	21,025	21,155	0
	165,072,138	731		165,072,869	91,054,708	77,061,587	45,772,397	45,772,397		42,217,000	42,217,000		165,050,984	21,155	21,155	

THE CACHE METROPOLITAN DISTRICT Nos. 1-8

Operations Revenue and Expense Projection

YEAR	Total Assessed Value	Oper'n's Mill Levy	Total Collections @ 98%	Specific Ownership Tax @ 6%	Total Available For O&M	Total Mills
2021						
2022						
2023	0	10.000	0	0	0	60.000
2024	991,800	10.000	9,720	583	10,303	60.000
2025	3,847,772	10.000	37,708	2,262	39,971	60.000
2026	7,938,487	10.000	77,797	4,668	82,465	60.000
2027	14,280,714	10.000	139,951	8,397	148,348	60.000
2028	24,499,286	10.000	240,093	14,406	254,499	60.000
2029	34,860,220	10.000	341,630	20,498	362,128	60.000
2030	46,092,321	10.000	451,705	27,102	478,807	60.000
2031	58,206,603	10.000	570,425	34,225	604,650	60.000
2032	72,505,069	10.000	710,550	42,633	753,183	60.000
2033	81,960,295	10.000	803,211	48,193	851,404	60.000
2034	97,315,020	10.000	953,687	57,221	1,010,908	60.000
2035	105,540,970	10.000	1,034,302	62,058	1,096,360	60.000
2036	119,340,850	10.000	1,169,540	70,172	1,239,713	60.000
2037	126,332,089	10.000	1,238,054	74,283	1,312,338	60.000
2038	139,891,657	10.000	1,370,938	82,256	1,453,195	60.000
2039	143,616,939	10.000	1,407,446	84,447	1,491,893	60.000
2040	155,257,389	10.000	1,521,522	91,291	1,612,814	60.000
2041	157,842,009	10.000	1,546,852	92,811	1,639,663	60.000
2042	168,147,617	10.000	1,647,847	98,871	1,746,717	60.000
2043	168,147,617	10.000	1,647,847	98,871	1,746,717	60.000
2044	178,236,474	10.000	1,746,717	104,803	1,851,520	60.000
2045	178,236,474	10.000	1,746,717	104,803	1,851,520	60.000
2046	188,930,663	10.000	1,851,520	111,091	1,962,612	60.000
2047	188,930,663	10.000	1,851,520	111,091	1,962,612	60.000
2048	200,266,502	10.000	1,962,612	117,757	2,080,368	60.000
2049	200,266,502	10.000	1,962,612	117,757	2,080,368	60.000
2050	212,282,493	10.000	2,080,368	124,822	2,205,191	60.000
2051	212,282,493	10.000	2,080,368	124,822	2,205,191	60.000
2052	225,019,442	10.000	2,205,191	132,311	2,337,502	60.000
2053	225,019,442	10.000	2,205,191	132,311	2,337,502	60.000
2054	238,520,609	10.000	2,337,502	140,250	2,477,752	60.000
2055	238,520,609	10.000	2,337,502	140,250	2,477,752	60.000
2056	252,831,845	10.000	2,477,752	148,665	2,626,417	60.000
2057	252,831,845	10.000	2,477,752	148,665	2,626,417	60.000
2058	268,001,756	10.000	2,626,417	157,585	2,784,002	60.000
2059	268,001,756	10.000	2,626,417	157,585	2,784,002	60.000
2060	284,081,861	10.000	2,784,002	167,040	2,951,042	60.000
2061	284,081,861	10.000	2,784,002	167,040	2,951,042	60.000
2062	301,126,773	10.000	2,951,042	177,063	3,128,105	60.000
2063	301,126,773	10.000	2,951,042	177,063	3,128,105	60.000
			62,967,073	3,778,024	66,745,098	

THE CACHE METROPOLITAN DISTRICT Nos. 1-8
Development Summary
Development Projection -- Buildout Plan (updated 5/8/20)



Residential Development

Product Type	SFD -- 30'	SFD -- 40'	SFD -- 40' 3Car	SFD 50'	Paired Villas	SFD 80' Waterfront
Base \$ ('20)	\$375,000	\$390,000	\$430,000	\$475,000	\$415,000	\$850,000

2020	-	-	-	-	-	-
2021	-	-	-	-	-	-
2022	-	-	-	-	-	-
2023	-	48	36	-	-	-
2024	24	48	36	-	-	-
2025	48	48	36	24	-	-
2026	48	48	36	24	48	9
2027	48	48	36	24	48	9
2028	48	48	36	24	48	9
2029	48	48	36	24	48	9
2030	48	48	36	24	48	9
2031	48	48	36	24	48	9
2032	48	48	36	24	48	9
2033	48	48	36	24	48	9
2034	29	48	36	24	48	9
2035	-	48	36	24	48	9
2036	-	48	32	24	48	9
2037	-	48	-	24	22	1
2038	-	48	-	24	-	-
2039	-	48	-	24	-	-
2040	-	4	-	20	-	-
2041	-	-	-	-	-	-
2042	-	-	-	-	-	-
2043	-	-	-	-	-	-

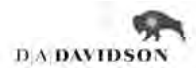
485 820 500 380 550 100

MV @ Full Buildout (base prices;un-infl.) **\$181,875,000** **\$319,800,000** **\$215,000,000** **\$180,500,000** **\$228,250,000** **\$85,000,000**

notes:

Platted/Dev Lots = 10% MV; one-yr prior
Base MV \$ inflated 2% per annum
Res'l Fac. Fees = \$5,000 / SFD, \$2,500 / MF; Comm'l Fac Fees = \$2.00/SF

THE CACHE METROPOLITAN DISTRICT Nos. 1-8
Development Summary
Development Projection -- Buildout Plan (updated 5/8/20)



			Commercial Development		
Product Type	Townhome	Multifamily		Commercial	
Base \$ ('20)	\$300,000	\$105,000		\$425/sf	
			Res'l Totals		Comm'l Totals
2020	-	-	-	-	-
2021	-	-	-	-	-
2022	-	-	-	-	-
2023	-	-	84	-	-
2024	-	-	108	-	-
2025	-	-	156	-	-
2026	60	-	273	-	-
2027	60	250	523	-	-
2028	60	-	273	-	-
2029	60	-	273	15,000	15,000
2030	60	250	523	-	-
2031	60	-	273	-	-
2032	10	-	223	15,000	15,000
2033	-	-	213	-	-
2034	-	-	194	-	-
2035	-	-	165	-	-
2036	-	-	161	-	-
2037	-	-	95	-	-
2038	-	-	72	-	-
2039	-	-	72	-	-
2040	-	-	24	-	-
2041	-	-	-	-	-
2042	-	-	-	-	-
2043	-	-	-	-	-
	370	500	3,705	30,000	30,000
MV @ Full Buildout (base prices;un-infl.)	\$111,000,000	\$52,500,000	<u>\$1,373,925,000</u>	\$12,750,000	<u>\$12,750,000</u>

SOURCES AND USES OF FUNDS

THE CACHE METROPOLITAN DISTRICT Nos. 1-8 Combined Results

~~~~~ GENERAL OBLIGATION BONDS, SERIES 2023A SUBORDINATE BONDS, SERIES 2023B(3) ~~~~~

SERVICE PLAN

[Preliminary -- for discussion only]

Dated Date	12/01/2023
Delivery Date	12/01/2023

Sources:	SER. 2023A	SER. 2023B(3)	Total
Bond Proceeds:			
Par Amount	66,525,000.00	14,802,000.00	81,327,000.00
	66,525,000.00	14,802,000.00	81,327,000.00
Uses:	SER. 2023A	SER. 2023B(3)	Total
Project Fund Deposits:			
Project Fund	48,822,750.00	14,357,940.00	63,180,690.00
Other Fund Deposits:			
Capitalized Interest	9,978,750.00		9,978,750.00
Cost of Issuance:			
Other Cost of Issuance	300,000.00		300,000.00
Delivery Date Expenses:			
Underwriter's Discount	1,330,500.00	444,060.00	1,774,560.00
Other Uses of Funds:			
Deposit to Surplus Fund	6,093,000.00		6,093,000.00
	66,525,000.00	14,802,000.00	81,327,000.00

SOURCES AND USES OF FUNDS

THE CACHE METROPOLITAN DISTRICT Nos. 1-8
GENERAL OBLIGATION BONDS, SERIES 2023
50.000 (target) Mills plus Facility Fees
Non-Rated, 130x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 2.00% Biennial Reassessment)
[Preliminary -- for discussion only]

Dated Date	12/01/2023
Delivery Date	12/01/2023

Sources:

Bond Proceeds:	
Par Amount	66,525,000.00
	66,525,000.00

Uses:

Project Fund Deposits:	
Project Fund	48,822,750.00
Other Fund Deposits:	
Capitalized Interest	9,978,750.00
Cost of Issuance:	
Other Cost of Issuance	300,000.00
Delivery Date Expenses:	
Underwriter's Discount	1,330,500.00
Other Uses of Funds:	
Deposit to Surplus Fund	6,093,000.00
	66,525,000.00

BOND SUMMARY STATISTICS

THE CACHE METROPOLITAN DISTRICT Nos. 1-8
GENERAL OBLIGATION BONDS, SERIES 2023
50.000 (target) Mills plus Facility Fees
Non-Rated, 130x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 2.00% Biennial Reassessment)
[Preliminary -- for discussion only]

Dated Date	12/01/2023
Delivery Date	12/01/2023
First Coupon	06/01/2024
Last Maturity	12/01/2053
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.148400%
Net Interest Cost (NIC)	5.000000%
All-In TIC	5.182464%
Average Coupon	5.000000%
Average Life (years)	23.972
Weighted Average Maturity (years)	23.972
Duration of Issue (years)	13.903
Par Amount	66,525,000.00
Bond Proceeds	66,525,000.00
Total Interest	79,735,750.00
Net Interest	81,066,250.00
Bond Years from Dated Date	1,594,715,000.00
Bond Years from Delivery Date	1,594,715,000.00
Total Debt Service	146,260,750.00
Maximum Annual Debt Service	12,206,250.00
Average Annual Debt Service	4,875,358.33
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2053	66,525,000.00	100.000	5.000%	23.972	11/20/2047	103,113.75
	66,525,000.00			23.972		103,113.75

	TIC	All-In TIC	Arbitrage Yield
Par Value	66,525,000.00	66,525,000.00	66,525,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-1,330,500.00	-1,330,500.00	
- Cost of Issuance Expense		-300,000.00	
- Other Amounts			
Target Value	65,194,500.00	64,894,500.00	66,525,000.00
Target Date	12/01/2023	12/01/2023	12/01/2023
Yield	5.148400%	5.182464%	5.000000%

BOND DEBT SERVICE

THE CACHE METROPOLITAN DISTRICT Nos. 1-8
GENERAL OBLIGATION BONDS, SERIES 2023
50.000 (target) Mills plus Facility Fees
Non-Rated, 130x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 2.00% Biennial Reassessment)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2024			1,663,125	1,663,125	
12/01/2024			1,663,125	1,663,125	3,326,250
06/01/2025			1,663,125	1,663,125	
12/01/2025			1,663,125	1,663,125	3,326,250
06/01/2026			1,663,125	1,663,125	
12/01/2026			1,663,125	1,663,125	3,326,250
06/01/2027			1,663,125	1,663,125	
12/01/2027			1,663,125	1,663,125	3,326,250
06/01/2028			1,663,125	1,663,125	
12/01/2028			1,663,125	1,663,125	3,326,250
06/01/2029			1,663,125	1,663,125	
12/01/2029			1,663,125	1,663,125	3,326,250
06/01/2030			1,663,125	1,663,125	
12/01/2030			1,663,125	1,663,125	3,326,250
06/01/2031			1,663,125	1,663,125	
12/01/2031			1,663,125	1,663,125	3,326,250
06/01/2032			1,663,125	1,663,125	
12/01/2032			1,663,125	1,663,125	3,326,250
06/01/2033			1,663,125	1,663,125	
12/01/2033			1,663,125	1,663,125	3,326,250
06/01/2034			1,663,125	1,663,125	
12/01/2034	270,000	5.000%	1,663,125	1,933,125	3,596,250
06/01/2035			1,656,375	1,656,375	
12/01/2035	610,000	5.000%	1,656,375	2,266,375	3,922,750
06/01/2036			1,641,125	1,641,125	
12/01/2036	1,020,000	5.000%	1,641,125	2,661,125	4,302,250
06/01/2037			1,615,625	1,615,625	
12/01/2037	1,350,000	5.000%	1,615,625	2,965,625	4,581,250
06/01/2038			1,581,875	1,581,875	
12/01/2038	1,755,000	5.000%	1,581,875	3,336,875	4,918,750
06/01/2039			1,538,000	1,538,000	
12/01/2039	1,990,000	5.000%	1,538,000	3,528,000	5,066,000
06/01/2040			1,488,250	1,488,250	
12/01/2040	2,315,000	5.000%	1,488,250	3,803,250	5,291,500
06/01/2041			1,430,375	1,430,375	
12/01/2041	2,530,000	5.000%	1,430,375	3,960,375	5,390,750
06/01/2042			1,367,125	1,367,125	
12/01/2042	2,800,000	5.000%	1,367,125	4,167,125	5,534,250
06/01/2043			1,297,125	1,297,125	
12/01/2043	2,940,000	5.000%	1,297,125	4,237,125	5,534,250
06/01/2044			1,223,625	1,223,625	
12/01/2044	3,200,000	5.000%	1,223,625	4,423,625	5,647,250
06/01/2045			1,143,625	1,143,625	
12/01/2045	3,360,000	5.000%	1,143,625	4,503,625	5,647,250
06/01/2046			1,059,625	1,059,625	
12/01/2046	3,640,000	5.000%	1,059,625	4,699,625	5,759,250
06/01/2047			968,625	968,625	
12/01/2047	3,820,000	5.000%	968,625	4,788,625	5,757,250
06/01/2048			873,125	873,125	
12/01/2048	4,130,000	5.000%	873,125	5,003,125	5,876,250
06/01/2049			769,875	769,875	
12/01/2049	4,335,000	5.000%	769,875	5,104,875	5,874,750
06/01/2050			661,500	661,500	
12/01/2050	4,670,000	5.000%	661,500	5,331,500	5,993,000
06/01/2051			544,750	544,750	
12/01/2051	4,900,000	5.000%	544,750	5,444,750	5,989,500
06/01/2052			422,250	422,250	
12/01/2052	5,265,000	5.000%	422,250	5,687,250	6,109,500
06/01/2053			290,625	290,625	
12/01/2053	11,625,000	5.000%	290,625	11,915,625	12,206,250
	66,525,000		79,735,750	146,260,750	146,260,750

NET DEBT SERVICE

THE CACHE METROPOLITAN DISTRICT Nos. 1-8
GENERAL OBLIGATION BONDS, SERIES 2023
50.000 (target) Mills plus Facility Fees
Non-Rated, 130x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 2.00% Biennial Reassessment)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Total Debt Service	Capitalized Interest	Net Debt Service
12/01/2024			3,326,250	3,326,250	3,326,250	
12/01/2025			3,326,250	3,326,250	3,326,250	
12/01/2026			3,326,250	3,326,250	3,326,250	
12/01/2027			3,326,250	3,326,250		3,326,250
12/01/2028			3,326,250	3,326,250		3,326,250
12/01/2029			3,326,250	3,326,250		3,326,250
12/01/2030			3,326,250	3,326,250		3,326,250
12/01/2031			3,326,250	3,326,250		3,326,250
12/01/2032			3,326,250	3,326,250		3,326,250
12/01/2033			3,326,250	3,326,250		3,326,250
12/01/2034	270,000	5.000%	3,326,250	3,596,250		3,596,250
12/01/2035	610,000	5.000%	3,312,750	3,922,750		3,922,750
12/01/2036	1,020,000	5.000%	3,282,250	4,302,250		4,302,250
12/01/2037	1,350,000	5.000%	3,231,250	4,581,250		4,581,250
12/01/2038	1,755,000	5.000%	3,163,750	4,918,750		4,918,750
12/01/2039	1,990,000	5.000%	3,076,000	5,066,000		5,066,000
12/01/2040	2,315,000	5.000%	2,976,500	5,291,500		5,291,500
12/01/2041	2,530,000	5.000%	2,860,750	5,390,750		5,390,750
12/01/2042	2,800,000	5.000%	2,734,250	5,534,250		5,534,250
12/01/2043	2,940,000	5.000%	2,594,250	5,534,250		5,534,250
12/01/2044	3,200,000	5.000%	2,447,250	5,647,250		5,647,250
12/01/2045	3,360,000	5.000%	2,287,250	5,647,250		5,647,250
12/01/2046	3,640,000	5.000%	2,119,250	5,759,250		5,759,250
12/01/2047	3,820,000	5.000%	1,937,250	5,757,250		5,757,250
12/01/2048	4,130,000	5.000%	1,746,250	5,876,250		5,876,250
12/01/2049	4,335,000	5.000%	1,539,750	5,874,750		5,874,750
12/01/2050	4,670,000	5.000%	1,323,000	5,993,000		5,993,000
12/01/2051	4,900,000	5.000%	1,089,500	5,989,500		5,989,500
12/01/2052	5,265,000	5.000%	844,500	6,109,500		6,109,500
12/01/2053	11,625,000	5.000%	581,250	12,206,250		12,206,250
	66,525,000		79,735,750	146,260,750	9,978,750	136,282,000

CALL PROVISIONS

THE CACHE METROPOLITAN DISTRICT Nos. 1-8
 GENERAL OBLIGATION BONDS, SERIES 2023
 50.000 (target) Mills plus Facility Fees
 Non-Rated, 130x, 30-yr. Maturity
 (SERVICE PLAN: Full Growth + 2.00% Biennial Reassessment)
 [Preliminary -- for discussion only]

Call Table: CALL

Call Date	Call Price
12/01/2028	103.00
12/01/2029	102.00
12/01/2030	101.00
12/01/2031	100.00

BOND SOLUTION

THE CACHE METROPOLITAN DISTRICT Nos. 1-8
GENERAL OBLIGATION BONDS, SERIES 2023
50.000 (target) Mills plus Facility Fees
Non-Rated, 130x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 2.00% Biennial Reassessment)
[Preliminary -- for discussion only]

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2024		3,326,250	-3,326,250		51,514	51,514	
12/01/2025		3,326,250	-3,326,250		199,853	199,853	
12/01/2026		3,326,250	-3,326,250		406,934	406,934	
12/01/2027		3,326,250		3,326,250	736,349	-2,589,901	22.13751%
12/01/2028		3,326,250		3,326,250	1,243,902	-2,082,348	37.39652%
12/01/2029		3,326,250		3,326,250	1,782,049	-1,544,201	53.57531%
12/01/2030		3,326,250		3,326,250	2,299,024	-1,027,226	69.11760%
12/01/2031		3,326,250		3,326,250	2,928,240	-398,010	88.03427%
12/01/2032		3,326,250		3,326,250	3,556,231	229,981	106.91412%
12/01/2033		3,326,250		3,326,250	4,047,335	721,085	121.67863%
12/01/2034	270,000	3,596,250		3,596,250	4,676,443	1,080,193	130.03666%
12/01/2035	610,000	3,922,750		3,922,750	5,103,699	1,180,949	130.10514%
12/01/2036	1,020,000	4,302,250		4,302,250	5,598,695	1,296,445	130.13411%
12/01/2037	1,350,000	4,581,250		4,581,250	5,961,820	1,380,570	130.13522%
12/01/2038	1,755,000	4,918,750		4,918,750	6,395,944	1,477,194	130.03189%
12/01/2039	1,990,000	5,066,000		5,066,000	6,589,435	1,523,435	130.07175%
12/01/2040	2,315,000	5,291,500		5,291,500	6,880,076	1,588,576	130.02127%
12/01/2041	2,530,000	5,390,750		5,390,750	7,014,321	1,623,571	130.11771%
12/01/2042	2,800,000	5,534,250		5,534,250	7,198,648	1,664,398	130.07450%
12/01/2043	2,940,000	5,534,250		5,534,250	7,198,648	1,664,398	130.07450%
12/01/2044	3,200,000	5,647,250		5,647,250	7,342,621	1,695,371	130.02118%
12/01/2045	3,360,000	5,647,250		5,647,250	7,342,621	1,695,371	130.02118%
12/01/2046	3,640,000	5,759,250		5,759,250	7,489,473	1,730,223	130.04251%
12/01/2047	3,820,000	5,757,250		5,757,250	7,489,473	1,732,223	130.08769%
12/01/2048	4,130,000	5,876,250		5,876,250	7,639,263	1,763,013	130.00234%
12/01/2049	4,335,000	5,874,750		5,874,750	7,639,263	1,764,513	130.03554%
12/01/2050	4,670,000	5,993,000		5,993,000	7,792,048	1,799,048	130.01916%
12/01/2051	4,900,000	5,989,500		5,989,500	7,792,048	1,802,548	130.09513%
12/01/2052	5,265,000	6,109,500		6,109,500	7,947,889	1,838,389	130.09066%
12/01/2053	11,625,000	12,206,250		12,206,250	7,947,889	-4,258,361	65.11327%
	66,525,000	146,260,750	-9,978,750	136,282,000	156,291,746	20,009,746	

SOURCES AND USES OF FUNDS

THE CACHE METROPOLITAN DISTRICT Nos. 1-8
SUBORDINATE BONDS, SERIES 2023B(3)
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2053 (Stated) Maturity
(SERVICE PLAN: Full Growth + 6.00% Biennial Reassessment)
[Preliminary -- for discussion only]

Dated Date	12/01/2023
Delivery Date	12/01/2023

Sources:

Bond Proceeds:	
Par Amount	14,802,000.00
	14,802,000.00

Uses:

Project Fund Deposits:	
Project Fund	14,357,940.00
Delivery Date Expenses:	
Underwriter's Discount	444,060.00
	14,802,000.00

BOND PRICING

THE CACHE METROPOLITAN DISTRICT Nos. 1-8
SUBORDINATE BONDS, SERIES 2023B(3)
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2053 (Stated) Maturity
(SERVICE PLAN: Full Growth + 6.00% Biennial Reassessment)
[Preliminary -- for discussion only]

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond due 2053:	12/15/2053	14,802,000	8.000%	8.000%	100.000
		14,802,000			

Dated Date	12/01/2023		
Delivery Date	12/01/2023		
First Coupon	12/15/2023		
Par Amount	14,802,000.00		
Original Issue Discount			
Production	14,802,000.00	100.000000%	
Underwriter's Discount	-444,060.00	-3.000000%	
Purchase Price	14,357,940.00	97.000000%	
Accrued Interest			
Net Proceeds	14,357,940.00		

SOURCES AND USES OF FUNDS

THE CACHE METROPOLITAN DISTRICT Nos. 1-8 Combined Results

~~~~~ GENERAL OBLIGATION BONDS, SERIES 2033A SUBORDINATE BONDS, SERIES 2033B(3)

~~~ SERVICE PLAN

[Preliminary -- for discussion only]

Dated Date 12/01/2033
Delivery Date 12/01/2033

Sources:	SER. 2033A	SER. 2033B(3)	Total
Bond Proceeds:			
Par Amount	86,910,000.00	42,217,000.00	129,127,000.00
Other Sources of Funds:			
Sub Bond Proceeds (+/-)	477,000.00	-477,000.00	
Funds on Hand (est.)	12,273,000.00		12,273,000.00
	<u>12,750,000.00</u>	<u>-477,000.00</u>	<u>12,273,000.00</u>
	99,660,000.00	41,740,000.00	141,400,000.00

Uses:	SER. 2033A	SER. 2033B(3)	Total
Project Fund Deposits:			
Project Fund	562.00	40,473,490.00	40,474,052.00
Refunding Escrow Deposits:			
Cash Deposit	99,024,888.00		99,024,888.00
Cost of Issuance:			
Other Cost of Issuance	200,000.00		200,000.00
Delivery Date Expenses:			
Underwriter's Discount		1,266,510.00	1,266,510.00
Underwriter's Discount	<u>434,550.00</u>		<u>434,550.00</u>
	434,550.00	1,266,510.00	1,701,060.00
	99,660,000.00	41,740,000.00	141,400,000.00

SOURCES AND USES OF FUNDS

THE CACHE METROPOLITAN DISTRICT Nos. 1-8
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2033A
Pay & Cancel Refunding of (proposed) Series 2023
50.000 (target) Mills + Facility Fees
Assumes Investment Grade, 100x, 30-Year Maturity
(SERVICE PLAN: Growth thru 2033 + 2.00% Biennial Reassessment)
[Preliminary -- for discussion only]

Dated Date	12/01/2033
Delivery Date	12/01/2033

Sources:

Bond Proceeds:	
Par Amount	86,910,000.00
Other Sources of Funds:	
Sub Bond Proceeds (+/-)	477,000.00
Funds on Hand (est.)	12,273,000.00
	12,750,000.00
	99,660,000.00

Uses:

Project Fund Deposits:	
Project Fund	562.00
Refunding Escrow Deposits:	
Cash Deposit*	99,024,888.00
Cost of Issuance:	
Other Cost of Issuance	200,000.00
Other Delivery Date Expenses:	
Underwriter's Discount	434,550.00
	99,660,000.00

[*] Estimated balances (tbd).

BOND SUMMARY STATISTICS

THE CACHE METROPOLITAN DISTRICT Nos. 1-8
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2033A
Pay & Cancel Refunding of (proposed) Series 2023
50.000 (target) Mills + Facility Fees
Assumes Investment Grade, 100x, 30-Year Maturity
(SERVICE PLAN: Growth thru 2033 + 2.00% Biennial Reassessment)
[Preliminary -- for discussion only]

Dated Date	12/01/2033
Delivery Date	12/01/2033
First Coupon	06/01/2034
Last Maturity	12/01/2063
Arbitrage Yield	4.000000%
True Interest Cost (TIC)	4.000000%
Net Interest Cost (NIC)	4.000000%
All-In TIC	4.057440%
Average Coupon	4.000000%
Average Life (years)	19.364
Weighted Average Maturity (years)	19.364
Duration of Issue (years)	13.035
Par Amount	86,910,000.00
Bond Proceeds	86,910,000.00
Total Interest	67,315,600.00
Net Interest	67,315,600.00
Bond Years from Dated Date	1,682,890,000.00
Bond Years from Delivery Date	1,682,890,000.00
Total Debt Service	154,225,600.00
Maximum Annual Debt Service	5,480,800.00
Average Annual Debt Service	5,140,853.33
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	
Total Underwriter's Discount	
Bid Price	100.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2063	86,910,000.00	100.000	4.000%	19.364	04/12/2053	151,223.40
	86,910,000.00			19.364		151,223.40

	TIC	All-In TIC	Arbitrage Yield
Par Value	86,910,000.00	86,910,000.00	86,910,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount			
- Cost of Issuance Expense		-200,000.00	
- Other Amounts		-434,550.00	
Target Value	86,910,000.00	86,275,450.00	86,910,000.00
Target Date	12/01/2033	12/01/2033	12/01/2033
Yield	4.000000%	4.057440%	4.000000%

BOND DEBT SERVICE

THE CACHE METROPOLITAN DISTRICT Nos. 1-8
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2033A
Pay & Cancel Refunding of (proposed) Series 2023
50.000 (target) Mills + Facility Fees
Assumes Investment Grade, 100x, 30-Year Maturity
(SERVICE PLAN: Growth thru 2033 + 2.00% Biennial Reassessment)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2034			1,738,200	1,738,200	
12/01/2034	735,000	4.000%	1,738,200	2,473,200	4,211,400
06/01/2035			1,723,500	1,723,500	
12/01/2035	1,120,000	4.000%	1,723,500	2,843,500	4,567,000
06/01/2036			1,701,100	1,701,100	
12/01/2036	1,255,000	4.000%	1,701,100	2,956,100	4,657,200
06/01/2037			1,676,000	1,676,000	
12/01/2037	1,305,000	4.000%	1,676,000	2,981,000	4,657,000
06/01/2038			1,649,900	1,649,900	
12/01/2038	1,445,000	4.000%	1,649,900	3,094,900	4,744,800
06/01/2039			1,621,000	1,621,000	
12/01/2039	1,505,000	4.000%	1,621,000	3,126,000	4,747,000
06/01/2040			1,590,900	1,590,900	
12/01/2040	1,655,000	4.000%	1,590,900	3,245,900	4,836,800
06/01/2041			1,557,800	1,557,800	
12/01/2041	1,725,000	4.000%	1,557,800	3,282,800	4,840,600
06/01/2042			1,523,300	1,523,300	
12/01/2042	1,885,000	4.000%	1,523,300	3,408,300	4,931,600
06/01/2043			1,485,600	1,485,600	
12/01/2043	1,960,000	4.000%	1,485,600	3,445,600	4,931,200
06/01/2044			1,446,400	1,446,400	
12/01/2044	2,135,000	4.000%	1,446,400	3,581,400	5,027,800
06/01/2045			1,403,700	1,403,700	
12/01/2045	2,225,000	4.000%	1,403,700	3,628,700	5,032,400
06/01/2046			1,359,200	1,359,200	
12/01/2046	2,410,000	4.000%	1,359,200	3,769,200	5,128,400
06/01/2047			1,311,000	1,311,000	
12/01/2047	2,505,000	4.000%	1,311,000	3,816,000	5,127,000
06/01/2048			1,260,900	1,260,900	
12/01/2048	2,705,000	4.000%	1,260,900	3,965,900	5,226,800
06/01/2049			1,206,800	1,206,800	
12/01/2049	2,815,000	4.000%	1,206,800	4,021,800	5,228,600
06/01/2050			1,150,500	1,150,500	
12/01/2050	3,030,000	4.000%	1,150,500	4,180,500	5,331,000
06/01/2051			1,089,900	1,089,900	
12/01/2051	3,150,000	4.000%	1,089,900	4,239,900	5,329,800
06/01/2052			1,026,900	1,026,900	
12/01/2052	3,380,000	4.000%	1,026,900	4,406,900	5,433,800
06/01/2053			959,300	959,300	
12/01/2053	3,520,000	4.000%	959,300	4,479,300	5,438,600
06/01/2054			888,900	888,900	
12/01/2054	3,700,000	4.000%	888,900	4,588,900	5,477,800
06/01/2055			814,900	814,900	
12/01/2055	3,850,000	4.000%	814,900	4,664,900	5,479,800
06/01/2056			737,900	737,900	
12/01/2056	4,005,000	4.000%	737,900	4,742,900	5,480,800
06/01/2057			657,800	657,800	
12/01/2057	4,165,000	4.000%	657,800	4,822,800	5,480,600
06/01/2058			574,500	574,500	
12/01/2058	4,330,000	4.000%	574,500	4,904,500	5,479,000
06/01/2059			487,900	487,900	
12/01/2059	4,505,000	4.000%	487,900	4,992,900	5,480,800
06/01/2060			397,800	397,800	
12/01/2060	4,685,000	4.000%	397,800	5,082,800	5,480,600
06/01/2061			304,100	304,100	
12/01/2061	4,870,000	4.000%	304,100	5,174,100	5,478,200
06/01/2062			206,700	206,700	
12/01/2062	5,065,000	4.000%	206,700	5,271,700	5,478,400
06/01/2063			105,400	105,400	
12/01/2063	5,270,000	4.000%	105,400	5,375,400	5,480,800
	86,910,000		67,315,600	154,225,600	154,225,600

NET DEBT SERVICE

THE CACHE METROPOLITAN DISTRICT Nos. 1-8
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2033A
Pay & Cancel Refunding of (proposed) Series 2023
50.000 (target) Mills + Facility Fees
Assumes Investment Grade, 100x, 30-Year Maturity
(SERVICE PLAN: Growth thru 2033 + 2.00% Biennial Reassessment)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Total Debt Service	Net Debt Service
12/01/2034	735,000	4.000%	3,476,400	4,211,400	4,211,400
12/01/2035	1,120,000	4.000%	3,447,000	4,567,000	4,567,000
12/01/2036	1,255,000	4.000%	3,402,200	4,657,200	4,657,200
12/01/2037	1,305,000	4.000%	3,352,000	4,657,000	4,657,000
12/01/2038	1,445,000	4.000%	3,299,800	4,744,800	4,744,800
12/01/2039	1,505,000	4.000%	3,242,000	4,747,000	4,747,000
12/01/2040	1,655,000	4.000%	3,181,800	4,836,800	4,836,800
12/01/2041	1,725,000	4.000%	3,115,600	4,840,600	4,840,600
12/01/2042	1,885,000	4.000%	3,046,600	4,931,600	4,931,600
12/01/2043	1,960,000	4.000%	2,971,200	4,931,200	4,931,200
12/01/2044	2,135,000	4.000%	2,892,800	5,027,800	5,027,800
12/01/2045	2,225,000	4.000%	2,807,400	5,032,400	5,032,400
12/01/2046	2,410,000	4.000%	2,718,400	5,128,400	5,128,400
12/01/2047	2,505,000	4.000%	2,622,000	5,127,000	5,127,000
12/01/2048	2,705,000	4.000%	2,521,800	5,226,800	5,226,800
12/01/2049	2,815,000	4.000%	2,413,600	5,228,600	5,228,600
12/01/2050	3,030,000	4.000%	2,301,000	5,331,000	5,331,000
12/01/2051	3,150,000	4.000%	2,179,800	5,329,800	5,329,800
12/01/2052	3,380,000	4.000%	2,053,800	5,433,800	5,433,800
12/01/2053	3,520,000	4.000%	1,918,600	5,438,600	5,438,600
12/01/2054	3,700,000	4.000%	1,777,800	5,477,800	5,477,800
12/01/2055	3,850,000	4.000%	1,629,800	5,479,800	5,479,800
12/01/2056	4,005,000	4.000%	1,475,800	5,480,800	5,480,800
12/01/2057	4,165,000	4.000%	1,315,600	5,480,600	5,480,600
12/01/2058	4,330,000	4.000%	1,149,000	5,479,000	5,479,000
12/01/2059	4,505,000	4.000%	975,800	5,480,800	5,480,800
12/01/2060	4,685,000	4.000%	795,600	5,480,600	5,480,600
12/01/2061	4,870,000	4.000%	608,200	5,478,200	5,478,200
12/01/2062	5,065,000	4.000%	413,400	5,478,400	5,478,400
12/01/2063	5,270,000	4.000%	210,800	5,480,800	5,480,800
	86,910,000		67,315,600	154,225,600	154,225,600

SUMMARY OF BONDS REFUNDED

THE CACHE METROPOLITAN DISTRICT Nos. 1-8
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2033A
Pay & Cancel Refunding of (proposed) Series 2023
50.000 (target) Mills + Facility Fees
Assumes Investment Grade, 100x, 30-Year Maturity
(SERVICE PLAN: Growth thru 2033 + 2.00% Biennial Reassessment)
[Preliminary -- for discussion only]

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
7/29/20: Ser 23 NR SP, 5.00%, 130x, 50mls+Fees, TERM53:					
	12/01/2034	5.000%	270,000.00	12/01/2033	100.000
	12/01/2035	5.000%	610,000.00	12/01/2033	100.000
	12/01/2036	5.000%	1,020,000.00	12/01/2033	100.000
	12/01/2037	5.000%	1,350,000.00	12/01/2033	100.000
	12/01/2038	5.000%	1,755,000.00	12/01/2033	100.000
	12/01/2039	5.000%	1,990,000.00	12/01/2033	100.000
	12/01/2040	5.000%	2,315,000.00	12/01/2033	100.000
	12/01/2041	5.000%	2,530,000.00	12/01/2033	100.000
	12/01/2042	5.000%	2,800,000.00	12/01/2033	100.000
	12/01/2043	5.000%	2,940,000.00	12/01/2033	100.000
	12/01/2044	5.000%	3,200,000.00	12/01/2033	100.000
	12/01/2045	5.000%	3,360,000.00	12/01/2033	100.000
	12/01/2046	5.000%	3,640,000.00	12/01/2033	100.000
	12/01/2047	5.000%	3,820,000.00	12/01/2033	100.000
	12/01/2048	5.000%	4,130,000.00	12/01/2033	100.000
	12/01/2049	5.000%	4,335,000.00	12/01/2033	100.000
	12/01/2050	5.000%	4,670,000.00	12/01/2033	100.000
	12/01/2051	5.000%	4,900,000.00	12/01/2033	100.000
	12/01/2052	5.000%	5,265,000.00	12/01/2033	100.000
	12/01/2053	5.000%	11,625,000.00	12/01/2033	100.000
			66,525,000.00		

ESCROW REQUIREMENTS

THE CACHE METROPOLITAN DISTRICT Nos. 1-8
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2033A
Pay & Cancel Refunding of (proposed) Series 2023
50.000 (target) Mills + Facility Fees
Assumes Investment Grade, 100x, 30-Year Maturity
(SERVICE PLAN: Growth thru 2033 + 2.00% Biennial Reassessment)
[Preliminary -- for discussion only]

Pay & Cancel Refunding of Series 2023A

Period Ending	Principal Redeemed	Total
12/01/2033	66,525,000.00	66,525,000.00
	66,525,000.00	66,525,000.00

ESCROW REQUIREMENTS

THE CACHE METROPOLITAN DISTRICT Nos. 1-8
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2033A
Pay & Cancel Refunding of (proposed) Series 2023
50.000 (target) Mills + Facility Fees
Assumes Investment Grade, 100x, 30-Year Maturity
(SERVICE PLAN: Growth thru 2033 + 2.00% Biennial Reassessment)
[Preliminary -- for discussion only]

Pay & Cancel Refunding of Series 2023B

Period Ending	Interest	Principal Redeemed	Redemption Premium	Total
12/15/2033	17,253,828.00	14,802,000.00	444,060.00	32,499,888.00
	17,253,828.00	14,802,000.00	444,060.00	32,499,888.00

PRIOR BOND DEBT SERVICE

THE CACHE METROPOLITAN DISTRICT Nos. 1-8
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2033A
Pay & Cancel Refunding of (proposed) Series 2023
50.000 (target) Mills + Facility Fees
Assumes Investment Grade, 100x, 30-Year Maturity
(SERVICE PLAN: Growth thru 2033 + 2.00% Biennial Reassessment)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2034			1,663,125	1,663,125	
12/01/2034	270,000	5.000%	1,663,125	1,933,125	3,596,250
06/01/2035			1,656,375	1,656,375	
12/01/2035	610,000	5.000%	1,656,375	2,266,375	3,922,750
06/01/2036			1,641,125	1,641,125	
12/01/2036	1,020,000	5.000%	1,641,125	2,661,125	4,302,250
06/01/2037			1,615,625	1,615,625	
12/01/2037	1,350,000	5.000%	1,615,625	2,965,625	4,581,250
06/01/2038			1,581,875	1,581,875	
12/01/2038	1,755,000	5.000%	1,581,875	3,336,875	4,918,750
06/01/2039			1,538,000	1,538,000	
12/01/2039	1,990,000	5.000%	1,538,000	3,528,000	5,066,000
06/01/2040			1,488,250	1,488,250	
12/01/2040	2,315,000	5.000%	1,488,250	3,803,250	5,291,500
06/01/2041			1,430,375	1,430,375	
12/01/2041	2,530,000	5.000%	1,430,375	3,960,375	5,390,750
06/01/2042			1,367,125	1,367,125	
12/01/2042	2,800,000	5.000%	1,367,125	4,167,125	5,534,250
06/01/2043			1,297,125	1,297,125	
12/01/2043	2,940,000	5.000%	1,297,125	4,237,125	5,534,250
06/01/2044			1,223,625	1,223,625	
12/01/2044	3,200,000	5.000%	1,223,625	4,423,625	5,647,250
06/01/2045			1,143,625	1,143,625	
12/01/2045	3,360,000	5.000%	1,143,625	4,503,625	5,647,250
06/01/2046			1,059,625	1,059,625	
12/01/2046	3,640,000	5.000%	1,059,625	4,699,625	5,759,250
06/01/2047			968,625	968,625	
12/01/2047	3,820,000	5.000%	968,625	4,788,625	5,757,250
06/01/2048			873,125	873,125	
12/01/2048	4,130,000	5.000%	873,125	5,003,125	5,876,250
06/01/2049			769,875	769,875	
12/01/2049	4,335,000	5.000%	769,875	5,104,875	5,874,750
06/01/2050			661,500	661,500	
12/01/2050	4,670,000	5.000%	661,500	5,331,500	5,993,000
06/01/2051			544,750	544,750	
12/01/2051	4,900,000	5.000%	544,750	5,444,750	5,989,500
06/01/2052			422,250	422,250	
12/01/2052	5,265,000	5.000%	422,250	5,687,250	6,109,500
06/01/2053			290,625	290,625	
12/01/2053	11,625,000	5.000%	290,625	11,915,625	12,206,250
	66,525,000		46,473,250	112,998,250	112,998,250

BOND SOLUTION

THE CACHE METROPOLITAN DISTRICT Nos. 1-8
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2033A
Pay & Cancel Refunding of (proposed) Series 2023
50.000 (target) Mills + Facility Fees
Assumes Investment Grade, 100x, 30-Year Maturity
(SERVICE PLAN: Growth thru 2033 + 2.00% Biennial Reassessment)
[Preliminary -- for discussion only]

Period Ending	Proposed Principal	Proposed Debt Service	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2034	735,000	4,211,400	4,211,400	4,212,118	718	100.01706%
12/01/2035	1,120,000	4,567,000	4,567,000	4,568,165	1,165	100.02551%
12/01/2036	1,255,000	4,657,200	4,657,200	4,657,418	218	100.00469%
12/01/2037	1,305,000	4,657,000	4,657,000	4,657,418	418	100.00898%
12/01/2038	1,445,000	4,744,800	4,744,800	4,748,457	3,657	100.07707%
12/01/2039	1,505,000	4,747,000	4,747,000	4,748,457	1,457	100.03069%
12/01/2040	1,655,000	4,836,800	4,836,800	4,841,316	4,516	100.09337%
12/01/2041	1,725,000	4,840,600	4,840,600	4,841,316	716	100.01479%
12/01/2042	1,885,000	4,931,600	4,931,600	4,936,033	4,433	100.08988%
12/01/2043	1,960,000	4,931,200	4,931,200	4,936,033	4,833	100.09800%
12/01/2044	2,135,000	5,027,800	5,027,800	5,032,643	4,843	100.09633%
12/01/2045	2,225,000	5,032,400	5,032,400	5,032,643	243	100.00483%
12/01/2046	2,410,000	5,128,400	5,128,400	5,131,186	2,786	100.05433%
12/01/2047	2,505,000	5,127,000	5,127,000	5,131,186	4,186	100.08165%
12/01/2048	2,705,000	5,226,800	5,226,800	5,231,700	4,900	100.09375%
12/01/2049	2,815,000	5,228,600	5,228,600	5,231,700	3,100	100.05929%
12/01/2050	3,030,000	5,331,000	5,331,000	5,334,224	3,224	100.06048%
12/01/2051	3,150,000	5,329,800	5,329,800	5,334,224	4,424	100.08301%
12/01/2052	3,380,000	5,433,800	5,433,800	5,438,799	4,999	100.09199%
12/01/2053	3,520,000	5,438,600	5,438,600	5,438,799	199	100.00366%
12/01/2054	3,700,000	5,477,800	5,477,800	5,481,798	3,998	100.07299%
12/01/2055	3,850,000	5,479,800	5,479,800	5,481,798	1,998	100.03646%
12/01/2056	4,005,000	5,480,800	5,480,800	5,481,798	998	100.01821%
12/01/2057	4,165,000	5,480,600	5,480,600	5,481,798	1,198	100.02186%
12/01/2058	4,330,000	5,479,000	5,479,000	5,481,798	2,798	100.05107%
12/01/2059	4,505,000	5,480,800	5,480,800	5,481,798	998	100.01821%
12/01/2060	4,685,000	5,480,600	5,480,600	5,481,798	1,198	100.02186%
12/01/2061	4,870,000	5,478,200	5,478,200	5,481,798	3,598	100.06568%
12/01/2062	5,065,000	5,478,400	5,478,400	5,481,798	3,398	100.06203%
12/01/2063	5,270,000	5,480,800	5,480,800	5,481,798	998	100.01821%
	86,910,000	154,225,600	154,225,600	154,301,817	76,217	

SOURCES AND USES OF FUNDS

THE CACHE METROPOLITAN DISTRICT Nos. 1-8
SUBORDINATE BONDS, SERIES 2033B(3)
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2063 (Stated) Maturity
(SERVICE PLAN: Full Growth + 6.00% Biennial Reassessment)
[Preliminary -- for discussion only]

Dated Date	12/01/2033
Delivery Date	12/01/2033

Sources:

Bond Proceeds:	
Par Amount	42,217,000.00
Other Sources of Funds:	
Sub Bond Proceeds (+/-)	-477,000.00
	41,740,000.00

Uses:

Project Fund Deposits:	
Project Fund	40,473,490.00
Delivery Date Expenses:	
Underwriter's Discount	1,266,510.00
	41,740,000.00

BOND PRICING

THE CACHE METROPOLITAN DISTRICT Nos. 1-8
SUBORDINATE BONDS, SERIES 2033B(3)
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2063 (Stated) Maturity
(SERVICE PLAN: Full Growth + 6.00% Biennial Reassessment)
[Preliminary -- for discussion only]

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond due 2063:	12/15/2063	42,217,000	7.500%	7.500%	100.000
		42,217,000			

Dated Date	12/01/2033		
Delivery Date	12/01/2033		
First Coupon	12/15/2033		
Par Amount	42,217,000.00		
Original Issue Discount			
Production	42,217,000.00	100.000000%	
Underwriter's Discount	-1,266,510.00	-3.000000%	
Purchase Price	40,950,490.00	97.000000%	
Accrued Interest			
Net Proceeds	40,950,490.00		

EXHIBIT G

Indemnification Letters

1. Developer's Letter

{date – on or after date of Service Plan approval}

City of Greeley
1000 10th Street
Greeley, CO 80631

RE: [] **Metropolitan District**

To the City Council:

This Indemnification Letter (the “**Letter**”) is delivered by the undersigned (the “**Developer**”) in connection with the review by the City of Greeley (the “**City**”) of the Service Plan, including all amendments heretofore or hereafter made thereto (the “**Service Plan**”) for the [] Metropolitan District (the “**District**”). Developer, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the City as follows:

1. Developer hereby waives and releases any present or future claims it might have against the City or the City's elected or appointed officers, employees, agents, contractors or insurers (the “**Released Persons**”) in any manner related to or connected with the Service Plan or any action or omission with respect thereto. Developer further hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the Developer or the District, or their agents, in connection with the District, including, without limitation, any actions or omissions of the Developer or District, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. Developer further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the City's option to pay the attorneys' fees and expenses for counsel of the City's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. Developer hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the City's right to modify the required disclosures, and waives and releases the City from any claims Developer might have based on or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

3. This Letter has been duly authorized and executed on behalf of Developer.

Very truly yours,

Developer

By: _____

Title: _____

2. District's Letter

{date – date of organizational meeting}

City of Greeley
1000 10th Street
Greeley, CO 80631

RE: [] Metropolitan District

To the City Council:

This Indemnification Letter (the “**Letter**”) is delivered by the [] Metropolitan District (the “**District**”) in order to comply with the Service Plan, including all amendments heretofore or hereafter made thereto (the “**Service Plan**”) for the District. The District, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the City as follows:

1. The District hereby waives and releases any present or future claims it might have against the City or the City's elected or appointed officers, employees, agents, contractors or insurers (the “**Released Persons**”) in any manner related to or connected with the Service Plan or any action or omission with respect thereto. To the fullest extent permitted by law, the District hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the District, [] (the “**Developer**”), or their agents, in connection with the District, including, without limitation, any actions or omissions of the District or Developer, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. The District further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the City's option to pay the attorneys' fees and expenses for counsel of the City's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. It is understood and agreed that neither the District nor the City waives or intends to waive the monetary limits (presently \$330,000 per person and \$990,000 per occurrence) or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, § 24 10 101, et seq., C.R.S., as from time to time amended, or otherwise available to the City, the District, its officers, or its employees.

3. The District hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the City's right to modify the required disclosures, and waives and releases the City from any claims the District might have based on or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

4. This Letter has been duly authorized and executed on behalf of the District.

Very truly yours,

[_____] Metropolitan District

By: _____
President

Attest:

Secretary

EXHIBIT H
Intergovernmental Agreement

**INTERGOVERNMENTAL AGREEMENT
BY AND BETWEEN
THE CITY OF GREELEY, COLORADO
AND
[] METROPOLITAN DISTRICT**

THIS **AGREEMENT** is made and entered into as of this [] day of [], [], by and between the **CITY OF GREELEY, COLORADO**, a home-rule municipal corporation of the State of Colorado (“**City**”), and [] **METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado (“**District**”). The City and the District are collectively referred to as the Parties.

RECITALS

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the Districts’ Service Plan approved by the City on [], 20[] (“**Service Plans**”); and

WHEREAS, the Service Plans make reference to the execution of an intergovernmental agreement between the City and the District; and

WHEREAS, the City and the District have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Intergovernmental Agreement (“**Agreement**”).

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

COVENANTS AND AGREEMENTS

1. Service Plan. The District will not take any action, including, without limitation, the issuance of any obligations or the imposition of any tax, which would constitute a material departure from the terms of the Service Plan and a material modification thereof as set forth in §32-1-207(2), C.R.S. Actions of the District which constitute a material departure from the terms of the Service Plan and a material modification thereof as set forth in §32-1-207(2), C.R.S., shall be a default hereunder, and shall entitle the City to protect and enforce its rights hereunder by such suit, action, or special proceedings as the City shall deem appropriate, including, without limitation, an action for specific performance or damages. It is intended that the remedies hereof shall be in addition to any remedies the City may have or actions the City may bring under §32-1-207, C.R.S., or any other applicable statute. The District shall have sixty (60) days to provide the City with written evidence that no Material Departure occurred, which evidence must be reasonably satisfactory to the City or to commence to cure such Material Departure. If the District is diligently pursuing the cure of such Material Departure, the City shall not take any action to enjoin the District. In the event the District fails to complete the cure or take any action to cure the Material Departure, the City may impose any sanctions allowed by municipal code or statute. Nothing herein is intended to modify or prevent the use of the

provisions of §32-1-207(3)(b), C.R.S, however, the time limits of §32-1-207(3)(b) are expressly waived by the District.

2. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via United Parcel Service or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the Districts: [] Metropolitan District
[]
[]
Attention: []
Phone: []
Fax: []

To the City: []
[]
[]
Attention: []
Phone: []
Fax: []

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with United Parcel Service or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

3. Entire Agreement of the Parties. This written Agreement constitutes the entire agreement between the Parties and supersedes all prior written or oral agreements, negotiations, or representations and understandings of the Parties with respect to the subject matter contained herein.

4. Amendment. This Agreement may be amended, modified, changed, or terminated in whole or in part only by a written agreement duly authorized and executed by the Parties hereto and without amendment to the Service Plan.

5. Assignment. No Party hereto shall assign any of its rights nor delegate any of its duties hereunder to any person or entity without having first obtained the prior written consent of all other Parties, which consent will not be unreasonably withheld. Any purported assignment or delegation in violation of the provisions hereof shall be void and ineffectual.

6. Default/Remedies. In the event of a breach or default of this Agreement by any Party, the non-defaulting Parties shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In

the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing Party/Parties in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

7. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado.

8. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

9. Integration. This Agreement constitutes the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

10. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the Districts and the City any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the Districts and the City shall be for the sole and exclusive benefit of the Districts and the City.

11. Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

12. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.

13. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

14. Defined Terms. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Service Plan.

IN WITNESS WHEREOF, the Districts and the City have caused this Agreement to be duly executed to be effective as of the day first above written.

[_____] **METROPOLITAN
DISTRICT**

By: _____
President

Attest:

Secretary

CITY OF GREELEY, COLORADO

By: _____

Attest:

By: _____
Its: _____

APPROVED AS TO FORM:

EXECUTIVE SUMMARY
CACHE METROPOLITAN DISTRICT NOS. 1, 2, 3, 4, 5, 6, 7 and 8

Acreage/Location: Approximately 4.024 acres generally located south of Poudre River Road and west of 95th Avenue in the City of Greeley, Weld County, Colorado, with an additional 332.199 acres contained within the Inclusion Area Boundaries generally bound by 10th Street on south, 95th Avenue on the west, 89th Avenue on the east and Poudre River Road on the north, an additional 450.477 acres contained within future inclusion area 1 located north of the above mentioned inclusion area currently in the process of being annexed, and an additional 264.119 acres to be included in the future inclusion area 2 located west of the above mentioned future inclusion area 1.

Type of Development: Currently zoned A (Agricultural - Weld County) and PUD (Greeley)
 Proposed zoning PUD

Residential: Approximately 3,705 residential units broken down as follows:

- Approximately 500 multifamily units
- Approximately 370 Townhome units
- Approximately 485 Single Family 30' units
- Approximately 820 Single Family 40' units
- Approximately 500 Single Family 40' 3 car garage units
- Approximately 380 Single Family 50' units
- Approximately 550 Single Family Paired Villas units
- Approximately 100 Single Family 80' waterfront units

Commercial: Approximately 30,000 square feet of commercial space

Other: Approximately 152,460 square feet of park areas
 Approximately 20,000 square feet of recreation center
 Approximately 9,779,220 square feet of open space
 Approximately 487,360 square feet of detention ponds

Initial District Boundaries: Upon organization, District Nos. 1, 2, 3, 4, 5, 6, 7 and 8 will each contain approximately .503 acres of property for a total of 4.024 acres. The total area proposed to be included in the Inclusion Area Boundaries is approximately 332.199 acres, the total area proposed to be included in the Annexable Future Inclusion Area Boundaries is approximately 714.596 acres, with 450.477 acres of that area lying in Annexable Future Inclusion Area No. 1 and currently in the process of being annexed into the City. It is anticipated that the Districts' boundaries will change from time to time as the Districts undergo inclusions and exclusions of property within the inclusion area.

Powers of the Districts: To finance, construct and (if not otherwise conveyed to another governmental entity) operate and maintain water, storm and sanitary sewer, street and safety protection, park and recreation and other statutorily authorized improvements and powers described in the Special District Act.

Estimated Infrastructure Costs: \$199,744,057

Debt Limit: \$200,000,000

Maximum Aggregate Mill Levy: 70 mills, subject to adjustment for Gallagher

Proposed Bond Issuances:

	<u>Par Amount</u>
2023 G.O. Bonds	\$103,050,000
2033 G.O. Refunding Bonds	\$129,127,000
	(\$27,059,000 in new money and \$103,050,000 refunding)
TOTAL:	\$130,109,000 (excluding refunding amount)

Additional Revenue Sources:

District Facility Fees	Residential (Single-Family Detached)	\$5,000 / unit
	Residential (Single-Family Attached/Multi-Family)	\$2,500/ unit
	Commercial	\$2.00/square foot

The District may not impose or assess any other form of fees, rates, tolls, penalties, or charges (other than the Facility Fees) without first obtaining City approval of a Service Plan amendment.

Pertinent Service Plan Limitations & Requirements:

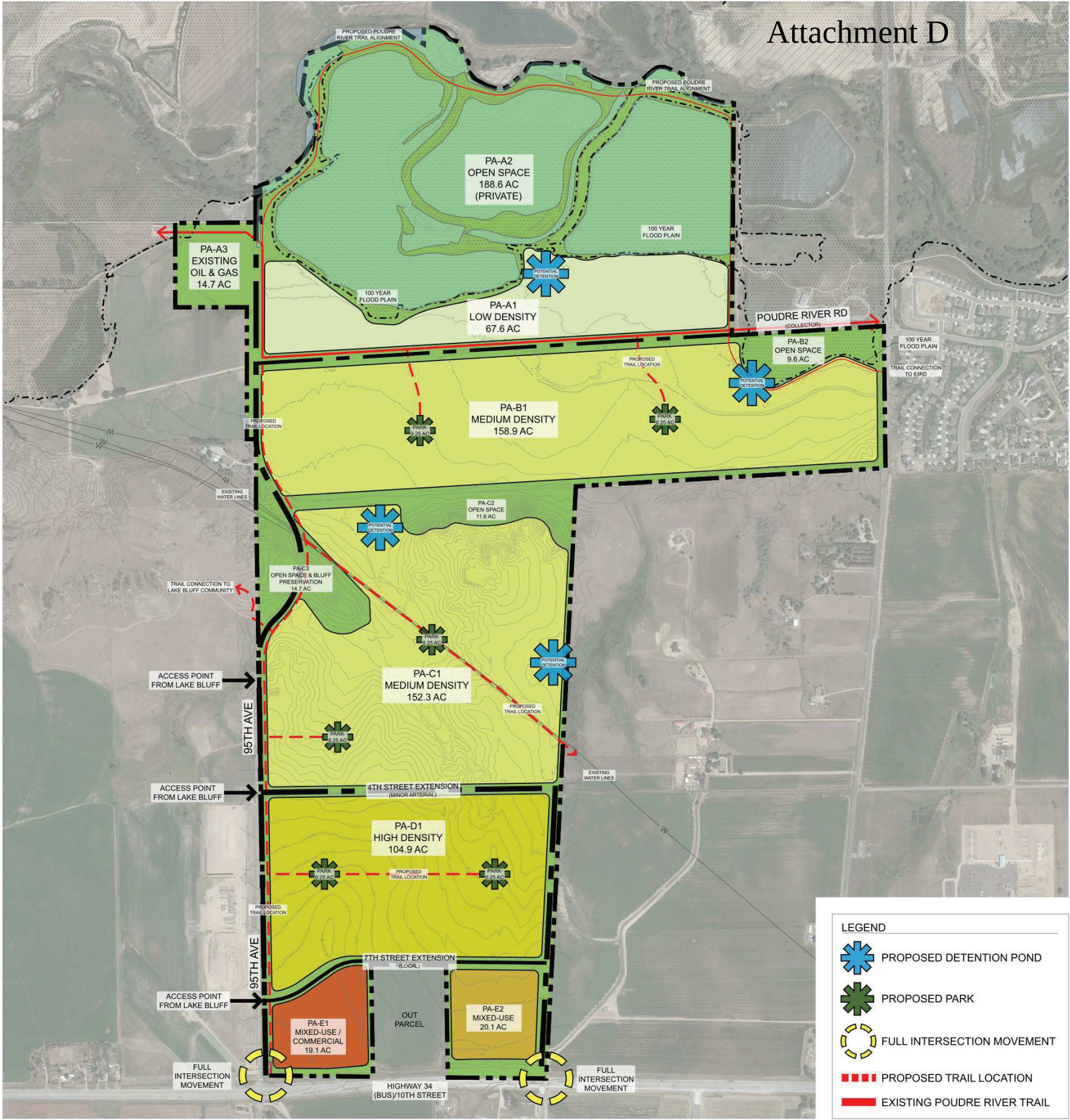
- Section V.A.4 – Public Improvements to be constructed to City and other applicable standards and specifications
- Section V.A.6 – Prior to issuance of any Privately Placed Debt, the District shall obtain a certification from the District’s Investment Banker for the Debt
- Section V.A.7 – No inclusions of any property outside of the Districts’ Service Area without City consent
- Section V.A.8 – Prior to having an Approved Development Plan, the Districts will not issue debt, impose mills or collect fees for Debt
- Section V.A.13 – Submit proposed revenue bond documents to the City for review. The City may elect to treat the issuance of revenue bonds as a material modification to the Service Plan
- Section VI.C.1 – Maximum Debt Mill Levy of seventy (70) mills less such number of mills as is or may be imposed by the District for any other purpose such that the Maximum Aggregate Mill Levy is not exceeded
- Section VII – Submit annual reports to the City regarding the Districts’ activities, and periodic reports as necessary relative to significant events
- Section IX – Submit proposed written notice to purchasers of property of total tax burden to City for review and for recordation against all property in the Districts prior to Districts’ certification of formation to DOLA
- Section X – Submit proposed intergovernmental agreements to the City for review prior to execution

PROPOSED MASTER PLAN APPROACH
THE PROPOSED MASTER PLAN FOR THE PROPERTY DEMONSTRATES A THOROUGHLY PLANNED COMMUNITY THAT WILL ENHANCE AND INTEGRATE INTO THE CITY OF GREELEY. THIS SUBMITTAL INCLUDES GENERAL DEVELOPMENT STANDARDS AND PROVISIONS AND SETS THE CORNERSTONES FOR A VIBRANT COMMUNITY WITHIN THE CITY OF GREELEY. THE ACREAGE, PROPOSED USES, RESIDENTIAL DENSITIES, AND FLOOR AREA RATIOS (FARS) HAVE BEEN IDENTIFIED FOR EACH PLANNING AREAAS DEPICTED ON THE PRELIMINARY PUD SITE MASTER PLAN. THIS PLAN HAS BEEN DESIGNED TO PROMOTE CREATIVITY AND FLEXIBILITY FOR THE OVERALL CACHE COMMUNITY AND ALSO PROVIDING DENSITY TRANSITIONS FROM THE MIXED USE/COMMERCIAL AREAS ALONG 10TH STREET TO THE NORTH WHERE TOPOGRAPHY, FLOODPLAINS AND OPEN SPACE AREAS WILL EXIST. THE OPEN SPACE AND TRAIL SYSTEM WILL BE THE BACKBONE OF THE COMMUNITY.

LAND USE CHART - PRELIMINARY PUD SITE MASTER PLAN SUBMITTAL				
PARCEL	ARCEAGE (+/-)	CALCULATED DENSITY (DU/AC)	MAX. UNIT CAP	% OF SITE
PA-A1 - LDR - LOW DENSITY RESIDENTIAL	67.6	1.5	101	8.9%
PA-B1 - MDR - MEDIUM DENSITY RESIDENTIAL	158.9	5	794	20.9%
PA-C1 - MDR - MEDIUM DENSITY RESIDENTIAL	152.3	6	913	20.0%
SUB-TOTAL OF SINGLE FAMILY ATTACHED/DETACHED PARCELS	378.8			49.7%
PA-D1 - HDR - HIGH DENSITY RESIDENTIAL	104.9	10	1049	13.8%
SUB-TOTAL OF HIGH DENSITY RESIDENTIAL PARCELS	104.9			13.8%
PA-E1 - MUC - MIXED USE/COMMERCIAL	19.1	20	382	2.5%
PA-E2 - MUC - MIXED USE	20.1	25	502	2.6%
SUB-TOTAL OF MIXED-USE/COMMERCIAL PARCELS	39.2			5.1%
SUB-TOTAL	522.9		3741	68.6%
PA-A2 - OPEN SPACE	188.6			24.7%
PA-B2 - OPEN SPACE	9.6			1.3%
PA-C2 - OPEN SPACE	11.6			
PA-C3 - OPEN SPACE AND BLUFF PRESERVATION	14.7			1.9%
*NOTE: PARKS AND DETENTION AREAS ARE NOT INCLUDED ABOVE AND WILL MEET MINIMUM OPEN SPACE REQUIREMENTS.				
SUB-TOTAL OF OPEN SPACE PARCELS	224.5			29.5%
PA-A4 EXISTING OIL AND GAS	14.7			1.9%
PA-EXISTING R.O.W	25.9			
SITE TOTAL	762.1			100.0%

DENSITY CALCULATIONS	
TOTAL MAXIMUM UNIT COUNT	3741
TOTAL SITE ACREAGE	762.1
OVERALL RESIDENTIAL DENSITY	4.91

OPEN SPACE CALCULATIONS	
OPEN SPACE ACREAGE	224.5
MINIMUM PARKS/DETENTION ACREAGE TO MEET REQUIREMENT	3.8
TOTAL RESIDENTIAL ACREAGE	762.1
PERCENT OPEN SPACE OF OVERALL PROJECT	30.0%



PRELIMINARY PUD SITE MASTER PLAN

THE CACHE

CLEAN DRAFT

[DRAFT MODEL MULTIPLE DISTRICT SERVICE PLAN]

**CONSOLIDATED SERVICE PLAN
FOR**

[] METROPOLITAN DISTRICT NO. []

[] METROPOLITAN DISTRICT NO. []

[] METROPOLITAN DISTRICT NO. []

[REPEAT AS NECESSARY]

CITY OF GREELEY, COLORADO

Prepared

by

[NAME OF PERSON OR ENTITY]

[ADDRESS]

[ADDRESS]

[DATE]

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I. INTRODUCTION

A. Purpose and Intent.

The Districts are independent units of local government, separate and distinct from the City, and, except as may otherwise be provided for by State or local law or this Service Plan, their activities are subject to review by the City only insofar as they may deviate in a material matter from the requirements of the Service Plan. Districts shall strictly comply with the Municipal Code and the Intergovernmental Agreement. It is intended that the Districts will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants, taxpayers of the Districts, and the general public. The primary purpose of the Districts will be to finance the construction of these Public Improvements.

The District is also being created to provide ongoing operations and maintenance services as specifically set forth in this Service Plan and as may be stated in any applicable Intergovernmental Agreement.

B. Need for the Districts.

There are currently no other governmental entities, including the City, located in the immediate vicinity of the Districts that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the Districts is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the City Regarding Districts' Service Plan.

The City's objective in approving the Service Plan for the Districts is to authorize the Districts to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of the Public Improvements from the proceeds of Debt to be issued by the Districts. All Debt is expected to be repaid by *ad valorem* property taxes and District Facility Fees imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term for Residential Districts and at a tax mill levy no higher than the Maximum Debt Mill Levy. Debt which is issued within these parameters (as further described in the Financial Plan) will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Service Plan is intended to establish a limited purpose for the Districts and explicit financial constraints that are not to be violated under any circumstances. The primary purpose of the Districts is to provide for the Public Improvements associated with the Project, including those regional improvements necessitated by the Project. The Districts shall be authorized to operate and maintain all of the Public Improvements at a level equal to or greater than City standards, unless such authorization is specifically limited in the Intergovernmental Agreement.

It is the intent of the Districts to dissolve upon payment or defeasance of all Debt incurred or upon a court determination that adequate provision has been made for the payment of all Debt, and if any District has authorized operating functions under an intergovernmental

agreement with the City, to retain only the power necessary to impose and collect taxes or fees to pay for these costs.

It is a requirement of this Service Plan that all property classified as “residential” shall be located in a Residential District, and that all property classified as “commercial” shall be located within the boundaries of the Commercial District. Mixed uses, as defined by the Municipal Code, shall be classified as “commercial” and shall be located only within the boundaries of the Commercial District. For purposes of this distinction “commercial property” shall mean all property other than “residential property” as that term is defined in Article X, Section 3(1)(b) of the Colorado Constitution. The goal of this distinction is to have similarly situated properties governed by common interests. As such, no commercial property shall be located in a Residential District, and no residential property, other than mixed uses, shall be located in a Commercial District. The foregoing shall not prohibit the Residential and Commercial Districts from sharing the costs of Public Improvement in compliance with the provisions of this Service Plan and applicable law.

The Districts shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy. It is the intent of this Service Plan to assure to the extent possible that no property in any District bear an economic burden that is greater in amount than that associated with the Maximum Debt Mill Levy, and that no property in a Residential District bears an economic burden that is longer in duration than that associated with the Maximum Debt Mill Levy Imposition Term in duration, even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters and the financing capacity of the Districts are not costs to be paid by the Districts. Costs of required Public Improvements that cannot be financed by the District are expected to be financed by the developer of the Project.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Approved Development Plan: means a development plan or other process established by the City (including but not limited to approval of a final plat, development plat or site plan by the City planning commission or by the City Council) identifying, among other things, the Public Improvements necessary for facilitating development for property within the Service Area as approved by the City pursuant to the Municipal Code and as amended pursuant to the Municipal Code from time to time. An Approved Development Plan does not include any plan, process or approval denoted as preliminary under the Municipal Code. (To the extent the type of Development Plan has been determined for the Project, this definition should be revised accordingly.)

Board: means the board of directors of one District or the boards of directors of all Districts, in the aggregate, as the context may require.

Bond, Bonds or Debt: means bonds or other obligations for the payment of which the District has promised to impose an *ad valorem* property tax mill levy.

Capital Plan: means the Capital Plan described in Section V.B., which includes: (a) a comprehensive list of the Public Improvements to be developed by the Districts; (b) an engineer's estimate of the cost of the Public Improvements; and (c) a pro forma capital expenditure plan correlating expenditures with development.

City: means the City of Greeley, Colorado.

City Council: means the City Council of the City of Greeley, Colorado.

Commercial District: means the [] Metropolitan District No. [].

District: means any one of the [] Metropolitan District No. [] through No. [].

District No. 1: means the [] Metropolitan District No. 1

District No. 2: means the [] Metropolitan District No. 2.

District No. 3: means the [] Metropolitan District No. 3.

[repeat as necessary]

Districts: means District No. 1 and District No. [] and [], collectively.

District Facility Fee: means the one-time development or system development fee imposed by the Districts on a per-unit (*residential*) or per square-foot (*non-residential*) basis at or prior to the issuance of a building permit for the unit or structure to assist with the planning and development of the Public Improvements, subject to the limitations set forth in Section VI.E. of the Service Plan. The District Facility Fee may be used to finance, plan, acquire, and construct the Public Improvements, and pay debt service.

Financial Plan: means the Financial Plan described in Section VI which describes (a) how the Public Improvements are to be financed; (b) the total amount of Debt anticipated to be issued by the Districts based on estimated buildout projections; (c) the estimated operating revenue and expenses for the Districts for the term of the Debt; (d) the estimated debt service revenue sources and payment requirements on all Debt anticipated to be issued by the Districts; and (e) the assumptions regarding all such information.

Inclusion Area Boundaries: means the boundaries of the area described in the Inclusion Area Boundary Map.

Inclusion Area Boundary Map: means the map attached hereto as **Exhibit C-2**, describing the property proposed for inclusion within one, but not any more than one, of the boundaries of the Districts after organization, if any.

Initial District Boundary: means the boundary of the area described in the Initial District Boundary Map.

Initial District Boundary Map: means the map attached hereto as **Exhibit C-1**, describing the initial boundary of the Districts.

Intergovernmental Agreement: means the intergovernmental agreement required by Municipal Code section 13.50.170(5), and attached hereto as **Exhibit G**.

Map Depicting Public Improvements: means the map attached hereto as **Exhibit E**, showing the location(s) of the Public Improvements listed in the Capital Plan.

Maximum Debt Mill Levy: means the maximum mill levy a District is permitted to impose for payment of Debt, as set forth in Section VI.C. below.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy on property within a Residential District as set forth in Section VI.D., below.

Municipal Code: means the City of Greeley Municipal Code, as may be amended and in effect from time to time.

Operating District: means District No. 1.

Privately Placed Debt: means Debt which is sold or placed directly with an investor without being underwritten by an underwriter or an investment banker.

Project: means the development or property commonly referred to as [_____].

Proof of Ownership: means a current title commitment showing ownership and all encumbrances on all properties within the Initial District Boundaries, or other documentation acceptable to the City Attorney.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped as part of an Approved Development Plan and financed as generally described in the Special District Act, except as specifically limited in Section V below to serve the future taxpayers and inhabitants of the Service Area as determined by the Board of the District.

Residential District: means any one of the [_____] Metropolitan District Nos. [_____].

Residential Districts: means District Nos. [____], collectively.

Service Area: means the property within the Initial District Boundary Map and the Inclusion Area Boundary Map.

Service Plan: means this service plan for the Districts approved by City Council.

Service Plan Amendment: means an amendment to the Service Plan approved by City Council in accordance with Chapter 13.50 of the Municipal Code and the applicable state law.

Special District Act: means Section 32-1-101, et seq., of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Taxing Districts: means District Nos. [____].

III. **BOUNDARIES**

The area of the Initial District Boundaries includes approximately [____] acres [*and the total area proposed to be included in the Inclusion Area Boundaries is approximately [____] acres*]. A legal description of the Initial District Boundaries [*and the Inclusion Area Boundaries*] is attached hereto as **Exhibit A**. A map of the Initial District Boundaries is attached hereto as **Exhibit C-1**, [*and a map of the Inclusion Area Boundaries is attached hereto as **Exhibit C-2***]. Proof of Ownership and consents of the owners to organization of the District for all properties within the Initial District Boundaries is attached hereto as **Exhibit C-3**. A vicinity map is attached hereto as **Exhibit B**. It is anticipated that the boundaries of the Districts may change from time to time as the Project is developed and as the Districts undergo inclusions and exclusions pursuant to Section 32-1-401, et seq., C.R.S., and Section 32-1-501, et seq., C.R.S., subject to the limitations set forth in Article V below.

IV. **PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION**

The Service Area consists of approximately [____] acres of [_____] land. The current assessed valuation of the Service Area is assumed to be \$0.00 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan. The residential population of the District at build-out is estimated to be approximately [____] persons. (OR) The non-residential density of the District at build-out estimated to be approximately [_____] square feet.

Approval of this Service Plan by the City does not imply approval of the development of a specific area within the Districts, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings which may be identified in this Service Plan or any of the exhibits attached thereto. The permitted level of development within the Project is as contained within an Approved Development Plan.

Approval of this Service Plan by the City in no way releases or relieves the developer of the Project, or the landowner or any subdivider of the Project property, or any of their respective successors or assigns, of obligations to construct public improvements for the Project or of obligations to provide to the City such financial guarantees as may be required by the City to ensure the completion of the Public Improvements, or of any other obligations to the City under the Municipal Code or any applicable annexation agreement, subdivision agreement, or other agreements affecting the Project property or development thereof.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the Districts and Service Plan Amendment.

The Districts shall have the power and authority to provide the Public Improvements within and without the boundaries of the Districts as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth in this Service Plan and the Intergovernmental Agreement.

1. **Operations and Maintenance Limitation.** The purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The Districts shall maintain the Public Improvements in a manner consistent with the Approved Development Plan, other rules and regulations of the City, and applicable provisions of the Municipal Code, all as directed by the City. The City may consider whether to accept dedication of Public Improvements to the City upon 50% build-out of the development of each phase of the Project as identified in the Approved Development Plan. The Districts shall be authorized to operate and maintain all of the Public Improvements at a level equal to or greater than City standards, unless such authorization is specifically limited in the Intergovernmental Agreement.

2. **Fire Protection Limitation.** The Districts shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the City and Union Colony Fire and Rescue Authority. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision.

3. **Television Relay and Translation Limitation.** The Districts shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project, unless such facilities and services are provided for use by City-authorized franchise operators pursuant to an intergovernmental agreement with the City.

4. **Construction Standards Limitation.** The Districts will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the City and of federal and state governmental entities having proper jurisdiction and of those special districts that qualify as “interested persons” under Section 32-1-204(1), C.R.S., as applicable. The Districts will obtain the City’s approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work. Additionally, the District will permit City inspectors to inspect the infrastructure during construction.

5. **Property Acquisition Limitation; Transfer Requirement.** The District shall not exercise any power of eminent domain without the prior written consent of the City. If the City decides the proposed improvement is needed, at the time of dedication the District shall at

no expense to the City, transfer to the City all rights-of-way, fee interests and easements that the City determines are necessary for access to and operation and maintenance of the Public Improvements, consistent with the Approved Development Plan and to the extent such interests have not been acquired by the City through such Development Plan process.

6. Privately Placed Debt Limitation. Prior to the issuance of any Privately Placed Debt, the Districts shall obtain the certification by the District's Investment Banker for such Debt substantially as follows:

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a market [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

7. Inclusion and Exclusion Limitations. The Districts shall not include within any of their boundaries any property outside the Service Area without the prior written consent of the City Council. The District shall not exclude any property from the District if such exclusion will result, or is reasonably anticipated to result, in detriment to the remaining residents and taxpayers within the District, or to the District's bondholders.

8. Initial Debt Limitation. On or before the effective date of approval of an Approved Development Plan, the Districts shall not: (a) issue any Debt; nor (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose or collect any fees or revenues from any other source for the purpose of repayment of Debt.

9. Total Debt Issuance Limitation. The Districts shall not issue Debt in excess of \$[] total aggregate principal amount.

10. Monies from Other Governmental Sources. The Districts shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities for which the City is eligible to apply for, except as may be specifically authorized in an intergovernmental agreement with the City pursuant to Section 13.50.080 of the Municipal Code. This Section shall not apply to specific ownership taxes which shall be distributed to and constitute a revenue source for the Districts without any limitation.

11. Consolidation Limitation. No District shall not file a request with any Court to consolidate with any other Title 32 district, whether one of Districts or otherwise, without the prior written consent of the City.

12. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, the total

debt issuance limitation, and the Maximum Debt Mill Levy Imposition Term have been established under the authority of the City to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(a) shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(b) are, together with all other requirements of Colorado law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy or the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Service Plan Amendment.

13. Revenue Bond Limitation. The Districts shall not issue revenue bonds, except as set forth in this Section. Prior to issuing any revenue bonds, the District or Districts proposing to issue such revenue bonds shall submit all relevant details of such issuance to the City Council, which may elect to treat the issuance of revenue bonds as a material modification of the Service Plan. If the City Council determines that the issuance of revenue bonds constitutes a material modification of the Service Plan, the Districts shall proceed to amend the Service Plan in accordance with Section 32-1-207, C.R.S. prior to issuing any revenue bonds.

14. Service Plan Amendment Requirement. This Service Plan is general in nature and does not include specific detail in some instances because development plans have not been finalized. The Service Plan has been designed with sufficient flexibility to enable the Districts to provide required Public Improvements under evolving circumstances without the need for numerous amendments. Modification of the general types of services and facilities making up the Public Improvements, and changes in proposed configurations, locations or dimensions of the Public Improvements shall be permitted to accommodate development needs consistent with the then-current Approved Development Plan(s) for the Project, subject to the limitations of this Service Plan and the Intergovernmental Agreement.

The Districts are independent units of local government, separate and distinct from the City, and their activities are subject to review by the City only insofar as they may deviate in a material manner from the requirements of the Service Plan, the Municipal Code, or the Intergovernmental Agreement. Any District may amend this Service Plan without the permission or consent of the remaining Districts, to the extent that the Service Plan amendment affects only that District initiating the statutory amendment process. However, actions of any District which: (1) violate the limitations set forth in Sections V.A.1-14 above; (2) violate the limitations set forth in Section VI.B.; (3) constitute a material modification of the Service Plan; or (4) constitutes a failure to comply with the Intergovernmental Agreement or other agreement with the City, which non-compliance has not been waived in writing by the City, shall be

deemed to be a material modification to this Service Plan and the City shall be entitled to all remedies available under State and local law to enjoin such action(s) of the Districts.

Any City approval requirements contained in this Service Plan (including, without limitation, any provisions requiring that a change, request, occurrence, act or omission be treated as a Service Plan Amendment or be deemed a “material modification” of the Service Plan) shall remain in full force and effect, and, unless otherwise provided by resolution of the City Council, such City approval shall continue to be required, notwithstanding any future change in law modifying or repealing any statutory provision concerning service plans, amendments thereof or modifications thereto.

B. Capital Plan.

The Districts shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the Districts, to be more specifically defined in an Approved Development Plan. A Capital Plan, including: (1) a comprehensive list of the Public Improvements to be developed by the Districts; (2) an estimate of the cost of the Public Improvements, together with a letter from a Colorado professional registered engineer certifying that such costs are reasonable in the engineer’s opinion and that such estimates were prepared based upon City construction standards; and (3) a pro forma capital expenditure plan correlating expenditures with development is attached hereto as **Exhibit D**. A Map depicting the Public Improvements is attached hereto as **Exhibit E**. As shown in the Capital Plan, the estimated cost of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed by the Districts is approximately \$[_____]. Costs of required Public Improvements that cannot be financed by the Districts within the parameters of this Service Plan and the financial capability of the District are expected to be financed by the developer of the Project.

The Districts shall be permitted to allocate costs between such categories of the Public Improvements as deemed necessary in their discretion.

All of the Public Improvements described herein will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the City and shall be in accordance with the requirements of City standards and the Approved Development Plan. All descriptions of the Public Improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, the City’s requirements, and construction scheduling may require. Upon approval of this Service Plan, the Districts will continue to develop and refine the Capital Plan and the Map Depicting Public Improvements, as necessary, and prepare for issuance of Debt. All cost estimates will be inflated to then-current dollars at the time of the issuance of Debt and construction. All construction cost estimates contained in **Exhibit D** assume construction to applicable standards and specifications of the City and state or federal requirements.

C. Multiple District Structure.

It is anticipated that the Districts, collectively, will undertake the financing and construction of the Public Improvements. It is generally anticipated that the Districts will undertake the financing and construction of Public Improvements in sequential order (i.e., District No. 1 will proceed with initial construction, then District No. 2, etc.), share certain Public Improvement costs. The nature of the functions and services to be provided by each District, and the mechanisms by which the Districts may cooperatively fund Public Improvement costs, shall be clarified in an intergovernmental agreement among the Districts. The intergovernmental agreement among the Districts, and all amendments thereto, shall be designed to help assure the orderly development of the Public Improvements and essential services in accordance with the requirements of this Service Plan. Implementation of such intergovernmental agreement is essential to the orderly implementation of this Service Plan. The foregoing intergovernmental agreement and all amendments thereto, as well as all other intergovernmental agreements and amendments thereto proposed between or among the Districts regarding the subject matter of this Service Plan, shall be subject to review and approval of the City prior to their execution by the Districts.

VI. FINANCIAL PLAN

A. General.

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from their revenues and by and through the proceeds of Debt to be issued by the Districts. The Financial Plan for the Districts shall be to issue such Debt as the Districts can reasonably pay from revenues derived from the Maximum Debt Mill Levy and other legally available revenues. All bonds and other Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, including general *ad valorem* taxes to be imposed upon all taxable property within the Districts. The Districts will also rely upon various other revenue sources authorized by law, such as interest, specific ownership taxes, advances from the Project developer and grants. The District is also authorized to assess and collect a District Facility Fee as set forth in Section VI.E., below. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the District Facility Fee without first obtaining City approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

The total Debt that the Districts shall be permitted to issue shall not exceed \$[] in aggregate principal amount. Debt is permitted to be issued on a schedule and in such year or years as the issuing District determines shall meet the needs of the Capital Plan referenced above and the progression of the development, subject to compliance with this Service Plan. The \$[] that the Districts shall be permitted to issue is supported by the Financial Plan prepared by [] (*name of District's Underwriter or certified public accountant*), attached hereto as **Exhibit F**. The City may obtain an independent certification at the District's sole cost from an independent CPA or other financial consultant of the City's choosing, experienced in advising governmental entities on matters

relating to the issuance of securities in Colorado regarding the financial plan and the reasonableness of the projections contained in the financial plan.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is limited to the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt shall not exceed eighteen percent (18%). The proposed maximum underwriting discount will be five percent (5%). Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy.

The Maximum Debt Mill Levy shall be the maximum mill levy a District is permitted to impose upon the taxable property within such District for payment of Debt imposed by the District, and shall be determined as follows:

1. The Maximum Debt Mill Levy seventy (70) mills less the number of mills imposed by the District for operations and maintenance purposes; provided that if, on or after January 1, 2007, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2007, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

2. All Debt issued by the Districts must be issued in compliance with all requirements of State law.

To the extent that the Districts are composed of or subsequently organized into one or more subdistricts as permitted under Section 32-1-1101, C.R.S., the term “**District**” as used in this Section shall be deemed to refer to the District and to each such subdistrict separately, so that each of the subdistricts shall be treated as a separate, independent district for purposes of the application of this definition.

Nothing herein shall prevent the District from covenanting with Debt holders or others to limit the amount of its operations and maintenance mill levy, as long as all district operations and maintenance requirements are met as required by VI.H. below.

D. Maximum Debt Mill Levy Imposition Term for Residential Districts.

No Residential District shall impose a levy for repayment of any and all Debt (or use the proceeds of any mill levy for repayment of Debt) which exceeds forty (40) years after the year of the initial imposition of such mill levy unless a majority of the Board of Directors of the District imposing the mill levy, which Board of Directors shall include at least three homeowners residing in the District, have voted in favor of a refunding of a part or all of the Debt and such

refunding will result in a net present value savings as set forth in Section 11-56-101, C.R.S. et seq.

E. Debt Repayment Sources.

Each of the Districts may impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service and for operations and maintenance. In no event shall the debt service mill levy in any District exceed the Maximum Debt Mill Levy or, in any Residential District, the Maximum Debt Mill Levy Imposition Term.

The Districts may also collect a one-time District Facility Fee for capital improvements, provided that such fee does not exceed the following limits:

1. For each single-family detached residential unit, the District Facility Fee shall not exceed [] Dollars (\$[]).
2. For each single-family attached or multi-family residential unit, the District Facility Fee shall not exceed [] Dollars (\$[]).
3. For a structure other than a single-family or multi-family residential structure, the District Facility Fee shall not exceed [] (\$[]) per square foot of the structure.
4. The District Facility Fee set forth in this Service Plan may increase by up to the Consumer Price Index for Greeley, all items, all urban consumers (or its successor index for any years for which Consumer Price Index is not available) each year thereafter (as an inflation adjustment) commencing on January 1, 20[]. The District Facility Fee shall be collected by the District prior to issuance of a Building Permit. Unless specifically authorized in the Intergovernmental Agreement, the District shall not impose or assess any fees, rates, tolls, penalties, or charges other than the District Facility Fee, as limited above, without first obtaining City approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

F. Security for Debt.

The Districts shall not pledge any revenue, property or other assets of the City as security for any District indebtedness. Approval of this Service Plan shall not be construed as a guarantee by the City of payment of any of the District's obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the City in the event of default by the Districts in the payment of any such obligation.

G. TABOR Compliance.

The Districts will comply with the provisions of TABOR. In the discretion of the Board, the Districts may set up enterprises or nonprofit entities to manage, fund, construct and operate facilities, services and programs. To the extent allowed by law, any entity created by the

Districts will remain under the control of the District's Boards. The activities of such enterprises and entities shall comply with the provisions of this Service Plan.

H. Districts' Organizational Costs.

The estimated cost of engineering services, legal services and administrative services, in connection with the District's organization, are anticipated to be \$[_____], which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the Districts will require operating funds for administration and to plan and cause the Public Improvements to be constructed and maintained, if such maintenance is addressed in the Intergovernmental Agreement. The first year's operating budget is estimated to be \$[_____], which is anticipated to be derived from funding advances by the developer of the Project until such time as the District's operating mill levy revenues are sufficient to operate the District.

The Districts may impose an operations mill levy as necessary to operate the Districts and for provision of operation and maintenance services to their taxpayers and/or service users at a level equal to or greater than City standards. The authorized mill levy for operations and maintenance activities shall be included within the Maximum Debt Mill Levy.

I. Subdistricts.

Any District may organize subdistricts or areas as allowed by Section 32-1-1101(1)(f), C.R.S., with the prior approval of the City Council. In accordance with Section 32-1-1101(1)(f)(I), C.R.S., the District shall notify the City prior to establishing any such subdistrict(s) or area(s), and shall provide the City with details regarding the purpose, location, and relationship of the subdistrict(s) or area(s). The City Council may elect to treat the organization of any such subdistrict(s) or area(s) as a material modification of the Service Plan.

VII. ANNUAL REPORT

A. General. Each of the Districts shall file an annual report with the City Clerk not later than September 1 of each calendar year, which annual report shall reflect activity and financial events of the District through the preceding December 31 (the "report year").

B. Reporting of Significant Events.

The annual report shall include the following:

1. A narrative summary of the progress of the District in implementing its Service Plan for the report year;
2. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operations (i.e., revenues and expenditures) for the report year or a copy of the audit exemption application;

3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of Public Improvements in the report year, as well as any Public Improvements proposed to be undertaken in the five (5) years following the report year;

4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new Debt issued in the report year, the amount of payment or retirement of existing Debt of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year and the current mill levy of the District pledged to Debt retirement in the report year;

5. A summary of the residential and commercial development in the District for the report year;

6. A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year;

7. Certification of the Board that no action, event or condition has occurred in the report year, or certification that such event has occurred but that an amendment to the Service Plan that allows such event has been approved by City Council; and

8. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board.

In addition, the Districts shall submit to the City, by January 15 of each year, the District's budget for the then current calendar year.

VIII. DISTRICT INDEMNIFICATION OF THE CITY; DISSOLUTION OF THE DISTRICT

Upon an independent determination of the City Council and written notice to the Districts that the purposes for which the Districts were created have been accomplished, the Districts agree to file petitions in the District Court for and in Weld County, Colorado, for dissolution, pursuant to the applicable State statutes. In no event shall dissolution occur until the Districts have provided for the payment or discharge of all of their outstanding indebtedness and other financial obligations as required pursuant to State statutes.

There is attached hereto as **Exhibit G** the Project Developer's Indemnification Letter, which is submitted to the City by the Developer as part of this Service Plan. The District shall approve and execute the Indemnification Letter at its first Board meeting after its organizational election, in the same form as the Indemnification Letter set forth in **Exhibit G** and shall promptly deliver an executed original to the City.

IX. DISCLOSURES REQUIRED TO PURCHASERS OF PROPERTY WITHIN THE DISTRICT

The City wants purchasers of property within the District to be aware of the additional tax burden to be imposed. The City mandates early written and recorded notice of the total (overlapping) tax burden, including the Maximum Debt Mill Levy, the District Facility Fee and the Maximum Debt Mill Levy Imposition Term, as applicable. The City will review the type and timing of the disclosure, which the proponents of the Districts are proposing. The notice shall be recorded against all property within the Districts prior to the Districts' certification of the formation of the District to the Colorado Division of Local Government as required by Section 32-1-306, C.R.S.

In addition to the above notice and the requirements of Ordinance 13.50.090, the District shall annually provide a written disclosure to all land owners within the District that describes the tax levies, fees and costs that have been assessed to each property in the District as a result of implementation of the District's Financial Plan stated in Article VI or this Service Plan. A copy of such disclosure sent to each landowner shall also be forwarded to the City of Greeley to be included in its public records related to the District.

X. INTERGOVERNMENTAL AGREEMENT

The form of the intergovernmental agreement relating to the limitations imposed on the Districts' activities, is attached hereto as **Exhibit H**. The Districts shall approve and execute the Intergovernmental Agreement at their first Board meeting following their organizational election, in the same form as the Intergovernmental Agreement approved by the City Council, and shall promptly deliver an executed original to the City. Failure of the Districts to execute the Intergovernmental Agreement as required herein shall constitute a material modification. The City Council shall approve an intergovernmental agreement at the public hearing approving the Service Plan.

As limited by this Article X, the Districts may enter into an intergovernmental agreement regarding the functions and services to be provided by each District, and the mechanisms to be used by the Districts for the sharing of costs of Public Improvements. Such intergovernmental agreement and all amendments thereto, as well as all other intergovernmental agreements and amendments thereto proposed between or among the Districts regarding the subject matter of this Service Plan, shall be subject to review and comment by the city prior to their execution by the Districts. If entered into by the Districts, the Districts shall cause any intergovernmental agreements to be delivered to the City as soon as practicable upon formation of the Districts. The Districts shall also deliver promptly the Districts' execution fully executed and complete copies of all amendments to such intergovernmental agreement, and of all other intergovernmental agreements and amendments thereto between or among the Districts regarding the subject matter of this Service Plan.

No intergovernmental agreements other than the City Intergovernmental Agreement and the Districts' intergovernmental agreements are anticipated. The District(s) shall use all City provided infrastructure services, including but not limited to, water and sewer service, unless the City is unable or unwilling to provide such services. In the event the City is unable or unwilling

to provide such services, the, in that event, the District(s) may seek such infrastructure services from other providers. Except for such Intergovernmental Agreement with the City, any intergovernmental agreement proposed regarding the subject matter of this Service Plan shall be subject to review and comment by the City prior to its execution by a District.

XI. NON-COMPLIANCE WITH SERVICE PLAN

In the event it is determined that any District has undertaken any act or omission which violates the Service Plan or constitutes a material departure from the Service Plan collectively, “**Material Departure**”), the City may impose any of the sanctions set forth in the Municipal Code, including but not limited to affirmative injunctive relief to require the Districts to act in accordance with the provisions of this Service Plan. Except as it would relate to the sale or refinancing of bonds, the District hereby waives the provisions of Section 32-1-207(3)(b), C.R.S. and agrees it will not rely on such provisions as a bar to the enforcement by the City of any provisions of this Service Plan. The City will provide such District with written notice of any Material Departure from the Service Plan. The District shall have sixty (60) days to provide the City with written evidence that no Material Departure occurred, which evidence must be reasonably satisfactory to the City or to commence to cure such Material Departure. If the District is diligently pursuing the cure of such Material Departure, the City shall not take any action to enjoin the District. In the event the District fails to complete the cure or take any action to cure the Material Departure, the City may impose any sanctions allowed by municipal code or statute.

XII. CONCLUSION

It is submitted that this Service Plan for the Districts, as required by Section 32-1-203(2), C.R.S., and the Municipal Code, establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the Districts;
2. The existing service in the area to be served by the Districts is inadequate for present and projected needs;
3. The Districts are capable of providing economical and sufficient service to the area within their proposed boundaries; and
4. The area to be included in the Districts does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.
5. Adequate service is not, and will not be, available to the area through the City or County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.
6. The facility and service standards of the Districts are compatible with the facility and service standards of the City.
7. The proposal is in substantial compliance the City’s Comprehensive Plan.

8. The proposal is in compliance with any duly adopted City, regional or state long-range water quality management plan for the area.
9. The creation of the Districts is in the best interests of the area proposed to be served.
10. The creation of the Districts is in the best interests of the residents and future residents of the area proposed to be served.
11. The proposal is in substantial compliance with the Municipal Code.
12. The proposal will not foster urban development that is remote or incapable of being integrated with existing urban areas, and will not place a burden on the City or adjacent jurisdictions to provide urban services to residents of the Districts.

EXHIBIT A
Legal Descriptions

EXHIBIT B
Greeley Vicinity Map

EXHIBIT C-1
Initial District Boundary Map

EXHIBIT C-2
Inclusion Area Boundary Map

EXHIBIT C-3

Proof of Ownership and Consents

EXHIBIT D

Capital Plan

EXHIBIT E
Map Depicting Public Improvements

EXHIBIT F
Financial Plan

EXHIBIT G

Indemnification Letters

1. Developer's Letter

{date – on or after date of Service Plan approval}

City of Greeley
1000 10th Street
Greeley, CO 80631

RE: [] **Metropolitan District**

To the City Council:

This Indemnification Letter (the “**Letter**”) is delivered by the undersigned (the “**Developer**”) in connection with the review by the City of Greeley (the “**City**”) of the Service Plan, including all amendments heretofore or hereafter made thereto (the “**Service Plan**”) for the [] Metropolitan District (the “**District**”). Developer, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the City as follows:

1. Developer hereby waives and releases any present or future claims it might have against the City or the City's elected or appointed officers, employees, agents, contractors or insurers (the “**Released Persons**”) in any manner related to or connected with the Service Plan or any action or omission with respect thereto. Developer further hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the Developer or the District, or their agents, in connection with the District, including, without limitation, any actions or omissions of the Developer or District, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. Developer further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the City's option to pay the attorneys' fees and expenses for counsel of the City's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. Developer hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the City's right to modify the required disclosures, and waives and releases the City from any claims Developer might have based on or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

3. This Letter has been duly authorized and executed on behalf of Developer.

Very truly yours,

Developer

By: _____

Title: _____

2. District's Letter

{date – date of organizational meeting}

City of Greeley
1000 10th Street
Greeley, CO 80631

RE: [] Metropolitan District

To the City Council:

This Indemnification Letter (the “**Letter**”) is delivered by the [] Metropolitan District (the “**District**”) in order to comply with the Service Plan, including all amendments heretofore or hereafter made thereto (the “**Service Plan**”) for the District. The District, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants and agrees to and for the benefit of the City as follows:

1. The District hereby waives and releases any present or future claims it might have against the City or the City's elected or appointed officers, employees, agents, contractors or insurers (the “**Released Persons**”) in any manner related to or connected with the Service Plan or any action or omission with respect thereto. To the fullest extent permitted by law, the District hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities resulting from any and all claims, demands, suits, actions or other proceedings of whatsoever kind or nature made or brought by any third party, including attorneys' fees and expenses and court costs, which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the District; or (c) any actions or omissions of the District, [] (the “**Developer**”), or their agents, in connection with the District, including, without limitation, any actions or omissions of the District or Developer, or their agents, in relation to any bonds or other financial obligations of the District or any offering documents or other disclosures made in connection therewith. The District further agrees to investigate, handle, respond to and to provide defense for and defend against, or at the City's option to pay the attorneys' fees and expenses for counsel of the City's choice for any such liabilities, claims, demands, suits, actions or other proceedings.

2. It is understood and agreed that neither the District nor the City waives or intends to waive the monetary limits (presently \$150,000 per person and \$600,000 per occurrence) or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, § 24 10 101, et seq., C.R.S., as from time to time amended, or otherwise available to the City, the District, its officers, or its employees.

3. The District hereby consents to the Debt Instrument Disclosure Requirements as set forth Section VI.F of the Service Plan, acknowledges the City's right to modify the required disclosures, and waives and releases the City from any claims the District might have based on or relating to the use of or any statements made or to be made in such disclosures (including any modifications thereto).

4. This Letter has been duly authorized and executed on behalf of the District.

Very truly yours,

[_____] Metropolitan District

By: _____
President

Attest:

Secretary

EXHIBIT H
Intergovernmental Agreement

**INTERGOVERNMENTAL AGREEMENT
BY AND BETWEEN
THE CITY OF GREELEY, COLORADO
AND
[] METROPOLITAN DISTRICT**

THIS **AGREEMENT** is made and entered into as of this [] day of [], [], by and between the **CITY OF GREELEY, COLORADO**, a home-rule municipal corporation of the State of Colorado (“**City**”), and [] **METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado (“**District**”). The City and the District are collectively referred to as the Parties.

RECITALS

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the Districts’ Service Plan approved by the City on [], 20[] (“**Service Plans**”); and

WHEREAS, the Service Plans make reference to the execution of an intergovernmental agreement between the City and the District; and

WHEREAS, the City and the District have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Intergovernmental Agreement (“**Agreement**”).

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

COVENANTS AND AGREEMENTS

1. Service Plan. The District will not take any action, including, without limitation, the issuance of any obligations or the imposition of any tax, which would constitute a material departure from the terms of the Service Plan and a material modification thereof as set forth in §32-1-207(2), C.R.S. Actions of the District which constitute a material departure from the terms of the Service Plan and a material modification thereof as set forth in §32-1-207(2), C.R.S., shall be a default hereunder, and shall entitle the City to protect and enforce its rights hereunder by such suit, action, or special proceedings as the City shall deem appropriate, including, without limitation, an action for specific performance or damages. It is intended that the remedies hereof shall be in addition to any remedies the City may have or actions the City may bring under §32-1-207, C.R.S., or any other applicable statute. The District shall have sixty (60) days to provide the City with written evidence that no Material Departure occurred, which evidence must be reasonably satisfactory to the City or to commence to cure such Material Departure. If the District is diligently pursuing the cure of such Material Departure, the City shall not take any action to enjoin the District. In the event the District fails to complete the cure or take any action to cure the Material Departure, the City may impose any sanctions allowed by municipal code or statute. Nothing herein is intended to modify or prevent the use of the

provisions of §32-1-207(3)(b), C.R.S, however, the time limits of §32-1-207(3)(b) are expressly waived by the District.

2. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via United Parcel Service or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the Districts: [] Metropolitan District
[]
[]
Attention: []
Phone: []
Fax: []

To the City: []
[]
[]
Attention: []
Phone: []
Fax: []

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with United Parcel Service or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

3. Entire Agreement of the Parties. This written Agreement constitutes the entire agreement between the Parties and supersedes all prior written or oral agreements, negotiations, or representations and understandings of the Parties with respect to the subject matter contained herein.

4. Amendment. This Agreement may be amended, modified, changed, or terminated in whole or in part only by a written agreement duly authorized and executed by the Parties hereto and without amendment to the Service Plan.

5. Assignment. No Party hereto shall assign any of its rights nor delegate any of its duties hereunder to any person or entity without having first obtained the prior written consent of all other Parties, which consent will not be unreasonably withheld. Any purported assignment or delegation in violation of the provisions hereof shall be void and ineffectual.

6. Default/Remedies. In the event of a breach or default of this Agreement by any Party, the non-defaulting Parties shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In

the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing Party/Parties in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

7. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado.

8. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

9. Integration. This Agreement constitutes the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

10. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the Districts and the City any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the Districts and the City shall be for the sole and exclusive benefit of the Districts and the City.

11. Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

12. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.

13. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

14. Defined Terms. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Service Plan.

IN WITNESS WHEREOF, the Districts and the City have caused this Agreement to be duly executed to be effective as of the day first above written.

[_____] **METROPOLITAN
DISTRICT**

By: _____
President

Attest:

Secretary

CITY OF GREELEY, COLORADO

By: _____

Attest:

By: _____
Its: _____

APPROVED AS TO FORM:

The Cache

Metropolitan Districts Nos. 1-8

(MD2020-0001)

Greeley City Council
September 15, 2020

Brittany Hathaway, Planner III

Overview of Special Districts

- **Special districts date back to early mining camps in Colorado**
 - **As camps grew, residents sought mechanisms to join together to provide essential services (fire protection, sewer, etc.)**
- **Special districts provide public infrastructure to meet the needs of the growing population in the face of increased demands on cities**



Gold Hill, CO (coloradoencyclopedia.org)

Title 32, Article 1 Special Districts

The Special District Act (Title 32, Article 1, C.R.S.) contains the legal framework for many types of special districts, including:

- » Ambulance Districts
- » Fire Protection Districts (may also provide ambulance and emergency medical and rescue services)
- » Health Service Districts
- » Metropolitan Districts
- » Park and Recreation Districts
- » Sanitation Districts
- » Water Districts
- » Water and Sanitation Districts
- » Health Assurance Districts
- » Mental Health Care Service Districts
- » Tunnel Districts
- » Forest Improvement Districts
- » Colorado New Energy Improvement Districts

Overview Continued

- **Legal structure was recognized in 1949.**
- **In 1981 it was recodified in what is referred to as the Special District Act (Article 1 of Title 32 of the C.R.S).**
- **Special Districts organized pursuant to Title 32 are political subdivisions of the State that are organized for specific functions.**
 - **Activities are subject to strict statutory guidelines.**

Why a Metro District?

- **Services can be provided to growing areas (often underserved) without impacting the budget or reserves of the City**
- **Provides services and infrastructure to a specific area**
 - **Cost is borne by those residing in the service area, rather than spread over the City.**
- **Rapid growth with limited resources**
 - **Greeley is one of the fastest growing cities in the United States**
 - **Number of households in 2005: 31,000**
 - **Household projection for 2035: 64,000**
- **Provides financing up front for infrastructure**
 - **Costs are repaid as development occurs and property values increase**

Formation of a Metro District

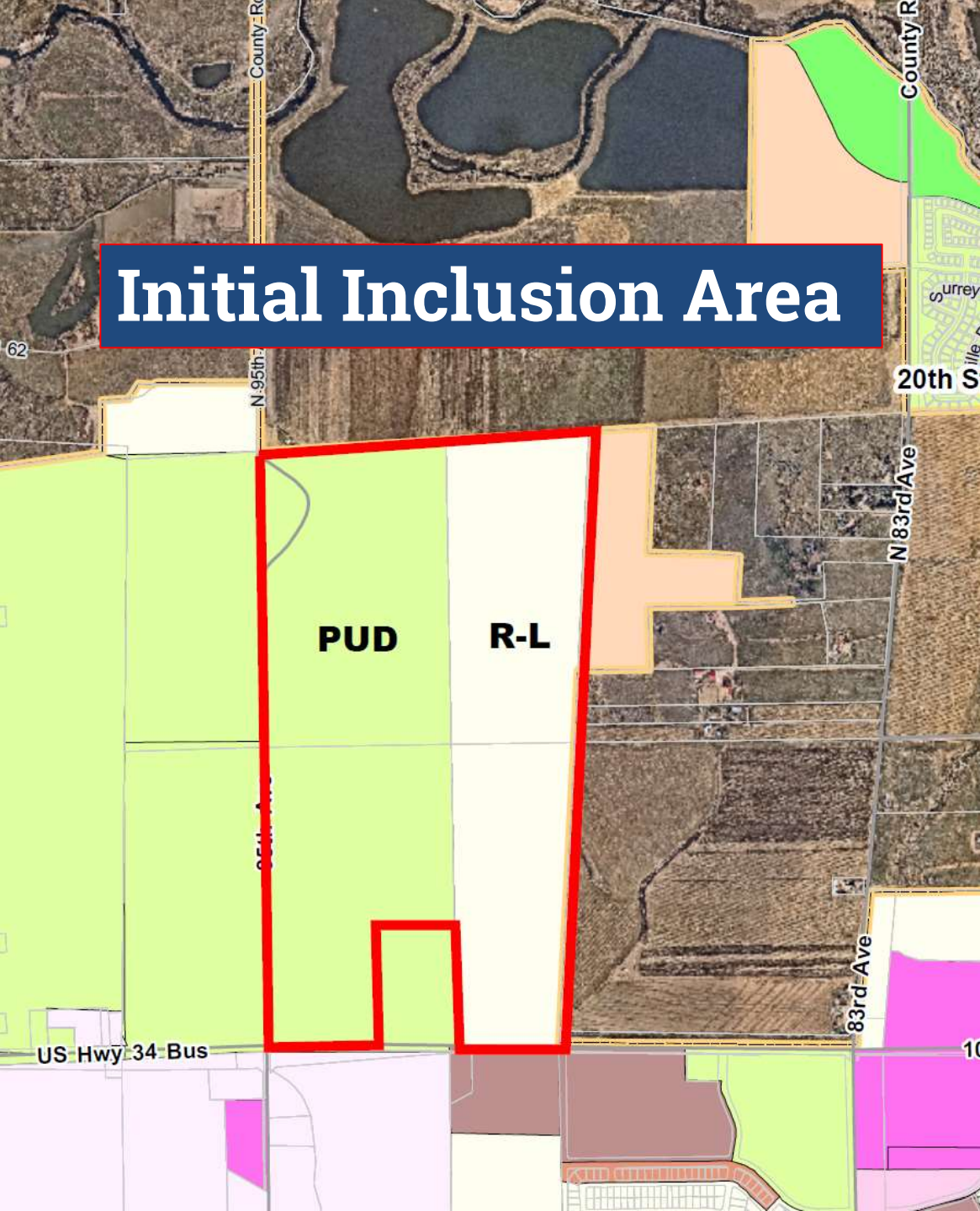
- **The formation of a Metro District starts with a Service Plan**
 - **Plan includes description of the area boundaries, proposed facilities and services, financial plan, and engineering and architectural information regarding facilities and services**
- **Service plan must be approved by City Council in a public hearing**
 - **Should the Council approve the plan, a petition would be filed with the District Court**
- **The Court reviews for legal sufficiency and will notice and hold another public hearing**
- **If the Court finds the plan in compliance, a vote is held amongst those within the proposed boundaries**

Request

The Cache Metro District Nos. 1-8

- **Approval of a Metro District Service Plan**
 - **Create a Special District (Title 32)**
 - **The Cache Metropolitan Districts Nos. 1-8**
 - **Review plan specifics for the Districts**
 - **Plan includes powers to finance, construct, operate and maintain public infrastructure, recreation, and other statutorily authorized improvements and powers**
 - **Debt issuance and limits**
 - **Mill levy**
 - **Revenue sources**
 - **Development Plan (Preliminary PUD) is currently under review**

Location

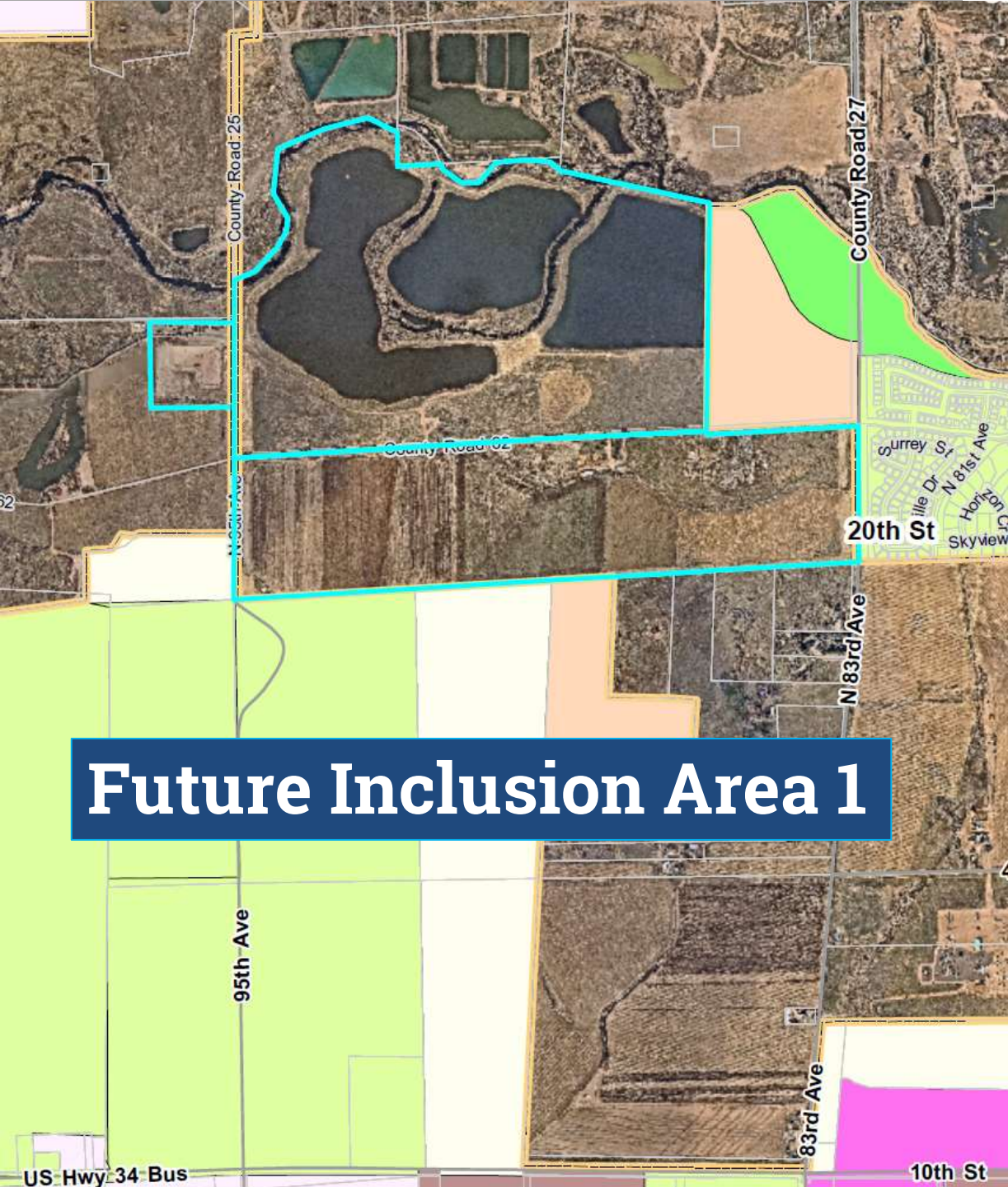


Initial Inclusion Area

- North of 10th Street and east of 95th Avenue
- Approximately 4.024 acres
 - Each district is just over half an acre
- Additional 332.199 acres within the inclusion area, currently within City limits

Location

- **Future Inclusion Area 1 is currently under review for annexation into the City of Greeley**
- **North of Poudre River Road and west of 83rd Avenue**
- **Totals 450.577 acres**
- **Proposed zoning is PUD**
- **Current zoning is Weld A-AG**



Future Inclusion Area 1

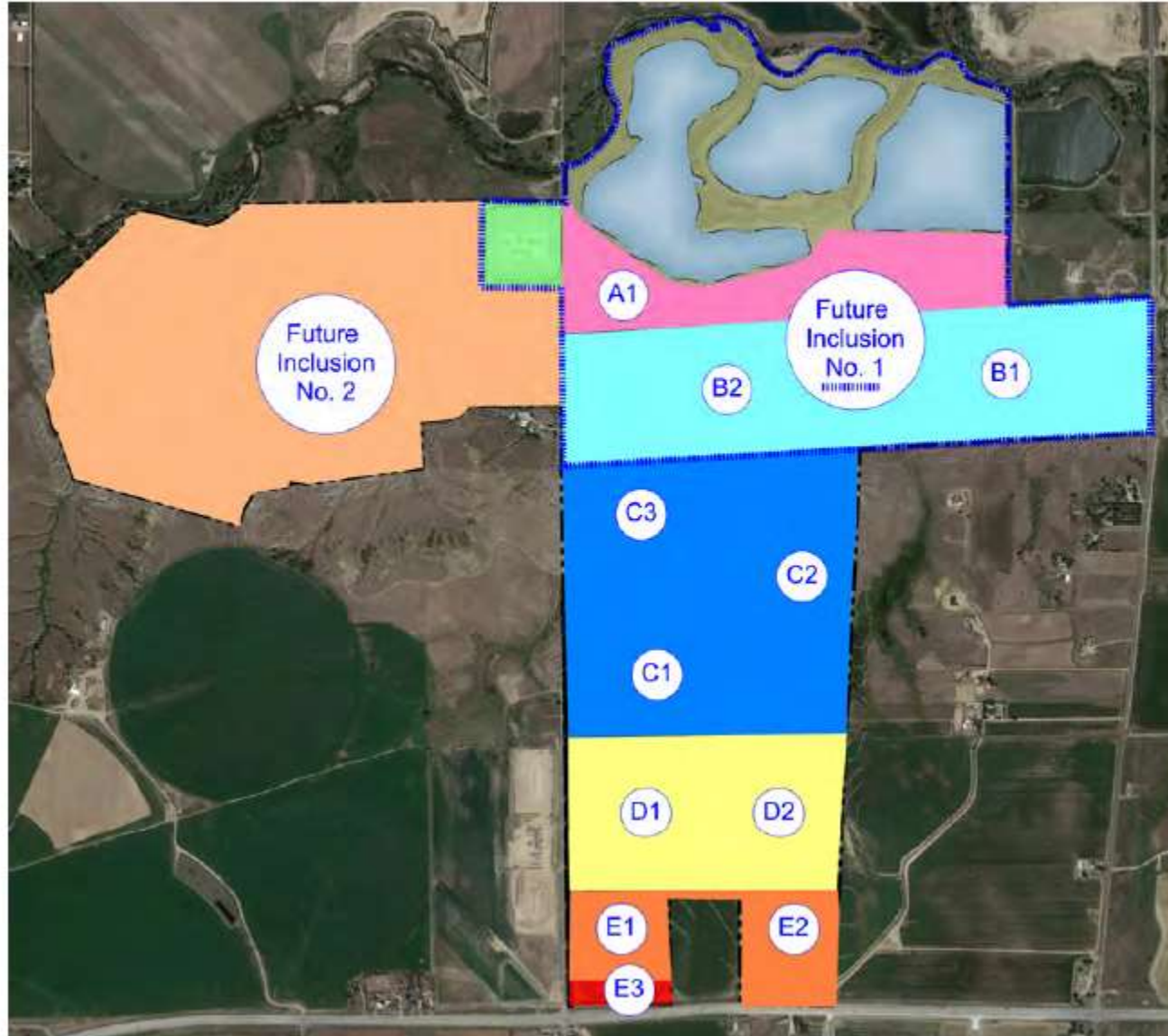
Location

- **Future Inclusion Area 2 is not currently proposed for annexation**
- **Located west of 95th Avenue**
- **Would require annexation for inclusion into District**

An aerial map showing a large area outlined in cyan. A smaller rectangular area within the cyan outline is highlighted with a thick black border. The map includes labels for 'County Road 62', 'N 95th Ave', 'US Hwy', and 'Hwy 34 Bus'. A blue banner with white text is overlaid on the bottom left of the map.

Future Inclusion Area 2

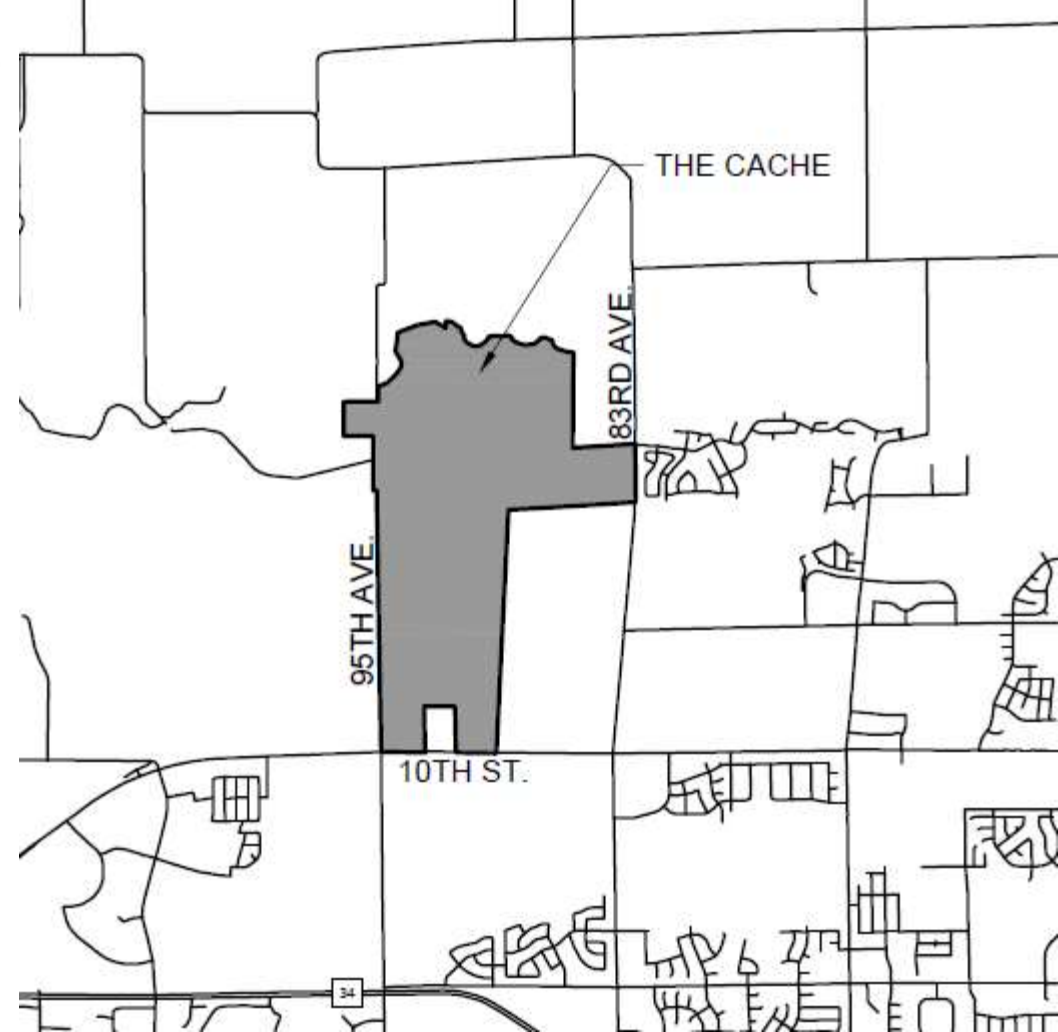
Phasing Map



**Overall snapshot of
proposed Metro District
Boundaries, including
future inclusion areas.**

Type of Development

- **Planned Unit Development**
- **Approximately 3,705 residential units at build out**
 - **Mix of single-family, townhome, and multi-family products**
- **Approximately 30,000 square feet of commercial space**
- **Approximately 10,439,040 acres of open space, recreation and detention**



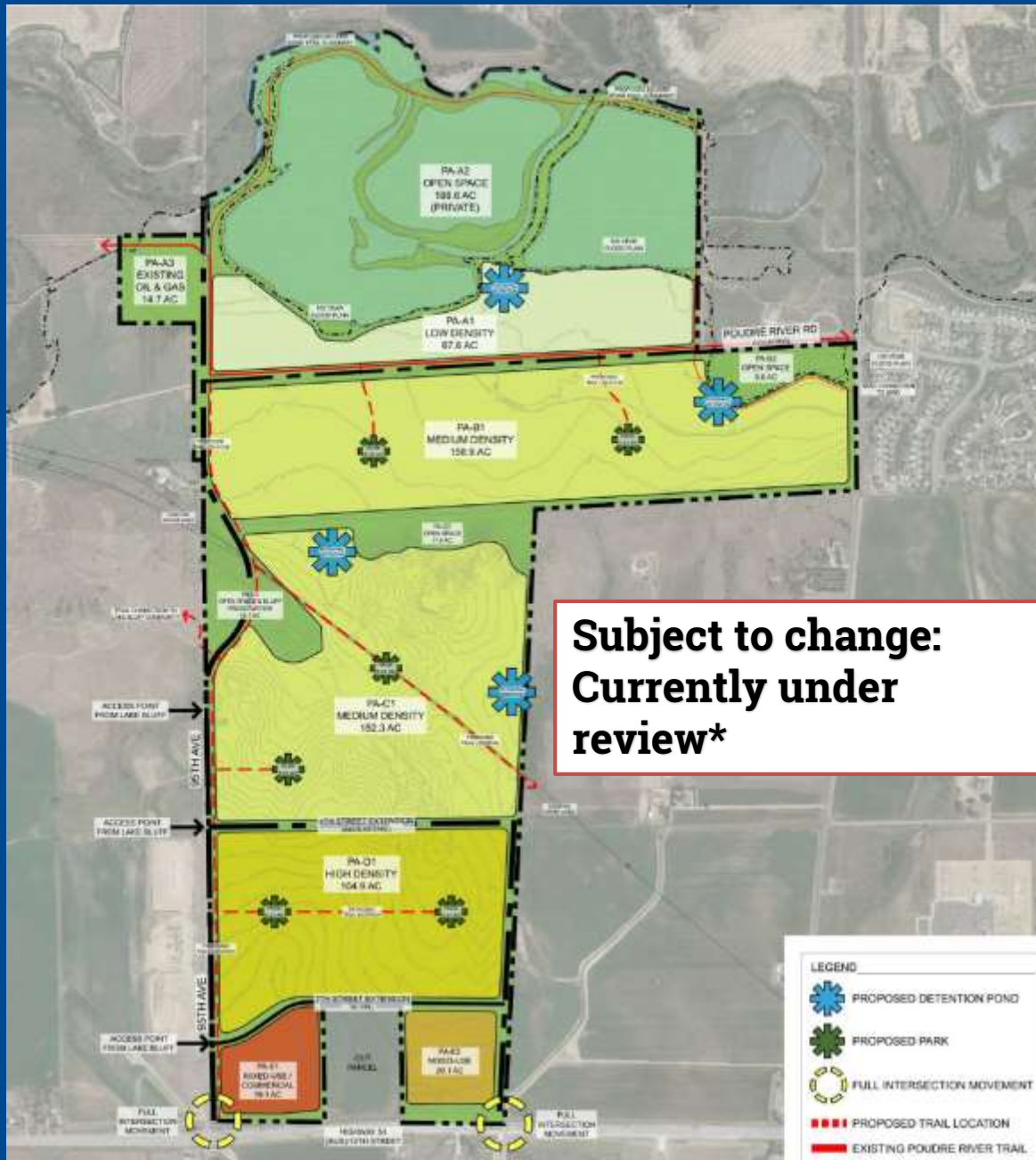
Proposed Preliminary PUD

North: Open space and low density residential
Mid: Medium density residential
South: High density residential, commercial and mixed-use

Location of school site is being discussed

Trails and parks throughout with connection to Poudre River Trail

**Subject to change:
Currently under
review***



Proposal

The Cache Metro District Nos. 1-8

- **Capital Plan**
 - **Streets, storm water facilities, water and sewer lines, parks, trails, and other services such as community amenities**
 - **Supports the development of up to 1,050+ acres of residential, commercial, parks, and a school site**
- **Revenue Sources**
 - **Properties (includes existing oil and gas)**
 - **Mill levy up to 70 mills**
 - **District facility fees**
 - **SF Detached \$5,000/unit**
 - **SF Attached \$2,500/unit**
 - **Commercial \$2.00/SF**

History of Metro Districts in Greeley

- **April 2007, City Council adopted an ordinance to create Chapter 13.50 creating requirements for Metropolitan Districts**
- **January 2018, Model Service Plan approved by City Council**
 - **This model plan was used by the applicant**
 - **Currently 7 approved Metro District Service Plans in Greeley**
 - **Tri-Pointe (aka Promontory), Lake Bluff, Northridge Estates, Triple Creek, Westgate, Cobblestone, and City Center West**

Staff Review

The Cache Metro District Nos. 1-8

- **Reviewed by Planning, Engineering, Finance, and City Attorney's Office**
 - **3 review cycles**
 - **Reviewed financial and capital plan**
 - **Cost projections and build-out assumptions**
 - **Consideration of impact of COVID-19 and recession**
- **Applicant used the 2018 adopted Model Service Plan**
- **City determined Service Plan is consistent with the City's long range plan and desire to promote growth**

Staff Review

The Cache Metro District Nos. 1-8

- **Restrictions**
 - **No powers of eminent domain**
 - **No debt issues without a development plan**
 - **Total debt limit of \$200M**
 - **Mill levy limit of 70 mills**
 - **No material change to the Service Plan without new review and approval by City Council**
 - **Annual report must be provided to City**
 - **Does not obligate Council's approval of a Development Plan**

Approval Criteria – Chapter 13.50.190

- **Detailed in Staff Report.**
- **Meets Criteria 13.50.190 (a-l).**
 - **Demonstrated need: Development plan under review for a mixed-use PUD**
 - **Existing service is inadequate for projected needs**
 - **District is capable of providing economical and sufficient services to the area.**
 - **Area is currently underserved by City's public facilities**
 - **Construction of facilities must comply with City Standards**
 - **Proposal complies with the Comprehensive Plan (mixed-use)**
 - **Water quality and wastewater plans must comply with State, County, and Regional plans and standards**
 - **Creation of the District will be in the interest of those it serves**
 - **Plan is in substantial compliance with Chapter 13.50**
 - **The creation of the District would not foster remote development, would be capable of integration into existing urban areas, and would not place a burden on the City to provide services. The District would be authorized to provide public infrastructure to an area planned for urban-scale development.**

Noticing

- **City mailed notices to all special districts located within the service area boundary on August 13th**
- **Applicant sent notices to all special districts located within 3 miles of the service area on August 16th**
- **No comments received to date**

Staff Recommendation

- **Staff recommends APPROVAL**
 - *Districts are not reviewed by the Planning Commission.*
- **Recommended Motion**
 - *Based on the application received and the preceding analysis, the City Council finds that the request for the approval of a Colorado Revised Statutes Title 32 Special District Service Plan for the Cache Nos. 1-8 Metropolitan Districts is in conformance with the City of Greeley's Municipal Code Section 13.50; and therefore, approves the request and adopts the Resolution.*

Council Agenda Summary

September 15, 2020

Agenda Item Number 20

Key Staff Contact: Cheryl Aragon, Interim City Clerk, 970-350-9742

Title:

Appointment of applicants to the Civil Service Commission and Human Relations Commission.

Summary:

Council appointment is needed to the above-mentioned boards and commissions due to vacancies and term expirations. Staff continues to actively recruit to fill all vacant positions.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

The City Attorney's Office reviewed the applications and advised of potential conflicts of interest.

It should be noted that there is a possibility that the applicants currently serve as a volunteer on a board or commission besides the one they are applying to. It is also important to point out to the applicants that there are always potential conflicts that exist with business and investments, current jobs or relatives and family members coming before the Board or Commission.

Should such conflicts arise, the Board or Commission member simply excuses themselves from that particular item but such a potential conflict does not preclude anyone from serving on a Board or Commission in general, just that particular agenda item.

Other Issues and Considerations:

Not applicable.

Applicable Council Priority and Goal:

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Decision Options:

- 1) Appoint or reappoint the individuals to serve on applicable board or commission;
or
- 2) Direct staff to re-advertise applicable vacancy.

Council's Recommended Action:

No motion is necessary. The City Council's Policies and Protocol authorize appointment of Board and Commission members by written ballot, which can be used in lieu of a motion or voice vote for individual or multiple appointments. This policy was adopted by Council as a time-savings measure. Accordingly, a ballot is attached for Council's use in making appointments. Candidates receiving a majority vote (at least 4 votes) are appointed with no further action needed by Council.

Attachments:

Ballot

September 2020 Boards and Commissions Transmittal Summary



Applicants for the boards and/or commission listed below are in alphabetical order
and recommendations from the interviewing team are shown in bold.

***** BALLOT *****

Civil Service Commission	
<i>1 Vacancy</i>	
☐	JUAN CRUZ
☐	Luis Garcia
☐	(Recruit For Additional Applicants)

Human Relations Commission	
<i>1 Vacancy</i>	
☐	Janet Flaughner
☐	Luis Garcia
☐	Julie Lewis
☐	CARMEN WHITEHEAD
☐	(Recruit For Additional Applicants)

Incumbent = (I)

Boards & Commissions Transmittal

September 4, 2020

Key Staff Contact: Jerry Harvey, Assistant City Clerk, 350-9746

Interview Date

September 9, 2020

Council Interview Team

Councilmembers Butler and Zasada

Council Appointment Date

September 15, 2020

Boards and Commissions Being Interviewed

- **Civil Service Commission**
- **Human Relations Commission**

Council's Recruitment and Qualifications Policy

General recruitment efforts shall be made with special measures being taken to balance ward representation and attract minority and special population applicants. Generally, volunteers will be limited to serving on one board or commission at a time. (14.2. (c)(2) City Council, Policies and Protocol)

Demographic information of existing board members and any specialty requirements are contained within the attached Membership Rosters.

Legal Issues

The City Attorney's Office reviewed the applications and the attached memorandum addresses any potential conflicts of interest.

It should be noted that there is a possibility that the applicants currently serve as a volunteer on a board or commission besides the one they are applying to. It is also important to point out to the applicants that there are always potential conflicts that exist with business and investments, current jobs or relatives and family members coming before the Board or Commission.

Should such conflicts arise, the Board or Commission member simply excuses themselves from that particular item but such a potential conflict does not preclude anyone from serving on a Board or Commission in general, just that particular agenda item.

Applicable Council Goal or Objective

Infrastructure & Growth – Establish the capital & human infrastructure to support & maintain a safe, competitive, appealing, and dynamic community.

Decision Options

1. Recommend candidates for appointment; or
2. Direct staff to re-advertise applicable vacancy.

Attachments

1. Interview Schedule
2. Conflict Memorandum from City Attorney's Office
3. Sample Ballot
4. Membership Rosters & Input from above mentioned Boards and Commissions
5. Applications of those being considered for interview and/or considered for appointment

Transmittal reviewed by:

^{DS}
RHO

Roy Otto, City Manager

^{DS}
CA

Cheryl Aragon, Interim City Clerk

Council Agenda Summary

September 15, 2020

Agenda Item Number 21

Title

Scheduling of Meetings, Other Events

Summary

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Worksession Schedule regarding any upcoming meetings or events.

Attachments

Council Meeting/Worksession Schedule
Council Meetings/Other Events Calendar

City Council Meeting Scheduling			
	Current as of 09/11/2020		
	This schedule is subject to change		
Date	Description	Sponsor	Placement/Time
September 22, 2020 Worksession Meeting	EMS Task Force Ambulance Report (Tentative)	Dale Lyman	1.00
	Discussion of Development Impact Fees Pt. 2	Robert Miller	0.50
	2021 Proposed Budget Presentations	Robert Miller	1.50
	2021 CDBG Action Plan Discussion (Presented during Budget Presentation)	Ben Snow	
October 6, 2020 Council Meeting	Firefighter Recognition Proclamation (Tentative)(Chief Lyman creating proclamation)PARKING LOT	Cheryl Aragon	Recognitions
	Ordinance - Intro - Transfer of Water Resources to Evans	Sean Chambers	Consent
	Ordinance - Intro - Impact Fees	Robert Miller	Consent
	Ordinance - Intro - 2021 Pay Plan	Maria Gonzales-Estevez	Consent
	Ordinance - Intro - 2021 Budget Adoption	Robert Miller	Regular
	Ordinance - Intro - 1530 4th Avenue Rezone	Brad Mueller	Consent
	2021 Community Development Block Grant Action Plan (Public Hearing)	Ben Snow	Regular
	Ordinance - Final - Trails Section Additions to the Greeley Municipal Code	Andy McRoberts	Regular
	Resolution & Presentation - Windy Gap Firing Resolution	Sean Chambers	Regular
October 13, 2020 Worksession Meeting	COVID-19 Update	Dan Frazen	0.25
	Business Attraction/Target Industries	Ben Snow	0.50
	Municipal Code Recodification - Review of Changes	Cheryl Aragon	0.50
	FEMA Map Updates	Joel Hemesath	0.50
	Executive Session - Aquifer Storage Diligence and Acquisition	Sean Chambers	
October 20, 2020 Council Meeting	Resolution - Northeast All Hazards Region 2020 Grant Award	Robert Miller	Consent
	Resolution - 2020 City Tax Levy Certification	Robert Miller	Consent
	Ordinance - Final - Transfer of Water Resources to Evans	Sean Chambers	Regular
	Ordinance - Final - Impact Fees	Robert Miller	Regular
	Ordinance - Final - 2021 Budget Adoption	Robert Miller	Regular
	Ordinance - Final - 2021 Pay Plan	Maria Gonzales-Estevez	Regular
	Ordinance - Final - 1530 4th Avenue Rezone	Brad Mueller	Regular
October 27, 2020 Worksession Meeting	Quarterly Financial Report	Robert Miller	0.50
	Review of Economic Development Toolbox	Ben Snow	0.25
	Impact Fee Presentation	Robert Miller	0.50

September 14, 2020 - September 20, 2020

September 2020						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October 2020						
Su	Mo	Tu	We	Th	Fr	Sa
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4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Monday, September 14

Tuesday, September 15

6:00pm - City Council Meeting - Council Master Calendar

Wednesday, September 16

2:00pm - 5:00pm Water & Sewer Board (Gates)

Thursday, September 17

7:30am - 8:30am DDA (Zasada/Butler)

3:30pm - 4:30pm Airport Authority (Clark/Payton)

Friday, September 18

Saturday, September 19

Sunday, September 20

September 21, 2020 - September 27, 2020

September 2020						
Su	Mo	Tu	We	Th	Fr	Sa
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October 2020						
Su	Mo	Tu	We	Th	Fr	Sa
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Monday, September 21

Tuesday, September 22

6:00pm - City Council Worksession Meeting - Council Master
Calendar 

Wednesday, September 23

Thursday, September 24

7:30am - Poudre River Trail (Hall) 

Friday, September 25

Saturday, September 26

Sunday, September 27

September 28, 2020 - October 4, 2020

September 2020						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October 2020						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Monday, September 28

- 11:30am - 12:30pm Greeley Chamber of Commerce (Hall)
- 6:00pm - 7:00pm Youth Commission (Butler)

Tuesday, September 29

Wednesday, September 30

- 7:00am - 8:00am Upstate Colorado Economic Development (Gates/Hall) (Upstate Colorado Conference Room) - Council Master Calendar

Thursday, October 1

- 3:30pm - IG Adv. Board (Butler)
- 6:00pm - MPO (Gates/Payton)

Friday, October 2

Saturday, October 3

Sunday, October 4

October 5, 2020 - October 11, 2020

October 2020						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November 2020						
Su	Mo	Tu	We	Th	Fr	Sa
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Monday, October 5

Tuesday, October 6

 **6:00pm - City Council Meeting** - Council Master Calendar 

Wednesday, October 7

Thursday, October 8

 **7:30am - Poudre River Trail (Hall)** 

Friday, October 9

Saturday, October 10

Sunday, October 11

October 12, 2020 - October 18, 2020

October 2020						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November 2020						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Monday, October 12

Tuesday, October 13

 **6:00pm - City Council Worksession Meeting** - Council Master Calendar 

Wednesday, October 14

Thursday, October 15

 **7:30am - 8:30am DDA (Zasada/Butler)** 

 **3:30pm - 4:30pm Airport Authority (Clark/Payton)** 

Friday, October 16

Saturday, October 17

Sunday, October 18

Council Agenda Summary

September 15, 2020

Agenda Item Number 22

Title

Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and at any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements and ordinances

Council's Recommended Action

A motion to approve the above authorizations.

Council Agenda Summary

September 15, 2020

Agenda Item Number 23

[Title](#)

Adjournment