

Greeley City Council Agenda

Regular Meeting

Tuesday, October 15, 2024 at 6:00 PM

City Council Chambers at City Center South, 1001 11th Avenue, Greeley, CO 80631

via Zoom at: <https://greeleygov.zoom.us/j/83020598460>

NOTICE:

City Council Meetings are held on the 1st and 3rd Tuesdays of each month in the City Council Chambers. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

Members of the public are also invited to choose how to participate in Council meetings in the manner that works best for them.

Watch Meetings:

Meetings are open to the public and can be attended in person by anyone.

Meetings are televised live on GTV8 on cable television.

Meetings are livestreamed on the City's website, Greeleygov.com as [Youtube.com/CityofGreeley](https://www.youtube.com/CityofGreeley)

Comment in Real Time:

During the public input portion of the meeting and public hearings:

In person attendees can address the Council in the Chambers.

The public can join the Zoom Webinar and comment from the remote meeting.

Submit Written Comments:

Email comments about any item on the agenda before Noon on the day of the meeting to cityclerk@greeleygov.com.

Written comments can be mailed or dropped off at the City Clerk's office at City Hall, at 1000 10th Street Greeley, CO 80631

Meeting agendas, minutes, and archived videos are available on the City's meeting portal at <https://greeleyco.portal.civicclerk.com/> For more information about this meeting or to request reasonable accommodations, contact the City Clerk's Office at 970-350-9740 or by email at cityclerk@greeleygov.com If you need the following documents in an alternative format for accessibility purposes, please contact the City Clerk's Office at cityclerks@greeleygov.com or 970-350-9740.



Mayor

John Gates

Councilmembers

Tommy Butler - Ward I

Deb DeBoutez - Ward II

Johnny Olson - Ward III

Dale Hall - Ward IV

Brett Payton - At-Large

Melissa McDonald - At-Large



City Council Regular Meeting Agenda

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via Zoom at: <https://greeleygov.zoom.us/j/83020598460>

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Recognitions and Proclamations
6. Citizen Input
7. Reports from Mayor and Councilmembers
8. Initiatives from Mayor and Councilmembers
9. University of Northern Colorado Fall Update

Consent Agenda

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

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

10. Motion to approve the City Council Work Session Proceedings of September 10, 2024 and City Council Meeting Proceedings of September 17, 2024
11. Motion to call a Special Meeting for October 22, 2024
12. Resolution in support of the November 5, 2024, City of Greeley Ballot Issue No. 2L concerning extension of the Sales Tax on food for the purpose of financing City Capital Improvement Projects

13. Resolution in support of the November 5, 2024, City of Greeley Ballot Issue No. 2M concerning approval of Low Interest Federal Financing
14. Resolution authorizing the City of Greeley to enter into a grant agreement between the City of Greeley and the State of Colorado, Division of Local Affairs, regarding receipt of grant funding provided by the Gray and Black Market Marijuana Enforcement Grant Program
15. Resolution authorizing the City of Greeley to enter into a grant agreement between the City of Greeley and the State of Colorado, Division of Local Affairs, regarding receipt of grant funding provided by the Peace Officer Behavioral Health Support and Community Partnership Grant Program
16. Resolution establishing the 2024 Tax Levy and directing the certification of the same to the Board of County Commissioners
17. Resolution approving the amended 2020-2024 Citizen Participation Plan for the Community Development Block Grant and HOME Investment Partnership fund programs

End of Consent Agenda

18. Pulled Consent Agenda Items
19. Public hearing and second 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 2024 and for funds held in reserve for encumbrances through December 31, 2023
20. Public hearing and second reading of an ordinance adopting the Fiscal Year 2025 Budget
21. Public hearing and second reading of an ordinance amending Title 2, Chapter 4 and Title 6, Chapter 6, Article III of the Municipal Code of the City of Greeley (signature authority, procurement thresholds, non-competitive procurements and change orders)
22. Public hearing and second reading of an ordinance adopting the Classification and Salary Plan for 2025
23. Public hearing and resolution approving the 2025-2029 Consolidated Plan, Citizen Participation Plan and the 2025 Annual Action Plan for the proposed Community Development Block Grant Budget for 2025, as an annual component of the Consolidated Plan
24. Public hearing and resolution approving a Colorado Revised Statutes Title 32 Special District Consolidated Service Plan Amendment, known as Poudre Heights Metropolitan Districts Nos. 1-5 Consolidated Service Plan Amendment that would provide Public Facilities financing, operations, and maintenance (Case Number MD2024-0002, Poudre Heights Metropolitan District Nos. 1 – 5)
25. Public hearing and resolution approving a Colorado Revised Statutes Title 32 Special District Consolidated Service Plan Amendment, known as The Cache Development Metropolitan Districts Nos. 1-8 Consolidated Service Plan Amendment that would provide Public Facilities financing, operations, and maintenance (Case Number MD2024-0003, The Cache Development Metropolitan District Nos. 1 – 8)

26. Appointments to Boards and Commissions - Parks and Recreation Advisory Board, Human Relations Commission, Historic Preservation Commission, Housing for All Advisory Board, Judicial Review Board, Greeley Art Commission and Commission on Disabilities
27. 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 any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances
28. Scheduling of Meetings, Other Events
29. Motion to go into Executive Session to discuss the potential purchase, acquisition, or lease of property for City services
30. Adjournment



Council Agenda Summary

Item: 5.

Title:

Recognitions and Proclamations

Summary:

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

Attachments:

Item 5 – Presentation



City Council Meeting
October 15, 2024

An aerial photograph of a city, likely Denver, with a large white banner overlaid in the center. The banner contains the text of the Athenian Oath. The background shows a cityscape with various buildings, including a prominent brick building on the left, and a vast landscape with mountains in the distance under a clear sky.

***In all ways, we will transmit
this City not only, not less, but
greater and more beautiful than
it was transmitted to us.***

- Athenian Oath

City of Greeley Earns Planning Excellence Merit Award From APA Colorado

- Recognized for “At Home in Greeley” project.
- Project focused on solving the city’s housing challenges.



**2024 APA-COLORADO
MERIT AWARD: PLANNING EXCELLENCE**

AT HOME IN GREELEY
GREELEY, COLORADO

ATHOMEINGREELEY.COM



City of Greeley Awarded \$15,000 from the Rails to Trails Conservancy for Accessibility Audit

- Two regional trails are a part of the audit
- Poudre River Trail and Sheep Draw Trail
- Audit will identify current needs and set standards for future trails.



City of Greeley Leadership Share City's Current and Future Agendas at Nation's Capital

- Visit to Washington DC included meetings with USDOT, FAA, Build America Bureau, EPA, USDA, USFS, Administration of Children and Families and more.



City of Greeley Given 2024 Above and Beyond Silver Workplace Well-being Award

- Award presented by Aetna



Congratulations



CITY OF GREELEY
WELLNESS



Water & Sewer Staff Present Expertise at the Rocky Mountain Water Conference

- Nitrification Phase II Project
- Engaging with Greeley's underserved populations
- Improving customer services – Utility Billing



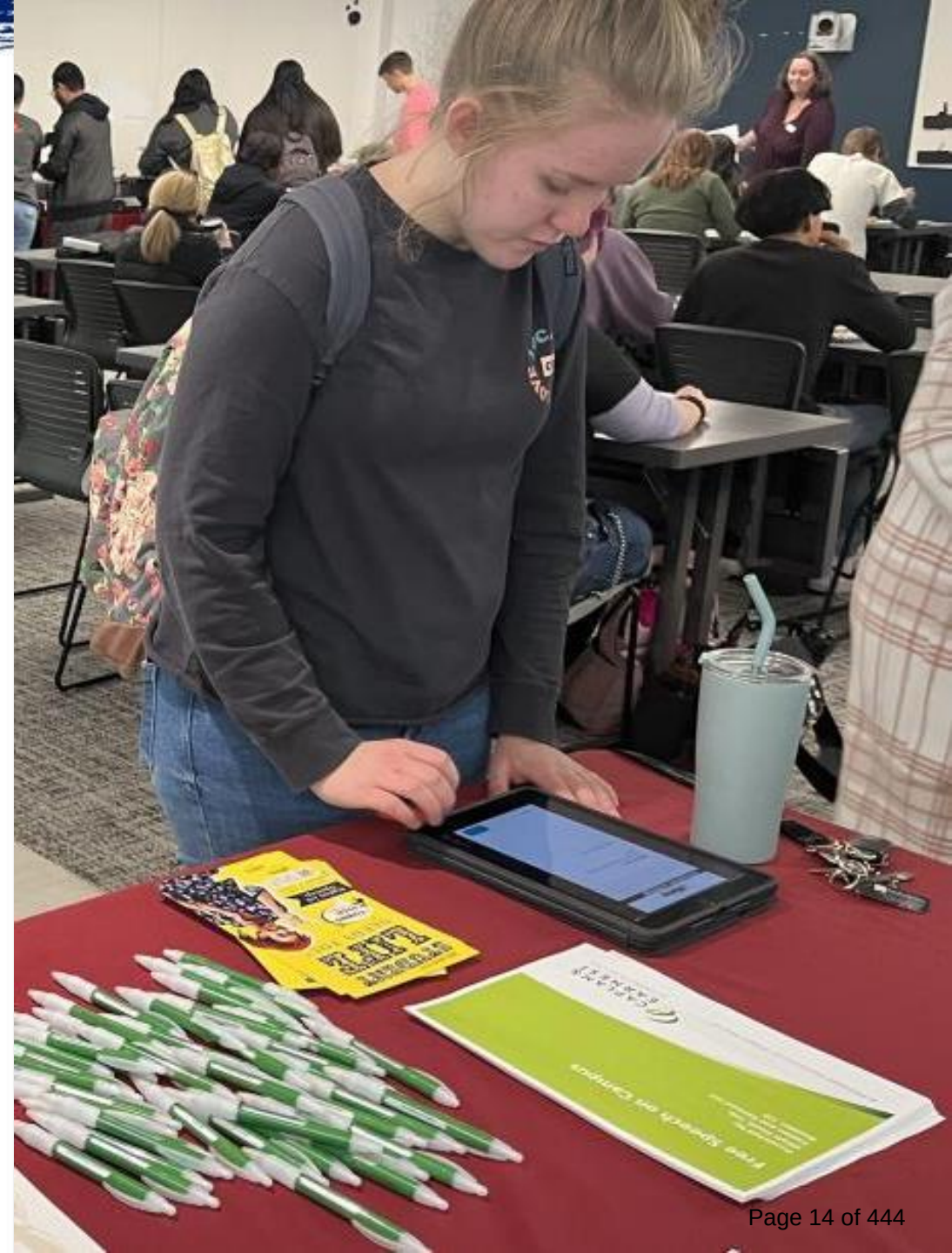
Tina Powell Named Director of the Year by NICE Public Safety and Justice

- Director of Public Safety Communications for Weld County Regional Communications Center



Aims Community College Receives Silver Seal Campus Award From ALL IN Campus Democracy Challenge

- Recognized for nonpartisan democratic engagement efforts during 2022 midterm elections.







Council Agenda Summary

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 as a public hearing on this evening's agenda.

As this meeting is being conducted in a hybrid format, citizen input will be accepted first from those in the City Council Chambers, and then from the virtual meeting audience via the meeting's webinar.

Written comments submitted for any item on the agenda will be placed in the public record and provided to the Council for their review and should include the name and city of residence of the person submitting the comments for the record.



Item: 7.

Council Agenda Summary

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

Item: 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

Initiative No.	Council Member Initiating	Council Request	Council Meeting or Work Session Date Requested	Next Steps & Schedule	Anticipated Deliverable & Date (Report, Council Presentation, etc.)	Assigned to:
15-2021	Olson	Formation of a committee for implementation of a funding strategy for the 35th and 47th interchanges.	December 7, 2021 Council Meeting	•Next grant application expected May 2023	• City was awarded a RAISE grant for \$20.5 Million. City has submitted for a MPDG grant and is waiting on the results. Discussions continue with CDOT on the 1601 process.	Paul Trombino
04-2023	Hall	Pumpkin Ridge - Bridge	March 7, 2023 Council Meeting	•PW report provided to Council on March 24, 2023. Neighborhood meeting planned on June 29, 2023. •Included Raymond's 9/1/2023 Council Update	Bid solicitation, October 3rd, Bids due by October 24th	PW
11-2023	Clark/Butler	Artificial turf and landscape standards	August 1, 2023 Council Meeting	•Come back to Council with a draft ordinance	Scheduled for the January 14, 2025 Work Session	Brian McBroom
1-2020	Hall	Follow-up on the Poudre River Trail- Narrows Project	August 1, 2023 Council Meeting	•The grant application, which will be submitted in October, will complete baseline river modeling in addition to an alternative alignment analysis which will also look at the existing alignment, with high level cost estimates for each alternative. The scope will also include a 30% design of the preferred alignment. Working with existing consultants, we've established an estimated cost for the design process to get to a 30% of roughly \$150,000. •Unless a new alignment comes out of the design process, utilizing the existing alignment or an alternative on the north side of the river identified by past studies will likely exceed \$2 million to completed design/permitting and construction for this section.	Received a \$45,000 planning grant from the State Trails program in Colorado Parks and Wildlife, and Poudre River Trail Corrido, Inc. is contributing \$25,000 toward the design process at this integral section of the trail. Natural Areas & Trails (NAT) division of CPRD has contracted Otak to conduct geotechnical analysis for the Narrows section of the Poudre River Trail in west Greeley. NAT and Public Works staff have engaged in the process and provided feedback on the site constraints and possible solutions. The project team will be meeting with Poudre River Ranch area HOA members, the PRTC board, and Councilmember Hall on Sept. 17th to discuss the project and garner feedback from the neighborhood on solutions to secure this section of the trail, and to monitor its condition until design is completed and construction can commence.	Diana Frick
4-2024	Butler	Requested Work Session for information on the Lincoln Park Redesign- to include status of project, timeline of project and overview of the coming outreach Work Session	April 2, 2024 City Council Meeting	Requested Work Session for information on the Lincoln Park Redesign- to include status of project, timeline of project and overview of the coming outreach Work Session	The consulting team is working on market analysis and programming opportunities. October 17 there is a on site visit with Steering Committee members, stakeholders, and community open houses to share the first draft of the plan.	CPRD
5-2024	Hall	Impact Fee Study Structure	May 7, 2024 Council Meeting	Requested staff bring a report to a future work session explaining more in depth the Impact Fee Study Structure - how the ratio is calculated, review process, timeline of review, and development fees	Staff will come back to a future work session to discuss the Development Code	Allena Portis/Robert Miller/Brian McBroom
6-2024	Butler	Sidewalk Funding Projects	May 21, 2024 Council Meeting	Requested staff to come to a work session to report on sidewalk work and plans being done	Presentation at the December 17 Council Meeting as an informational item	Paul Trombino

7-2024	Butler	Building Permit Fees	September 17, 2024 Council Meeting	Would like staff to provide information to a work session relating to building permit fees for the last few years and what they are currently	Staff will be preparing a memo for Council	Brian McBroom
8-2024	Olson	Code Compliance	Oct 1, 2024 Council Meeting	Requested staff to present at a future work session on code compliance- what is compliant and what is not and to develop a plan to assist with low-income residents specifically relating to yards and vegetation	Tentatively scheduled for a work session on January 14, 2025	Brian McBroom
9-2024	Butler	Resolution of Support for 2L and 2M Ballot Measures	Oct 1, 2024 Council Meeting	Requested staff to come back with a resolution of support for Ballot Measure 2L and 2M within the next few weeks	Scheduled for the October 15 Council Meeting	Legal



Council Agenda Summary

Title:

University of Northern Colorado Fall Update

Summary:

University of Northern Colorado (UNC) President Andy Feinstein will be present to provide Council with an update on UNC's operations and programs.



Council Agenda Summary

October 15, 2024

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Motion to approve the City Council Work Session Proceedings of September 10, 2024 and City Council Meeting Proceedings of September 17, 2024

Summary:

A work session of the City Council was held in City Council Chambers on September 10, 2024. A regular meeting of the City Council was held in City Council Chambers on September 17, 2024.

The draft proceedings of each meeting are presented for the Council's review and approval.

Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? No

Legal Issues:

Consideration of this matter is a legislative process

Other issues and Considerations:

None

Strategic Focus Area:

High-Performance Government

Decision Options:

1. Approve the motion; or
2. Amend the motion and approve as amended; or
3. Deny the motion; or
4. Continue consideration of the motion to a future date.

Council's Recommended Action:

Approve the motion.

Attachments:

1. Council Work Session Minutes Sep 10, 2024 DRAFT
2. City Council Proceedings Sep 17, 2024 RM draft

City of Greeley, Colorado
CITY COUNCIL WORK SESSION
September 10, 2024

1. Call to Order

Mayor Gates called the meeting to order at 6 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

2. Pledge of Allegiance

Mayor Gates led the Pledge of Allegiance.

3. Roll Call

Heid Leatherwood, City Clerk called the roll.

The following were present:

Councilmember Tommy Butler

Councilmember Deb DeBoutez

Mayor Pro Tem Dale Hall

Councilmember Brett Payton

Councilmember Johnny Olson

Councilmember Melissa McDonald

Mayor John Gates

4. Reports from Mayor and Councilmembers

Councilmember McDonald attended the recent Youth Commission Meeting and announced an upcoming retreat. She recognized the youth commissioners for being involved and taking the time to ask questions.

She attended the Commercial Crime Collaborative meeting. Mitigation departments from Walmart, Target, and local businesses come together with prevention theft plans

Mayor Pro Tem Hall reported there was a bear sighting on Poudre Trail and other potential sightings in Greeley.

Councilmember Butler attended the Fiesta in The Plaza with a large turnout. He thanked the coordinators for putting on a well-done event.

Councilmember DeBoutez announced an Open House at Centennial Park Library on September 11, 2024, from 5:30 p.m. to 7:30 p.m. to discuss ballot measures.

Councilmember Olson completed a ride along with the Code Compliance Officer and would like to work with the Mayor and the City Manager on Code Compliance.

5. Development Impact Fee Review

Deputy City Manager and Chief Financial Officer Allena Portis introduced the item at 6:07 p.m.

Division Treasurer Robert Miller presented the slide show at 6:09 p.m.

Initiative 05-2024 was a request for staff to provide a more in-depth presentation on the current development fees for the City of Greeley. The City of Greeley completed a 2020 Development Impact Fee Study in accordance with Greeley Municipal Code requirements to review development fees every five years after adoption.

In 2020, the proposed increases and methodology changes were adopted by the City Council on January 17, 2023. The presentation provides an overview of the current development fees and methodology used to calculate and assign fees to new developments. An overall fee comparison of residential fees to nearby communities and development requirements will be presented to compare Greeley's overall fees. Development Impact Fees are limited to new and expanded facilities and must be spent within 10 years of being collected. Staff recommend that a new study be done in 2025.

Mayor Pro Tem Hall asked how 83rd Avenue would change with future growth, design, and funding. Public Works Director Paul Trombino responded that he could not fully answer that question now as it would depend on the circulation of the other projects' layout.

For arterial roads, the municipal code requires the city to be responsible for those costs. Developers are responsible for the development fees.

Mayor Pro Tem Hall inquired if the City could recover some of that cost when the development begins.

City Manager Lee noted that this was a policy conversation for the Council to look at the code and evaluate what the council wants the impact fees to cover. He offered that staff could come back at a future date and provide the council with what those impact fees cover.

Councilmember Olson asked about the development fees for multifamily homes.

Division Treasurer Robert Miller responded that the fees depend on a calculation of the number of bedrooms and the number of people allowed, plus how they would impact traffic based upon national averages. This can be a flat charge or set of tiered fees.

Councilmember discussion ensued regarding development fees and included costs not being covered, concerns that fees would deter development, raising fees for multifamily housing, cash-in-lieu options, taxing, benefits of infrastructure for the entire community and possible policy changes.

Mr. Lee offered that staff could return with poll results before moving forward with the study relating to development and impact fees.

Consensus of Council was to move forward with Mr. Lee's recommendation.

6. City Manager's Fiscal Year 2025 Recommended Budget

City Manager Raymond Lee introduced the City Manager's Fiscal Year 2025 Recommended Budget at 6:37 p.m.

Budget & Policy Director Caleb Weitz presented the slide show.

This was the first of four scheduled Council meetings related to the Fiscal Year 2025 budget. This workshop provided a high-level overview of the 2025 proposed budget, with highlights on the budget process, enhancements to budget materials, and recommend key investments in the 2025 Budget. The budget transmittal letter, included in the agenda packet, provided an overview of the financial outlook and highlights of the Fiscal Year 2025 proposed budget.

Mr. Weitz covered the following items:

- 2025 Proposed Expenditures by Council Priority
- Budget Process Review
- Differences and Similarities
- Budget Highlights
- Capital Improvement Program
-

Some notable changes to the budget process included new book software, Open Book, which allowed technological advancements including a digital platform, ADA compliance, and integration with other department workflows.

Mr. Weitz stated the focus of the 2025 Budget, on a constrained revenue environment, was to sustain existing service levels and invest in customer service processes. He discussed reserves, strategies in the case of an economic downturn, trends, and capital improvement project data.

Councilmember Butler asked for an additional presentation showing budget increase requests broken out by council priority categories. He was concerned that High Performance Government increased by 11% when other priority categories did not increase as much. Mr. Weitz commented that this increase was mostly one time funding

for the Customer Experience initiative and some sustaining software contract increases for baseline functions.

Councilmember DeBoutez asked for clarification on Slide 16 regarding the 3.4 M dollar allocation for Lincoln Park. Ms. Meyers noted that it was a typo and the “.3M” should have been “3M” allocated for 2025. Councilmember DeBoutez asked about the water acquisition fund and if the money remains in the fund if it is not used each year. Mr. Weitz replied that it stays in the enterprise fund. She also asked about unfunded projects such as stormwater and how the areas are prioritized for improvements, specifically Poudre River Ranch vs. 7th Street. Mr. Trombino explained the improvement schedule and the funding timeline.

Councilmember Olson asked for an explanation of Slide 4 related to Housing for All and the “excluding transfers” footnote. He wanted to know if the 12.4M allocated was from the general fund or if it included grants. Mr. Weitz noted that it included grants and the total from the general fund was about 2.5M. Mr. Lee added that there could be additional funding allocated for shelter once a plan is finalized.

Councilmember Butler asked for additional funding to go towards the shelter, and he mentioned it had been talked about for the last several years. Councilmember Olson discussed that there may be differing ideas about what that amount might be. Mr. Lee shared that the current plan is to sustain the shelter and increase the number of available use days while the Mayor’s Task Force and Executive Committee are also researching long-term plans.

Councilmember Olson asked about the net addition of 16 positions (FTEs) and requested more information and discussion at the September 17 meeting. Mr. Weitz explained that the net 16 positions were non-general fund positions and finished by explaining the fund structure. The general fund is the “basic checking account” where most of the taxes are housed, whereas the enterprise funds (non-general funds) are rate-payer-supported positions. Councilmember Olson requested additional information be shown at the September 17 meeting.

7. Scheduling of Meetings, and Other Events

None

8. A motion to go into Executive Session to discuss the potential purchase, acquisition, or lease of property for City Services

Recommended Motion:

A motion to go into executive session to discuss the potential purchase, acquisition, or lease of property for City services, and to receive instructions regarding negotiations, as provided for in C.R.S. § 24-6-402(4)(a) and § 24-6-402(4)(e)(I) and Greeley Municipal Code § 2-151 (a)(1) and § 2-151 (a)(5); and if necessary to receive advice from the City

Attorney related to these matters as provided for in C.R.S. § 24-6-402(4)(b) and Greeley Municipal Code § 2-151(a)(2).

Councilmember Olson moved to approve the motion. Councilmember McDonald seconded the motion. The motion passed 7-0 at 7:30 p.m.

The mayor noted that Council will not return to the meeting after the adjournment of the Executive Session.

9. Adjournment

Mayor Gates adjourned the meeting at 7:30 p.m.

8. Executive Session to discuss the potential purchase, acquisition or lease of property for City Services

The Executive Session was called to order at 7:41 p.m. for the purpose of discussing potential opportunities related to the purchase, acquisition, or lease of property to enhance and support City services. This discussion was to explore strategic options to meet the City's operational needs and ensure the continued delivery of services to the community.

All members of Council were present to participate in the executive session, which was convened in person in the Colorado Room of City Center South.

In addition, the following staff members attended:

City Manager Raymond Lee

City Attorney Stacey Aurzada

Public Works Director Paul Trombino

Assistant to the City Manager Blair Snow

Director of Economic Development and Urban Revitalization John Hall

Deputy City Manager Rachel Flynn

Director of Community Development Brian McBroom

Deputy City Manager Allena Portis

CBRE Sr. Vice President Andy Hellman

CBRE Executive Vice President Peter Jensen

CBRE Executive Vice President Lee Diamond

Mayor Gates cautioned each participant to confine the discussion to the stated purpose and provided a reminder that no formal action may occur in the Executive Session. If at any point any participant believed that the discussion was going outside the proper scope of the Executive Session, participants were advised to interrupt the discussion and raise an objection.

The meeting concluded at 9:51 p.m.

The recording of this executive session will be retained as provided in the City's records retention policy and in conformity with the Colorado Open Meetings Law for a period of 90 days.

Approved:

John Gates, Mayor

Attest:

Heidi Leatherwood, City Clerk

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
September 17, 2024

1. Call to Order

Mayor Pro Tem Hall called the meeting to order at 6 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

2. Pledge of Allegiance

Mayor Pro Tem Hall led the Pledge of Allegiance.

3. Roll Call

Heid Leatherwood, City Clerk called the roll.

The following were present:
Councilmember Tommy Butler
Councilmember Deb DeBoutez
Mayor Pro Tem Dale Hall
Councilmember Brett Payton
Councilmember Johnny Olson - Excused
Councilmember Melissa McDonald
Mayor John Gates– Via Zoom

4. Approval of the Agenda

City Manager Raymond Lee made the following requests:

1. Request that Item 15 (Budget Follow-up) be moved after Item 18 (Domestic and Agricultural Wells).
2. Request to remove Item 10 (2025 Meeting Schedule) and return to council later.

5. Recognitions and Proclamation

Mayor Pro Tem Hall read the Suicide Awareness and Prevention Month Proclamation at 6:02 p.m. North Range Behavioral Health Program Coordinator for Suicide Education and Support Services Elisa Selby was present in Council Chambers to accept.

Mayor Pro Tem Hall read the Hispanic Heritage Month proclamation at 6:07 p.m. Hispanic Women of Weld County, President Angie Larsen, Hilary Rudisill, Stephanie Lopez, and Yenny Rodriguez were present in Council Chambers to accept.

Councilmember McDonald presented the What's Great about Greeley? at 6:11 p.m.

6. Citizen Input

1. Steve Teets spoke against the ballot initiative for the food tax renewal.

2. Bill Gillard thanked Councilmember DeBoutez for hosting the informational meeting regarding upcoming ballot issues. He also stated he was against both the food tax and the debt issuance.
3. Jim Reiseberg shared details about the new Greeley Walks program.
4. Sonia Miller spoke about her dissatisfaction with how meetings are posted on YouTube and asked for an investigation into an incident with the school district.
5. Cain Molart, spoke about how he believed the school district was providing students with inappropriate material.
6. Brandon Wark thanked the City Clerk's Office for assisting with his committee registration and filings.

7. Reports from Mayor and Councilmembers

Councilmember McDonald attended the Housing and Homeless update meeting last week and was pleased with the community turnout. She rode along with the Greeley Police Department to learn about how they handle homeless situations. She thanked the officers for how kind and understanding they are.

Councilmember Butler wished everyone a happy "National Voter Registration Day" and encouraged everyone to register and vote this year.

8. Initiatives from Mayor and Councilmembers

Councilmember Butler requested consensus from council on a new initiative to review building permit fees, including a history of the fees over the past few years.

Mayor Pro Tem Hall asked Council for consensus on the review of building permit fees. Council consensus was to move forward with the initiative.

Consent Agenda

- 9. A motion to approve the City Council Work Session Proceedings of August 13, 2024, and City Council Proceedings of August 20, 2024**
- 10. A motion to approve the 2025 Council Meeting and Work Session Schedule**
- 11. A resolution authorizing approval of an Airport Improvement Program Grant Agreement and offer from the Federal Aviation Administration (FAA) to the Greeley-Weld County Airport Authority**
- 12. A resolution authorizing approval of an Airport Infrastructure Grant Agreement and offer from the Federal Aviation Administration (FAA) to the Greeley-Weld County Airport Authority**

- 13. Introduction and first reading of an ordinance changing the official zoning map of the City of Greeley, Colorado to consider a request by Avant Civil Group to rezone 8.51 acres located north of 19th Street Road and east of 82nd Avenue from H-A (Holding Agriculture) to R-L (Residential Low Density) zone district (Mountain Vista Rezone)**

End of Consent Agenda

Councilmember Payton moved to approve the Consent Agenda Items 9 and 11-13. Councilmember Butler seconded the motion. The motion passed 6-0 at 6:36 p.m. with Councilmember Olson absent.

14. Pulled Consent Agenda Items

None.

15. Work Session information follow-up for the City Manager's Fiscal Year 2025

Recommended Budget

This item was heard after Item 18.

Caleb Weitz, Budget, and Policy Director introduced the item at 9:20 p.m.

Mr. Weitz provided an overview of total expenditures by council priority, as well as budget increases for 2025. Mr. Weitz also explained where council members could find more detailed information on these items and a full list of capital projects. He further provided highlights for each of the council priorities and funding sources for new Full-time Equivalent (FTE) positions. Lastly, he reviewed the timeline for the budget approval process.

Councilmember Butler asked if the cost of \$4.6 million related to High Performance Government and Customer Experience initiative was strictly for the software. Mr. Weitz explained the cost included consultation, software and other items, and there would be additional costs in subsequent years. Councilmember Butler asked about the strategy management director position. Mr. Weitz explained it was a Human Resources position that had not been filled this year but was part of the organizational restructuring.

Councilmember Butler also asked what base operating expenses include. Mr. Weitz said operating expenses covered core business functions for each department. Councilmember Butler inquired about the stabilization and reserve funds, and if they could be used for a year-round shelter. Mr. Weitz stated they would most likely need more stabilization funds and that the reserve funds only covered 2 months for the general fund.

16. Public hearing and second reading of an ordinance changing the official zoning map of the City of Greeley, Colorado to rezone Tract 3A of the H-P Greeley 6th replat from I-L (Industrial Light), with DCMP (Development Concept Master Plan) zoning district to the R-H (Residential High) zoning district on approximately 16.192 acres of land (H-P Tract 3A Rezone)

Community Development Director Brian McBroom introduced the item with a presentation at 6:39 p.m. Traffic Engineer Scott Logan was available for questions.

A history of the parcel was provided. The property was annexed in 1981 as Industrial Low Intensity (ILI) and the Hewlett Packard building was constructed. The property was purchased in 2021 and the building was removed. A previous request to rezone this property to Residential High Density (RHD) was denied by Council in 2022 with a 3-3 tie vote. The Planning Commission voted to recommend approval to city council on August 13, 2024.

The location of the property is east of 71st Ave., north of 8th St., and northeast of 69th Ave. Maps of surrounding areas and zoning district permitted uses were provided for council. Mr. McBroom explained that if the rezone was approved, the developer would still need to go through a potential subdivision process or a site plan review process. The purpose was for Council to conduct a public hearing, consider the information during the hearing and in the packet, deliberate the merits of the case and act according to the standards in the City's development code.

Mr. Logan addressed several questions that Mayor Pro Tem Hall had brought up during the September 3, 2024, regular meeting. Mr. Logan explained the anticipated traffic volume and trip generation. He offered various options they might implement depending on the type of development on the parcel.

Councilmember Butler asked if there were traffic improvements implemented last year. In response, Mr. Logan said there were raised crosswalks and speed humps recently installed.

Councilmember Butler asked about the status of a future park that was mentioned. Mr. McBroom responded that as he understood, it would be the City's responsibility to develop that park. Councilmember Butler inquired what the development impact fees would be. Mr. McBroom replied that he could get that information for Council but generally the fees collected would not be enough to fully fund the park.

Mayor Pro Tem Hall wanted to make sure this item was not a request to build multi-family homes. Mr. McBroom confirmed that it was only a zone change. Mayor Pro Tem asked if the current homes were in a Residential High-Density zone. Mr. McBroom also confirmed this was correct.

The applicant, Developer Brian Bartels gave a presentation, including more history on the site when Hewlett Packard vacated it in 2003. In 2017, a minor subdivision application was approved to adjust lot lines around the Hewlett-Packard property, H-P Greeley 5th Replat [Case No. S 32-16] to accommodate Westridge Academy for additional parking to help alleviate traffic.

Curtis Rowe, a traffic engineer for the applicant, conducted a traffic study on the developers' behalf. He explained trip generation for the entire area and the effect of heavy truck traffic condoning to road problems. He believed that residential use creates less traffic than industrial.

The public hearing was opened at 7:22 p.m.

1. Travis Flint spoke about traffic concerns, particularly in front of the school.
2. Christina Key opposed the rezone with concerns that another apartment complex could be built.
3. Trish Thompson spoke about the traffic from the existing apartments and was concerned about more apartments being built.
4. Jim Powers opposed the rezone. His daughter was hit and injured by a car while crossing the road. He did not believe this was a good fit for the neighborhood.
5. Michael Kerr has seen many people speeding in this area. He did not think the speedbumps have helped.
6. Dana Davis said the single-family homes in that area sold out very quickly, and the traffic issues have become increasingly worse. She and her husband oppose the rezone.
7. Alana Koenig spoke about how the traffic is already an issue. She believed people are leaving because of the problem, and the rezoning will make it worse.
8. Uriel Aragon lived near the corner of the 4-way stop. He was concerned about cars running through stop signs.
9. Dakotah Kuntz said there are many vacancies in the apartments, and more apartments are not needed in that area.
10. Sean Thompson lived directly across from Ten West apartments and asked the council to not approve the rezone.
11. Trish Trombino said this rezone has been denied in the past and they should require a site plan before approving a rezone.
12. Peter Boulton believed there was too much crowding in the neighborhood.
13. Laura Taylor opposed the rezone due to the possibility of an influx of residents.
14. Bill Bernard noted that stop signs, apartments, and houses do not go together.
15. Michael Taylor was concerned about an apartment building blocking the daylight for his property.
16. Fernando Rivera thinks more affordable single-family housing should be built.
17. Jordan Walden said the current traffic solutions have not had an effect on how others drive through the neighborhood.

18. Matthew Casey believed the current zoning has several uses that would complement the neighborhood, and right of way issues need to be addressed.
 19. Steve Teets spoke about how buses have trouble driving through this area because of the narrow streets and the traffic.
 20. Michael Schluter noted that his commute is now half the distance but double the time due to traffic in this area.
 21. David Cisneros noted that the number of apartments going up is concerning, and he desires lower density zoning.
 22. Chantel Petrosan agreed with previous speakers.
 23. Amber Pleasant thanked community members for speaking out and agreed traffic is a big concern.
 24. Jasmine Trujillo Martinez echoed previous speakers.
- With no further speakers, the public hearing closed at 8:20 p.m.

Councilmember Butler thanked the public for their comments and noted that he will be addressing traffic concerns in the neighborhood on a future initiative.

Councilmember Payton added that it was Council's obligation to review the code in a quasi-judicial manner, and public testimony is valuable. He mentioned that applicant must submit a site plan to use the property, and staff will work with the neighborhood.

Councilmember DeBoutez shared some examples of industrial light uses that would fit the zoning right now and how those uses would not be appropriate for the area. She believed that changing the zoning from Industrial Light to Residential is needed.

Councilmember McDonald thanked everyone for voicing their concerns. She stated that it is difficult to build condos since the Construction Defect Law passed in 2001. She offered information on young professionals and that rentals are useful in the journey of purchasing a future home.

Mayor Gates said he supported the rezone and wanted the speakers to know that Council heard their comments. He agreed with Councilmember DeBoutez that there were several uses under the current zoning that would be even worse, and they can only decide on what is before them right now.

Mayor Pro Tem Hall restated that this was not a request to build a multi-family project, but to change zoning. All the current single-family homes are zoned Residential High, and even a mid-density zoning would allow for multi-family homes. He was happy about the five acres sold to the school and said the current traffic conditions are noted and will be addressed.

Councilmember Payton moved to approve the ordinance. Councilmember Butler seconded the motion. The motion passed at 6-0 at 8:31 p.m. with Councilmember Olson absent.

Council adjourned for a recess at 8:32 p.m.

Council reconvened at 8:39 p.m.

17. Public hearing and second reading of an ordinance amending Title 20, Chapter 3 of the Greeley Municipal Code relating to the Prohibition of Lead Pipes

Adam Prior, Water and Sewer Chief Engineer introduced the item with a presentation at 8:39 p.m.

The state Lead and Copper Rule Revision requires the City to develop and take inventory on every water service line in the city and dictate a mandatory rate of replacement by the end of 2026. Investigation requires customer cooperation including basement inspections and potholing.

This ordinance supports a program that supports timely replacement and enforcement tools of water lines. If a property owner fails to comply the City may record a notice against the property, withhold financial support for replacement if authorization is not granted, charge an administrative fee, or as a last resort, utilize water service termination. This ordinance seeks a middle ground approach to achieve compliance in a timely manner and protect residents.

Councilmember Butler was concerned with water services being terminated due to non-responsive owners and the tenants not being informed. In response, Mr. Prior said this was only a last resort after significant outreach. The program would supply options and resources including paying for the replacements. The owner also has 2 years to comply. They need the consent of the owner and are communicating with the resident (tenant) as well to conduct inspections and replacements.

Councilmember DeBoutez asked if the notices are being sent out in multiple languages and whether they are sent to both tenant and owner. Mr. Prior said that in the current phase of visual inspections, they have provided 3 notices in English and Spanish. So far, 75% of the notices sent out have had no response. More notices will be sent out during the replacement phase. If this is unproductive, then the next step is to reach out individually going from house-to-house.

Councilmember Payton said his biggest concern was there were two competing interests, trying to remove lead for health and safety and the presumption of trying to enter the property. The latter could result in water being shut off.

Mayor Pro Tem Hall asked if they were focused on homes built in a certain era. Mr. Prior explained that they inspect anything built from 1930s-1960s as this is the high-risk area.

Councilmember DeBoutez asked about the fees and if the program was paying for the replacement. Mr. Prior advised that the City pays up to \$10,000 for the replacement. The

negative consequences are health concerns. The City has received a \$20 million loan incentive with a \$10 million grant forgiveness, so there is a benefit for the City to do this as well as financial assistance to the owner.

Councilmember McDonald asked if they inspectors were paired up going to the homes and recommended, they show sample vials of water to the residents. She also mentioned that there could be possible home-owners insurance coverage. Mr. Prior said they were bringing examples of different types of pipes, and insurance coverage would depend on the situation and each specific policy.

Councilmember Butler asked about the timeline of grant funding and would the replacement be completed by the end of 2026. Mr. Prior explained this is the purpose of the program to have all phases completed by 2026.

The public hearing opened at 9:05 p.m.

1. Steve Teets wanted to know what kind of pipes were replacing the lead pipes and did not agree with shutting water off for anyone.

With no further speakers, the hearing closed at 9:07 p.m.

Councilmember DeBoutez moved to approve the ordinance. Councilmember Butler seconded the motion. The motion passed 5-1 at 9:09 p.m. with Councilmember Payton voting nay and Councilmember Olson absent.

18. Public hearing and second reading of an ordinance amending Title 20, Chapter 3, Article III, Division 1, and Article V of the Greeley Municipal Code relating to the use and construction of Domestic and Agricultural Wells

Adam Prior, Chief Engineer introduced the item with a presentation at 9:10 p.m.

A background on the Regulatory Classification of the Poudre River was provided. Regulations set by Water Quality Control Division (WQCD) require a review of uses and standards every 3 years. In 2020-2021 Regulation 38 rule making, WQCD considered groundwater wells near the lower Poudre to be connected and recommended “water supply” as a protected use. A total of 152 wells in Segment 12 were determined to “not be in current use” or not expected for future use.

Municipal water service is available in all areas where the wells exist, and for any future development. Staff has proposed this ordinance to protect the city and its rate payers from new wells being drilled inside the city that could change the River’s classification. Existing wells may continue use with valid state permits but may not be used for domestic purposes.

Councilmember Payton asked if current wells could be cleaned up and recase. Mr. Prior explained that maintenance and rehab of existing wells would most likely be allowed by state engineers.

The public hearing opened at 9:19 p.m.

With no speakers, the hearing closed at 9:19 p.m.

Councilmember Payton moved to approve the ordinance. Councilmember DeBoutez seconded the motion. The motion passed 6-0 at 9:20 p.m. with Councilmember Olson absent.

19. Appointments to Boards and Commissions - Youth Commission, Parks and Recreation Advisory Board, Human Relations Commission, Museum Board, and Citizen Budget Advisory Committee

City Clerk Heidi Leatherwood announced the appointments.

Jonathan Mowery was appointed for a 3-year term to the Citizen Budget Advisory Committee.

Laney Jasso was appointed for a 3-year term to the Human Relations Commission.

Omar Munoz was appointed for a 3-year term to the Museum Board.

Bethany Kleiber as appointed for a 3-year term to the Parks and Recreation Advisory Board.

Alexandre Reyes, Ashlyn Craig, Alexandria Tacoronte, Phaedra Gonzalez, and Sofia Vasquez were appointed for 2-year terms to the Youth Commission.

20. 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 any previous meetings and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances.

Councilmember Payton moved to approve the motion. Councilmember Butler seconded the motion. The motion passed 6-0 at 9:38 p.m. with Councilmember Olson absent.

21. Scheduling of Meetings, Other Events

22. Adjournment

With no further business to come before the Council, Mayor Pro Tem Hall adjourned the meeting at 9:38 p.m.

Approved:

John D. Gates, Mayor

Attest:

Heidi Leatherwood, City Clerk



Council Agenda Summary

October 15, 2024

Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Motion to call a Special Meeting for October 22, 2024

Summary:

Staff is requesting a special meeting to consider an item for historical designation. Per Greeley Municipal Code Section 24-1003, a public hearing must be held for non-owner nominations within 30 days of the (Historic Preservation) Commission decision. The Historic Preservation Commission hearing is scheduled for October 21, 2024. To meet the Municipal Code requirements, the ordinance must be introduced on first reading prior to the November 19 City Council regular meeting.

Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? No

Legal Issues:

Consideration of this matter is a legislative process

Other issues and Considerations:

None

Strategic Focus Area:

High-Performance Government

Decision Options:

1. Approve the motion as presented; or
2. Amend the motion and approve as amended; or
3. Deny the motion; or
4. Continue consideration of the motion to a certain date.

Council's Recommended Action:

Approve the motion.

Attachments:

None



Council Agenda Summary

October 15, 2024

Key Staff Contact: Stacey Aurzada, City Attorney

Title:

Resolution in support of the November 5, 2024, City of Greeley Ballot Issue No. 2L concerning extension of the Sales Tax on food for the purpose of financing City Capital Improvement Projects

Summary:

During the October 1, 2024 City Council meeting, Council Member Butler presented an initiative petition requesting the preparation of resolutions of support for two of the City's Ballot issues. This initiative was supported by a majority of the City Council. As a result, this resolution regarding Ballot Issue No. 2L is presented to the City Council for its consideration and action.

Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? No
2. If yes, what is the initial, or, onetime impact?
3. What is the annual impact?
4. What fund of the City will provide Funding?
5. What is the source of revenue within the fund?
6. Is there grant funding for this item? NA
7. If yes, does this grant require a match?
8. Is this grant onetime or ongoing?
9. Additional Comments:

Legal Issues:

Consideration of this matter is a legislative process.

Other issues and Considerations:

Strategic Focus Area:

Community Vitality
High-Performance Government
Infrastructure and Mobility
Quality of Life
Safe and Secure Communities

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:

1. Resolution No. 36, 2024

**CITY OF GREELEY, COLORADO
RESOLUTION NO. 36, 2024**

**RESOLUTION IN SUPPORT OF THE NOVEMBER 5, 2024 CITY OF GREELEY
BALLOT ISSUE NO. 2L CONCERNING EXTENSION OF THE SALES TAX ON FOOD
FOR THE PURPOSE OF FINANCING CITY CAPITAL IMPROVEMENT PROJECTS**

WHEREAS, the City of Greeley has placed an extension of the sales tax on food on the November 5, 2024, General Election ballot to continue funding capital projects, capital construction, capital maintenance, capital improvements and capital repairs; and

WHEREAS, the food tax was first approved by Greeley citizens in 1990 at the rate of 3.0% and has been extended by voters for the last 34 years; and

WHEREAS, the extension of the food tax will not increase taxes and will continue the sales tax on food at the same rate; and

WHEREAS, the food tax has been an invaluable resource to the City to provide quality streets, parks, recreational facilities and public buildings; and

WHEREAS, the construction costs for capital projects have continued to rapidly increase; and

WHEREAS, the revenue generated by the food tax is necessary for the City to undertake significant improvements to important travel corridors in the City, including at the intersections of the Highway 34 Bypass at 35th Avenue and 47th Avenue; and

WHEREAS, the expenditure of funds raised by the food tax will be subject to review by a committee of Greeley citizens; and

WHEREAS, it is the Council's position that it is in the best interests of the citizens of the City of Greeley to approve Ballot Issue No. 2L in order to provide quality streets, parks, recreational facilities and public buildings for Greeley citizens.

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

Section 1. The City Council of the City of Greeley, Colorado hereby supports the sales tax on food extension Ballot Issue No. 2L for the funding of capital projects, capital construction, capital maintenance, capital improvements and capital repairs. The City Council believes that the funds generated from the sales tax on food shall provide much needed capital projects, capital construction, capital maintenance, capital improvements and capital repairs within the City of Greeley, Colorado, to provide quality streets, parks, recreational facilities and public buildings for Greeley citizens.

Section 2. The City Council hereby encourages its citizens to vote "YES" on Ballot Issue No. 2L to extend the sales tax on food at the November 5, 2024 General Election.

Section 3. This resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF ____ 2024.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



Council Agenda Summary

October 15, 2024

Key Staff Contact: Stacey Aurzada, City Attorney

Title:

Resolution in support of the November 5, 2024, City of Greeley Ballot Issue No. 2M concerning approval of Low Interest Federal Financing

Summary:

During the October 1, 2024 City Council meeting, Council Member Butler presented an initiative petition requesting the preparation of resolutions of support for two of the City's Ballot issues. This initiative was supported by a majority of the City Council. As a result, this resolution regarding Ballot Issue No. 2M is presented to the City Council for its consideration and action.

Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? No
2. If yes, what is the initial, or, onetime impact?
3. What is the annual impact?
4. What fund of the City will provide Funding?
5. What is the source of revenue within the fund?
6. Is there grant funding for this item? NA
7. If yes, does this grant require a match?
8. Is this grant onetime or ongoing?
9. Additional Comments:

Legal Issues:

Consideration of this matter is a legislative process.

Other issues and Considerations:

Strategic Focus Area:

Community Vitality
High-Performance Government
Infrastructure and Mobility
Quality of Life
Safe and Secure Communities

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:

1. Resolution No. 37, 2024

**CITY OF GREELEY, COLORADO
RESOLUTION NO. 37, 2024**

**RESOLUTION IN SUPPORT OF THE NOVEMBER 5, 2024
CITY OF GREELEY BALLOT ISSUE NO. 2M CONCERNING
APPROVAL OF LOW INTEREST FEDERAL FINANCING**

WHEREAS, the City of Greeley has placed a question on the November 5, 2024 ballot asking voters to authorize the City to increase the City's debt by securing low interest federal financing; and

WHEREAS, the federal Transportation Infrastructure Finance and Innovation Act (TIFIA) program provides low interest federal financing for large-scale transportation projects; and

WHEREAS, pursuant to Article X, Section 20 of the Colorado Constitution (known as the "Taxpayer's Bill of Rights" or "TABOR") the City of Greeley is required to seek voter approval to incur debt, including a loan through the TIFIA program; and

WHEREAS, the construction costs for capital projects have continued to rapidly increase; and

WHEREAS, if the City is able to secure a loan through the TIFIA program, the funds will be used to improve and streamline the Highway 34 interchanges at 35th Avenue and 47th Avenue, which will improve safety and travel times for vehicles, pedestrians, and bicyclists; and

WHEREAS, a vote in favor of Ballot Issue No. 2M will not increase taxes for Greeley citizens; and

WHEREAS, making improvements to important transportation corridors located in the City of Greeley will enhance safety for local K-12 students by connecting neighborhoods through a new safe sidewalk and underpass beneath Highway 34; and

WHEREAS, the Council believes that improvement to major transportation corridors will increase the safety and quality of life for Greeley citizens; and

WHEREAS, it is the Council's position that it is in the best interests of the citizens of the City of Greeley to approve Ballot Issue No. 2M in order to allow the City to take advantage of low interest federal financing to improve transportation within the City.

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

Section 1. The City Council of the City of Greeley, Colorado hereby supports the Ballot Issue No. 2M which proposes an increase of the City's debt to obtain low interest federal financing.

Section 2. The City Council believes that a vote in favor of Ballot Issue No. 2M will allow the City to significantly increase the safety of major transportation corridors within the City.

Section 3. The City Council hereby encourages its citizens to vote "YES" on Ballot Issue No. 2M to authorize the City to increase debt by securing low interest federal financing.

Section 4. This resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF, ____ 2024.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



Council Agenda Summary

October 15, 2024

Key Staff Contact: Adam Turk, Police Chief

Title:

Resolution authorizing the City of Greeley to enter into a grant agreement between the City of Greeley and the State of Colorado, Division of Local Affairs, regarding receipt of grant funding provided by the Gray and Black Market Marijuana Enforcement Grant Program

Summary:

The Colorado Department of Local Affairs (DOLA) has a grant opportunity to provide financial assistance annually to local law enforcement agencies and district attorneys through the local governments for the investigation and prosecution costs associated with unlicensed marijuana cultivation or distribution operations. The award amount is not decided until after application. DOLA determines the award based on funding availability and jurisdiction size.

Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? No
2. If yes, what is the initial, or, onetime impact?
3. What is the annual impact? N/A
4. What fund of the City will provide Funding? N/A
5. What is the source of revenue within the fund? The Colorado Department of Local Affairs (DOLA)
6. Is there grant funding for this item? Yes
7. If yes, does this grant require a match? No
8. Is this grant onetime or ongoing? Onetime
9. Additional Comments: The award amount is not decided until after application. DOLA determines the award based on funding availability and jurisdiction size.

Legal Issues:

Consideration of this matter is a legislative process

Other issues and Considerations:

None

Strategic Focus Area:

Safe and Secure Communities

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:

1. Resolution No. 38, 2024

**CITY OF GREELEY, COLORADO
RESOLUTION NO. 38, 2024**

**A RESOLUTION AUTHORIZING THE CITY OF GREELEY TO ENTER INTO
A GRANT AGREEMENT BETWEEN THE CITY OF GREELEY AND THE
STATE OF COLORADO, DIVISION OF LOCAL AFFAIRS, REGARDING
RECEIPT OF GRANT FUNDING PROVIDED BY THE GRAY AND BLACK
MARKET MARIJUANA ENFORCEMENT GRANT PROGRAM**

WHEREAS, the City of Greeley’s Police Department (“City”) and the State of Colorado, Department of Local Affairs, desire to enter into a Grantor Agreement regarding funds from the Gray and Black Marijuana Enforcement Grant Program; and

WHEREAS, the grant funds shall be used for the cost of personnel, travel and telecommunications associated with the enforcement of marijuana cultivation and distributions operations; and

WHEREAS, it is in the best interest of the citizens of the City of Greeley to apply for this grant funding.

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

Section 1. The City Council hereby approves submission of a grant application provided by the Colorado Department of Local Affairs.

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

PASSED AND ADOPTED, SIGNED AND APPROVED THIS ____ DAY of ____, 2024.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



Council Agenda Summary

October 15, 2024

Key Staff Contact: Adam Turk, Police Chief

Title:

Resolution authorizing the City of Greeley to enter into a grant agreement between the City of Greeley and the State of Colorado, Division of Local Affairs, regarding receipt of grant funding provided by the Peace Officer Behavioral Health Support and Community Partnership Grant Program

Summary:

The Colorado Department of Local Affairs (DOLA) has a grant opportunity to provide financial assistance annually to local law enforcement agencies, peace officer organizations, and public safety agencies that employ peace officers for purposes listed below.

- Co-responder community responses;
- Community-based alternative responses;
- Counseling services for peace officers and their immediate family members;
- Assistance for development and implementation of policies to support peace officers who are involved in shootings or fatal use of force;
- Training and education programs that teach peace officers and their immediate family members the symptoms of job-related mental trauma and how to prevent and treat such trauma;
- Peer support programs for peace officers.
- Hiring, contracting, or developing a remote network to provide behavioral health counseling, therapy or other related support services to peace officers involved in job-related traumatic situations.

The award amount is not decided until after application. DOLA determines the award based on funding availability and jurisdiction size.

The grant deadline is November 13, 2024.

Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? No
2. If yes, what is the initial, or, onetime impact? NA
3. What is the annual impact? NA
4. What fund of the City will provide Funding? NA
5. What is the source of revenue within the fund? NA
6. Is there grant funding for this item? Yes
7. If yes, does this grant require a match? No
8. Is this grant onetime or ongoing? Onetime

9. Additional Comments: The award amount is not decided until after application. DOLA determines the award based on funding availability and jurisdiction size.

Legal Issues:

Consideration of this matter is a legislative process

Other issues and Considerations:

Strategic Focus Area:

Safe and Secure Communities

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:

1. Resolution No. 39, 2024

**CITY OF GREELEY, COLORADO
RESOLUTION NO. 39, 2024**

**A RESOLUTION AUTHORIZING THE CITY OF GREELEY TO ENTER INTO
A GRANT AGREEMENT BETWEEN THE CITY OF GREELEY AND THE
STATE OF COLORADO, DIVISION OF LOCAL AFFAIRS, REGARDING
RECEIPT OF GRANT FUNDING PROVIDED BY THE PEACE OFFICER
BEHAVIORAL HEALTH SUPPORT AND COMMUNITY PARTNERSHIP
GRANT PROGRAM**

WHEREAS, the City of Greeley’s Police Department (“City”) and the State of Colorado, Department of Local Affairs, desire to enter into a Grantor Agreement regarding funds from the Peace Officer Behavioral Health Support and Community Partnership Grant Program; and

WHEREAS, the grant funds shall be used for the Counseling services for peace officers and their immediate family members, assistance for development and implementation of policies to support peace officers who are involved in shootings or fatal use of force, training and education programs that teach peace officers and their immediate family members the symptoms of job-related mental trauma and how to prevent and treat such trauma; peer support programs for peace officers; and

WHEREAS, it is in the best interest of the citizens of the City of Greeley to apply for this grant funding.

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

Section 1. The City Council hereby approves submission of a grant application provided by the Colorado Department of Local Affairs.

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

PASSED AND ADOPTED, SIGNED AND APPROVED THIS ____ DAY of ____, 2024.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



Council Agenda Summary

October 15, 2024

Key Staff Contact: Caleb Weitz, Budget and Policy Director

Title:

Resolution establishing the 2024 Tax Levy and directing the certification of the same to the Board of County Commissioners

Summary:

This action sets the mill levy for 2024 for the City's property tax. Property taxes are levied upon the value of land, buildings, and business personal property. This tax is a source of General Fund revenue for the City. The City establishes a tax rate, known as a "mill levy", which is applied against the assessed value of property. The 2025 budget assumes a 2024 property tax mill levy of 11.274. Any reduction to this mill levy, either temporary or permanent, would require an equivalent reduction of resources in the 2025 General Fund budget. The county collects property taxes on behalf of the City. State code requires that the 2024 tax levy be established and transmitted to the Board of County Commissioners by December 15, 2024.

Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? Yes
2. If yes, what is the initial, or, onetime impact? Approximately \$23,500,000 in budgeted 2025 general fund revenue
3. What is the annual impact? Approximately \$23,500,000 in budgeted 2025 general fund revenue

Legal Issues:

City Charter requires the City Council to establish the tax levy and authorize the City Clerk to certify to the Board of County Commissioners that the tax levy for 2024 has been established.

Other issues and Considerations:

None

Strategic Focus Area:

Business Growth
Community Vitality
High-Performance Government
Housing For All
Infrastructure and Mobility
Quality of Life
Safe and Secure Communities

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:

1. Resolution No. 40, 2024
2. Certification and Notice of 2024 Tax Levy

**CITY OF GREELEY, COLORADO
RESOLUTION NO. 40, 2024**

**RESOLUTION ESTABLISHING THE 2024 TAX LEVY AND DIRECTING THE
CERTIFICATION OF THE SAME TO THE BOARD OF COUNTY COMMISSIONERS**

WHEREAS, the Charter of the City of Greeley, Colorado, as well as the laws of the State of Colorado, require the City Council to establish the tax levy so as to fix the rate of taxation by the City of Greeley upon property subject to the ad valorem property tax; and,

WHEREAS, the City Council has considered a proposed budget, and has considered the certificate from the Weld County Assessor showing that the total assessed valuation of property subject to the ad valorem property tax by the City of Greeley for the year of 2024 is \$ 2,157,677,137; and,

WHEREAS, based upon consideration of the data referred to above, the City Council has determined that the rate of taxation necessary to produce the required tax revenues for the 2025 budget is 11.274 mills.

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

Section 1. The tax levy to be applied to the valuation for assessment of property subject to taxation by the City of Greeley, Colorado, is hereby established at 11.274 mills.

Section 2. The City Clerk is hereby authorized and directed to sign a statement certifying to the Board of County Commissioners that the tax levy for 2024 has been established at 11.274 mills.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF _____, 2024.

ATTEST

THE CITY OF GREELEY, COLORADO

By: City Clerk

By: Mayor

**CITY OF GREELEY, COLORADO
CERTIFICATION OF TAX LEVY
FOR 2024**

STATE OF COLORADO)
COUNTY OF WELD)
CITY OF GREELEY)

The undersigned Mayor of the City of Greeley, Colorado hereby certifies that the City Council of the City of Greeley, on October 15, 2024, established by resolution that the 2024 tax levy by the City of Greeley will be 11.274 mills. All steps and hearings required to be conducted and completed prior to the establishment of the tax levy were in fact taken and concluded, in accordance with law. A true copy of the resolution establishing said levy is attached hereto.

Dated this 15th day of October, 2024.

ATTEST

THE CITY OF GREELEY, COLORADO

By: City Clerk

By: Mayor

NOTICE OF TAX LEVY FOR 2024

STATE OF COLORADO)
COUNTY OF WELD)
CITY OF GREELEY)

WHEREAS, at the regular meeting of the Council of the City of Greeley held at 1001 11th Avenue, in the City of Greeley, on the 15th day of October, 2024, the following resolution was unanimously adopted:

"Be it Resolved and Ordered by the City Council, that upon valuation of assessable property in Greeley as certified by the County Assessor the current year, there be and is hereby levied for:

Ordinary Purposes	11.274 mills
Interest	mills
Payment of Bonds	mills
Outstanding Warrants	mills
Special Improvements	mills
Parks	mills
Library	mills
Streets and Alleys	mills
Contingent	mills
TOTALS	11.274 mills

Passed by the City Council of Greeley, Colorado and approved this 15th day of October, 2024.

ATTEST

THE CITY OF GREELEY, COLORADO

By: City Clerk

By: Mayor

(Seal) Note: The Clerk or Secretary will immediately upon passage of this resolution deliver or cause to be delivered to the County Commissioners of the County and State aforesaid, a certified copy of said resolution with the seal thereto attached; also signed by the Mayor or President and Clerk or Secretary of Board.



Council Agenda Summary

October 15, 2024

Key Staff Contact: Deb Callies, Housing Director

Title:

Resolution approving the amended 2020-2024 Citizen Participation Plan for the Community Development Block Grant and HOME Investment Partnership fund programs

Summary:

On September 3, 2024, City Council approved the creation of the Housing for All Advisory Board (HFAAB) as the advisory board replacing the Greeley Urban Renewal Authority (GURA) to make recommendations to City Council. One of the functions of the HFAAB is to determine recommendations for the Community Development Block Grant (CDBG) and HOME Investment Partnership Fund awards annually, annual action plans, and the priorities for these funds in the Five Year Consolidated Plan.

2024 is a planning year for the 2025-2029 HUD Five Year Consolidated Plan. Therefore, an amendment is necessary to the Citizen Participation Plan covering 2024 public outreach and participation to fully realize the needs of the community.

The resolution to amend the 2020-2024 Citizen Participation Plan reflects recent changes from GURA to the City to determine approval for funding awards, annual action plans, and Five Year Consolidated Plans.

Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? No

Legal Issues:

Consideration of this matter is a legislative process.

Other issues and Considerations:

Strategic Focus Area:

Community Vitality
High-Performance Government
Housing For All
Quality of Life

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:

1. Resolution No. 41, 2024 with Exhibit A

CITY OF GREELEY, COLORADO
RESOLUTION NO. 41, 2024

**A RESOLUTION APPROVING THE AMENDED 2020-2024 CITIZEN
PARTICIPATION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT
PROGRAM**

WHEREAS, the City of Greeley is eligible to participate in the Community Development Block Grant (CDBG) Program, an initiative of the Federal Department of Housing and Urban Development; and

WHEREAS, an application for assistance from the CDBG requires the preparation and adoption of a 5-year Consolidated Plan and then annual “Action Plans” to implement the identified priorities and goals of the Consolidated Plan; and

WHEREAS, a Citizen Participation Plan is required as part of the Consolidated Plans and Annual Action Plans and sets forth the policies and procedures to encourage citizen engagement; and

WHEREAS, on July 16, 2024, Resolution No. 22, 2024 amended and restated cooperation agreement between the City of Greeley (City) and the Greeley Urban Renewal Authority (GURA). The amended and restated cooperation agreement no longer delegates the management of CDBG consolidated plan process to GURA; and

WHEREAS, the amended 2020-2024 Citizen Participation Plan addresses the change in structure by delegating GURA’s responsibility for the management of the consolidated plan to the City.

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

Section 1. That the Amended 2020-2024 Citizen Participation Plan, attached as Exhibit A, is adopted.

Section 2. This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF _____, 2024.

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

CITIZEN PARTICIPATION PLAN for the CONSOLIDATED PLANNING PROCESS

AMENDED FOR THE 2020-2024 CONSOLIDATED PLAN

I. CITIZEN PARTICIPATION – GENERAL INFORMATION

A. INTRODUCTION

The City of Greeley receives an annual entitlement of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funding from the U. S. Department of Housing and Urban Development (HUD). The grants provide funding for community development and housing activities that must primarily assist low- and moderate-income residents. On occasion, other HUD grants may be made available to the City (i.e. Neighborhood Stabilization Program or CDBG-Disaster Relief).

The process by which the City determines the priorities, goals, and resources (and reports to HUD on progress) with regard to the grants is called the consolidated planning process. It includes five separate but intertwined processes and resultant plans/reports: (1) Citizen Participation Plan, (2) Analysis of Impediments to Fair Housing study, (3) Five-Year Consolidated Plan, (4) Annual Action Plans, and (5) the Consolidated Annual Performance and Evaluation Report (CAPER).

This document is to meet the requirement that the City, as a recipient of the HUD grants, have and follow a detailed Citizen Participation Plan when developing and implementing the steps of the consolidated planning process. (Reference 24 CFR 91.105-Citizen Participation Plan-Local Governments.)

On July 16, 2024, the City, by Resolution No. 22, 2024, approved an amended cooperation agreement with the Greeley Urban Renewal Authority (GURA). Pursuant to the amended cooperation agreement, GURA would no longer administer CDBG and HOME and thus is no longer responsible for the implementation of this plan.

The City and the City's Housing Solutions Department, Housing for All Advisory Board is responsible for the implementation of the Citizen Participation Plan and development of the consolidated plan process documents listed below. The Housing for All Advisory Board was established by Ordinance 20, 2024, adopted on September 3, 2024. While the Housing for All Advisory Board is being established, the Mayor's Task Force on Homelessness make hold public meetings and make recommendations to City Council in the place of the Housing for All Advisory Board.

B. ENCOURAGEMENT OF CITIZEN PARTICIPATION

Citizens are encouraged to become familiar with the documents of the consolidated planning process, attend public meetings, and offer comments on ways to make the overall community impact greater for low- and moderate-income individuals. Any substantial change to the Citizen Participation Plan, Five-Year Consolidated Plan, or Annual Action Plan requires an amendment. Plans/reports associated with the five steps noted in the Introduction are briefly described below, as are situations requiring an amendment.

1. Citizen Participation Plan

The Citizen Participation Plan sets forth policies and procedures to encourage citizen participation throughout the consolidated planning process. The Plan is in place and amended when needed, generally before the beginning of a new Five-Year Consolidated Plan cycle.

a. Amendments to the Citizen Participation Plan

The Citizen Participation Plan will be reviewed, at a minimum, the year prior to a new Consolidated Plan's formation. The following constitutes a substantial change and an amendment to the Citizen Participation Plan: change in City structure that would relieve the City through the Housing Solutions Department (Housing for All Advisory Board) as the division responsible for the consolidated plan process; change in how documents can be accessed; change in length of time allowed for notices or public comment periods.

2. Analysis of Impediments to Fair Housing

HUD requires that the City annually certify that it will affirmatively further fair housing by conducting an Analysis of Impediments to Fair Housing, taking appropriate actions to overcome the effects of any impediments identified through the analysis, and maintaining records to reflect the analysis and actions. The Analysis of Impediments study is updated prior to the formation of the Five-Year Consolidated Plan. Its formation includes community participation as the City identifies fair housing goals to increase fair housing choice and provide equal access to opportunity to all in the community.

3. Five-Year Consolidated Plan and Annual Action Plans

The **Five-Year Consolidated Plan** provides a framework through which a community-wide dialogue can be initiated to identify housing and community development priorities that align and focus funding from the CDBG and HOME entitlement programs to the intended beneficiaries. The Five-Year Consolidated Plan for which this amended Citizen Participation Plan pertains is for years 2020-2024, but the Citizen Participation Plan will be implemented with approval from the City Council in November 2018. The Five-Year Consolidated Plan may be amended, as necessary.

The Five-Year Consolidated Plan is carried out through **Annual Action Plans**. Specific federal and non-federal funding resources are identified that will be used during a specific year to fund the actions and activities to achieve the goals of the Five-Year Consolidated Plan. The City Council approves Annual Action Plans as part of its October budget. This allows the Annual Action Plan to be submitted to HUD on November 15th. As with the Five-Year Consolidated Plan, Annual Action Plans may be amended, as described.

a. **Amendments to Five-Year Consolidated Plans/Annual Action Plans** – Federal code at 24 CFR 91.505 sets forth instances requiring an amendment to a Five-Year Consolidated Plan or an Annual Action Plan, specifically if one of the following decisions are made:

- (1) To make a change in its allocation priorities or a change in the method of distribution of funds;
- (2) To carry out an activity, using funds from any program covered by the consolidated plan (including program income, reimbursements, repayment, recaptures, or reallocations from HUD), not previously described in the action plan; or
- (3) To change the purpose, scope, location, or beneficiaries of an activity.

The citizen participation plan must set forth the criteria to be used when determining what constitutes a substantial amendment (which are subject to the City's citizen participation process). The criteria are below. (Note: The Five-Year Consolidated Plan identifies what the funding **priorities** will be for the stated period. **Goals** are set for the priorities, and implemented through approved **activities**.)

Example for Note –

- ❖ One of the Five-Year Consolidated Plan **priorities** was support of affordable housing.
 - **Goals** set were to (1) assist eight homeowners with housing rehab per year and (2) assist 10 buyers with down payment assistance per year.
 - Applications for each of the noted **activities** are received annually identifying how many people will benefit from the activities and with the intent to reduce the annual goals.

- ❖ Adding a new priority to a Five-Year Consolidated Plan requires a substantial amendment. (Adding a goal to support the priority does not require a substantial amendment.)

Example – Adding a priority: Adopted Five-Year Consolidated Plan priorities did not include an acquisition of vacant land priority. It is later determined that a blighted property should be purchased and demolished. Adding a **priority** to acquire and demolish blighted property an affordable housing **priority** to the Consolidated Plan requires a substantial amendment.

Example – Adding a goal: Assistance to develop and maintain affordable housing was identified as a **priority** in the Five-Year Consolidated Plan. **Goals** were set for single-family housing rehab and down payment assistance. Later, an application for assistance with a multi-family rehab **activity** is received. Adding a multi-family goal so that an activity can be approved does not require a substantial amendment, but will require a minor amendment that does not have to go through the citizen participation process.

- ❖ The budget approved by City Council changes – an activity is added.

Example – An activity is added: Mid-year, an application for assistance is received that was not approved as part of the Annual Action Plan budget. There are funds available and it is determined the activity should be implemented. This is a budget change and would require a substantial amendment.

- ❖ The budget approved by City Council changes – activities stay the same, but funds awarded to the activities change more than 10% of the overall budget.

Example – Increase or decrease in activity: The bid for “Activity One” came in under budget by \$10,000; “Activity Two” came in over budget by \$7,000. The overall budget for the Annual Action Plan year was \$850,000. Because the \$7,000 change is less than 10% of \$850,000, the budgets for the two activities can change without substantial amendment.

Example – Increase/decrease in grant award: An infrastructure activity was awarded \$575,000, but the bid came in for \$450,000. The overage (\$125,000) needs to be moved – either to a new activity or with additional funding for approved activities. A substantial amendment is required.

- ❖ The purpose, scope, location, or beneficiaries of an activity changes.

Example – Change in scope: An activity is approved to assist with a public facility’s addition. After budget approval, it is determined that parking spaces will need to be added elsewhere due to the addition. The change in scope would require a substantial amendment. OR A public service is approved for the Housing Navigation Center to support case managers as they assist persons with housing needs. After budget approval, they determine they want to also provide cold weather shelter services under the award. The change in beneficiaries would require a substantial amendment.

Note: If, during the application/budget process, the activities are approved broad enough to cover changes such as those noted in the example, no substantial amendment is needed. For example, if the public facility activity was approved as the addition and any other work needed as a result of the addition, the public would already have been notified of the possible change in scope.

4. Consolidated Annual Performance and Evaluation Report (CAPER)

Progress made on the goals of the Five-Year Consolidated Plan is reported on through the annual CAPER, which discusses performance annually. It is due to HUD annually by March 31st.

C. TARGET POPULATIONS

The City encourages all its citizens to participate in the stages of the consolidated planning process noted above, with special emphasis placed on encouraging participation from the following populations:

1. Five-Year Consolidated Plan, Annual Action Plans, Citizen Participation Plan

- a. Low- moderate-income persons, residents residing in low- moderate-income neighborhoods, and residents of public and assisted housing developments (including resident advisory boards, councils, and management corporations)
- b. Residents of revitalization or slum/blight areas, and areas where CDBG or HOME funds are proposed for use
- c. Limited or non-English speakers and minorities; persons with disabilities (see additional information in Section II)
- d. Community and City (both public and private) partners interested in the goals of HUD’s entitlement programs, such as the Northern Colorado Region of the Balance of State Continuum of Care, faith- and community-based institutions, nonprofit and philanthropic organizations, businesses, developers, and city departments.
- e. Greeley Housing Authority

2. Five-Year Consolidated Plan only (in addition to those named above)

- a. Broadband internet service providers and organizations engaged in “narrowing the digital divide”
- b. Agencies whose primary responsibilities included the management of flood prone areas, public land, or water resources
- c. Emergency management agencies

D. CONTACT INFORMATION FOR CONSOLIDATED PLAN PROCESS COMMENTS

Citizens are encouraged to review the plans/reports of the consolidated planning process and offer comments at any time, but particularly during the formation of the plans/reports noted in Section I.B. Citizens wishing to comment on or request document copies verbally should call the Housing Solutions Department at **970-430-0438** and request a staff person to which comments on a part of the consolidated plan can be made. Written requests for document copies and/or to submit written comments should be submitted to:

Housing Solutions Department - Attn: Deb Callies (deb.callies@greeleygov.com)
1100 10th Street, Suite 301, Greeley, CO 80631

E. PUBLIC MEETINGS

The public has several public meeting options through which it can engage with the consolidated planning process, as noted below. See Section II for information on accessibility to the meetings.

1. Citizens Focus Groups or Standing Committees

At the discretion of the Housing for All Advisory Board, focus groups or standing committees may be formed of residents of the Redevelopment District neighborhoods or special populations (persons with disabilities, elderly, etc.) to solicit neighborhood input on the consolidated planning process.

2. Neighborhood meetings

Neighborhood meetings will be held during the formation of the Five-Year Consolidated Plan, and Annual Action Plans. Meetings will be held in locations in the Redevelopment District and may include: Rodarte Cultural Center, Greeley Recreation Center, any of the City Center buildings, the downtown library, the Housing Authority office, and others as needed. When setting meeting locations and times, consideration will be given to convenience for low- moderate-income residents and persons with disabilities.

3. The City (City Council) or the Housing Solutions Department (Housing for All Advisory Board) (Administrator of CDBG and HOME)

Public meetings of the City Council, which include concerns of the CDBG and HOME grants, are held the 1st and 3rd Tuesday of every month at 6:00 p.m. in City Council Chambers (1001 11th Avenue). The Housing for All Advisory Board are (generally) monthly on the second Wednesday at 4:30 p.m. in City Council Chambers (1001 11th Avenue). The meeting agenda (in a suitable format and language) will be provided upon request; allow a minimum of 72 hours prior to the meeting for requests to be processed.

4. Public Hearings of the Housing for All Advisory Board and/or City Council

Federal code requires a minimum of two public hearings, held at two different stages of the program year, that address needs, development of proposed activities, and review of program performance. See Section II for additional information on public hearings.

F. ACCESS TO RECORDS AND CONSOLIDATED PLANNING PROCESS DOCUMENTS

Citizens can access records and documents associated with the consolidated planning process or the public hearings by contacting the Housing Solutions Department for a copy (free of charge). The documents are also available on the City's website, www.greeleygov.com. Requests for documents in a language or means other than written English should be made to City staff with a minimum of 48 hours allowed for requests to be processed.

1. Assessment of Language Needs

The City conducted a Four-Part Language Needs Analysis and determined the only language other than English represented in great enough numbers to warrant translation to be Spanish. The City has an adopted Limited English Proficiency (LEP) policy.

2. Information Available with Regard to Consolidated Planning Process

Before adoption of a document of the consolidated plan, the City will make available information that includes the amount of assistance expected (including grant funds and program income) and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low- and moderate-income. The information will be available to residents, public agencies, and other interested parties.

G. TECHNICAL ASSISTANCE

Technical assistance will be provided during the annual CDBG application process, with notification of the meetings provided in the CDBG Notice of Funding Availability. If additional technical assistance in developing funding applications/proposals is needed, the City should be contacted.

H. ANTI-DISPLACEMENT

Activities funded and carried out under the federal grant programs earlier noted will, to the greatest extent feasible, minimize the direct, permanent, and involuntary displacement of households. Projects deemed beneficial and supportive of the City's overall goals, but which may cause such displacement, will be undertaken by the noted grant funds only under these conditions:

1. It has been demonstrated that such displacement is necessary and vital to the overall goals of the grant programs,
2. Efforts were taken to reduce the number of households displaced, and
3. Adverse effects on the displaced households are outweighed by the anticipated goals and accomplishments of the proposed project.

City policy is to provide relocation assistance to all households permanently displaced by the acquisition of real property, as required for compliance with HUD regulations under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646) and Section 104(d) of the Housing and Community Development Act of 1974, as amended. The assistance will be provided

expressly to mitigate adverse effects caused for low- and moderate-income household displaced so that an approved project can be carried out. Assistance will include the following:

4. Housing counseling and referrals to comparable housing, as necessary, prior to displacement.
5. Relocation benefits and moving expense payments for each household displaced.

I. COMPLAINT PROCEDURE

1. Formal complaints with regard to any part of the consolidated planning process should be made to the **Housing Solutions Department**, address and phone provided under contact information.
2. If not resolved by the Housing Solutions Department, formal complaints should be sent to: **City Manager's Office**, City Hall, 1000 10th Street, Greeley, CO 80631.
3. If the complainant is not satisfied with the City Manager's response, further appeals should be sent to: **Greeley City Council**, c/o the Mayor (City Hall, 1000 10th Street, Greeley, CO 80631). The council has 30 days in which to take further action as deemed necessary to address the complainant's concerns.
4. If the complainant has not been satisfied with the response of the City Council, a formal complaint may then be sent directly to the regional Department of Housing and Urban Development (HUD) at: **Department of Housing & Urban Development**, 1670 Broadway, Denver, CO 80202-4801.
5. Complaints with regard to access (ADA, language, etc.) should contact the City of Greeley's designated Disability Rights and Title VI Coordinator, John Goodson at (970) 573-9455, 1001 9th Avenue, Greeley, CO, 80631 or at John.Goodson@greeleygov.com.
6. If the concern is of a discriminatory nature (i.e. discrimination because of physical or mental disability, race, creed, color, sex, marital status, familial status, religion, national origin, and/or ancestry), complainant should directly contact: **The Colorado Civil Rights Commission/Division**, Phone: (303) 894-2997, Toll Free: (800) CO-CIVIL (282-4845). The Colorado Civil Rights Division website, www.dora.state.co.us/civil-rights, provides information about the Division, the Civil Rights Commission, and the process for filing a complaint.

With the exception of City Council's response, complaints will be responded to in writing within 15 working days of receipt of the complaint.

II. CITIZEN PARTICIPATION IN THE CONSOLIDATED PLAN PROCESS

A. STATEMENT OF NON-DISCRIMINATION

The City provides reasonable and timely access to all meetings required in the consolidated planning process and does not discriminate on the basis of disability, race, color, national origin, or gender. Policies and procedures are in place to assist persons with limited English proficiency and/or disabilities.

B. PROVISION OF REASONABLE AND TIMELY ACCESS; MEETING LOCATIONS; RESPONSE TO COMMENTS

1. All documents noted in the consolidated planning process will be available for review and comment as follows:

- a. Posted on www.greeleygov.com
- b. Via Access to Records procedures (see Section I)
- c. Available by request to City staff in a format other than written English (allow 48 hours minimum)

2. Notice of availability of any part of the consolidated planning process will be, at a minimum, by:

- a. Notice published in the Greeley Tribune – English and Spanish ads
- b. Email or letter to CDBG and HOME partners and citizens that provided prior notification to City of interest in the federal grant programs
- c. All notices will be published a minimum of 10 days prior to the meeting or report/plan availability, as required by Colorado law

3. Meeting locations

- a. City Council and Housing for All Advisory Board – 1001 11th Avenue (accessible to persons with disabilities)
- b. Focus Groups and Standing Committees – meeting locations will be determined as groups and committees are implemented, including 1100 10th Street conference rooms(locations will be accessible to persons with disabilities)
- c. Neighborhood meetings – various locations in Redevelopment District on a to-be-determined basis

4. Comments

The City will consider any comments or views of Greeley residents or other interested parties received in writing, or verbally at the public hearings, in preparing a Five-Year Consolidated Plan or Annual Action Plan, Substantial Amendments, and the CAPER. A summary of comments or views received, and a summary of any comments or views not accepted and the reasons why, will be attached to the final Five-Year Consolidated Plan/Annual Action Plans.

C. PUBLIC HEARINGS

Public hearings will be held at the following stages of the consolidated planning process:

1. The **City Council or the Housing for Advisory Board** will hold a public hearing prior to recommending approval of an Analysis of Impediments to Fair Housing, the Five-Year Consolidated Plan, Annual Action Plans, Substantial Amendments, and/or the CAPER (prior to publishing a Plan).
2. **City Council** will hold a second public hearing to approve Five-Year Consolidated Plans, Annual Action Plans, and Substantial Amendments to either Plan. (No public hearing will be held by City Council for the Analysis of Impediments to Fair Housing or CAPER.)

D. ACCESS TO RECORDS-NON-ENGLISH AND PERSONS WITH DISABILITIES

1. Assessment of language needs: The City conducted a Limited English Proficiency Four-Part Analysis and identified the Hispanic ethnicity as the population that exceeds safe harbor provisions, and as such will provide adequate and reasonable notices under the Citizen Participation Plan in Spanish. The City has an adopted Language Access Plan for Limited English Proficiency.
2. The City has an adopted “Americans with Disabilities Act/Section 504 Effective Communications Policy and Procedures” which sets forth the means by which persons with disabilities can access City records. The City has adopted these policies and procedures and will follow them with respect to accessing records and documents associated with the consolidated planning process.
3. Aids and assistance related to Limited English Proficiency or a disability and needed to effectively review any document of the consolidated planning process should call the City (970-430-0438) to initiate the City’s Plans. (Please allow 72 hours for requests to be processed.)

E. ACCESS TO MEETINGS-PERSONS WITH DISABILITIES

The City’s policies and procedures for the Americans with Disabilities Act/Section 504 Effective Communications is the governing document for access to meetings. Public meetings noted above are all in accessible locations. Consult the policies and procedures for additional information.

Plan/Report	Citizen Participation	Comment Period	Required Approval	Deadline
1. Citizen Participation Plan & Amendments	- Through participation in a focus group or standing committee - Providing comment during comment period - Attend public meeting of Housing for All Advisory Board or City Council	Plan available for 30-day comment prior to approval	- Recommendation by majority vote of Housing for All Advisory Board or City Council - Approval by majority vote of City Council - No Public Hearing required	Citizen Plan is in place. Amendments as needed, generally prior to new Five-Year Consolidated Plan
2. Analysis of Impediments to Fair Housing	- Participate in resident survey (email, at meetings, online as appropriate) - For agencies and other partners – attend a one-on-one or group meeting(s) - Through participation in a focus group or standing committee - Provide comment during comment period - Attend the Housing for All Advisory Board or City Council public hearing	Analysis of Impediments to Fair Housing study available for 30-day comment period prior to approval	- Recommendation by majority vote of Housing for All Advisory Board or City Council with public hearing (prior to publishing for comment) - Approval by majority vote of City Council, no public hearing required	Completed prior to developing new Five-Year Consolidated Plan; no HUD-submittal required, but must maintain records and report on annually
3. Five-Year Consolidated Plan	- Attend a neighborhood meetings (two held) - Participate in resident survey (email, at meetings, online as appropriate) - For agencies and other partners – attend a one-on-one or group meeting(s) - Through participation in a focus group or standing committee - Provide comment during comment period - Attend one of two public hearings (Housing for All Advisory Board, City Council)	Plan available for 30-day comment prior to its approval	- Recommendation by majority vote of Housing for All Advisory Board or City Council with public hearing (prior to publishing for comment) - Approval by majority vote of City Council with public hearing	To HUD through IDIS on Nov. 15 th
4. Annual Action Plans	- Attend a neighborhood meetings (two held) - For agencies and other partners – attend a one-on-one or group meeting(s) - Through participation in a focus group or standing committee - Provide comment during comment period - Attend one of two public hearings (Housing for All Advisory Board, City Council)	Plan available for 30-day comment prior to its approval	- Recommendation by majority vote of Housing for All Advisory Board or City Council with public hearing (prior to publishing for comment) - Approval by majority vote of City Council with public hearing	To HUD through IDIS on Nov. 15 th
5. Minor amendment	Attend Housing for All Advisory Board or City Council meeting	None	Approved by majority vote of Housing for All Advisory Board or City Council	Through IDIS through resubmittal of Action Plan
6. Substantial amendment (See section on what constitutes a substantial amendment)	- Through participation in a focus group or standing committee - Provide comment during comment period - Attend one of two public hearings (Housing for All Advisory Board, City Council)	Amendment available for 30-day comment period prior to approval	- Recommendation by majority vote of Housing for All Advisory Board or City Council with public hearing - Approval by majority vote of City Council with public hearing	Through IDIS through resubmittal of Five-Year Consolidated Plan or an Annual Action Plan
7. CAPER	- Through participation in a focus group or standing committee - Provide comment during comment period - Attend public hearings -Housing for All AdvisoryBoard or City Council	CAPER available for 15-day comment prior to its approval	- Recommendation by majority vote of Housing for All Advisory Board or City Council with public hearing (prior to publishing for comment) - Approval by majority vote of City Council, no public hearing required	To HUD through IDIS by March 31



Item: 18. Council Agenda Summary

Title:

Pulled Consent Agenda Items

Summary:

Pulled Consent Agenda items will be considered in the order they appeared on the consent agenda.



Council Agenda Summary

October 15, 2024

Key Staff Contact: Caleb Weitz, Budget and Policy Director

Title:

Public hearing and second 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 2024 and for funds held in reserve for encumbrances through December 31, 2023

Summary:

This is the second supplemental appropriation ordinance modifying the 2024 budget. This appropriation enables the utilization of unbudgeted revenues incurred in the 2024 year, and for administrative cleanup associated with new fund creation. This appropriation is consistent with the financial planning in the 2025 Recommended Budget.

This appropriation includes 22 requests that are outlined in more detail on the attached Detail Supporting Schedule. Listed below are highlights of the requests included in the requested appropriation:

- \$1.9 million to move the Homelessness budget out of the general fund
- \$630 thousand in grant revenue to support Culture, Parks, & Recreation capital projects
- \$513 thousand to move the Housing budget out of the general fund
- \$341 thousand to appropriate unbudgeted revenue for Culture, Parks, and Recreation
- \$335 thousand in ESG, PSH, and Olmstead grants for the Homelessness department

The attached ordinance includes the proposed budget increases to ensure the City meets the requirements of the charter that expenditures do not exceed what has been appropriated by Council. Council may adjust or remove any of the budget requests prior to adoption at the proposed second reading on October 15, 2024.

A motion to introduce the ordinance and schedule a public hearing and second reading for October 15, 2024, was approved by a majority vote of City Council on October 1, 2024.

Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? Yes
2. If yes, what is the initial, or, onetime impact? \$5,573,937 in 2024
3. What is the annual impact? \$5,573,937 in 2024
4. What fund of the City will provide Funding? See Ordinance
5. What is the source of revenue within the fund? Various
6. Is there grant funding for this item? Yes
7. If yes, does this grant require a match? Yes, various items
8. Is this grant onetime or ongoing? One-time
9. Additional Comments: Total appropriations made by this ordinance, excluding transfers, are

\$5,573,937. The following funding sources will be used to cover the appropriations made by this ordinance.

Funding Source	Total
Existing Budget	\$ 2,449,304
Fund Balance	1,450,000
Grant Revenue	1,323,413
Interest Earnings	100,000
Opioid Funding	98,775
Registration Fees	57,427
Concessions	50,000
Cash in Lieu	25,018
Facility Fees	20,000
Grand Total	\$ 5,573,937

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:

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

Strategic Focus Area:

High-Performance Government
Housing For All
Infrastructure and Mobility
Quality of Life
Safe and Secure Communities

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:

1. Ordinance No. 38, 2024
2. 2024 Appropriation 2 - Detail Supporting Schedule

3. Item 19 - Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 38, 2024

**AN ORDINANCE APPROPRIATING ADDITIONAL SUMS TO DEFRAY THE EXPENSES
AND LIABILITIES OF THE CITY OF GREELEY FOR THE BALANCE OF THE FISCAL
YEAR OF 2024 AND FOR FUNDS HELD IN RESERVE FOR ENCUMBRANCES AT
DECEMBER 31, 2023**

WHEREAS, the City of Greeley has or will incur expenses for certain activities described below during the 2024 fiscal year; and

WHEREAS, the revenues received in the City of Greeley in 2023, exceeded the amount of revenues estimated in the 2023 Budget by more than the total amount of the expenditures in the same year.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL 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 2024 budget and amounts held in fund balance reserves from 2023, there is hereby appropriated the following designated sums to be allocated for use during the remainder of 2024:

Fund	Expenditures		
	Amount	Transfers	Total
100 GENERAL FUND	\$ 501,108	\$ -	\$ 501,108
109 HOUSING	512,925	-	512,925
115 HOMELESSNESS	1,936,379	-	1,936,379
120 DESIGNATED REVENUE	108,525	25,018	133,543
170 GRANTS	335,000	-	335,000
300 PUBLIC IMPROVEMENT	250,000	22,000	272,000
304 FOOD TAX	630,000	-	630,000
330 DEVELOPMENT	1,100,000	-	1,100,000
413 SEWER CAPITAL REPLACEMENT	100,000	-	100,000
601 CEMETERY ENDOWMENT	100,000	-	100,000
Grand Total	\$ 5,573,937	\$ 47,018	\$ 5,620,955

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 take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS 15th DAY OF OCTOBER 2024.

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



City of Greeley
2024 Appropriation
City Council Meetings: Oct 1st & Oct 15th

Fund	Item	Department	Funding Source	Description	Fund Balance	Revenue	Expenditures	Net Impact
100 - GENERAL FUND								
	1	CPRD	Facility Fees	This request appropriates additional funding for Island Grove operations. Island Grove hosted three unplanned concerts at the arena in 2024. This request appropriates funds to balance the expenditures associated with these shows.	-	20,000	20,000	-
	2	CPRD	Grant Revenue	This request appropriates funding for the purchase of electric mowing equipment at Island Grove. The equipment purchase will be reimbursed 80% by a Colorado "Mow Down Pollution" grant which aims to improve air quality along the Front Range.	-	30,663	30,663	-
	3	CPRD	Registration Fees	This request appropriates aquatics revenue that exceeded what was budgeted in 2024. These funds will be used to pay for increased pool chemical costs.	-	57,427	57,427	-
	4	CPRD	Concessions	This request appropriates Ice Haus concessions revenue that exceeded what was budgeted in 2024. Recreation would like to direct these funds to cover additional concession costs associated with Grit Hockey events.	-	50,000	50,000	-
	5	CPRD	Grant Revenue	This request appropriates revenue from multiple CPRD grants. These include the GOCO Fellowship grant which goes towards a Conservation Fellow Position, the Weld Community Foundation Shurview Book grant which will fund children's storybooks for Shurview property outreach efforts, and a Phillips 66 Learn to Swim grant to help encourage children to join swim lessons.	-	182,750	182,750	-
	6	CPRD	Operating Transfer: CASH IN LIEU OF LANDSCAPING	This request appropriates funding for reimbursement of Share the Shade Expenses. Funding comes from Cash in Lieu of landscaping fees and reimbursement by contractors for work paid by the city.	-	25,018	25,018	-
	7	PW	Grant Revenue/Operating Transfer	This request appropriates funding for additional security and biohazard clean-up services for Greeley Evans Transit (GET). This funding ensures GET's drivers can focus on driving safely and efficiently while addressing workplace hazards for drivers and customers alike. This request is funded by the Federal Transit Authority and FASTER.	22,000	28,000	50,000	-
	8	NON	Fund Balance	This request appropriates funding for the city's lease on the 11th Avenue Atmos building related to downtown office space relocations. The funding is available from the close out of the City Center fund 322.	95,000	-	95,000	-
100 - GENERAL FUND					117,000	393,858	510,858	-
109 - HOUSING								
	9	HH	Existing Budget	This request appropriates the 2024 budget for the Housing Solutions department into the new Housing Fund. This is an administrative action to transition the Housing budget out of the general fund for improved reporting.	-	512,925	512,925	-
109 - HOUSING					-	512,925	512,925.00	-
115 - HOMELESSNESS								
	10	HH	Existing Budget	This request appropriates the 2024 budget for the Homeless Solutions department into the new Homelessness Fund. This is an administrative action to transition the Homeless Solutions budget out of the general fund for improved reporting.	-	1,936,379	1,936,379	-
115 - HOMELESSNESS					-	1,936,379	1,936,379	-
145 - OPIOID SETTLEMENT								
	11	NON	Opioid Funding	This request appropriates State funding to support the City's overdose reduction initiatives.	-	98,775	98,775	-
145 - OPIOID SETTLEMENT					-	98,775	98,775	-
176 - HOMELESSNESS OTHER GRANTS								
	12	HH	Grant Revenue	This request appropriates funding for tenancy support services including 20 housing vouchers through the Permanent Supportive Housing (PSH) Grant program from the State of Colorado Department of Local Affairs.	-	72,000	72,000	-
	13	HH	Grant Revenue	This request appropriates funding from the State's Emergency Solutions Grant (ESG) to support homeless resolution initiatives.	-	155,000	155,000	-
	14	HH	Grant Revenue	This request appropriates funding for tenancy support services including 30 housing vouchers. Funds are available through the State's Olmstead Advancement Grant program which supports community-based services, supports and housing for individuals with disabilities.	-	108,000	108,000	-
176 - HOMELESSNESS OTHER GRANTS					-	335,000	335,000	-

Fund	Item	Department	Funding Source	Description	Fund Balance	Revenue	Expenditures	Net Impact
304 - FOOD TAX								
	15	CPRD	Grant Revenue	This request appropriates grant funds from Colorado Parks and Wildlife's Fishing is Fun program to purchase and install site amenities at Poudre Ponds Recreational Fishery.	-	110,000	110,000	-
	16	CPRD	Grant Revenue	This request appropriates grant funds for planning and design work for the Narrows section of the Poudre River Trail to address erosion issues.	-	70,000	70,000	-
	17	CPRD	Grant Revenue	This request appropriates the Weld County contribution to the Duran section of the Poudre River Trail repair project.	-	200,000	200,000	-
	18	CPRD	Grant Revenue	This request appropriates the RESTORE grant from National Fish and Wildlife Foundation for restoration efforts of Shurview property.	-	250,000	250,000	-
304 - FOOD TAX					-	630,000	630,000	-
322 - CITY CENTER								
	19	PW	Fund Balance	This request appropriates the remaining fund balance in the City Center Fund 322 to facilitate fund close-out. The fund is being closed at the end of 2024 due to the original work associated with fund creation being complete (City Center South, City Hall and City Center North Phase I Renovations).	250,000	-	250,000	-
322 - CITY CENTER					250,000	-	250,000	-
334 - TRANSPORTATION DEVELOPMENT								
	20	PW	Fund Balance	This request is a clean-up transfer related to an item from the first appropriation. Dollars were appropriated into Fund 301 to repay CDOT for the 10th Street Improvements grant that was withdrawn for failure to meet Buy America regulations. CDOT agreed to transfer the grant to a separate Public Works project in Fund 334. The first appropriation of 2024 used 301 fund balance as the CDOT repayment funding source. This corrects that with a transfer from 334.	1,100,000	-	1,100,000	-
334 - TRANSPORTATION DEVELOPMENT					1,100,000	-	1,100,000	-
413 - SEWER CAPITAL REPLACEMENT								
	21	W&S	Fund Balance	This request appropriates \$100k from the 413 fund balance. During a recent inspection, we discovered that the centrate pipe exiting the dewatering building is severely corroded due to hydrogen sulfide exposure. Although a temporary fix has been applied, a permanent solution requires this appropriation.	100,000	-	100,000	-
413 - SEWER CAPITAL REPLACEMENT					100,000	-	100,000	-
601 - CEMETERY ENDOWMENT								
	22	CPRD	Interest Earnings	This request appropriates \$100k in additional interest earnings from the cemetery endowment fund to the cemetery operating fund.	-	100,000	100,000	-
601 - CEMETERY ENDOWMENT					-	100,000	100,000	-
TOTAL (Less Additional Operating Expenditures Between Funds)					\$ 1,567,000	\$ 4,006,937	\$ 5,573,937	\$ -
OPERATING TRANSFERS								
	6	CPRD	Operating Transfer	Share the Shade Operating Transfer of Fund Balance CASH IN LIEU OF LANDSCAPING to GENERAL FUND	-	25,018	25,018	-
	7	PW	Operating Transfer	Mobility Security Operating Transfer of Fund Balance FASTER TO GENERAL FUND	-	22,000	22,000	-
	20	PW	Operating Transfer	10th St Access Improvements Phase 2 Operating Transfer of Fund Balance TRANSPORTATION DEVELOPMENT TO PUBLIC IMPROVEMENT	-	1,100,000	-	1,100,000
	22	CPRD	Operating Transfer	Cemetery Endowment Additional Interest Earnings Operating Transfer of Interest Earnings CEMETERY ENDOWMENT to CEMETERY	-	100,000	-	100,000
					-	1,247,018	47,018	1,200,000
					\$ 1,567,000	\$ 5,253,955	\$ 5,620,955	\$ 1,200,000

2024 Clean-Up Appropriation Request

Caleb Weitz, Budget and Policy Director
City Council Meeting - October 15, 2024





Agenda

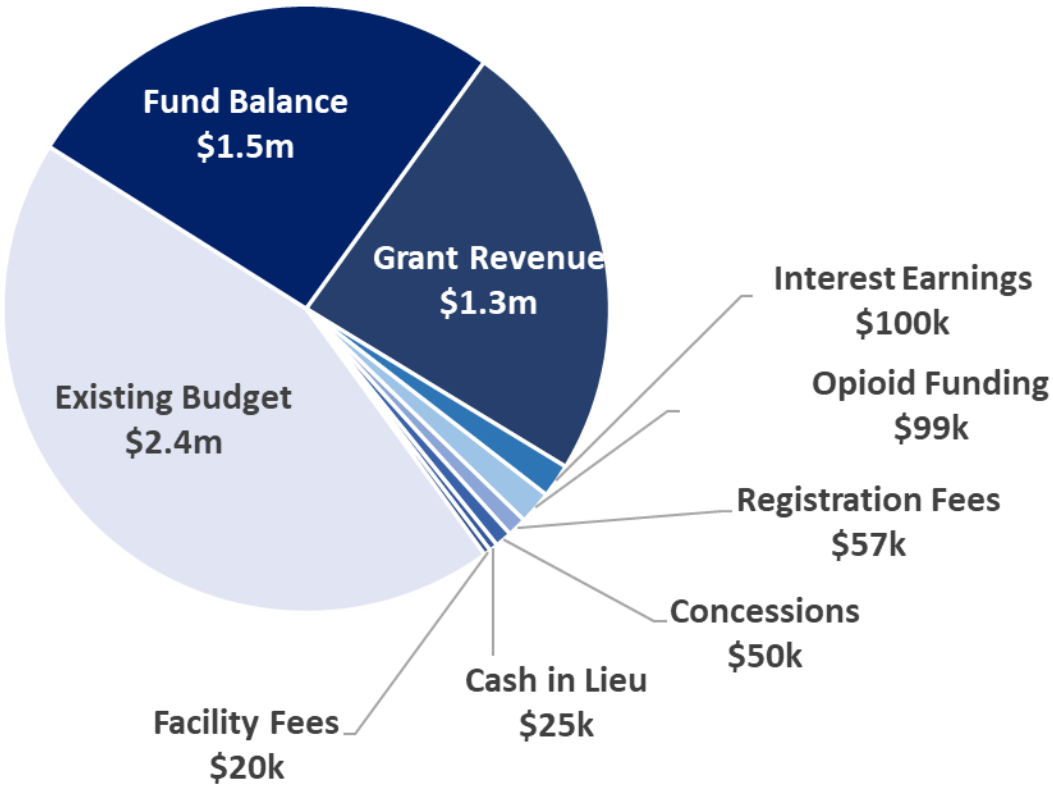
- Supplemental Appropriation Request Overview
- Request Breakout
- Expenditures by Key Focus Area
- Operating and Capital Highlights
- Recommendation
- Purpose: Council approval for increase to 2024 appropriations in various funds

Supplemental Appropriation Request Overview

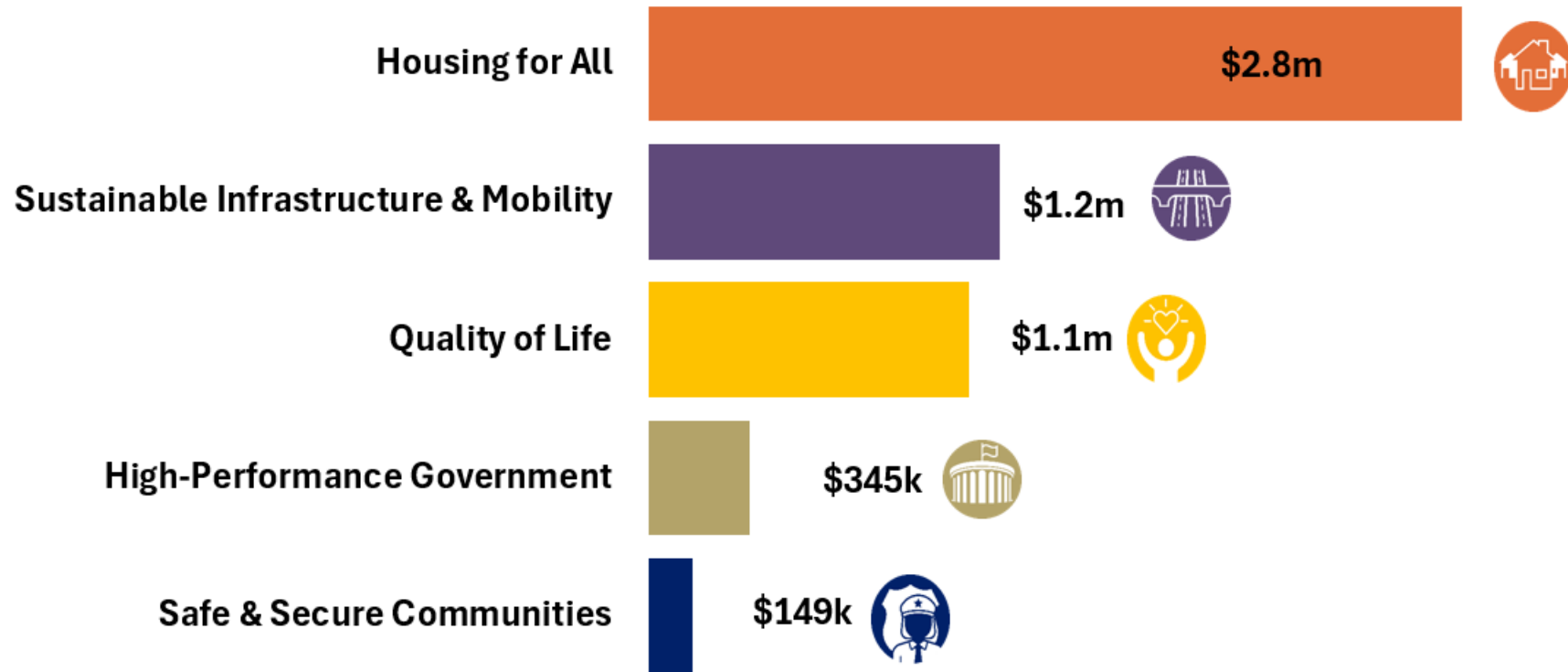
- Final Appropriation of 2024
- Appropriation of grants & additional revenues during 2024
- Support operational & capital needs in 2024
- Meet requirements to be balanced/approved by Council for each fund in 2024
- Total request: \$5,573,937 in Expenditures - (\$47,018 in Transfers Across Funds)
- Most of the items on the appropriation are the result of administrative clean-up alongside the development of the 2025 budget

Request Breakout

Funding Source	Total
Existing Budget	\$ 2,449,304
Fund Balance	1,450,000
Grant Revenue	1,323,413
Interest Earnings	100,000
Opioid Funding	98,775
Registration Fees	57,427
Concessions	50,000
Cash in Lieu	25,018
Facility Fees	20,000
Total (Excluding Transfers)	\$ 5,573,937
Operating Transfers	47,018
Total Appropriation	\$ 5,620,955



Appropriation by Key Focus Area



Request Highlights

Operating Requests	Amount
 Homelessness 2024 Budget* [115 - HOMELESSNESS FUND]	\$1.9m
 Housing 2024 Budget* [109 - HOUSING FUND]	\$512k
 CPRD Grants [100 - GENERAL FUND]	\$183k
 ESG Grant [176 - HOMELESSNESS OTHER GRANTS FUND]	\$155k
 Supportive Housing for Olmstead Advancement Grant '24/'25 [176 - HOMELESSNESS OTHER GRANTS FUND]	\$108k
 Cemetery Endowment Additional Interest Earnings [601 - CEMETERY ENDOWMENT]	\$100k

Capital Requests	Amount
 RESTORE Grant [304 - FOOD TAX]	\$250k
 Duran Repairs [304 - FOOD TAX]	\$200k
 Close-Out of Fund 322 City Center [322 - CITY CENTER]	\$250k
 Fishing is Fun Poudre Ponds Project [304 - FOOD TAX]	\$110k
 Centrate Pipe [413 - SEWER CAPITAL REPLACEMENT]	\$100k

*Administrative action to move existing budget to new funds

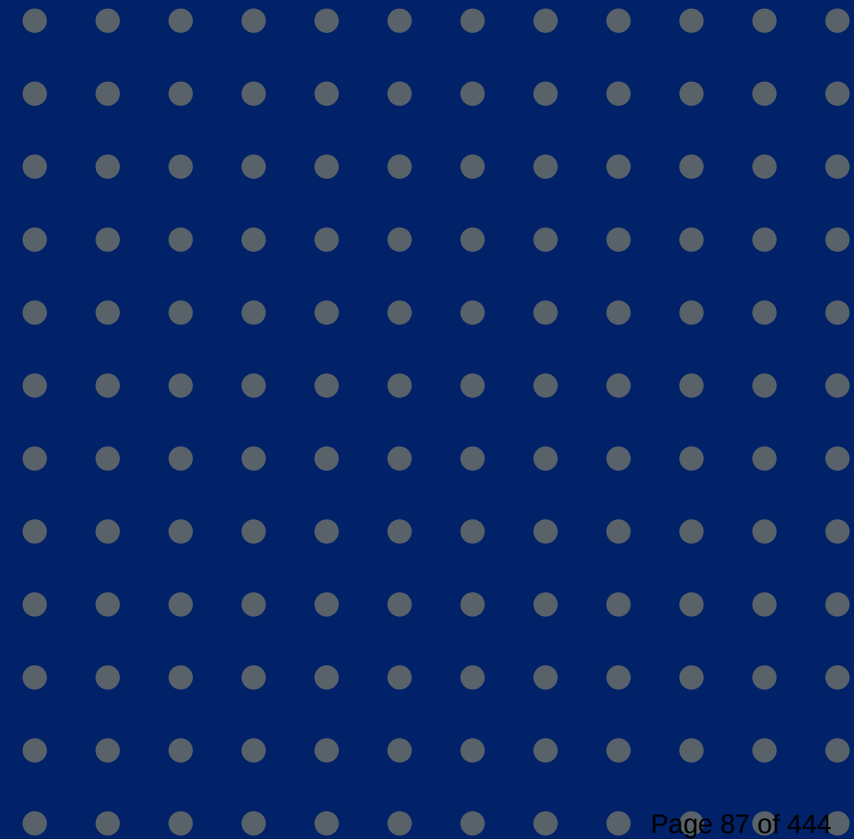


Recommendation

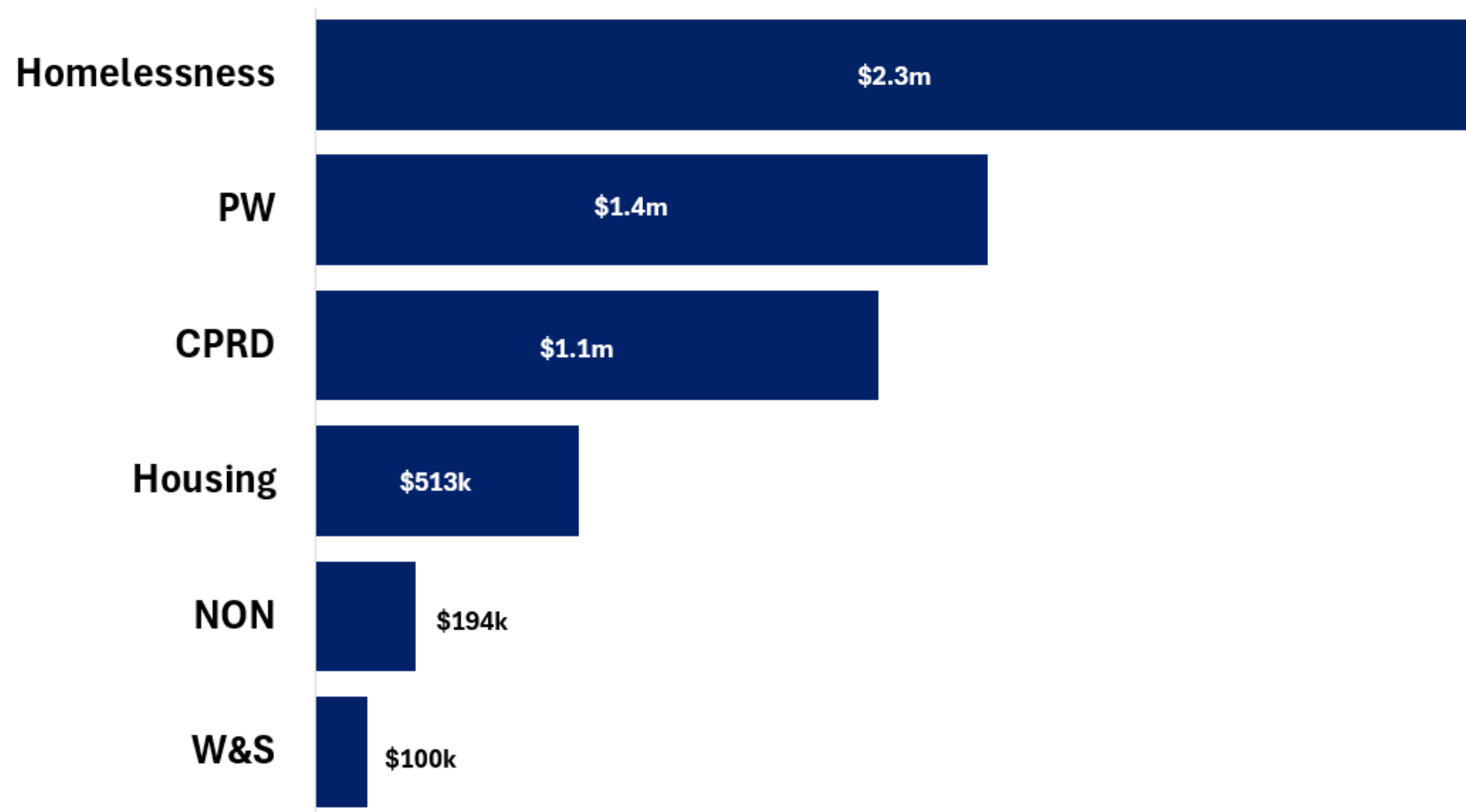
The City recommends approving the supplemental appropriation as presented

- Resources will be allocated to support operational needs and the continuation of planned capital projects
- Funds will maintain sufficient balances
- Consistent with planning for the 2025 budget

Thank you



Appropriation by Department





Council Agenda Summary

October 15, 2024

Key Staff Contact: Caleb Weitz, Budget and Policy Director

Title:

Public hearing and second reading of an ordinance adopting the Fiscal Year 2025 Budget

Summary:

This ordinance authorizes the appropriations for the fiscal year 2025 (January 1, 2025 through December 31, 2025).

The City Manager's Recommended 2025 Budget was presented in two council work sessions for discussion and review on September 10th, 2024 and on September 17th, 2024. The City also held a public hearing on October 1st, 2024. At the October 1st, 2024 meeting, the Council formally amended the budget to allocate \$259,285 of one-time General Fund expenditures to support the operations of the United Way cold-weather shelter.

This meeting is the second public hearing for the Proposed 2025 Budget and establishing the 2024 Tax Levy. The City Council may adjust or remove any of the 2025 Budget items prior to adoption.

To access the Fiscal Year 2025 Budget Book, use this link:

[2025 City Manager's Recommended Budget](#)

The ordinance was introduced, and the first public hearing was held on October 1, 2024. Council made a formal amendment to the City Manager's Recommended Budget on October 1, 2024, \$259,285 of General Fund expenditures shall be allocated to support the operations of the United Way cold-weather shelter.

Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? Yes
2. If yes, what is the initial, or, onetime impact? \$586,617,094
3. What is the annual impact? None
4. What fund of the City will provide Funding? All Funds
5. What is the source of revenue within the fund? All Sources
6. Is there grant funding for this item? Yes
7. If yes, does this grant require a match? Yes
8. Is this grant onetime or ongoing? Ongoing & One-Time
9. 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

Strategic Focus Area:

Business Growth
Community Vitality
High-Performance Government
Housing For All
Infrastructure and Mobility
Quality of Life
Safe and Secure Communities

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:

1. Ordinance No. 41 , 2024
2. CBAC 2025 Budget Recommendation Memo
3. Item 20 - Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 41, 2024

**AN ORDINANCE ADOPTING THE BUDGET FOR 2025 AND MAKING APPROPRIATIONS
FOR 2025**

WHEREAS, by virtue of the provisions contained in the Greeley Charter Sections 3-15 and 5-15 of the City of Greeley, Colorado, the City Council is required to adopt each annual budget and make the necessary appropriations by Ordinance; and

WHEREAS, the City Manager has submitted to the City Council the proposed budget in accordance with Section 5-12 of the Greeley Charter; and

WHEREAS, the City Council of Greeley, Colorado, on October 15, 2024, held a public hearing in accordance with Section 5-13 of the Greeley Charter on said proposed budget, after first giving proper notice of said public hearing.

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

Section 1. There is hereby adopted and approved for fiscal 2025 (January 1, 2025 to December 31, 2025) an annual budget, which consists of a document designated as such and a tax levy of 11.274 mills.

Section 2. The annual budget for the year 2025, as adopted and approved, shall be on file in the City Clerk's office for public inspection during office hours of such office for the entire year of 2025:

Section 3. There are hereby appropriated from the General Fund for fiscal year 2025 the following amounts:

Fund Description	Amount	Transfers	Total
General (100)	149,825,789	17,256,830	167,082,619

Section 4. There are hereby appropriated from the Special Revenue Funds for fiscal year 2025 the following amounts:

Fund Description	Amount	Transfers	Total
Convention & Visitors (102)	250,750	755,700	1,006,450
Community Development (103)	7,321,576	-	7,321,576
Streets & Roads (104)	13,957,483	-	13,957,483
Conservation Trust (105)	2,372	2,259,000	2,261,372
Sales & Use Tax (106)	-	-	-
Housing (109)	448,157	-	448,157
Conference Center Development (110)	1,052,252	-	1,052,252
Downtown Development Authority TIF (111)	511,090	395,481	906,571
Equitable Sharing (113)	-	163,000	163,000
Transit (114)	13,622,712	-	13,622,712
Homelessness (115)	2,150,162	-	2,150,162
Designated Revenue (120)	240,395	-	240,395
Public Safety (121)	5,459,221	950,906	6,410,127
Grants (170)	2,736,892	-	2,736,892

Section 5. There are hereby appropriated from the Debt Service Funds for fiscal year 2025 the following amounts:

Fund Description	Amount	Transfers	Total
General Debt Service (200)	3,137,656	-	3,137,656

Section 6. There are hereby appropriated from the Capital Projects Funds for fiscal year 2025 the following amounts:

Fund Description	Amount	Transfers	Total
Public Improvement (300)	6,954,534	89,250	7,043,784
Public Art (303)	959,077	-	959,077
Food Tax (304)	18,607,146	34,500	18,641,646
Quality of Life/Imagine Greeley (318)	6,339,212	6,939,776	13,278,988
Keep Greeley Moving (321)	21,770,476	-	21,770,476
Development Funds (330)	33,090,726	2,392,793	35,483,519

Section 7. There are hereby appropriated from the Permanent Funds for fiscal year 2025 the following amounts:

Fund Description	Amount	Transfers	Total
Cemetery Endowment (601)	1,000	83,200	84,200
Petriken Memorial (603)	10	-	10
Memorials (605)	36,699	32,800	69,499

Section 8. There are hereby appropriated from the Enterprise Funds for fiscal year 2025 the following amounts:

Fund Description	Amount	Transfers	Total
Cemetery (400)	888,937	-	888,937
Municipal Golf Courses (401)	3,130,025	-	3,130,025
Downtown Parking (402)	370,464	-	370,464
Sewer (410)	23,843,515	3,913,675	27,757,190
Water (420)	160,041,757	5,217,625	165,259,382
Stormwater (430)	18,277,679	1,354,835	19,632,514

Section 9. There are hereby appropriated from the Internal Service Funds for fiscal year 2025 the following amounts:

Fund Description	Amount	Transfers	Total
Health (500)	23,681,167	-	23,681,167
Workers' Compensation (501)	1,349,684	-	1,349,684
Liability (502)	4,078,389	-	4,078,389
Equipment & Fleet (510)	6,881,587	-	6,881,587
Information Technology (520)	13,759,132	-	13,759,132

Section 10. The appropriation made by this ordinance includes \$544,777,723 for expenditures and \$41,839,371 for transfers resulting in a total of \$586,617,094.

Section 11. As per the Council's formal amendment to the City Manager's Recommended Budget on October 1, 2024, \$259,285 of General Fund expenditures shall be allocated to support the operations of the United Way cold-weather shelter.

Section 12. The City Council finds that all appropriations from the Public Art Reserve Accounts within the Water, Sewer, and Stormwater Utilities Enterprise Funds for the Public Art Program do provide a betterment to those utilities, and the City Council further determines that the acquisition and lease of works of art, and maintenance, repair, and display of works of art, supports specific utility purposes beneficial to the ratepayers of such utilities.

Section 13. This ordinance shall become effective five (5) days after its final publication as provided in Sections 3-16 and 3-17 of the Greeley Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF _____, 2024.

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



MEMORANDUM

To: Mayor John Gates, City Council and City Manager Raymond C. Lee III

From: Barry Eastman, on behalf of the Citizen Budget Advisory Committee (CBAC)

Date: October 9, 2024

Subject: CBAC Recommendations for the 2025 Budget

Background: Historically, CBAC has the chance to review and discuss the proposed budget document prior to the City Council readings. The following summarizes discussions from previous meetings throughout the budget cycle and reflects the opinion and recommendation of the committee.

Committee Discussion: CBAC is supportive of the proposed Revenue Stabilization Mechanism that was presented to Council by Budget & Policy Director Caleb Weitz during the July budget retreat. This proposal would set aside an estimated \$12M of one-time funds equal to approximately one month of operational expenditures and is funded at a level of \$5 million in the 2025 Recommended Budget as a first investment. This reserve mechanism is being suggested due to the constrained budget outlook for 2024 into 2025 to ensure the city can sustain current services and staffing levels until revenue projections improve. The revenue stabilization reserve would provide a cushion for any revenue shortfalls that may be disruptive to future City operations. The committee agrees the revenue stabilization reserve will improve the city's ability to weather economic uncertainty and mitigate year-to-year fluctuations in volatile revenue streams.

In July, CBAC submitted a memo to the mayor and City Council addressing the removal of the Public Safety Tax from consideration for the November ballot, suggesting the City should continue to fund police and fire staffing and services from the General Fund. The committee believes that public safety is a top priority for the City and for the community and recommends that funding these services should be funded by the general fund without being subject to approval of public tax.

Recommendation: Per the previous discussions held by CBAC, it is the recommendation of this committee that the City move forward with the Revenue Stabilization Mechanism and to ensure continued funding for public safety is prioritized from existing general fund resources, particularly as these resources grow in future years.

Approved by CBAC on October 9, 2024 (7-1 vote).

2025 Budget Ordinance

Caleb Weitz, Budget & Policy Director

City Council Meeting - October 15, 2024



Agenda

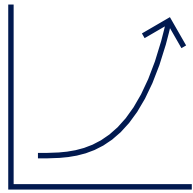


- Budget Process Review
- Budget Highlights
- Capital Improvement Program
- Expenditures by Council Priority
- Addendums/Amendment
- Recommendation
- Purpose: Adopt the ordinance

Key Council Dates: 2025 Budget Process



Budget Highlights for 2025



\$16.7 million in approved increases in all funds

- \$10.0 million one-time
- \$5.6 million ongoing
- \$1.1 million capital

Expenditures based on sustainment of current service levels



Expenditure highlights

- Compensation and Collective Bargaining Increases
- Customer Experience Initiative (website, Customer Relationship Management platform, 311)
- Revenue Stabilization



1,213.25 Full Time Employees (FTE) recommended, including 16 net new positions (most non-general fund)

Use of one-time funding to extend 2024 term-limited positions an additional year

2025 CIP Expenditure Highlights

Quality of Life

\$3.0 MILLION



Lincoln Park Redevelopment

Full Project Budget: \$3.4M

\$1.3 MILLION



Funding for Parks & Museums Operations

Annual Program

Food Tax

\$6.7 MILLION



Downtown Admin Space Additions

Full Project Budget: \$10.5M

Street Infrastructure

\$21.5 MILLION



Pavement Rehabilitation & Concrete Repair

Annual Program

Transportation Development

\$4.6 MILLION



MERGE

Full Project Budget: \$135M

Water Capital

\$11.0 MILLION



Future Water Acquisition

Annual Program

\$5.4 MILLION



Lead Service Line Replacement

Full Project Budget: \$20.3M

\$4.7 MILLION



Distribution Pipeline Replacement

Annual Program

\$0.6 MILLION



Bellvue Pipeline Goldhill Segment

Full Project Budget: \$22.8M

Sewer Capital

\$3.1 MILLION



Highland Hills Sewer 47th Ave Capacity

Full Project Budget: \$3.4M

\$1.6 MILLION



Highland Hills Sewer 35th Ave Capacity

Full Project Budget: \$1.9M

Stormwater Capital

\$4.0 MILLION



General Drainage System Repairs

Annual Program

\$3.6 MILLION

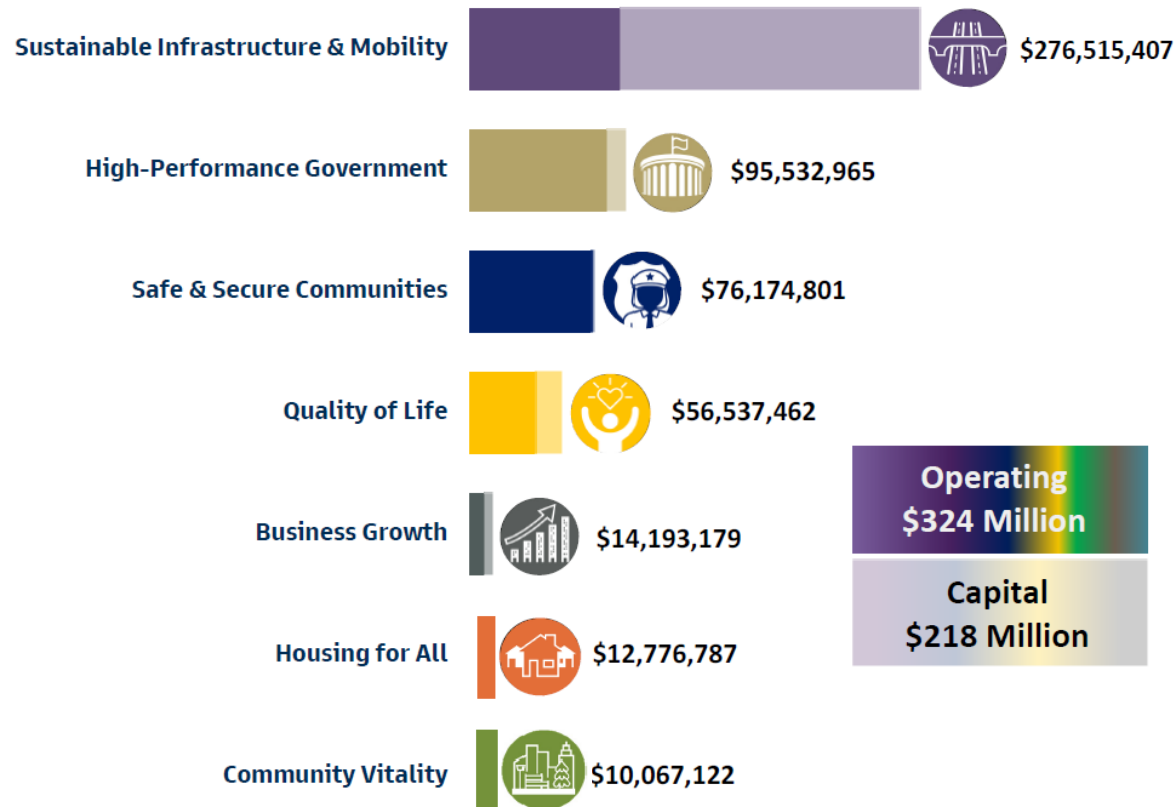


Poudre River Ranch: Stormwater

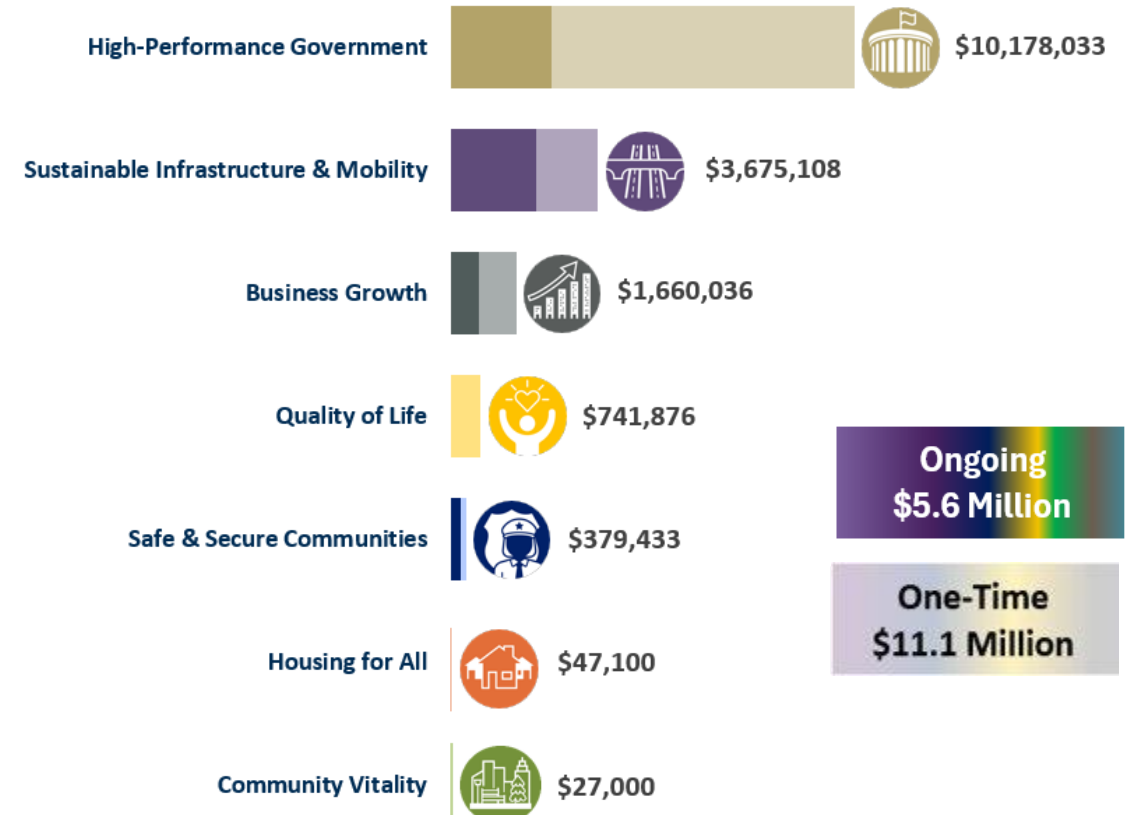
Full Project Budget: \$9.3M

Expenditures by Council Priority

Total Expenditures \$541,797,723
(Excludes Transfers)



Budget Increases \$16,708,586



Addendums/Amendment

Addendums

After the 2025 City Manager's Recommended Budget was balanced on August 1st, 2024, the following capital adjustments were made that are not reflected in the budget book. The final amounts are updated in 2025 Budget Ordinance.

Two requests will increase the Development Fund budget by **\$2,980,000**.

- The Citywide Micromobility Program request will increase the Development Fund by \$1,000,000
- The 37th Street Bridge project, which is 70% grant funded, will be moved from 2026 to 2025, resulting in a \$1,980,000 increase in the Development Fund

Council Amendment (October 1, 2024)

- Allocated \$259,285 in one-time funding for year-round cold weather shelter operations
- Reduces available 2025 General Fund revenue stabilization to \$4.75 million

Recommendation

Recommendation: Motion to adopt the ordinance and publish with reference to title only

Upcoming Budget Items

- Revenue Stabilization Mechanism Policy (late 2024/early 2025)
- First Appropriation of 2025 (March 2025)



**2025 City Manager's
Recommended Budget**

Thank you



Budget Planning for 2025

Expenditures

- Sustainment of existing service levels
- Customer service investments

Reserves

- General Fund: 2 Months of Ongoing Operations: \$26 million
- Revenue Stabilization - \$12 million used in Budget Planning:
 - 2024 revenue uncertainty: \$2 million
 - 2025 expenditures: \$5 million
 - Additional amount available for uncertainty in 2025: \$5 million
- Utility Funds: 25% of Operations: \$17.6 million

Contingency Plan for Economic Downturn

- Use remaining revenue stabilization (\$5 million)
- Delay hiring of vacant positions

2025 – 2029 Capital Improvement Plan (CIP)

The capital plan was created with the following priorities in mind:

1. Resolve any known high-risk safety concerns
2. Maintain current baseline funding for annual capital maintenance
3. Fund strategic priorities (see right)

A 5-Year CIP is published with Year 1 (2025) formally appropriated

The capital section of the budget document includes:

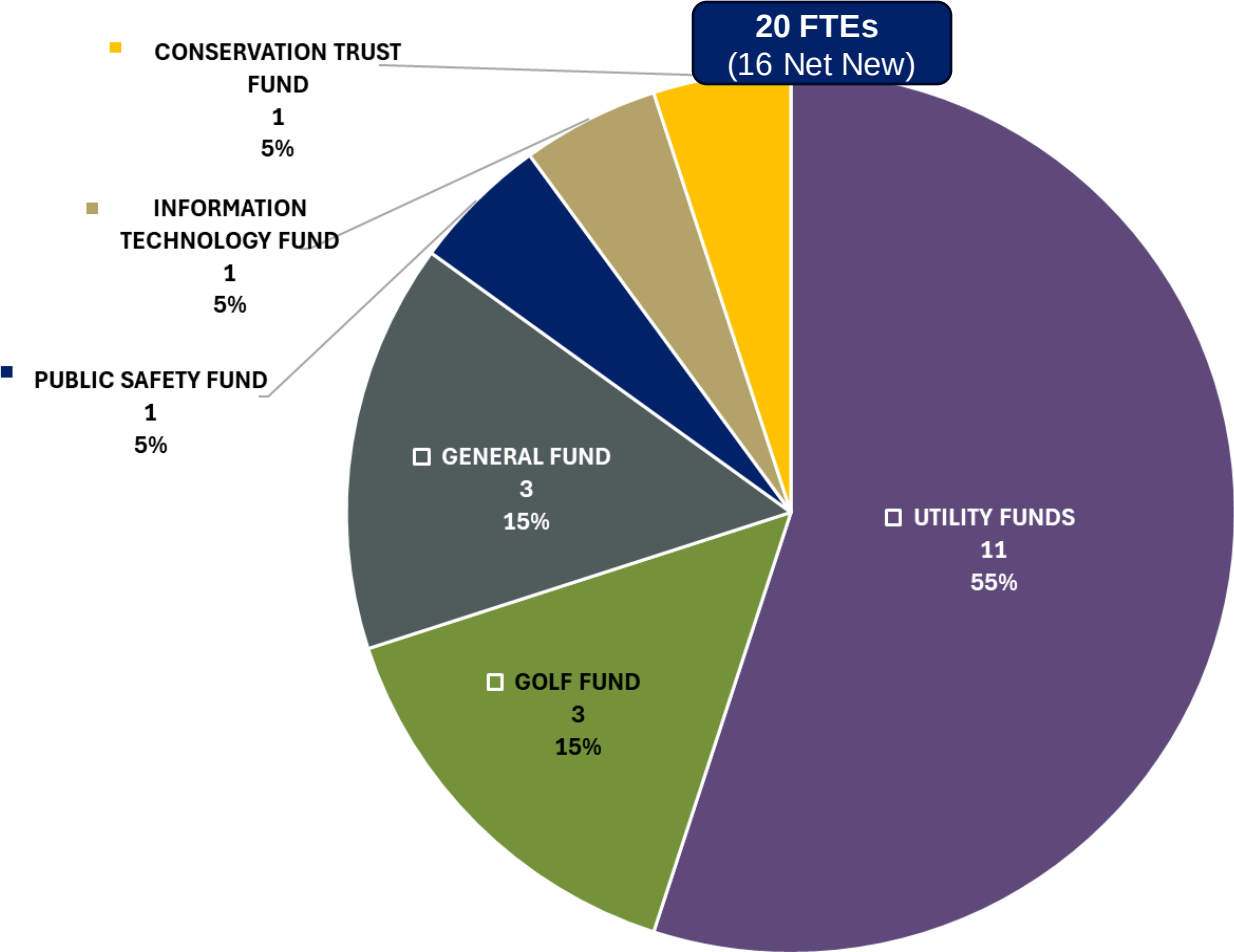
- A 5-Year project list for each capital fund (years 1-5)
- A table of projects planned for future years (years 6-10)
- A table of unfunded projects as applicable. These are projects that have been identified as priorities but, often due to high cost, require special funding to construct. This might include grants, bonds or special one-time revenue

Strategic Capital Priorities

- West Greeley Planning (funded 2024)
- Downtown Admin Moves
- Public Maintenance Campus Planning (funded 2024)
- MERGE
- Lincoln Park Redevelopment

2025 Budget Increase Requests Full-Time Equivalent (FTE)

Approved Budget Increase Positions by Funding Source

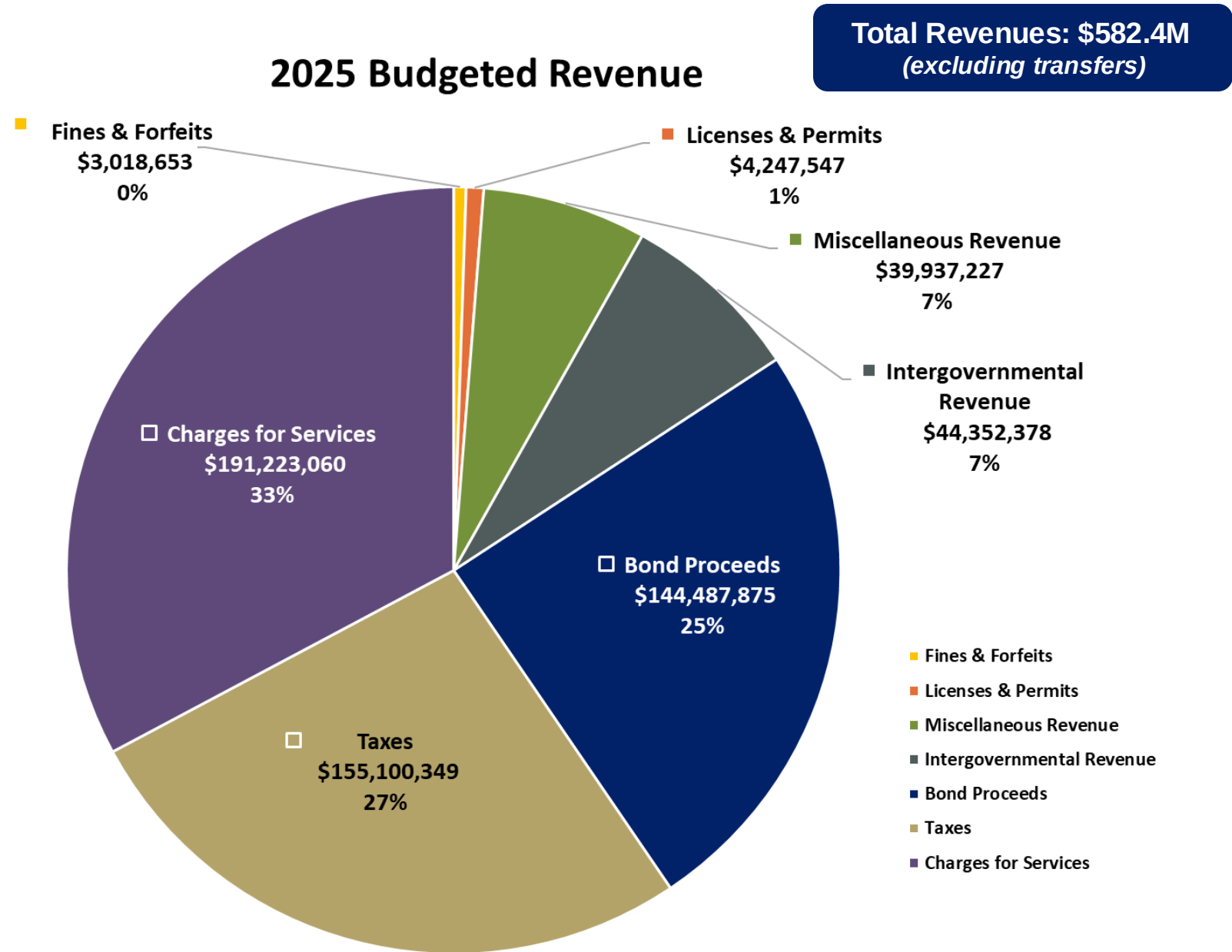


Summary

- 20 new positions were tied to 2025 Budget Increase Requests
- Other positions were reduced or restructured during the 2025 Budget, resulting in a net total increase of 16 FTE compared to 2024

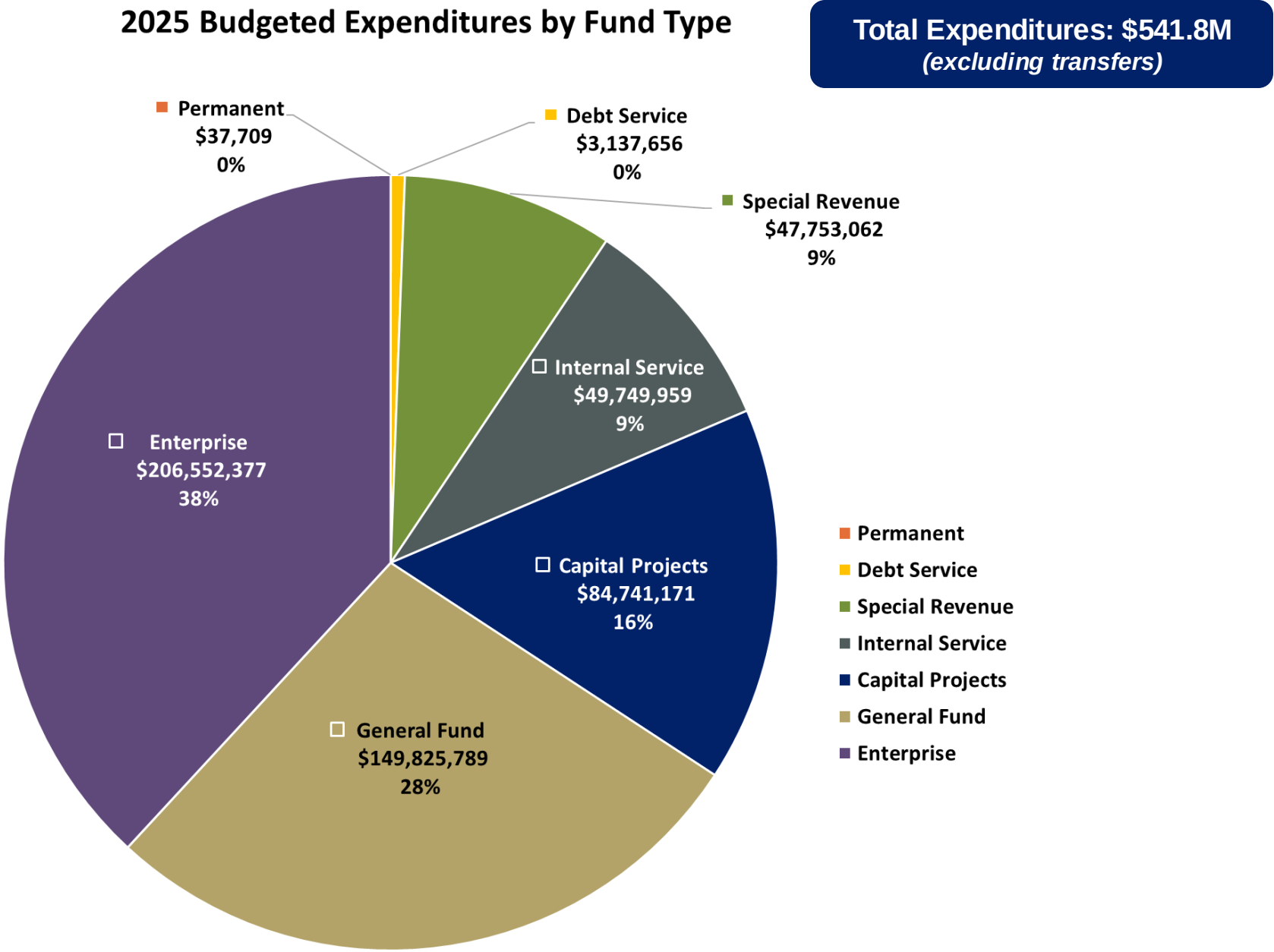
2025 Revenue Budget

Budgeted Revenues



2025 Expenditure Budget

Budgeted Expenditures by Fund Type



2025 Budget Increase Requests - FTE

City Attorney’s Office-1

Deputy City Attorney

Customer Experience Initiative (C&E)-2

Creative Services Manager (term-limited)

Web Developer IV (term-limited)

Culture, Parks & Recreation-4

Assistant Golf Pro (2)*

Head Golf Pro*

Environmental Planner (term-limited)

Fire-1

Executive Assistant

Economic Development & Urban Revitalization-1

Workforce Manager

Public Works-1

Environmental Technician III/IV

**Revenue neutral positions – change in service delivery model from contract to direct City FTE*

Information Technology-1

IT System Trainer (term-limited)

Water & Sewer-9

Customer Care Representative

Deputy Chief Engineer

Equipment Operator II

Administrative Assistant III

Lead Utility Locator

Sewer Instrument Technician

Transmission & Distribution Crew Supervisor

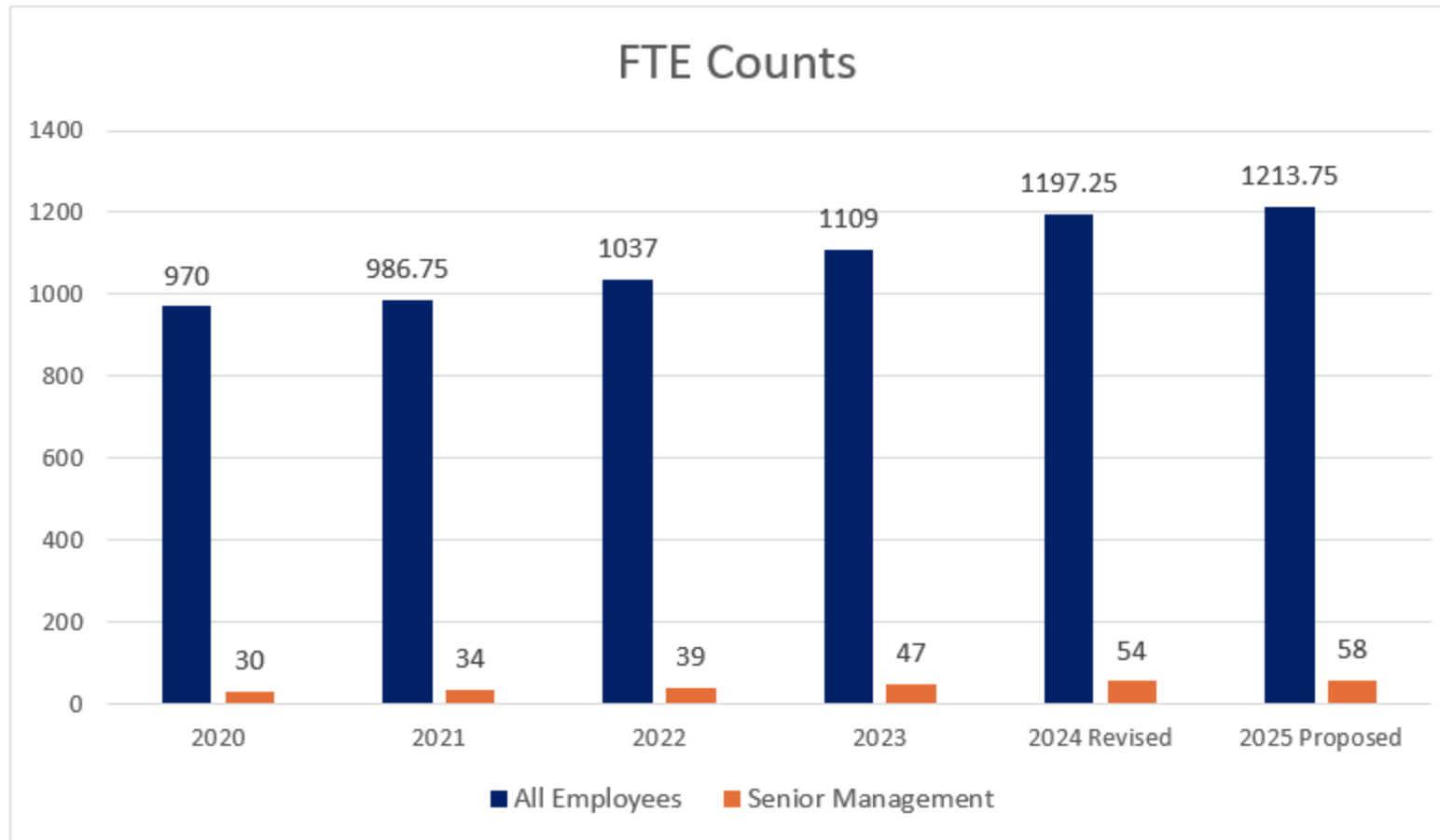
Water & Sewer Maintenance Technician I (2)

20 Budget Increase Request FTE

16 Net Total New FTE in the 2025 Budget**

***Other positions were reduced or restructured during the 2025 Budget, resulting in the net new number*

Senior Management



- Senior Management is defined as any position with SRMGT paygrade (i.e. Deputy Director or higher)
- In 2025, 4.78% of the full-time positions are classified as Senior Management positions
- 2025 FTE change detail:
 - 2 - position allocations supported by previously budgeted funds (Strategy Director, Communications Professional)
 - 2 - Budget Increase Request positions (Deputy City Attorney, W&S Deputy Chief Engineer)



High Performance Government Highlights

High-Performance Government- As the state's municipal employer of choice, we thrive as a high-performing organization committed to effective systems, strategies, structures, strategic planning, and customer service.

2025 Expenditures: \$95.5 Million, 18% of Total

High-Performance Government



\$95,532,965

Key Services Funded

- Internal Services like Insurance and Fleet Operations
- Downtown Administrative Space Additions
- Revenue Stabilization
- Administrative departments such as Finance, HR, CAO and IT

2025 Budget Increases: \$10.2 Million, 61% of Total

High-Performance Government



\$10,178,033

Budget Increase Highlights

- Customer Experience Initiative \$4.6M
 - Implement new website, CRM and call center platforms
- City Wide-Insurance Increases \$1.4M
- City Software Commitments \$1.3M
- City-Wide Employee Mental Health Platform \$0.2M
- City-Wide Employee Coaching \$0.2M
- City-Wide IT Refreshes \$0.2M
- Other Increases \$2.3M



Safe & Secure Communities Highlights

Safe and Secure Communities- Greeley is a community where residents and visitors work in partnership with public safety personnel to ensure their neighborhoods are attractive, well-maintained, safe, and secure.

2025 Expenditures: \$76.2 Million, 14% of Total

Safe & Secure Communities



\$76,174,801

Key Services Funded

- Staffing, Equipment and Facilities for Police & Fire
 - Continuation of Police ability to over hire
- Office of Emergency Management
- Life Safety Capital Improvements

Budget Increases: \$379,433, 2% of Total

Safe & Secure Communities



\$379,433

Budget Increase Highlights

- Fire Executive Assistant \$129K
- Fire Fighter Physicals \$110K
- Illicit Discharge Clean Up \$100K
- Psychological Health Services for First Responders \$40K



Quality of Life Highlights

Quality of Life- Greeley is not only a destination city but also a community where residents enjoy the arts, social engagement, outdoor pursuits, beautiful vistas, and natural areas.

2025 Expenditures: \$56.5 Million, 10% of Total

Quality of Life  \$56,537,462

Key Services Funded

- Culture, Parks and Recreation Operations including Golf, Museums, Special Events, Forestry and Natural Areas
- Public Art programming and installations
- Parks and Trails Construction and Maintenance

Budget Increases: \$741,876, 4% of Total

Quality of Life  \$741,876

Budget Increase Highlights

- Parkway Tree Maintenance Program \$250K
- Summer Teen Employment Program \$147K
- Annual Flower Bed Program \$145K
- Other Increases \$200K



Business Growth Highlights

Business Growth- We are a community with an inviting and reliable environment that recruits, retains, and grows a diversity of businesses, resulting in a resilient economy.

2025 Expenditures: \$14.2 Million, 3% of Total

Business Growth



\$14,193,179

Key Services Funded

- Economic Development Services
- Business Attraction
- Communication and Engagement Operations
- Tourism and Branding

Budget Increases: \$1.7 Million, 10% of Total

Business Growth



\$1,660,036

Budget Increase Highlights

- Economic Development Base Operating \$324K
- Economic Development Marketing \$250K
- Economic Development Workforce Manager \$202k
- Water Distribution Construction Crew \$578K
- Other Increases \$306K



Housing for All and Community Vitality

Housing for All- Greeley is rich in diversity of housing where all residents have options for healthy and independent living that contribute to maximizing the appeal of the community.

Community Vitality- Greeley is an inviting community of choice that is developed by design.

2025 Expenditures: \$12.8 Million*, 2% of Total

Housing for All



\$12,776,787

Key Services Funded

- Homelessness Services (Homeless Solutions Department) including the Foundations, Outreach and Rapid Rehousing Teams
- Housing Services (Housing Department)
- G-HOPE Program

***Approximately 80% of expenditures are grants, which have specific and restrictive uses.**

2025 Expenditures: \$10.1 Million, 2% of Total

Community Vitality



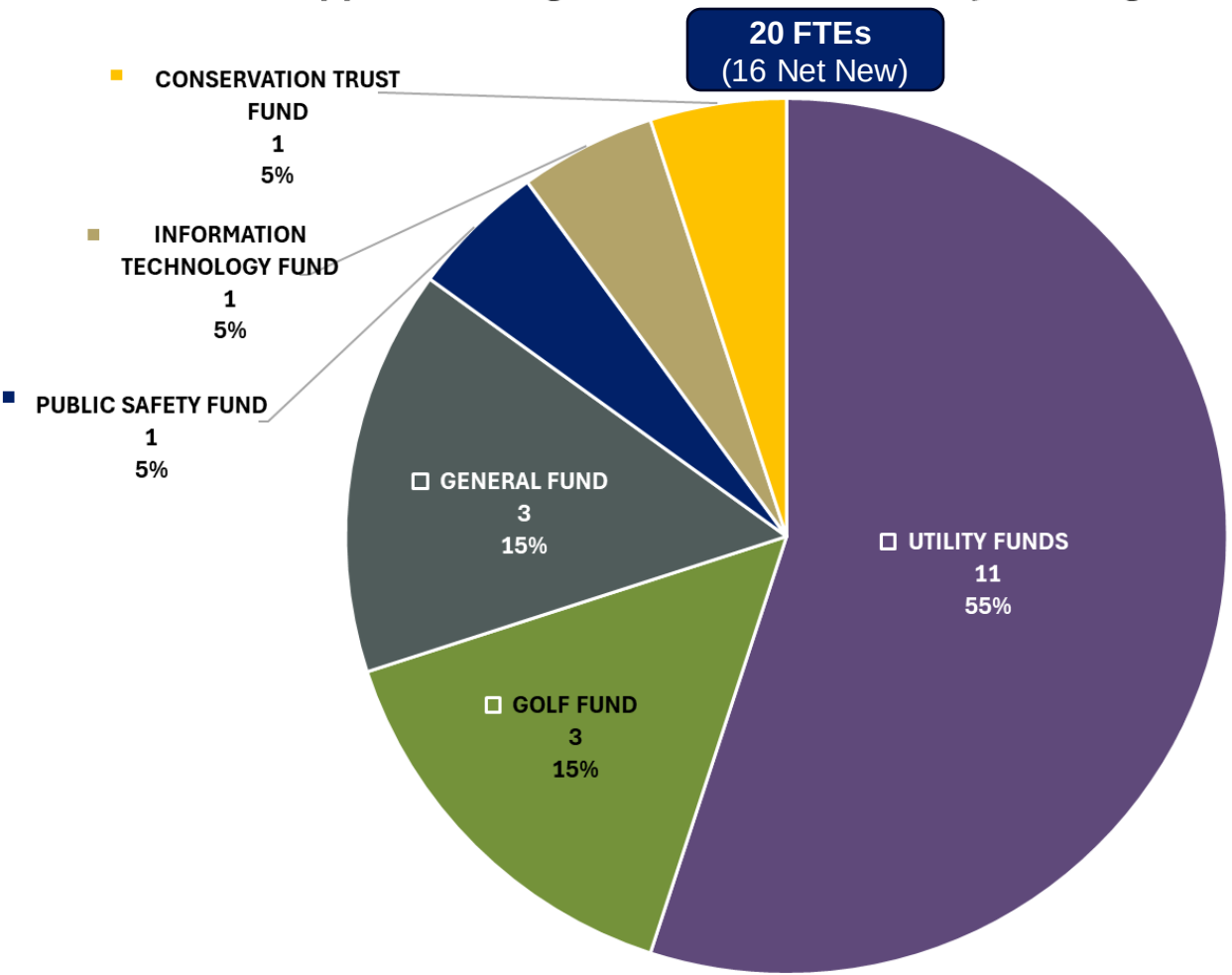
\$10,067,122

Key Services Funded

- Boards and Commissions
- Planning & Building Services
- Development Review
- Code Compliance

2025 Budget Increase Requests Full-Time Equivalent (FTE)

Approved Budget Increase Positions by Funding Source



Summary

- 20 new positions were tied to 2025 Budget Increase Requests
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2025 Budget Increase Requests - FTE

City Attorney’s Office-1

Deputy City Attorney

Customer Experience Initiative (C&E)-2

Support positions (term-limited)

Culture, Parks & Recreation-4

Assistant Golf Pro (2)*

Head Golf Pro*

Environmental Planner (term-limited)

Fire-1

Executive Assistant

Economic Development & Urban Revitalization-1

Workforce Manager

Public Works-1

Environmental Technician III/IV

**Revenue neutral positions – change in service delivery model from contract to direct City FTE*

Information Technology-1

IT System Trainer (term-limited)

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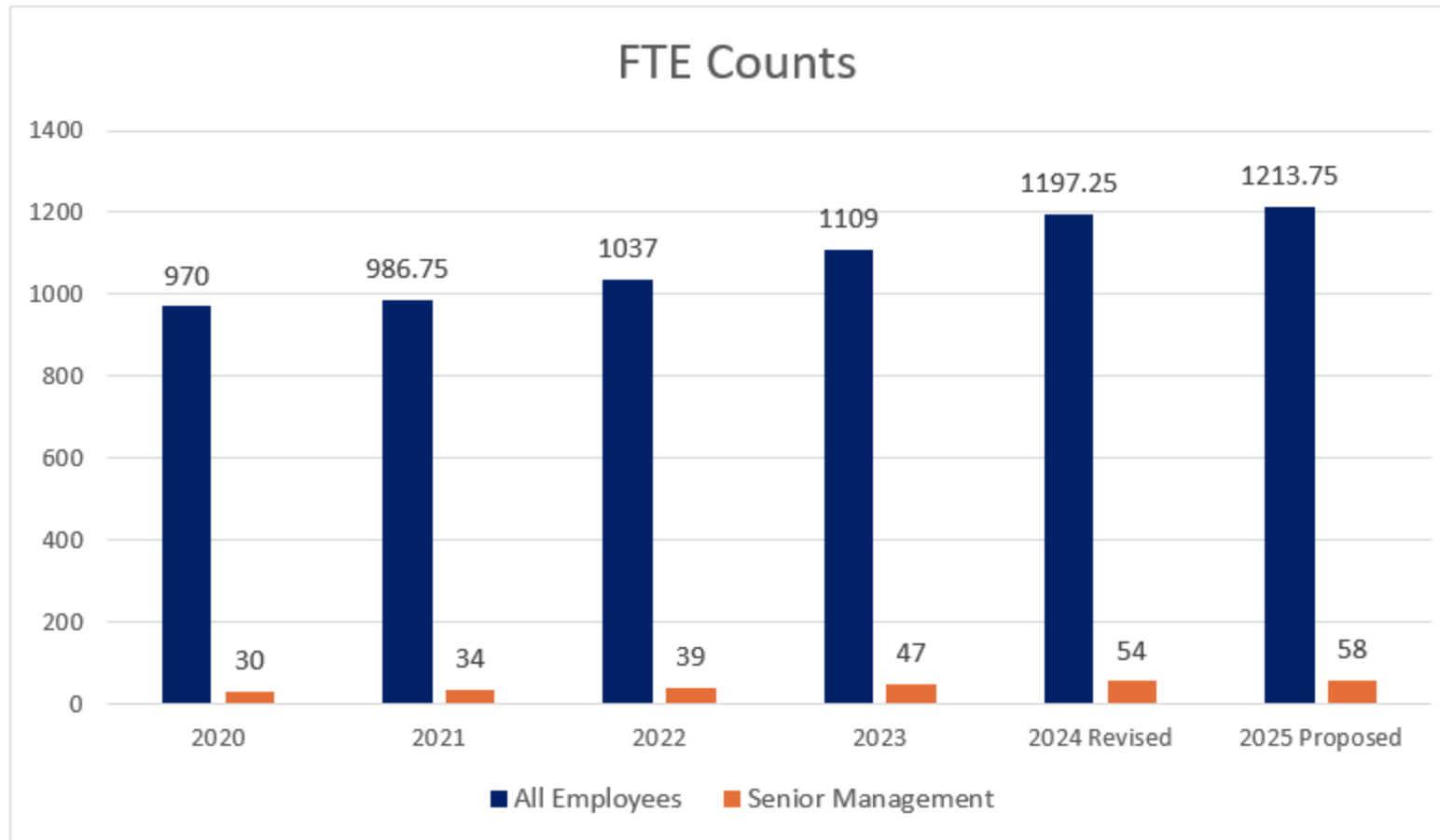
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Council Agenda Summary

October 15, 2024

Key Staff Contact: Caleb Weitz, Budget and Policy Director , Levi Dyer, Purchasing Manager

Title:

Public hearing and second reading of an ordinance amending Title 2, Chapter 4 and Title 6, Chapter 6, Article III of the Municipal Code of the City of Greeley (signature authority, procurement thresholds, non-competitive procurements and change orders)

Summary:

On August 13, 2024, during a Council Work Session, the City Council was presented with the ordinance changes to Title 2, Chapter 4, Section 2-184 – Approvals and signatures, and Title 6, Chapter 6 – Purchasing.

- Council is in favor of increasing the Formal Procurement Threshold from \$50,000 and greater, to \$100,000 and greater.
- Council is in favor with the changes to the Approvals and signatures as presented.
- Council is in favor of expanding Non-Competitive Procurements as presented.
- Council was not in favor of accepting the presented changes regarding Change Orders. The proposed change would have allowed department directors to approve any and all change orders, regardless the dollar amount, if the departments overall budget has sufficient funds to cover the change order amount. The Council expressed interest in still reviewing some contracts.

Revised Change Order Recommendation: The revised recommendation is department directors may approve any and all construction project change orders within the project's approved budget. If a change order would exceed the project's budget, then additional approval is required. City council must also approve a change order if the cumulative change orders (including the proposed change order) would add 25 percent or more to the original contract amount and the total contract amount (including both the original contract and cumulative change orders) equals \$100,000.00 or greater. If either the cumulative change orders would add less than 25 percent to the original contract amount or the total contract amount equals less than \$100,000.00, then the city manager may approve the change order. Nothing in this section shall prevent the city from obtaining a higher level of approval for change orders when otherwise required by law or contract.

- As a result of the revised Change Order recommendation, four definitions are required to be revised, and two new definitions are being added to Section 6-422.
- The definition *Change order* is being modified as follows: *Change order* means a ~~written order signed and issued by the purchasing official, directing the contractor to make changes which the changes clause of the contract authorizes the purchasing official to order without the consent of the contractor.~~ document signed by a contractor and the city that authorizes a contract modification to any construction contract, including contracts for alternative project delivery. The term "change order" does not include a contract modification to any goods, services,

professional services or non-procurement related contract..Notwithstanding the foregoing, if a change order of any amount would exceed a fund's budget, then city council must authorize an additional appropriation for the subject fund before the change order may be approved as provided in this section 6-486.

- The definition *Contract modification (bilateral change)* is being modified as follows: *Contract modification (bilateral change)* means any written alteration in scope of work, specifications, delivery point, rate of delivery, period of performance, price, quantity or other provisions of any contract accomplished by mutual agreement of the parties to the contract.
- The definition *Procurement* is being modified as follows: *Procurement* means the buying, purchasing, renting, leasing or otherwise acquiring of any supplies, services or construction. The term "procurement" also includes all functions that pertain to the obtaining of any supply, service or construction, including description of requirements, selection and solicitation of sources, preparation and award of contract and all phases of contract administration. The term "procurement" does not include the buying, purchasing, renting, leasing or otherwise acquiring an interest in any water, mineral, real property rights or any improvements obtained or used in connection with such rights.
- The definition *Purchasing official* is being modified as follows: *Purchasing official* means the employee designated by the ~~finance director~~ city manager or designee to perform duties and responsibilities as provided in sections 6-445 and 6-446.
- A new definition *Contract amendment* is being added to the list of definitions as follows: *Contract amendment* means a document signed by a contractor and the city that authorizes a contract modification to any goods, services, or professional services. The term "contract amendment" does not include a contract modification to any non-procurement related contract
- A new definition *Procurement to meet existing needs* is being added to the list of definitions as follow: *Procurement to meet existing needs* means the procurement of matching or compatible supplies or specialized services because other similar supplies or services would not be reasonably beneficial to meet the City's needs in connection with any existing equipment or facilities.

The attached ordinance includes the proposed changes to Title 2, Chapter 4, Section 2 – 184 - Approvals and signatures and Title 6, Chapter 6 – Purchasing. Council may recommend changes to the ordinance before the public hearing and second reading for October 15, 2024.

A motion to introduce the ordinance and schedule a public hearing and second reading for October 15, 2024, was approved by a majority vote of City Council on October 1, 2024.

Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? N/A

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

Strategic Focus Area:

High-Performance Government

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:

1. Ordinance No. 40, 2024 with Appendix A
2. Item 21 - Presentation

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 40, 2024**

**AN ORDINANCE AMENDING TITLE 2, CHAPTER 4 AND TITLE 6, CHAPTER 6,
ARTICLE III OF THE MUNICIPAL CODE OF THE CITY OF GREELEY
(SIGNATURE AUTHORITY, PROCUREMENT THRESHOLDS, NON-COMPETITIVE
PROCUREMENTS AND CHANGE ORDERS)**

WHEREAS, Chapter 4 of Title 2, governs the execution of contracts by the City and sets forth the approvals and signatures required at specified contractual limits; and

WHEREAS, Chapter 6, Article III, of Title 6 governs the purchasing procedures by the City and provides uniform, fair, and impartial procedures for the purchase of materials, equipment, and services with the quality needed to effectively meet the needs of City operations at the lowest possible costs and greatest advantage to the City; and

WHEREAS, the City has determined that changes need to be made to both Chapters, including but not limited to, the dollar amount limits for signature authority, procurement thresholds, non-competitive procurements and change orders; and

WHEREAS, the Finance Department staff review of both Chapters determined that additional changes need to be made to meet the evolving demands of the City and the pressure of the economy; and

WHEREAS, both the population of the City of Greeley and the cost of living have grown exponentially requiring adjustment to the dollar amount limits; and

WHEREAS, it is in the best interest of the citizens of the City of Greeley to amend Chapter 4 of Title 2 and Chapter 6, Article III of Title 6.

**NOW THEREFORE, IT IS HEREBY ORDAINED BY THE CITY COUNCIL FOR THE
CITY OF GREELEY, COLORADO, AS FOLLOWS:**

Section 1. That Section 2-184 contained in Chapter 4 of Title 2 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 2. That Section 6-422 contained in Article III, Chapter 6 of Title 6 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 3. That Section 6-477 contained in Article III, Chapter 6 of Title 6 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 4. That Section 6-481 contained in Article III, Chapter 6 of Title 6 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 5. That Section 6-483 contained in Article III, Chapter 6 of Title 6 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 6. That Section 6-486 contained in Article III, Chapter 6 of Title 6 of the Greeley Municipal Code shall be amended as shown on Appendix A.

Section 7. Except as explicitly modified in Appendix A, all other provisions of Title 2 and Title 6 of the Greeley Municipal Code shall remain in full force and effect.

Section 8. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS 15th DAY OF OCTOBER 2024.

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

Appendix A
CITY OF GREELEY, COLORADO
ORDINANCE NO. 40, 2024

**AN ORDINANCE AMENDING TITLE 2, CHAPTER 4 AND TITLE 6, CHAPTER 6,
ARTICLE III OF THE MUNICIPAL CODE OF THE CITY OF GREELEY
(SIGNATURE AUTHORITY, PROCUREMENT THRESHOLDS, NON-COMPETITIVE
PROCUREMENTS AND CHANGE ORDERS)**

Section 1. That Section 2-184 contained in Chapter 4 of Title 2 of the Greeley Municipal Code be amended to read as follows:

Sec. 2-184. Approvals and signatures.

- (a) Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:
 - (1) Financial obligation means the duty of the city to provide money or something of value to another party, ~~or including the duty to exchange provide something of value with another party by trade or exchange.~~ For purposes of subsection (c) below, the city's financial obligation shall be determined based on the total dollar amount the city has committed to provide, including amounts that may be committed during any renewal periods, or on the total estimated dollar amount for the thing of value provided by the City.
 - (2) Standard contract form means a written contract or agreement that has been previously approved by the city attorney's office as a standard contract form and one that is subsequently used without substantive modification of any contract provision contained in such form. A non-standard contract is a contract that includes a substantive change to an approved standard contract.
- (b) Conveyance of city-owned water, mineral and real property interests. All conveyances of city interests in water, mineral and real property rights, including leases of water, mineral, real property rights and improvements (but excluding annual leases of water rights not needed by the city for immediate use), shall be signed by the mayor and attested by the city clerk.
- (c) Contracts and agreements for financial obligations. All contracts and agreements for financial obligations to which the city is a party shall require signatures as follows:
 - (1) For amounts up to and including \$10,000.00, the signature of the employee designated by the department head of the department entering into the contract.
 - ~~(2) For a standard contract form in amounts above \$10,000.00, up to and including \$50,000.00, the signature of the division manager or designee of the department entering into the contract.~~

- (32) For a standard contract form in the amounts above \$~~5~~10,000.00, up to and including \$100,000.00, the signature of the department head or designee of the department entering into the contract.
- (43) For a nonstandard contract form in amounts above \$10,000.00, up to and including \$100,000.00, the signature of the department head or designee of the department entering into the contract, and approval as to legal form by the city attorney.
- (~~5~~4) For standard and nonstandard contract forms in amounts above \$100,000.00, approval as to substance by the city manager or designee, approval as to legal form by the city attorney ~~or designee~~ and review for availability of funds by the director of finance or designee.

Section 2. That Section 6-422 contained in Chapter 6 of Title 6 of the Greeley Municipal Code be amended to read as follows:

Sec. 6-422. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alternative project delivery means methods of contracting wherein the solicitation, evaluation, selection, and contracting for a project is accomplished through use of a design/build, construction manager at risk, construction manager/general contractor, or other non-traditional means.

Architect, engineer and land surveying services means those professional services within the scope of the practice of architecture, professional engineering or land surveying, as defined by the state laws.

Blind trust means an independently managed trust in which the employee-beneficiary has no management rights and in which the employee-beneficiary is not given notice of alterations in, or other dispositions of, the property subject to the trust.

Brand name or equal specification means a specification limited to one or more items by manufacturers' names or catalogue numbers to describe the standard of quality, performance and other salient characteristics needed to meet the city requirements, and which provides for the submission of equivalent products.

Brand name specification means a specification limited to one or more items by manufacturers' names or catalogue numbers.

Business means any corporation, partnership, individual, sole proprietorship, joint stock company, joint venture or any other private legal entity.

Change order means a ~~written order signed and issued by the purchasing official, directing the contractor to make changes which the changes clause of the contract authorizes the purchasing official to order without the consent of the contractor.~~ document signed by a contractor and the city that authorizes a contract modification to any construction contract, including contracts for alternative project delivery. The term "change order" does not include a

contract modification to any goods, services, professional services or non-procurement related contract.

Confidential information means any information which is available to an employee only because of the employee's status as an employee of the city and is not a matter of public knowledge or authorized to be disclosed to the public on request.

Construction means the process of building, altering, repairing, improving or demolishing any public structure, or building or other public improvements of any kind to any public real property. The term "construction" does not include the routine operation, routine repair or routine maintenance of existing structures, buildings or real property.

Construction management at risk (CMAR) means a contract that allows for a delivery method which entails a commitment by the construction manager to deliver the project within a guaranteed maximum price.

Construction manager/general contractor (CMGC) means a unique method used to accelerate project delivery where the owner hires a contractor to provide feedback during the design phase before the state of construction.

Contract means all types of city agreements, regardless of what they may be named, for the procurement of supplies, services or construction.

Contract amendment means a document signed by a contractor and the city that authorizes a contract modification to any goods, services, or professional services. The term "contract amendment" does not include a contract modification to any non-procurement related contract.

Contract extension means the extension of an existing contract where the contractor offers to extend the contract under the same terms and conditions and at the same or lower price and such extension is in the best interest of the city.

Contract modification (bilateral change) means any written alteration in scope of work, specifications, delivery point, rate of delivery, period of performance, price, quantity or other provisions of any contract accomplished by mutual agreement of the parties to the contract.

Contractor means any person having a contract with the city.

Cooperative purchasing analysis means the evaluation of cost data for the purpose of arriving at cost actually incurred or estimates of costs to be incurred, prices to be paid and costs to be reimbursed.

Cooperative purchasing plan means a program that allows the city to share a procurement contract between governments or nonprofit organizations that have competitively bid and vetted vendors for a variety of products and services.

Cost data means factual information concerning the cost of labor, material, overhead and other cost elements which are expected to be incurred or which have been actually incurred by the contractor in performing the contract.

Cost-reimbursement contract means a contract under which a contractor is reimbursed for costs which are allowable and allocable in accordance with the contract terms and the provisions of this chapter, and plus a fee, if any.

Design-bid-build means a project delivery method in which the city sequentially awards separate contracts, the first award for architectural and engineering services to design the project and the second award for construction of the project according to the design, after solicitation of an invitation for bids.

Design-build means a project delivery method in which the city awards a single contract for design and construction of a project.

Direct or indirect participation means involvement through decision, approval, disapproval, recommendation, preparation of any part of a purchase request, influencing the content of any specification or procurement standard, rendering of advice, investigation, auditing or in any other advisory capacity.

Disadvantaged business means a small business which is owned or controlled by a majority of persons not limited to members of minority groups, who have been deprived of the opportunity to develop and maintain a competitive position in the economy because of social disadvantages as defined by state law.

Electronic means electrical, digital, magnetic, optical, electromagnetic or any other similar technology.

Emergency procurements means procurements of supplies, services or construction items when there exists a threat to public health, welfare or safety, provided that such emergency procurements shall be made with such competition as is practicable under the circumstances.

Employee means an individual drawing a salary or wages from the city, whether elected or not; any noncompensated individual performing personal services for the city or any department, agency, commission, council, board or any other entity established by the executive or legislative branch of the city; and any noncompensated individual serving as an elected official of the city.

Financial interest means:

- (1) Ownership of any interest or involvement in any relationship from which, or as a result of which, a person within the past year has received, or is presently or in the future entitled to receive, more than \$1,000.00 per year or its equivalent; or
- (2) Ownership of five percent of any property or business.

Failed competitive solicitation means a competitive solicitation that has failed to provide sufficient responsive, responsible bidders or offerors.

Fine art means a form of visual or auditory art, including painting, sculpture, music, and dance, which has been produced primarily or solely for its imaginative, aesthetic, or intellectual content.

Grant means the furnishing by the city of assistance, whether financial or otherwise, to any person or group to support a program authorized by law.

Gratuity means a payment, loan, subscription, advance, deposit of money, service or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value is received.

Immediate family means a spouse, children, parents, brothers and sisters.

Invitation for bids means all documents, whether attached or incorporated by reference, utilized for soliciting sealed bids.

Person means any business, individual, union, committee, club, other organization or group of individuals.

Price analysis means the evaluation of price data, without analysis of the separate cost components and profit as in cost analysis, which may assist in arriving at prices to be paid and costs to be reimbursed.

Pricing data means factual information concerning prices for items substantially similar to those being procured. The term "prices" in this definition refer to offered or proposed selling prices, historical selling prices and current selling prices. The definition of the term "pricing data" refers to data relevant to both prime and subcontract prices.

Procurement means the buying, purchasing, renting, leasing or otherwise acquiring of any supplies, services or construction. The term "procurement" also includes all functions that pertain to the obtaining of any supply, service or construction, including description of requirements, selection and solicitation of sources, preparation and award of contract and all phases of contract administration. The term "procurement" does not include the buying, purchasing, renting, leasing or otherwise acquiring an interest in any water, mineral, real property rights or any improvements obtained or used in connection with such rights.

Procurement to meet existing needs means the procurement of matching or compatible supplies or specialized services because other similar supplies or services would not be reasonably beneficial to meet the City's needs in connection with any existing equipment or facilities.

Professional services means services of a specialized nature, including, but not limited to, architecture, engineering, surveying, appraisals, accounting, training, and laboratory testing, the final product of which is predominantly oral or written advice or information or services as promulgated by the city manager.

Public agency means a public entity subject to or created by the city.

Public notice means the distribution or dissemination of information to interested parties using methods that are determined by the city, such methods may include publication in newspapers of general circulation, electronic or paper mailing lists and websites designated by the city and maintained for that purpose.

Purchasing official means the employee designated by the ~~finance director~~ city manager or designee to perform duties and responsibilities as provided in sections 6-445 and 6-446.

Qualified products list means an approved list of supplies, services or construction items described by model or catalogue numbers, which, prior to competitive solicitation, the city has determined will meet the applicable specification requirements.

Request for proposals means all documents, whether attached or incorporated by reference, utilized for soliciting proposals.

Responsible bidder or offeror means a person who has the capability, in all respects, to perform fully the contract requirements and the tenacity, perseverance, experience, integrity, reliability, capacity, facilities, equipment and credit, which will ensure good faith performance.

Responsive bidder or offeror means a person who has submitted a quote, proposal, or bid which conforms in all material respects to the requirements set forth in the invitation for bids.

Services means the furnishing of labor, time or effort by a contractor, not involving the delivery of a specific end product other than reports which are merely incidental to the required performance. The term "services" shall not include employment agreements or collective bargaining agreements.

Signature means a manual or electronic identifier, or the electronic result of an authentication technique attached to or logically associated with a record that is intended by the person using it to have the same force and effect as a manual signature. Electronic signatures are as allowed by the Uniform Electronic Transactions Act, C.R.S. title 24, art. 71.3 (C.R.S. § 24-71.3-101 et seq.), as amended from time to time.

Small business means a United States business which is independently owned and which is not dominant in its field of operation or an affiliate or subsidiary of a business dominant in its field of operation and meets the small business size standards established by the U.S. Small Business Administration, as amended from time to time.

Sole source means after conducting a good faith review of available sources, that there is only one source for the required supply, service or construction firm.

Specification means any description of the physical or functional characteristics or of the nature of a supply, service or construction item. It may include a description of any requirement for inspection, testing or preparing a supply, service or construction item for delivery.

Statement of qualifications (SOQ) means a written document outlining the reasons why a company or person is qualified to provide a certain professional service. A typical SOQ outlines a description of the company, key personnel assigned to projects, project approach, management skills and examples of similar successful projects.

Supplies means all property, including, but not limited to, equipment, materials, printing, insurance and leases or real property, excluding land or a permanent interest in land.

Using agency means any department, commission, board or public agency of the city requiring supplies, services or construction procured pursuant to this chapter.

Written or in writing means the product of any method of forming characters on paper, other materials or viewable screens, which can be read, retrieved and reproduced, including information that is electronically transmitted and stored.

Section 3. That Section 6-477 contained in Chapter 6 of Title 6 of the Greeley Municipal Code be amended to read as follows:

Sec. 6-477. Competitive sealed bidding.

- (a) *Conditions for use.* All contracts for amounts above \$5100,000.00 entered into by the city shall be awarded by competitive sealed bidding except as otherwise provided in sections 6-478, 6-480, and 6-483.
- (b) *Invitation for bids.* An invitation for bids shall be issued and shall include specification and all contractual terms and conditions applicable to the procurement.

- (c) *Public notice.* Adequate public notice of the invitation for bids shall be given a reasonable time, not less than 15 calendar days prior to the date set forth therein for the opening of bids unless circumstances require a shorter period as determined by the purchasing official. Such notice may include the use of electronic solicitation. Such notice may include publication in a newspaper of general circulation within a reasonable time prior to bid opening. The public notice shall state the place, date and time of bid opening.
- (d) *Bid opening.* Bids shall be opened publicly in the presence of one or more witnesses at the time and place designated in the invitation for bids. The amount of each bid and such other relevant information as the purchasing official deems appropriate, together with the name of each bidder, shall be recorded; the record and each bid shall be open to public inspection in accordance with section 6-423. In the event of strikes, wars, acts of God or other good cause, as determined by the purchasing official, bid openings may be extended for a reasonable time not to exceed 30 calendar days.
- (e) *Bid acceptance and bid evaluation.* Bids shall be unconditionally accepted without alteration or correction, except as authorized in this chapter. Bids shall be evaluated based on the requirements set forth in the invitation for bids, which may include criteria to determine acceptability such as inspection, testing, quality, degree of skill, delivery and suitability for a particular purpose. Those criteria that will affect the bid price and be considered in evaluation for award shall be objectively measurable, such as discounts, transportation costs and total or life cycle costs. The invitation for bids shall set forth the evaluation criteria to be used. No criteria may be used in bid evaluation that are not set forth in the invitation for bids.
- (f) *Award.* The contract shall be awarded with reasonable promptness by appropriate written notice to the lowest responsible and responsive bidder whose bid meets the requirements and criteria set forth in the invitation for bids. In the event the low responsive and responsible bid for a construction project exceeds available funds, as certified by the ~~finance director~~ city manager or designee, the purchasing official is authorized, when time or economic considerations preclude re-solicitation of work of a reduced scope, to negotiate an adjustment of the bid price with the low responsive and responsible bidder, in order to bring the bid within the amount of available funds.
- (g) *Multi-step sealed bidding.* When it is considered impractical to initially prepare a purchase description to support an award based on price, an invitation for bids may be issued requesting the submission of unpriced offers to be followed by an invitation for bids limited to those bidders whose offers have been determined to be technically acceptable under the criteria set forth in the first solicitation.

Section 4. That Section 6-481 contained in Chapter 6 of Title 6 of the Greeley Municipal Code be amended to read as follows:

Sec. 6-481. Non-competitive negotiation.

- (a) ~~When sole source or emergency procurement situations arise or when the standard competitive processes are deemed impractical, the finance director~~ city manager or designee may enter into noncompetitive negotiations in the best interest of the city, including:

- (1) ~~Extension of existing contract where a vendor offers to extend an existing contract under the same conditions and at the same or lower price, and such extension is in the best interest of the city~~Contract Extensions;
- (2) ~~Service on existing equipment if it is to the city's advantage to obtain parts, repair or service on existing equipment, its supplies or software from a factory-authorized dealer or manufacturer~~Emergency procurement;
- (3) ~~Reduced total cost due to, among other things, closer location, more advantageous time allowances or similar variable factors that can reduce the total cost of the product or service~~Failed competitive solicitation;
- (4) ~~A particular material or service is required to maintain interchangeability or compatibility as a part of an existing integrated system~~Fine art;
- (5) ~~The material is perishable~~ Procurement to meet existing needs;
- (6) ~~The material qualifies as fine art~~; Sole source procurement; or
- (7) ~~The particular material is required to match materials in use, so as to produce visual harmony~~; or Very specialized or confidential goods or services.
- (8) ~~Where competitive solicitation procedures have failed to provide sufficient responsive, responsible bidders.~~

Section 5. That Section 6-483 contained in Chapter 6 of Title 6 of the Greeley Municipal Code be amended to read as follows:

Sec. 6-483. Small purchases.

- (a) *General.* Any contract not exceeding \$~~5~~100,000.00 may be made in accordance with the ~~small~~ purchase procedures authorized in this section. Contract requirements shall not be artificially divided so as to constitute a small or discretionary purchase under this section.
- (b) *Small purchases ~~over \$10,000.00~~.* Procurements over \$10,000.00 but less than \$~~5~~100,000.00 constitute small purchases. Insofar as it is practical ~~in excess of~~ \$10,000.00, no less than three businesses shall be solicited to submit quotations for small purchases. Award shall be made to the business offering the lowest acceptable quotation. The names of the businesses submitting quotations and the date and amount of each quotation shall be recorded and maintained as a public record.
- (c) *~~Small~~Discretionary purchases ~~under \$10,000.00~~.* Procurements of \$10,000.00 or less, constitute discretionary purchases. The purchasing official shall adopt operational procedures for making ~~small~~discretionary purchases of \$10,000.00 or less. Such operational procedures shall provide for obtaining adequate and reasonable competition for the supply, service or construction being purchased. Further, such operational procedures shall require the preparation and maintenance of written records adequate to document the competition obtained, properly account for the funds expended, and facilitate an audit of the ~~small~~discretionary purchase made.

Section 6. That Section 6-486 contained in Chapter 6 of Title 6 of the Greeley Municipal Code be amended to read as follows:

Sec. 6-486. - Change orders.

All change orders ~~are~~must be processed on a form with the need and source of funds identified and. ~~The a description shall include what of the financial impacts theis change order will have on the future of the project's availability of monies subject fund's budget.~~ Department directors may approve any and all change orders within the ~~budgeted contingency~~ a project's budget. ~~The budgeted contingency shall be included in all original project budgets as adopted with the city's adopted budget.~~ If a change order would exceed the project's budget, then additional approval is required. City council ~~consideration is required for~~ must also approve a change order if the cumulative change orders (including the proposed change order) ~~that~~ would add 25 percent or more to the original contract ~~cost~~ amount and the total contract amount (including both the original contract and cumulative change orders) ~~equals of~~ equals ~~\$100,000.00~~ or greater. If ~~either~~ either the cumulative change orders would add less than 25 percent to the original contract cost amount or the total contract amount equals ~~is less than~~ is less than \$100,000.00 ~~and the cumulative value of change orders are greater than 25 percent of the original contract price,~~ then the city manager's ~~signature is required~~ may approve the change order. Nothing in this section shall prevent the city from obtaining a higher level of approval for a change order if otherwise required by law or contract. Notwithstanding the provisions of this section, if a change order of any amount would exceed a fund's budget, then city council must authorize an additional appropriation for the subject fund before the change order may be approved as provided in this section.

Procurement Revisions

Caleb Weitz, Budget & Policy Director
Caleb.Weitz@GreeleyGov.com
City Council Meeting - October 15, 2024





Agenda

- Council Work Session Summary
- New & Revised Definitions
- Procurement Thresholds
- Procurement Approvals
- Change Orders
- Non-Competitive Procurements
- Recommendation
- Purpose: Adopt the ordinance

Council Work Session Summary

On August 13, 2024, City Council was in favor with the following recommendations:

- Increasing the Formal Procurement Threshold to \$100,000 and greater
- Updating approvals and signatures as presented
- Expanding Non-Competitive Procurements as presented

Council was not in favor of accepting the presented revisions to Change Orders

Revised Change Order Recommendation

The revised change order recommendation better clarifies and defines current practice. Purchasing will continue to evaluate and may bring future recommendations to Council once experience with other code revisions is clearer.

- Department director approval
Change orders within the project's approved budget
- Change order exceeds project's budget
 - City Council approval
 - 25 percent or more, and;
 - Original contract is \$100,000.00 or greater
 - City Manager approval
 - Less than 25 percent, or;
 - Original contract is less than \$100,000.00



New & Revised Definitions

(Title 2, Chapter 4, Section 2-184 – Definitions & Title 6, Chapter 6, Section 6-422 – Definitions)

Revised Definitions:

Sec. 2-184. Approvals and signatures.

Financial obligation

Sec. 6-422. Definitions.

Change order

Contract modification (bilateral change)

Procurement

Purchasing official

New Definitions:

Sec. 6-422. Definitions.

Contract amendment

Procurement to meet existing needs



Procurement Thresholds

(Title 6, Chapter 6, Section 6 – 477 Competitive sealed bidding & Section 6 – 483 Small purchases)

Current

Discretionary Purchases – Up to \$10,000

Small Purchases – \$10,000 up to \$50,000

Formal Procurement – \$50,000 and over

Proposed

Discretionary Purchases – Up to \$10,000*

Small Purchases – \$10,000* up to \$100,000
(still requires 3 quotes)

Formal Procurement – \$100,000 and over

* after clean financial audit, City will submit exemption to increase small purchase amount to \$25,000 (est. 2026)

Procurement Approvals

(Title 2, Chapter 4, Section 2 – 184 Approvals and signatures)

Current

- Up to \$10,000 – designated employee by Department Director
- \$10,000 up to \$50,000 – Division manager
- Up to \$100,000 – Department head or designee
- \$100,000 and over – Finance Director, City Attorney's Office, and City Manager

Proposed

- Discretionary (*up to \$10,000*) – designated employee by Department Director (*no change*)
- Above Discretionary Purchase Threshold (*\$10,000*) and up to Formal Procurement Threshold (*\$100,000*) – Department Director or designee
- Formal Procurement Threshold (*\$100,000 and over*) – City Attorney's Office, and City Manager or designee

Change Orders

(Title 6, Chapter 6, Section 6 – 486 Change Orders)

Current

Change Order Amount	Approver(s)
Within the budgeted contingency regardless of the dollar amount	Department Director
Cumulative value that would add 25% or more to an original contract cost of less than \$100,000	City Manager
Cumulative value that would add 25% or more to an original contract cost of less than \$100,000 and would bring the contract cost to \$125,000 or greater	City Council
Cumulative value that would add 25% or more to an original contract cost of \$100,000 or greater	City Council

Proposed

Change Order Amount	Approval
Within project's budget	Department Director
Less than 25%	City Manager or designee
25% or greater (contract cost of \$100,000 or greater)	City Council

Non-Competitive Procurements

(Title 6, Chapter 6, Section 6 – 481 Non-Competitive negotiations)

Current

Sole Source

Emergency

Proposed

Sole Source

Procurement to Meet Existing Needs

Very specialized or Confidential Services

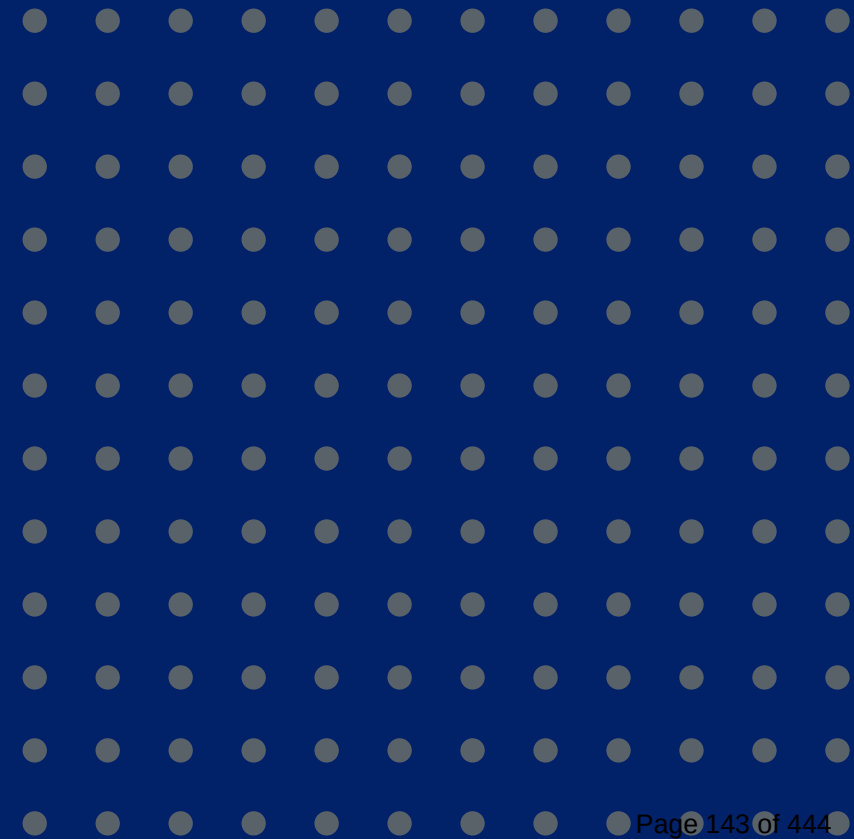
Emergency

Recommendation

Approve the ordinance changes as presented.



Thank you





Council Agenda Summary

October 15, 2024

Key Staff Contact: Martha Lanaghen, Human Resources Director

Title:

Public hearing and second reading of an ordinance adopting the Classification and Salary Plan for 2025

Summary:

This Ordinance, which authorizes the Classification and Salary plan ("Pay Plan") for all employees for Fiscal Year 2025 as required by Title 4, Section 1 of the Greeley Municipal Code, includes administrative changes made during 2024 as permitted by the City Manager. Updates to the Pay Plan are in line with best practices to ensure the City's market competitiveness and compliance with the Federal and State of Colorado's pay equity laws.

Changes from the 2024 Pay Plan to the 2025 Pay Plan are related to non-union positions as salaries for union positions are determined through collective bargaining. A summary of administrative changes from 2024 to 2025 includes:

- Changing the name of the TECHNICIAN family to TRADES AND OPERATIONS to clarify (Technician, abbreviated to TECH, was often confused with technical positions, which was not the nature of the roles in this job family)
- Addition of roles that were added to the City of Greeley workforce in 2024
- Removal of positions that were no longer in use in the City of Greeley workforce
- Updated page titles, footnotes, etc. to reflect the change in year

A motion to introduce the ordinance and schedule a public hearing and second reading for October 15, 2024, was approved by a majority vote of City Council on October 1, 2024.

Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? No

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

Strategic Focus Area:

High-Performance Government

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:

1. Ordinance No. 39, 2024 with Appendix A
2. Item 22 - Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 39, 2024

AN ORDINANCE ADOPTING THE CLASSIFICATION AND SALARY PLAN FOR 2025

WHEREAS, Section 3-15 of the Greeley Municipal Charter requires the fixing of compensation to be by ordinance; and

WHEREAS, Section 4-3 of the Greeley Municipal Code requires the Council to adopt a Classification and Salary plan ("Pay Plan") every year; and

WHEREAS, the City's Pay Plan is attached to this Ordinance as Appendix A; and

WHEREAS, the City's Pay Plan update was undertaken to clarify the City's positions, classifications and job grades to ensure we can continue to recruit and retain the best and brightest employees; and

WHEREAS, the retention and recruitment of key leadership and professional positions is critical to ensuring that the organization can support and assist the City Council's strategic visioning and develop implementation plans to deliver services through high performance on behalf of the residents of Greeley in a growing and dynamic environment; and

WHEREAS, the City's Pay Plan update positions the City to ensure compliance with the State of Colorado's pay equity laws; and

WHEREAS, the updated pay plan is based on the compensation philosophy that states "The employees at the City of Greeley are its most valuable asset. Critical to achieving the city's mission and goals, the compensation package must be both competitive and sustainable. Therefore, the City of Greeley is committed to providing a total compensation package equal to market."

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

Section 1. The Classification and Salary Plan attached hereto as Appendix A, titled "2025 City of Greeley Pay Plan," and the compensation philosophy are hereby adopted.

Section 2. The ordinance shall become effective January 1, 2025.

PASSED AND ADOPTED, SIGNED AND APPROVED ON 15TH DAY OF OCTOBER 2024.

ATTEST

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor



202p Pay Plan

The City of Greeley is market driven in support of being
municipal employer of choice.

FY25 FULL TIME PAY PLAN

JOB	FLSA Status	DEPARTMENT	FAMILY	LEVEL	GRADE	MIN HRLY	SECOND QUARTILE HRLY	MID HRLY	FOURTH QUARTILE HRLY	MAX HRLY	MIN	SECOND QUARTILE	MID	FOURTH QUARTILE	MAX
RECREATION COORDINATOR II	Nonexempt	CPRD	Management (MGMT)	11	MGMT11	\$25.67	\$27.61	\$29.54	\$31.48	\$33.41	\$53,400	\$57,425	\$61,450	\$65,475	\$69,500
FACILITIES SERVICE SUPERVISOR I	Nonexempt	Citywide Position	Management (MGMT)	12	MGMT12	\$28.27	\$30.40	\$32.52	\$34.65	\$36.78	\$58,800	\$63,225	\$67,650	\$72,075	\$76,500
GOLF CREW SUPERVISOR	Nonexempt	CPRD	Management (MGMT)	12	MGMT12	\$28.27	\$30.40	\$32.52	\$34.65	\$36.78	\$58,800	\$63,225	\$67,650	\$72,075	\$76,500
NATURAL AREAS & TRAILS CREW SUPERVISOR	Nonexempt	CPRD	Management (MGMT)	12	MGMT12	\$28.27	\$30.40	\$32.52	\$34.65	\$36.78	\$58,800	\$63,225	\$67,650	\$72,075	\$76,500
POLICE RECORDS SUPERVISOR	Nonexempt	GPD - Support Svcs	Management (MGMT)	12	MGMT12	\$28.27	\$30.40	\$32.52	\$34.65	\$36.78	\$58,800	\$63,225	\$67,650	\$72,075	\$76,500
PROPERTY EVIDENCE SUPERVISOR	Nonexempt	GPD - Support Svcs	Management (MGMT)	12	MGMT12	\$28.27	\$30.40	\$32.52	\$34.65	\$36.78	\$58,800	\$63,225	\$67,650	\$72,075	\$76,500
RISK PROGRAM SUPERVISOR	Exempt	RISK & SAFETY	Management (MGMT)	12	MGMT12	\$28.27	\$30.40	\$32.52	\$34.65	\$36.78	\$58,800	\$63,225	\$67,650	\$72,075	\$76,500
UTILITY LOCATOR SUPERVISOR	Nonexempt	WS - Transmission / Distribution	Management (MGMT)	12	MGMT12	\$28.27	\$30.40	\$32.52	\$34.65	\$36.78	\$58,800	\$63,225	\$67,650	\$72,075	\$76,500
ASSISTANT RECORDS MANAGER	Nonexempt	GPD - Support Svcs	Management (MGMT)	13	MGMT13	\$31.11	\$33.45	\$35.79	\$38.14	\$40.48	\$64,700	\$69,575	\$74,450	\$79,325	\$84,200
CREW SUPERVISOR I	Nonexempt	Citywide Position	Management (MGMT)	13	MGMT13	\$31.11	\$33.45	\$35.79	\$38.14	\$40.48	\$64,700	\$69,575	\$74,450	\$79,325	\$84,200
CROSS CONNECTION SUPERVISOR	Nonexempt	WS	Management (MGMT)	13	MGMT13	\$31.11	\$33.45	\$35.79	\$38.14	\$40.48	\$64,700	\$69,575	\$74,450	\$79,325	\$84,200
FACILITIES SERVICE SUPERVISOR II	Exempt	CPRD	Management (MGMT)	13	MGMT13	\$31.11	\$33.45	\$35.79	\$38.14	\$40.48	\$64,700	\$69,575	\$74,450	\$79,325	\$84,200
HISTORIC SITE SUPERVISOR	Exempt	CPRD	Management (MGMT)	13	MGMT13	\$31.11	\$33.45	\$35.79	\$38.14	\$40.48	\$64,700	\$69,575	\$74,450	\$79,325	\$84,200
OFFICE MANAGER	Exempt	Citywide Position	Management (MGMT)	13	MGMT13	\$31.11	\$33.45	\$35.79	\$38.14	\$40.48	\$64,700	\$69,575	\$74,450	\$79,325	\$84,200
PARKS CREW SUPERVISOR	Nonexempt	CPRD	Management (MGMT)	13	MGMT13	\$31.11	\$33.45	\$35.79	\$38.14	\$40.48	\$64,700	\$69,575	\$74,450	\$79,325	\$84,200
RECREATION SUPERVISOR	Exempt	CPRD	Management (MGMT)	13	MGMT13	\$31.11	\$33.45	\$35.79	\$38.14	\$40.48	\$64,700	\$69,575	\$74,450	\$79,325	\$84,200
SIGNS & MARKINGS SUPERVISOR	Exempt	PW - Transportation	Management (MGMT)	13	MGMT13	\$31.11	\$33.45	\$35.79	\$38.14	\$40.48	\$64,700	\$69,575	\$74,450	\$79,325	\$84,200
UTILITY BILLING SUPERVISOR	Exempt	WS	Management (MGMT)	13	MGMT13	\$31.11	\$33.45	\$35.79	\$38.14	\$40.48	\$64,700	\$69,575	\$74,450	\$79,325	\$84,200
COURT SUPERVISOR	Exempt	Municipal Court	Management (MGMT)	14	MGMT14	\$33.51	\$36.44	\$39.38	\$42.31	\$45.24	\$69,700	\$75,800	\$81,900	\$88,000	\$94,100
CREW SUPERVISOR II	Exempt	Citywide Position	Management (MGMT)	14	MGMT14	\$33.51	\$36.44	\$39.38	\$42.31	\$45.24	\$69,700	\$75,800	\$81,900	\$88,000	\$94,100
DEPUTY CITY CLERK	Exempt	City Clerk's Office	Management (MGMT)	14	MGMT14	\$33.51	\$36.44	\$39.38	\$42.31	\$45.24	\$69,700	\$75,800	\$81,900	\$88,000	\$94,100
FACILITIES MAINTENANCE SUPERVISOR	Exempt	PW - Facilities Mgmt	Management (MGMT)	14	MGMT14	\$33.51	\$36.44	\$39.38	\$42.31	\$45.24	\$69,700	\$75,800	\$81,900	\$88,000	\$94,100
HIGH MOUNTAIN RESERVOIRS CREW SUPERVISOR	Exempt	WS	Management (MGMT)	14	MGMT14	\$33.51	\$36.44	\$39.38	\$42.31	\$45.24	\$69,700	\$75,800	\$81,900	\$88,000	\$94,100
MOBILITY COORDINATOR	Exempt	PW - Admin	Management (MGMT)	14	MGMT14	\$33.51	\$36.44	\$39.38	\$42.31	\$45.24	\$69,700	\$75,800	\$81,900	\$88,000	\$94,100
PARKS MANAGER	Exempt	CPRD	Management (MGMT)	14	MGMT14	\$33.51	\$36.44	\$39.38	\$42.31	\$45.24	\$69,700	\$75,800	\$81,900	\$88,000	\$94,100
AFFORDABLE HOUSING MANAGER	Exempt	Housing & Homeless Solutions	Management (MGMT)	15	MGMT15	\$36.88	\$40.11	\$43.34	\$46.57	\$49.81	\$76,700	\$83,425	\$90,150	\$96,875	\$103,600
ASSET MANAGER	Exempt	Citywide Position	Management (MGMT)	15	MGMT15	\$36.88	\$40.11	\$43.34	\$46.57	\$49.81	\$76,700	\$83,425	\$90,150	\$96,875	\$103,600
ASSISTANT PURCHASING MANAGER	Exempt	Finance	Management (MGMT)	15	MGMT15	\$36.88	\$40.11	\$43.34	\$46.57	\$49.81	\$76,700	\$83,425	\$90,150	\$96,875	\$103,600
BUSINESS MANAGER	Exempt	CPRD	Management (MGMT)	15	MGMT15	\$36.88	\$40.11	\$43.34	\$46.57	\$49.81	\$76,700	\$83,425	\$90,150	\$96,875	\$103,600
CEMETERY MANAGER	Exempt	CPRD	Management (MGMT)	15	MGMT15	\$36.88	\$40.11	\$43.34	\$46.57	\$49.81	\$76,700	\$83,425	\$90,150	\$96,875	\$103,600
CODE COMPLIANCE MANAGER	Exempt	Community Dev	Management (MGMT)	15	MGMT15	\$36.88	\$40.11	\$43.34	\$46.57	\$49.81	\$76,700	\$83,425	\$90,150	\$96,875	\$103,600
CONTENT MARKETING SUPERVISOR	Exempt	C&E	Management (MGMT)	15	MGMT15	\$36.88	\$40.11	\$43.34	\$46.57	\$49.81	\$76,700	\$83,425	\$90,150	\$96,875	\$103,600
DIGITAL COMMUNICATION SUPERVISOR	Exempt	C&E	Management (MGMT)	15	MGMT15	\$36.88	\$40.11	\$43.34	\$46.57	\$49.81	\$76,700	\$83,425	\$90,150	\$96,875	\$103,600
EQUIPMENT MAINTENANCE FOREMAN	Exempt	PW - Equipment Maintenance	Management (MGMT)	15	MGMT15	\$36.88	\$40.11	\$43.34	\$46.57	\$49.81	\$76,700	\$83,425	\$90,150	\$96,875	\$103,600
MUSEUM MANAGER	Exempt	CPRD	Management (MGMT)	15	MGMT15	\$36.88	\$40.11	\$43.34	\$46.57	\$49.81	\$76,700	\$83,425	\$90,150	\$96,875	\$103,600
RAW WATER OPERATIONS SUPERVISOR	Nonexempt	WS - Treatment & Supply	Management (MGMT)	15	MGMT15	\$36.88	\$40.11	\$43.34	\$46.57	\$49.81	\$76,700	\$83,425	\$90,150	\$96,875	\$103,600
RECORDS & EVIDENCE MANAGER	Exempt	GPD - Support Svcs	Management (MGMT)	15	MGMT15	\$36.88	\$40.11	\$43.34	\$46.57	\$49.81	\$76,700	\$83,425	\$90,150	\$96,875	\$103,600
TRAFFIC OPERATIONS SUPERVISOR	Exempt	PW - Transportation	Management (MGMT)	15	MGMT15	\$36.88	\$40.11	\$43.34	\$46.57	\$49.81	\$76,700	\$83,425	\$90,150	\$96,875	\$103,600
UCCS MANAGER	Exempt	CPRD	Management (MGMT)	15	MGMT15	\$36.88	\$40.11	\$43.34	\$46.57	\$49.81	\$76,700	\$83,425	\$90,150	\$96,875	\$103,600
URBAN RENEWAL MANAGER	Exempt	EHH	Management (MGMT)	15	MGMT15	\$36.88	\$40.11	\$43.34	\$46.57	\$49.81	\$76,700	\$83,425	\$90,150	\$96,875	\$103,600
UTILITY BILLING MANAGER	Exempt	WS	Management (MGMT)	15	MGMT15	\$36.88	\$40.11	\$43.34	\$46.57	\$49.81	\$76,700	\$83,425	\$90,150	\$96,875	\$103,600
VICTIM SERVICES COORDINATOR	Nonexempt	GPD - Support Svcs	Management (MGMT)	15	MGMT15	\$36.88	\$40.11	\$43.34	\$46.57	\$49.81	\$76,700	\$83,425	\$90,150	\$96,875	\$103,600
WASTEWATER COLLECTION SUPERVISOR	Exempt	WS - Transmission / Distribution	Management (MGMT)	15	MGMT15	\$36.88	\$40.11	\$43.34	\$46.57	\$49.81	\$76,700	\$83,425	\$90,150	\$96,875	\$103,600
WASTEWATER LABORATORY SUPERVISOR	Exempt	WS - Wastewater Treatment	Management (MGMT)	15	MGMT15	\$36.88	\$40.11	\$43.34	\$46.57	\$49.81	\$76,700	\$83,425	\$90,150	\$96,875	\$103,600
WATER QUALITY & REGULATORY COMPLIANCE MANAGER I	Exempt	WS - Sewer Gen Mgmt	Management (MGMT)	15	MGMT15	\$36.88	\$40.11	\$43.34	\$46.57	\$49.81	\$76,700	\$83,425	\$90,150	\$96,875	\$103,600
MOBILE INTEGRATED HEALTH PROGRAM MANAGER	Exempt	GFD	Management (MGMT)	15	MGMT15	\$36.88	\$40.11	\$43.34	\$46.57	\$49.81	\$76,700	\$83,425	\$90,150	\$96,875	\$103,600
COLLECTIONS MANAGER	Exempt	WS	Management (MGMT)	16	MGMT16	\$40.58	\$44.13	\$47.69	\$51.25	\$54.81	\$84,400	\$91,800	\$99,200	\$106,600	\$114,000
CONSTRUCTION CREW SUPERVISOR-WATER & SEWER	Exempt	WS	Management (MGMT)	16	MGMT16	\$40.58	\$44.13	\$47.69	\$51.25	\$54.81	\$84,400	\$91,800	\$99,200	\$106,600	\$114,000
FACILITIES OPERATIONS MANAGER	Exempt	PW	Management (MGMT)	16	MGMT16	\$40.58	\$44.13	\$47.69	\$51.25	\$54.81	\$84,400	\$91,800	\$99,200	\$106,600	\$114,000
GOLF COURSE SUPERINTENDENT	Exempt	CPRD	Management (MGMT)	16	MGMT16	\$40.58	\$44.13	\$47.69	\$51.25	\$54.81	\$84,400	\$91,800	\$99,200	\$106,600	\$114,000
SENIOR CONSTRUCTION SUPERVISOR	Exempt	Community Dev	Management (MGMT)	16	MGMT16	\$40.58	\$44.13	\$47.69	\$51.25	\$54.81	\$84,400	\$91,800	\$99,200	\$106,600	\$114,000
WASTEWATER MAINTENANCE SUPERVISOR	Exempt	WS - Wastewater Treatment	Management (MGMT)	16	MGMT16	\$40.58	\$44.13	\$47.69	\$51.25	\$54.81	\$84,400	\$91,800	\$99,200	\$106,600	\$114,000
ACCOUNTING MANAGER	Exempt	Finance	Management (MGMT)	17	MGMT17	\$43.70	\$48.08	\$52.45	\$56.83	\$61.20	\$90,900	\$100,000	\$109,100	\$118,200	\$127,300
CLIENT SERVICES MANAGER	Exempt	IT	Management (MGMT)	17	MGMT17	\$43.70	\$48.08	\$52.45	\$56.83	\$61.20	\$90,900	\$100,000	\$109,100	\$118,200	\$127,300
COMMUNICATION & ENGAGEMENT MANAGER	Exempt	C&E	Management (MGMT)	17	MGMT17	\$43.70	\$48.08	\$52.45	\$56.83	\$61.20	\$90,900	\$100,000	\$109,100	\$118,200	\$127,300
EMERGENCY MANAGER	Exempt	Fire Dept	Management (MGMT)	17	MGMT17	\$43.70	\$48.08	\$52.45	\$56.83	\$61.20	\$90,900	\$100,000	\$109,100	\$118,200	\$127,300
FLEET MANAGER	Exempt	PW - Admin	Management (MGMT)	17	MGMT17	\$43.70	\$48.08	\$52.45	\$56.83	\$61.20	\$90,900	\$100,000	\$109,100	\$118,200	\$127,300
FORESTRY MANAGER	Exempt	CPRD	Management (MGMT)	17	MGMT17	\$43.70	\$48.08	\$52.45	\$56.83	\$61.20	\$90,900	\$100,000	\$109,100	\$118,200	\$127,300
GOLF MANAGER	Exempt	CPRD	Management (MGMT)	17	MGMT17	\$43.70	\$48.08	\$52.45	\$56.83	\$61.20	\$90,900	\$100,000	\$109,100	\$118,200	\$127,300
HOUSING PROJECT MANAGER	Exempt	Housing Solutions	Management (MGMT)	17	MGMT17	\$43.70	\$48.08	\$52.45	\$56.83	\$61.20	\$90,900	\$100,000	\$109,100	\$118,200	\$127,300
PAYROLL MANAGER	Exempt	Finance	Management (MGMT)	17	MGMT17	\$43.70	\$48.08	\$52.45	\$56.83	\$61.20	\$90,900	\$100,000	\$109,100	\$118,200	\$127,300
PUBLIC ENGAGEMENT MANAGER	Exempt	C&E	Management (MGMT)	17	MGMT17	\$43.70	\$48.08	\$52.45	\$56.83	\$61.20	\$90,900	\$100,000	\$109,100	\$118,200	\$127,300
PURCHASING MANAGER	Exempt	Finance	Management (MGMT)	17	MGMT17	\$43.70	\$48.08	\$52.45	\$56.83	\$61.20	\$90,900	\$100,000	\$109,100	\$118,200	\$127,300
RECREATION MANAGER	Exempt	CPRD	Management (MGMT)	17	MGMT17	\$43.70	\$48.08	\$52.45	\$56.83	\$61.20	\$90,900	\$100,000	\$109,100	\$118,200	\$127,300
REVENUE & BUSINESS LICENSE MANAGER	Exempt	Finance	Management (MGMT)	17	MGMT17	\$43.70	\$48.08	\$52.45	\$56.83	\$61.20	\$90,900	\$100,000	\$109,100	\$118,200	\$127,300
SOURCE WATER SUPPLY MANAGER	Exempt	WS	Management (MGMT)	17	MGMT17	\$43.70	\$48.08	\$52.45	\$56.83	\$61.20	\$90,900	\$100,000	\$109,100	\$118,200	\$127,300
WASTEWATER TECHNICAL SERVICES MANAGER	Exempt	WS - Wastewater Treatment	Management (MGMT)	17	MGMT17	\$43.70	\$48.08	\$52.45	\$56.83	\$61.20	\$90,900	\$100,000	\$109,100	\$118,200	\$127,300
GRANT AND SPECIAL REVENUE MANAGER	Exempt	Finance	Management (MGMT)	17	MGMT17	\$43.70	\$48.08	\$52.45	\$56.83	\$61.20	\$90,900	\$100,000	\$109,100	\$118,200	\$127,300
PUBLIC SAFETY TECHNICAL SERVICES MANAGER	Exempt	IT	Management (MGMT)	17	MGMT17	\$43.70	\$48.08	\$52.45	\$56.83	\$61.20	\$90,900	\$100,000	\$109,100	\$118,200	\$127,300
T&D MAINTENANCE TEAM MANAGER	Exempt	WS - Transmission / Distribution	Management (MGMT)	17	MGMT17	\$43.70	\$48.08	\$52.45	\$56.83	\$61.20	\$90,900	\$100,000	\$109,100	\$118,200	\$127,300
T&D OPERATIONS TEAM MANAGER	Exempt	WS - Transmission / Distribution	Management (MGMT)	17	MGMT17	\$43.70	\$48.08	\$52.45	\$56.83	\$61.20	\$90,900	\$100,000	\$109,100	\$118,200	\$127,300
ASSISTANT CRIME LAB DIRECTOR	Exempt	GPD - Support Svcs	Management (MGMT)	18	MGMT18	\$48.08	\$52.88	\$57.69	\$62.50	\$67.31	\$100,000	\$110,000	\$120,000	\$130,000	\$140,000
BENEFITS AND WELLNESS MANAGER	Exempt	HR	Management (MGMT)	18	MGMT18	\$48.08	\$52.88	\$57.69	\$62.50	\$67.31	\$100,000	\$110,000	\$120,000	\$130,000	\$140,000
CHIEF BUILDING OFFICIAL	Exempt	Community Dev	Management (MGMT)	18	MGMT18	\$48.08	\$52.88	\$57.69	\$62.50	\$67.31	\$100,000	\$110,000	\$120,000	\$130,000	\$140,000
CHIEF PLANNER	Exempt	Community Dev	Management (MGMT)	18	MGMT18	\$48.08									

FY25 FULL TIME PAY PLAN

JOB	FLSA Status	DEPARTMENT	FAMILY	LEVEL	GRADE	MIN HRLY	SECOND QUARTILE HRLY	MID HRLY	FOURTH QUARTILE HRLY	MAX HRLY	MIN	SECOND QUARTILE	MID	FOURTH QUARTILE	MAX
ASSISTANT CITY ATTORNEY II - SUPERVISOR	Exempt	CAO	Management (MGMT)	21	MGMT21	\$63.99	\$70.38	\$76.78	\$83.17	\$89.57	\$133,100	\$146,400	\$159,700	\$173,000	\$186,300
SUPERVISING SENIOR ATTORNEY	Exempt	CAO	Management (MGMT)	22	MGMT22	\$66.85	\$75.72	\$82.60	\$89.47	\$96.35	\$143,200	\$157,500	\$171,800	\$186,100	\$200,400
SUPERVISING SENIOR ENVIRONMENTAL & WATER ATTORNEY	Exempt	CAO	Management (MGMT)	22	MGMT22	\$68.85	\$75.72	\$82.60	\$89.47	\$96.35	\$143,200	\$157,500	\$171,800	\$186,100	\$200,400
VICTIM ADVOCATE SPECIALIST	Nonexempt	GPD - Support Svcs	Professional (PROF)	10	PROF10	\$18.75	\$20.16	\$21.56	\$22.97	\$24.38	\$39,000	\$41,925	\$44,850	\$47,775	\$50,700
ASSISTANT MUSEUM CURATOR	Nonexempt	CPRD	Professional (PROF)	12	PROF12	\$22.69	\$24.40	\$26.11	\$27.81	\$29.52	\$47,200	\$50,750	\$54,300	\$57,850	\$61,400
ASSISTANT TICKET OFFICE COORDINATOR	Nonexempt	CPRD	Professional (PROF)	12	PROF12	\$22.69	\$24.40	\$26.11	\$27.81	\$29.52	\$47,200	\$50,750	\$54,300	\$57,850	\$61,400
ACCOUNTANT I	Exempt	Finance	Professional (PROF)	13	PROF13	\$24.95	\$26.83	\$28.70	\$30.58	\$32.45	\$51,900	\$55,800	\$59,700	\$63,600	\$67,500
CITY BUDGET ANALYST I	Exempt	Finance	Professional (PROF)	13	PROF13	\$24.95	\$26.83	\$28.70	\$30.58	\$32.45	\$51,900	\$55,800	\$59,700	\$63,600	\$67,500
COMMUNICATIONS SPECIALIST I	Nonexempt	C&E	Professional (PROF)	13	PROF13	\$24.95	\$26.83	\$28.70	\$30.58	\$32.45	\$51,900	\$55,800	\$59,700	\$63,600	\$67,500
COMMUNITY CONSERVATION FELLOW	Exempt	CPRD	Professional (PROF)	13	PROF13	\$24.95	\$26.83	\$28.70	\$30.58	\$32.45	\$51,900	\$55,800	\$59,700	\$63,600	\$67,500
DEPARTMENT BUDGET ANALYST I	Exempt	Citywide Position	Professional (PROF)	13	PROF13	\$24.95	\$26.83	\$28.70	\$30.58	\$32.45	\$51,900	\$55,800	\$59,700	\$63,600	\$67,500
MARKETING COORDINATOR	Nonexempt	C&E	Professional (PROF)	13	PROF13	\$24.95	\$26.83	\$28.70	\$30.58	\$32.45	\$51,900	\$55,800	\$59,700	\$63,600	\$67,500
TRANSIT SPECIALIST	Nonexempt	PW	Professional (PROF)	13	PROF13	\$24.95	\$26.83	\$28.70	\$30.58	\$32.45	\$51,900	\$55,800	\$59,700	\$63,600	\$67,500
WATER ENTERPRISE FINANCIAL ANALYST	Nonexempt	Water & Sewer	Professional (PROF)	13	PROF13	\$24.95	\$26.83	\$28.70	\$30.58	\$32.45	\$51,900	\$55,800	\$59,700	\$63,600	\$67,500
CONTRACT SPECIALIST I	Exempt	Finance	Professional (PROF)	14	PROF14	\$26.88	\$29.23	\$31.59	\$33.94	\$36.30	\$55,900	\$60,800	\$65,700	\$70,600	\$75,500
EVENTS COORDINATOR	Nonexempt	CPRD	Professional (PROF)	14	PROF14	\$26.88	\$29.23	\$31.59	\$33.94	\$36.30	\$55,900	\$60,800	\$65,700	\$70,600	\$75,500
GRAPHIC DESIGNER	Nonexempt	C&E	Professional (PROF)	14	PROF14	\$26.88	\$29.23	\$31.59	\$33.94	\$36.30	\$55,900	\$60,800	\$65,700	\$70,600	\$75,500
MARKETING SPONSORSHIP COORDINATOR	Nonexempt	CPRD	Professional (PROF)	14	PROF14	\$26.88	\$29.23	\$31.59	\$33.94	\$36.30	\$55,900	\$60,800	\$65,700	\$70,600	\$75,500
PAYROLL ADMINISTRATOR	Exempt	Finance	Professional (PROF)	14	PROF14	\$26.88	\$29.23	\$31.59	\$33.94	\$36.30	\$55,900	\$60,800	\$65,700	\$70,600	\$75,500
PLANNER I	Nonexempt	Community Dev	Professional (PROF)	14	PROF14	\$26.88	\$29.23	\$31.59	\$33.94	\$36.30	\$55,900	\$60,800	\$65,700	\$70,600	\$75,500
RESTORATION SPECIALIST	Exempt	CPRD	Professional (PROF)	14	PROF14	\$26.88	\$29.23	\$31.59	\$33.94	\$36.30	\$55,900	\$60,800	\$65,700	\$70,600	\$75,500
SENIOR ASSISTANT CITY CLERK	Exempt	City Clerk's Office	Professional (PROF)	14	PROF14	\$26.88	\$29.23	\$31.59	\$33.94	\$36.30	\$55,900	\$60,800	\$65,700	\$70,600	\$75,500
TRAFFIC ENGINEERING TECHNICIAN II	Nonexempt	PW - Transportation	Professional (PROF)	14	PROF14	\$26.88	\$29.23	\$31.59	\$33.94	\$36.30	\$55,900	\$60,800	\$65,700	\$70,600	\$75,500
WATER EFFICIENCY RESOURCE COORDINATOR	Exempt	Water & Sewer	Professional (PROF)	14	PROF14	\$26.88	\$29.23	\$31.59	\$33.94	\$36.30	\$55,900	\$60,800	\$65,700	\$70,600	\$75,500
ACCOUNTANT II	Exempt	Finance	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
APPLICATION ADMINISTRATOR I	Exempt	IT	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
BUSINESS SYSTEMS ANALYST I	Exempt	IT	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
COMMUNICATIONS SPECIALIST II	Exempt	C&E	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
COMMUNITY EDUCATION & RISK REDUCTION SPECIALIST	Exempt	Fire Dept	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
COMMUNITY OUTREACH & ENGAGEMENT SPECIALIST	Exempt	C&E	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
CONCRETE MAINTENANCE COORDINATOR	Exempt	PW	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
CONTRACT SPECIALIST II	Exempt	Finance	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
DIGITAL MARKETING SPECIALIST	Exempt	C&E	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
ECONOMIC DEVELOPMENT COORDINATOR	Exempt	EHH	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
FINANCIAL SERVICES COORDINATOR	Exempt	CPRD	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
HR HELPDESK ANALYST	Exempt	HR	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
HRIS ANALYST	Exempt	HR	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
IT SYSTEMS TRAINER	Exempt	IT	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
MUSEUM CURATOR	Exempt	CPRD	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
NETWORK ADMINISTRATOR I	Nonexempt	IT	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
PUBLIC ART COORDINATOR	Exempt	CPRD	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
SALES TAX AUDITOR	Exempt	Finance	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
TRANSPORTATION PLANNER	Exempt	PW - Admin	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
UTILITY COORDINATOR	Nonexempt	PW - Engineering	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
WATER QUALITY ANALYST	Nonexempt	WS - Wastewater Treatment	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
WATER RESOURCE ADMINISTRATOR I	Exempt	WS	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
WELLNESS COORDINATOR	Exempt	HR	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
GIS ANALYST I	Exempt	IT	Professional (PROF)	15	PROF15	\$29.57	\$32.16	\$34.76	\$37.36	\$39.95	\$61,500	\$66,900	\$72,300	\$77,700	\$83,100
ACCESSIBILITY DESIGN ANALYST	Exempt	C&E	Professional (PROF)	16	PROF16	\$32.50	\$35.36	\$38.22	\$41.06	\$43.89	\$67,600	\$73,550	\$79,500	\$85,400	\$91,300
ACCOUNTANT III	Exempt	Finance	Professional (PROF)	16	PROF16	\$32.50	\$35.36	\$38.22	\$41.06	\$43.89	\$67,600	\$73,550	\$79,500	\$85,400	\$91,300
BUSINESS ANALYST I	Exempt	Citywide Position	Professional (PROF)	16	PROF16	\$32.50	\$35.36	\$38.22	\$41.06	\$43.89	\$67,600	\$73,550	\$79,500	\$85,400	\$91,300
CASE MANAGER	Exempt	Housing & Homeless Solutions	Professional (PROF)	16	PROF16	\$32.50	\$35.36	\$38.22	\$41.06	\$43.89	\$67,600	\$73,550	\$79,500	\$85,400	\$91,300
CLINICAL MANAGER	Exempt	Housing & Homeless Solutions	Professional (PROF)	16	PROF16	\$32.50	\$35.36	\$38.22	\$41.06	\$43.89	\$67,600	\$73,550	\$79,500	\$85,400	\$91,300
COMMUNITY PARAMEDIC	Nonexempt	Fire Dept	Professional (PROF)	16	PROF16	\$32.50	\$35.36	\$38.22	\$41.06	\$43.89	\$67,600	\$73,550	\$79,500	\$85,400	\$91,300
CRIME ANALYST	Exempt	GPD - Support Svcs	Professional (PROF)	16	PROF16	\$32.50	\$35.36	\$38.22	\$41.06	\$43.89	\$67,600	\$73,550	\$79,500	\$85,400	\$91,300
ENVIRONMENTAL PLANNER	Exempt	CPRD	Professional (PROF)	16	PROF16	\$32.50	\$35.36	\$38.22	\$41.06	\$43.89	\$67,600	\$73,550	\$79,500	\$85,400	\$91,300
INDUSTRIAL PRETREATMENT COORDINATOR	Exempt	WS - Wastewater Treatment	Professional (PROF)	16	PROF16	\$32.50	\$35.36	\$38.22	\$41.06	\$43.89	\$67,600	\$73,550	\$79,500	\$85,400	\$91,300
PARKS PLANNER	Exempt	CPRD	Professional (PROF)	16	PROF16	\$32.50	\$35.36	\$38.22	\$41.06	\$43.89	\$67,600	\$73,550	\$79,500	\$85,400	\$91,300
PEER SPECIALIST	Exempt	Housing & Homeless Solutions	Professional (PROF)	16	PROF16	\$32.50	\$35.36	\$38.22	\$41.06	\$43.89	\$67,600	\$73,550	\$79,500	\$85,400	\$91,300
PLANNER II	Exempt	Community Dev	Professional (PROF)	16	PROF16	\$32.50	\$35.36	\$38.22	\$41.06	\$43.89	\$67,600	\$73,550	\$79,500	\$85,400	\$91,300
PROJECT MANAGER I	Exempt	Citywide Position	Professional (PROF)	16	PROF16	\$32.50	\$35.36	\$38.22	\$41.06	\$43.89	\$67,600	\$73,550	\$79,500	\$85,400	\$91,300
SENIOR SERVICE DESK TECHNICIAN	Exempt	IT	Professional (PROF)	16	PROF16	\$32.50	\$35.36	\$38.22	\$41.06	\$43.89	\$67,600	\$73,550	\$79,500	\$85,400	\$91,300
SPECIAL EVENTS COORDINATOR	Exempt	CPRD	Professional (PROF)	16	PROF16	\$32.50	\$35.36	\$38.22	\$41.06	\$43.89	\$67,600	\$73,550	\$79,500	\$85,400	\$91,300
SYSTEMS ADMINISTRATOR I	Exempt	IT	Professional (PROF)	16	PROF16	\$32.50	\$35.36	\$38.22	\$41.06	\$43.89	\$67,600	\$73,550	\$79,500	\$85,400	\$91,300
TALENT ACQUISITION PARTNER	Exempt	HR	Professional (PROF)	16	PROF16	\$32.50	\$35.36	\$38.22	\$41.06	\$43.89	\$67,600	\$73,550	\$79,500	\$85,400	\$91,300
TECHNICAL SERVICES COORDINATOR	Exempt	CPRD	Professional (PROF)	16	PROF16	\$32.50	\$35.36	\$38.22	\$41.06	\$43.89	\$67,600	\$73,550	\$79,500	\$85,400	\$91,300
UTILITY SYSTEMS ANALYST I	Exempt	WS-Waste General Management	Professional (PROF)	16	PROF16	\$32.50	\$35.36	\$38.22	\$41.06	\$43.89	\$67,600	\$73,550	\$79,500	\$85,400	\$91,300
HEAD GOLF PROFESSIONAL	Exempt	CPRD	Professional (PROF)	16	PROF16	\$32.50	\$35.36	\$38.22	\$41.06	\$43.89	\$67,600	\$73,550	\$79,500	\$85,400	\$91,300
APPLICATION ADMINISTRATOR II	Exempt	IT	Professional (PROF)	17	PROF17	\$35.05	\$38.56	\$42.07	\$45.58	\$49.09	\$72,900	\$80,200	\$87,500	\$94,800	\$102,100
ASSISTANT EMERGENCY MANAGER	Nonexempt	Fire Dept	Professional (PROF)	17	PROF17	\$35.05	\$38.56	\$42.07	\$45.58	\$49.09	\$72,900	\$80,200	\$87,500	\$94,800	\$102,100
BUSINESS ANALYST II	Exempt	Citywide Position	Professional (PROF)	17	PROF17	\$35.05	\$38.56	\$42.07	\$45.58	\$49.09	\$72,900	\$80,200	\$87,500	\$94,800	\$102,100
BUSINESS SYSTEMS ANALYST II	Exempt	IT	Professional (PROF)	17	PROF17	\$35.05	\$38.56	\$42.07	\$45.58	\$49.09	\$72,900	\$80,200	\$87,500	\$94,800	\$102,100
CITY BUDGET ANALYST II	Exempt	Finance	Professional (PROF)	17	PROF17	\$35.05	\$38.56	\$42.07	\$45.58	\$49.09	\$72,900	\$80,200	\$87,500	\$94,800	\$102,100
CIVIL ENGINEER I	Exempt	Citywide Position	Professional (PROF)	17	PROF17	\$35.05	\$38.56	\$42.07	\$45.58	\$49.09	\$72,900	\$80,200	\$87,500	\$94,800	\$102,100
COMMUNICATIONS SPECIALIST III	Exempt	C&E	Professional (PROF)	17	PROF17	\$35.05	\$38.56	\$42.07	\$45.58	\$49.09	\$72,900	\$80,200	\$87,500	\$94,800	\$102,100
CRIMINALIST	Exempt	GPD - Support Svcs	Professional (PROF)	17	PROF17	\$35.05	\$38.56	\$4							

FY25 FULL TIME PAY PLAN

JOB	FLSA Status	DEPARTMENT	FAMILY	LEVEL	GRADE	MIN HRLY	SECOND QUARTILE HRLY	MID HRLY	FOURTH QUARTILE HRLY	MAX HRLY	MIN	SECOND QUARTILE	MID	FOURTH QUARTILE	MAX
ELECTRICAL ENGINEER II	Exempt	WS	Professional (PROF)	19	PROF19	\$42.40	\$46.65	\$50.89	\$55.13	\$59.38	\$88,200	\$97,025	\$105,850	\$114,675	\$123,500
ACCOUNTANT IV	Exempt	Finance	Professional (PROF)	20	PROF20	\$47.50	\$52.26	\$57.02	\$61.78	\$66.54	\$98,800	\$108,700	\$118,600	\$128,500	\$138,400
CIVIL ENGINEER III	Exempt	Citywide Position	Professional (PROF)	20	PROF20	\$47.50	\$52.26	\$57.02	\$61.78	\$66.54	\$98,800	\$108,700	\$118,600	\$128,500	\$138,400
INDUSTRIAL CONTROL NETWORK ADMINISTRATOR	Nonexempt	WS - Transmission / Distribution	Professional (PROF)	20	PROF20	\$47.50	\$52.26	\$57.02	\$61.78	\$66.54	\$98,800	\$108,700	\$118,600	\$128,500	\$138,400
TRAFFIC ENGINEER	Exempt	PW - Transportation	Professional (PROF)	20	PROF20	\$47.50	\$52.26	\$57.02	\$61.78	\$66.54	\$98,800	\$108,700	\$118,600	\$128,500	\$138,400
ELECTRICAL ENGINEER III	Exempt	WS	Professional (PROF)	20	PROF20	\$47.50	\$52.26	\$57.02	\$61.78	\$66.54	\$98,800	\$108,700	\$118,600	\$128,500	\$138,400
CIVIL ENGINEER IV	Exempt	Citywide Position	Professional (PROF)	21	PROF21	\$52.12	\$57.98	\$63.85	\$69.71	\$75.58	\$108,400	\$120,600	\$132,800	\$145,000	\$157,200
FINANCE PROJECT MANAGER	Exempt	Finance	Professional (PROF)	21	PROF21	\$52.12	\$57.98	\$63.85	\$69.71	\$75.58	\$108,400	\$120,600	\$132,800	\$145,000	\$157,200
IT PROJECT MANAGER	Exempt	IT	Professional (PROF)	21	PROF21	\$52.12	\$57.98	\$63.85	\$69.71	\$75.58	\$108,400	\$120,600	\$132,800	\$145,000	\$157,200
PROJECT MANAGER III	Exempt	Citywide Position	Professional (PROF)	21	PROF21	\$52.12	\$57.98	\$63.85	\$69.71	\$75.58	\$108,400	\$120,600	\$132,800	\$145,000	\$157,200
SECURITY ANALYST	Exempt	IT	Professional (PROF)	21	PROF21	\$52.12	\$57.98	\$63.85	\$69.71	\$75.58	\$108,400	\$120,600	\$132,800	\$145,000	\$157,200
WATER RESOURCE ENGINEER IV	Exempt	Water & Sewer	Professional (PROF)	21	PROF21	\$52.12	\$57.98	\$63.85	\$69.71	\$75.58	\$108,400	\$120,600	\$132,800	\$145,000	\$157,200
ASSISTANT CITY ATTORNEY II	Exempt	CAO	Professional (PROF)	22	PROF22	\$56.83	\$62.51	\$68.20	\$73.88	\$79.57	\$118,200	\$130,025	\$141,850	\$153,675	\$165,500
ENVIRONMENTAL & WATER RESOURCES ATTORNEY II	Exempt	CAO	Professional (PROF)	22	PROF22	\$56.83	\$62.51	\$68.20	\$73.88	\$79.57	\$118,200	\$130,025	\$141,850	\$153,675	\$165,500
ASSISTANT CITY ATTORNEY II - SUPERVISING	Exempt	CAO	Professional (PROF)	23	PROF23	\$61.68	\$67.84	\$73.99	\$80.14	\$86.30	\$128,300	\$141,100	\$153,900	\$166,700	\$179,500
SENIOR ATTORNEY	Exempt	CAO	Professional (PROF)	24	PROF24	\$66.54	\$73.17	\$79.81	\$86.44	\$93.08	\$138,400	\$152,200	\$166,000	\$179,800	\$193,600
SENIOR ENVIRONMENTAL & WATER RESOURCES ATTORNEY	Exempt	CAO	Professional (PROF)	24	PROF24	\$66.54	\$73.17	\$79.81	\$86.44	\$93.08	\$138,400	\$152,200	\$166,000	\$179,800	\$193,600
DEPUTY CHIEF ENGINEER	Exempt	Citywide Position	Senior Management (SRMGT)	18	SRMGT18	\$57.55	\$63.31	\$69.06	\$74.82	\$80.58	\$119,700	\$131,675	\$143,650	\$155,625	\$167,600
DEPUTY DIRECTOR OF CULTURE, PARKS, AND RECREATION	Exempt	CPRD	Senior Management (SRMGT)	18	SRMGT18	\$57.55	\$63.31	\$69.06	\$74.82	\$80.58	\$119,700	\$131,675	\$143,650	\$155,625	\$167,600
DEPUTY DIRECTOR OF EMERGENCY MANAGEMENT	Exempt	CMO	Senior Management (SRMGT)	18	SRMGT18	\$57.55	\$63.31	\$69.06	\$74.82	\$80.58	\$119,700	\$131,675	\$143,650	\$155,625	\$167,600
DEPUTY DIRECTOR OF EXTERNAL COMMUNICATIONS	Exempt	C&E	Senior Management (SRMGT)	18	SRMGT18	\$57.55	\$63.31	\$69.06	\$74.82	\$80.58	\$119,700	\$131,675	\$143,650	\$155,625	\$167,600
DEPUTY DIRECTOR OF OPERATIONS & ADMINISTRATION	Exempt	C&E	Senior Management (SRMGT)	18	SRMGT18	\$57.55	\$63.31	\$69.06	\$74.82	\$80.58	\$119,700	\$131,675	\$143,650	\$155,625	\$167,600
INTERGOVERNMENTAL RELATIONS OFFICER	Exempt	CMO	Senior Management (SRMGT)	18	SRMGT18	\$57.55	\$63.31	\$69.06	\$74.82	\$80.58	\$119,700	\$131,675	\$143,650	\$155,625	\$167,600
ASSISTANT CHIEF-OPERATIONS	Exempt	Fire Dept	Senior Management (SRMGT)	19	SRMGT19	\$63.32	\$69.65	\$75.99	\$82.32	\$88.65	\$131,700	\$144,875	\$158,050	\$171,225	\$184,400
ASSISTANT TO THE CITY MANAGER	Exempt	CMO	Senior Management (SRMGT)	19	SRMGT19	\$63.32	\$69.65	\$75.99	\$82.32	\$88.65	\$131,700	\$144,875	\$158,050	\$171,225	\$184,400
BUDGET AND POLICY DEPUTY DIRECTOR	Exempt	FINANCE	Senior Management (SRMGT)	19	SRMGT19	\$63.32	\$69.65	\$75.99	\$82.32	\$88.65	\$131,700	\$144,875	\$158,050	\$171,225	\$184,400
CHIEF ENGINEER - WATER & SEWER	Exempt	WS - Sewer Gen Mgmt	Senior Management (SRMGT)	19	SRMGT19	\$63.32	\$69.65	\$75.99	\$82.32	\$88.65	\$131,700	\$144,875	\$158,050	\$171,225	\$184,400
CITY CLERK	Exempt	City Clerk's Office	Senior Management (SRMGT)	19	SRMGT19	\$63.32	\$69.65	\$75.99	\$82.32	\$88.65	\$131,700	\$144,875	\$158,050	\$171,225	\$184,400
DEPUTY CHIEF INFORMATION OFFICER	Exempt	IT	Senior Management (SRMGT)	19	SRMGT19	\$63.32	\$69.65	\$75.99	\$82.32	\$88.65	\$131,700	\$144,875	\$158,050	\$171,225	\$184,400
DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT	Exempt	CMO	Senior Management (SRMGT)	19	SRMGT19	\$63.32	\$69.65	\$75.99	\$82.32	\$88.65	\$131,700	\$144,875	\$158,050	\$171,225	\$184,400
DEPUTY DIRECTOR OF ECONOMIC DEVELOPMENT AND URBAN	Exempt	CMO	Senior Management (SRMGT)	19	SRMGT19	\$63.32	\$69.65	\$75.99	\$82.32	\$88.65	\$131,700	\$144,875	\$158,050	\$171,225	\$184,400
DEPUTY DIRECTOR FINANCE	Exempt	Finance	Senior Management (SRMGT)	19	SRMGT19	\$63.32	\$69.65	\$75.99	\$82.32	\$88.65	\$131,700	\$144,875	\$158,050	\$171,225	\$184,400
DEPUTY DIRECTOR OF UTILITY FINANCE & CUSTOMER SERVICE	Exempt	WS	Senior Management (SRMGT)	19	SRMGT19	\$63.32	\$69.65	\$75.99	\$82.32	\$88.65	\$131,700	\$144,875	\$158,050	\$171,225	\$184,400
DEPUTY DIRECTOR PUBLIC WORKS	Exempt	PW - Admin	Senior Management (SRMGT)	19	SRMGT19	\$63.32	\$69.65	\$75.99	\$82.32	\$88.65	\$131,700	\$144,875	\$158,050	\$171,225	\$184,400
DEPUTY DIRECTOR WATER & WASTEWATER OPERATIONS	Exempt	WS - Sewer Gen Mgmt	Senior Management (SRMGT)	19	SRMGT19	\$63.32	\$69.65	\$75.99	\$82.32	\$88.65	\$131,700	\$144,875	\$158,050	\$171,225	\$184,400
DEPUTY DIRECTOR WATER RESOURCES	Exempt	WS - Sewer Gen Mgmt	Senior Management (SRMGT)	19	SRMGT19	\$63.32	\$69.65	\$75.99	\$82.32	\$88.65	\$131,700	\$144,875	\$158,050	\$171,225	\$184,400
PERFORMANCE & DATA ANALYTICS DIRECTOR	Exempt	CMO	Senior Management (SRMGT)	19	SRMGT19	\$63.32	\$69.65	\$75.99	\$82.32	\$88.65	\$131,700	\$144,875	\$158,050	\$171,225	\$184,400
DEPUTY CHIEF - FIRE	Exempt	Fire Dept	Senior Management (SRMGT)	20	SRMGT20	\$70.91	\$78.00	\$85.10	\$92.19	\$99.28	\$147,500	\$162,250	\$177,000	\$191,750	\$206,500
DEPUTY POLICE CHIEF	Exempt	GPD - Support Svcs	Senior Management (SRMGT)	20	SRMGT20	\$70.91	\$78.00	\$85.10	\$92.19	\$99.28	\$147,500	\$162,250	\$177,000	\$191,750	\$206,500
DIRECTOR OF COMMUNICATION & ENGAGEMENT	Exempt	CMO	Senior Management (SRMGT)	20	SRMGT20	\$70.91	\$78.00	\$85.10	\$92.19	\$99.28	\$147,500	\$162,250	\$177,000	\$191,750	\$206,500
DIRECTOR OF CULTURE PARKS & RECREATION	Exempt	CMO	Senior Management (SRMGT)	20	SRMGT20	\$70.91	\$78.00	\$85.10	\$92.19	\$99.28	\$147,500	\$162,250	\$177,000	\$191,750	\$206,500
DIRECTOR OF EMERGENCY MANAGEMENT	Exempt	CMO	Senior Management (SRMGT)	20	SRMGT20	\$70.91	\$78.00	\$85.10	\$92.19	\$99.28	\$147,500	\$162,250	\$177,000	\$191,750	\$206,500
DIRECTOR OF HOMELESS SOLUTIONS	Exempt	Housing & Homeless Solutions	Senior Management (SRMGT)	20	SRMGT20	\$70.91	\$78.00	\$85.10	\$92.19	\$99.28	\$147,500	\$162,250	\$177,000	\$191,750	\$206,500
DIRECTOR OF HOUSING	Exempt	Housing Solutions	Senior Management (SRMGT)	20	SRMGT20	\$70.91	\$78.00	\$85.10	\$92.19	\$99.28	\$147,500	\$162,250	\$177,000	\$191,750	\$206,500
DIRECTOR OF HUMAN RESOURCES	Exempt	CMO	Senior Management (SRMGT)	20	SRMGT20	\$70.91	\$78.00	\$85.10	\$92.19	\$99.28	\$147,500	\$162,250	\$177,000	\$191,750	\$206,500
DIRECTOR OF PUBLIC WORKS	Exempt	CMO	Senior Management (SRMGT)	20	SRMGT20	\$70.91	\$78.00	\$85.10	\$92.19	\$99.28	\$147,500	\$162,250	\$177,000	\$191,750	\$206,500
DIRECTOR OF WATER & SEWER	Exempt	CMO	Senior Management (SRMGT)	20	SRMGT20	\$70.91	\$78.00	\$85.10	\$92.19	\$99.28	\$147,500	\$162,250	\$177,000	\$191,750	\$206,500
HOUSING DIRECTOR	Exempt	Housing & Homeless Solutions	Senior Management (SRMGT)	20	SRMGT20	\$70.91	\$78.00	\$85.10	\$92.19	\$99.28	\$147,500	\$162,250	\$177,000	\$191,750	\$206,500
DIRECTOR OF HIGH PERFORMANCE MANAGEMENT	Exempt	CMO	Senior Management (SRMGT)	20	SRMGT20	\$70.91	\$78.00	\$85.10	\$92.19	\$99.28	\$147,500	\$162,250	\$177,000	\$191,750	\$206,500
DIRECTOR OF RISK & COMPLIANCE	Exempt	HR	Senior Management (SRMGT)	20	SRMGT20	\$70.91	\$78.00	\$85.10	\$92.19	\$99.28	\$147,500	\$162,250	\$177,000	\$191,750	\$206,500
BUDGET AND POLICY DIRECTOR	Exempt	Finance	Senior Management (SRMGT)	21	SRMGT21	\$77.84	\$86.60	\$95.36	\$104.12	\$112.88	\$161,900	\$180,125	\$198,350	\$216,575	\$234,800
DEPUTY CITY ATTORNEY	Exempt	CAO	Senior Management (SRMGT)	21	SRMGT21	\$77.84	\$86.60	\$95.36	\$104.12	\$112.88	\$161,900	\$180,125	\$198,350	\$216,575	\$234,800
DIRECTOR OF COMMUNITY DEVELOPMENT	Exempt	CMO	Senior Management (SRMGT)	21	SRMGT21	\$77.84	\$86.60	\$95.36	\$104.12	\$112.88	\$161,900	\$180,125	\$198,350	\$216,575	\$234,800
DIRECTOR OF ECONOMIC DEVELOPMENT AND URBAN REVITALIZATION	Exempt	CMO	Senior Management (SRMGT)	21	SRMGT21	\$77.84	\$86.60	\$95.36	\$104.12	\$112.88	\$161,900	\$180,125	\$198,350	\$216,575	\$234,800
DIRECTOR OF FINANCE	Exempt	CMO	Senior Management (SRMGT)	21	SRMGT21	\$77.84	\$86.60	\$95.36	\$104.12	\$112.88	\$161,900	\$180,125	\$198,350	\$216,575	\$234,800
DIRECTOR OF IT	Exempt	CMO	Senior Management (SRMGT)	21	SRMGT21	\$77.84	\$86.60	\$95.36	\$104.12	\$112.88	\$161,900	\$180,125	\$198,350	\$216,575	\$234,800
FIRE CHIEF	Exempt	CMO	Senior Management (SRMGT)	21	SRMGT21	\$77.84	\$86.60	\$95.36	\$104.12	\$112.88	\$161,900	\$180,125	\$198,350	\$216,575	\$234,800
POLICE CHIEF	Exempt	CMO	Senior Management (SRMGT)	21	SRMGT21	\$77.84	\$86.60	\$95.36	\$104.12	\$112.88	\$161,900	\$180,125	\$198,350	\$216,575	\$234,800
ASSISTANT CITY MANAGER	Exempt	CMO	Senior Management (SRMGT)	22	SRMGT22	\$87.16	\$96.97	\$106.78	\$116.59	\$126.39	\$181,300	\$201,700	\$222,100	\$242,500	\$262,900
CHIEF PROPOLIS OFFICER	Exempt	CMO	Senior Management (SRMGT)	22	SRMGT22	\$87.16	\$96.97	\$106.78	\$116.59	\$126.39	\$181,300	\$201,700	\$222,100	\$242,500	\$262,900
CHIEF INFORMATION OFFICER	Exempt	CMO	Senior Management (SRMGT)	23	SRMGT23	\$97.64	\$108.63	\$119.62	\$130.60	\$141.59	\$203,100	\$225,950	\$248,800	\$271,650	\$294,500
DEPUTY CITY MANAGER	Exempt	CMO	Senior Management (SRMGT)	23	SRMGT23	\$97.64	\$108.63	\$119.62	\$130.60	\$141.59	\$203,100	\$225,950	\$248,800	\$271,650	\$294,500
SENIOR STRATEGIC ADVISOR	Exempt	CMO	Senior Management (SRMGT)	23	SRMGT23	\$97.64	\$108.63	\$119.62	\$130.60	\$141.59	\$203,100	\$225,950	\$248,800	\$271,650	\$294,500
CLERICAL ASSISTANT	Nonexempt	Citywide Position	Support (SUPT)	11	SUPT11	\$15.00	\$15.94	\$16.88	\$17.81	\$18.75	\$31,200	\$33,150	\$35,100	\$37,050	\$39,000
CUSTOMER SERVICE REPRESENTATIVE	Nonexempt	CPRD	Support (SUPT)	12	SUPT12	\$16.54	\$17.57	\$18.61	\$19.64	\$20.67	\$34,400	\$36,550	\$38,700	\$40,850	\$43,000
DATA PROCESSING CLERK	Nonexempt	GPD - Support Svcs	Support (SUPT)	12	SUPT12	\$16.54	\$17.57	\$18.61	\$19.64	\$20.67	\$34,400	\$36,550	\$38,700	\$40,850	\$43,000
ACCOUNTING CLERK I	Nonexempt	Finance	Support (SUPT)	13	SUPT13	\$18.17	\$19.31	\$20.46	\$21.60	\$22.74	\$37,800	\$40,175	\$42,550	\$44,925	\$47,300
ADMINISTRATIVE ASSISTANT I	Nonexempt	Citywide Position	Support (SUPT)	13	SUPT13	\$18.17	\$19.31	\$20.46	\$21.60	\$22.74	\$37,800	\$40,175	\$42,550	\$44,925	\$47,300
ACCOUNTING CLERK II	Nonexempt	Finance	Support (SUPT)	14	SUPT14	\$19.57	\$21.05	\$22.52	\$24.00	\$25.48	\$40,700	\$43,775	\$46,850	\$49,925	\$53,000
ADMINISTRATIVE ASSISTANT II	Nonexempt	Citywide Position	Support (SUPT)	14	SUPT14	\$19.57	\$21.05	\$22.52	\$24.00	\$25.48	\$40,700	\$43,775	\$46,850	\$49,925	\$53,000
COURT CLERK I	Nonexempt	Municipal Court	Support (SUPT)	14	SUPT14	\$19.57	\$21.05	\$22.52	\$24.00	\$25.48	\$40,700	\$43,775	\$46,850	\$49,925	\$53,000
SALES TAX TECHNICIAN I	Nonexempt	Finance	Support (SUPT)	14	SUPT14	\$19.57	\$21.05	\$22.52</							

FY25 FULL TIME PAY PLAN

JOB	FLSA Status	DEPARTMENT	FAMILY	LEVEL	GRADE	MIN HRLY	SECOND QUARTILE HRLY	MID HRLY	FOURTH QUARTILE HRLY	MAX HRLY	MIN	SECOND QUARTILE	MID	FOURTH QUARTILE	MAX
MAINTENANCE MECHANIC I	Nonexempt	Citywide Position	Trades and Operations (TOPS)	15	TOPS15	\$21.54	\$23.16	\$24.78	\$26.41	\$28.03	\$44,800	\$48,175	\$51,550	\$54,925	\$58,300
METER SERVICES TECHNICIAN	Nonexempt	WS - Transmission / Distribution	Trades and Operations (TOPS)	15	TOPS15	\$21.54	\$23.16	\$24.78	\$26.41	\$28.03	\$44,800	\$48,175	\$51,550	\$54,925	\$58,300
PLANT OPERATOR D	Nonexempt	Citywide Position	Trades and Operations (TOPS)	15	TOPS15	\$21.54	\$23.16	\$24.78	\$26.41	\$28.03	\$44,800	\$48,175	\$51,550	\$54,925	\$58,300
RAW WATER OPERATIONS TECHNICIAN	Nonexempt	WS - Treatment & Supply	Trades and Operations (TOPS)	15	TOPS15	\$21.54	\$23.16	\$24.78	\$26.41	\$28.03	\$44,800	\$48,175	\$51,550	\$54,925	\$58,300
SENIOR PUBLIC ART TECHNICIAN	Nonexempt	CPRD	Trades and Operations (TOPS)	15	TOPS15	\$21.54	\$23.16	\$24.78	\$26.41	\$28.03	\$44,800	\$48,175	\$51,550	\$54,925	\$58,300
SENIOR STAGE MANAGER	Nonexempt	CPRD	Trades and Operations (TOPS)	15	TOPS15	\$21.54	\$23.16	\$24.78	\$26.41	\$28.03	\$44,800	\$48,175	\$51,550	\$54,925	\$58,300
SIGNS & MARKINGS TECHNICIAN	Nonexempt	PW - Transportation	Trades and Operations (TOPS)	15	TOPS15	\$21.54	\$23.16	\$24.78	\$26.41	\$28.03	\$44,800	\$48,175	\$51,550	\$54,925	\$58,300
WATER QUALITY TECHNICIAN	Nonexempt	WS - Transmission / Distribution	Trades and Operations (TOPS)	15	TOPS15	\$21.54	\$23.16	\$24.78	\$26.41	\$28.03	\$44,800	\$48,175	\$51,550	\$54,925	\$58,300
WATER SYSTEMS TECHNICIAN I	Nonexempt	Citywide Position	Trades and Operations (TOPS)	15	TOPS15	\$21.54	\$23.16	\$24.78	\$26.41	\$28.03	\$44,800	\$48,175	\$51,550	\$54,925	\$58,300
ASSISTANT GOLF PROFESSIONAL II	Nonexempt	CPRD	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
POOL TECHNICIAN	Nonexempt	CPRD	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
BUS OPERATOR II	Nonexempt	PW - Transit Services	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
CEMETERY TECHNICIAN	Nonexempt	CPRD	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
CREW LEADER II	Nonexempt	Citywide Position	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
ELECTRONIC TECHNICIAN	Nonexempt	PW - Transit Services	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
EQUIPMENT OPERATOR I	Nonexempt	Citywide Position	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
FACILITIES MANAGEMENT TECHNICIAN II	Nonexempt	Citywide Position	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
FORESTRY TECHNICIAN II	Nonexempt	CPRD	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
IRRIGATION TECHNICIAN	Nonexempt	CPRD	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
IRRIGATION TECHNICIAN I	Nonexempt	PW	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
LEAD METER SERVICES TECHNICIAN	Nonexempt	WS - Transmission / Distribution	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
LIFT STATION TECHNICIAN	Nonexempt	WS	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
MAINTENANCE MECHANIC II	Nonexempt	Citywide Position	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
NATURAL AREAS & TRAILS TECHNICIAN II	Nonexempt	CPRD	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
PARKS MAINTENANCE TECHNICIAN II	Nonexempt	CPRD	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
PC TECHNICIAN	Nonexempt	IT	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
PLANT OPERATOR C	Nonexempt	Citywide Position	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
REAL ESTATE TECHNICIAN	Nonexempt	CMO	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
TRAFFIC ENGINEERING TECHNICIAN I	Nonexempt	PW - Transportation	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
UTILITY LOCATOR	Nonexempt	Citywide Position	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
WATER SUPPLY TECHNICIAN	Nonexempt	WS - Treatment & Supply	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
WATER SYSTEMS TECHNICIAN II	Nonexempt	Citywide Position	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
LEAD UTILITY LOCATOR	Nonexempt	Citywide Position	Trades and Operations (TOPS)	16	TOPS16	\$23.70	\$25.48	\$27.26	\$29.04	\$30.82	\$49,300	\$53,000	\$56,700	\$60,400	\$64,100
ANIMAL CONTROL OFFICER	Nonexempt	GPD - Patrol	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
ASSET TECHNICIAN	Nonexempt	WS	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
ASSISTANT TECHNICAL SERVICES COORDINATOR	Nonexempt	CPRD	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
BODY WORN CAMERA TECHNICIAN	Nonexempt	GPD	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
BUILDING INSPECTOR I	Nonexempt	Community Dev	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
CIVILIAN COMMUNITY RISK REDUCTION EDUCATOR/INSPECTOR	Nonexempt	Fire Dept	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
COMMUNITY SERVICE OFFICER	Nonexempt	GPD	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
CROSS-CONNECTION TECHNICIAN	Nonexempt	WS - Sewer Gen Mgmt	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
ENGINEERING TECHNICIAN II	Nonexempt	WS	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
ENVIRONMENTAL TECHNICIAN I	Nonexempt	WS	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
EQUIPMENT OPERATOR II	Nonexempt	Citywide Position	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
LEAD & COPPER SPECIALIST	Nonexempt	WS	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
LIQUOR LICENSING ENFORCEMENT TECHNICIAN	Nonexempt	PD	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
MECHANIC	Nonexempt	Citywide Position	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
PC SPECIALIST	Nonexempt	IT	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
PLANNING TECHNICIAN	Nonexempt	Community Dev	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
PLANT OPERATOR B	Nonexempt	Citywide Position	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
POUCE CADET	Nonexempt	GPD	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
POUCE SERVICES TECHNICIAN	Nonexempt	GPD	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
PROBATION OFFICER	Exempt	Municipal Court	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
COMMUNITY SERVICE OFFICER	Nonexempt	GPD	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
TRAFFIC SIGNAL TECHNICIAN I	Nonexempt	PW - Transportation	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
TRANSPORTATION DISPATCHER	Nonexempt	PW - Transit Services	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
WATER CONSERVATION SPECIALIST I	Nonexempt	WS - Treatment & Supply	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
WATER SYSTEMS TECHNICIAN III	Nonexempt	WS	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
IRRIGATION TECHNICIAN II	Nonexempt	PW	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
ASSISTANT GOLF PROFESSIONAL I	Nonexempt	CPRD	Trades and Operations (TOPS)	17	TOPS17	\$25.53	\$27.76	\$30.00	\$32.24	\$34.47	\$53,100	\$57,750	\$62,400	\$67,050	\$71,700
ASSET ANALYST I	Nonexempt	Citywide Position	Trades and Operations (TOPS)	18	TOPS18	\$28.13	\$30.59	\$33.05	\$35.52	\$37.98	\$58,500	\$63,625	\$68,750	\$73,875	\$79,000
CODE COMPLIANCE INSPECTOR I	Nonexempt	Citywide Position	Trades and Operations (TOPS)	18	TOPS18	\$28.13	\$30.59	\$33.05	\$35.52	\$37.98	\$58,500	\$63,625	\$68,750	\$73,875	\$79,000
CONSTRUCTION INSPECTOR I	Nonexempt	Community Dev	Trades and Operations (TOPS)	18	TOPS18	\$28.13	\$30.59	\$33.05	\$35.52	\$37.98	\$58,500	\$63,625	\$68,750	\$73,875	\$79,000
ENGINEERING TECHNICIAN II	Nonexempt	Citywide Position	Trades and Operations (TOPS)	18	TOPS18	\$28.13	\$30.59	\$33.05	\$35.52	\$37.98	\$58,500	\$63,625	\$68,750	\$73,875	\$79,000
ENVIRONMENTAL TECHNICIAN II	Nonexempt	Citywide Position	Trades and Operations (TOPS)	18	TOPS18	\$28.13	\$30.59	\$33.05	\$35.52	\$37.98	\$58,500	\$63,625	\$68,750	\$73,875	\$79,000
FACILITIES MANAGEMENT TECHNICIAN III	Nonexempt	PW - Facilities Mgmt	Trades and Operations (TOPS)	18	TOPS18	\$28.13	\$30.59	\$33.05	\$35.52	\$37.98	\$58,500	\$63,625	\$68,750	\$73,875	\$79,000
FACILITIES SERVICE CREW LEADER	Nonexempt	CPRD	Trades and Operations (TOPS)	18	TOPS18	\$28.13	\$30.59	\$33.05	\$35.52	\$37.98	\$58,500	\$63,625	\$68,750	\$73,875	\$79,000
FRAUD INVESTIGATION SPECIALIST	Nonexempt	GPD - Support Svcs	Trades and Operations (TOPS)	18	TOPS18	\$28.13	\$30.59	\$33.05	\$35.52	\$37.98	\$58,500	\$63,625	\$68,750	\$73,875	\$79,000
HOUSING SPECIALIST / LEASING & LANDLORD LIAISON	Exempt	Housing & Homeless Solutions	Trades and Operations (TOPS)	18	TOPS18	\$28.13	\$30.59	\$33.05	\$35.52	\$37.98	\$58,500	\$63,625	\$68,750	\$73,875	\$79,000
INDUSTRIAL PRETREATMENT SPECIALIST	Nonexempt	WS - Wastewater Treatment	Trades and Operations (TOPS)	18	TOPS18	\$28.13	\$30.59	\$33.05	\$35.52	\$37.98	\$58,500	\$63,625	\$68,750	\$73,875	\$79,000
MAINTENANCE MECHANIC III	Nonexempt	Citywide Position	Trades and Operations (TOPS)	18	TOPS18	\$28.13	\$30.59	\$33.05	\$35.52	\$37.98	\$58,500	\$63,625	\$68,750	\$73,875	\$79,000
PROJECT COORDINATOR - WATER & SEWER	Nonexempt	WS	Trades and Operations (TOPS)	18	TOPS18	\$28.13	\$30.59	\$33.05	\$35.52	\$37.98	\$58,500	\$63,625	\$68,750	\$73,875	\$79,000
TELEVISION & VIDEO PRODUCTION SPECIALIST	Exempt	C&E	Trades and Operations (TOPS)	18	TOPS18	\$28.13	\$30.59	\$33.05	\$35.52	\$37.98	\$58,500	\$63,625	\$68,750	\$73,875	\$79,000</

FY25 PART TIME PAY PLAN

JOB	FLSA Status	FAMILY	LEVEL	GRADE	MIN HRLY	SECOND QUARTILE HRLY	MID HRLY	FOURTH QUARTILE HRLY	MAX HRLY
FACILITIES ATTENDANT	Nonexempt	Part Time (PT)	10	PT010	\$14.42	\$15.32	\$16.23	\$17.13	\$18.03
FARMERS MARKET ASSISTANT	Nonexempt	Part Time (PT)	10	PT010	\$14.42	\$15.32	\$16.23	\$17.13	\$18.03
GOLF CART ATTENDANT	Nonexempt	Part Time (PT)	10	PT010	\$14.42	\$15.32	\$16.23	\$17.13	\$18.03
GROUNDSCOOPER - GOLF	Nonexempt	Part Time (PT)	10	PT010	\$14.42	\$15.32	\$16.23	\$17.13	\$18.03
GROUNDSCOOPER - SEASONAL	Nonexempt	Part Time (PT)	10	PT010	\$14.42	\$15.32	\$16.23	\$17.13	\$18.03
MAINTENANCE TECHNICIAN - PART TIME	Nonexempt	Part Time (PT)	10	PT010	\$14.42	\$15.32	\$16.23	\$17.13	\$18.03
S.T.E.P.	Nonexempt	Part Time (PT)	10	PT010	\$14.42	\$15.32	\$16.23	\$17.13	\$18.03
SCHOOL CROSSING GUARD	Nonexempt	Part Time (PT)	10	PT010	\$14.42	\$15.32	\$16.23	\$17.13	\$18.03
THEATER TECHNICIAN I	Nonexempt	Part Time (PT)	10	PT010	\$14.42	\$15.32	\$16.23	\$17.13	\$18.03
TICKET CLERK	Nonexempt	Part Time (PT)	10	PT010	\$14.42	\$15.32	\$16.23	\$17.13	\$18.03
LIFEGUARD	Nonexempt	Part Time (PT)	20	PT020	\$15.14	\$16.09	\$17.04	\$17.99	\$18.93
YOUTH SERVICE SPECIALIST	Nonexempt	Part Time (PT)	20	PT020	\$15.14	\$16.09	\$17.04	\$17.99	\$18.93
CHILD CARE ATTENDANT	Nonexempt	Part Time (PT)	20	PT020	\$15.14	\$16.09	\$17.04	\$17.99	\$18.93
CLERICAL ASSISTANT II	Nonexempt	Part Time (PT)	20	PT020	\$15.14	\$16.09	\$17.04	\$17.99	\$18.93
FACILITIES TECHNICIAN - PART TIME	Nonexempt	Part Time (PT)	20	PT020	\$15.14	\$16.09	\$17.04	\$17.99	\$18.93
GROUNDSCOOPER - PART TIME	Nonexempt	Part Time (PT)	20	PT020	\$15.14	\$16.09	\$17.04	\$17.99	\$18.93
GROUNDSCOOPER - SEASONAL	Nonexempt	Part Time (PT)	20	PT020	\$15.14	\$16.09	\$17.04	\$17.99	\$18.93
GUEST SERVICES REPRESENTATIVE	Nonexempt	Part Time (PT)	20	PT020	\$15.14	\$16.09	\$17.04	\$17.99	\$18.93
HOUSE MANAGER	Nonexempt	Part Time (PT)	20	PT020	\$15.14	\$16.09	\$17.04	\$17.99	\$18.93
MUSEUM AIDE I	Nonexempt	Part Time (PT)	20	PT020	\$15.14	\$16.09	\$17.04	\$17.99	\$18.93
SHOP ASSISTANT	Nonexempt	Part Time (PT)	20	PT020	\$15.14	\$16.09	\$17.04	\$17.99	\$18.93
THEATER TECHNICIAN II	Nonexempt	Part Time (PT)	20	PT020	\$15.14	\$16.09	\$17.04	\$17.99	\$18.93
ADULT SPORTS SUPERVISOR	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
ASSISTANT POOL MANAGER	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
CLIMBING WALL SUPERVISOR	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
YOUTH SPORTS OFFICIAL I	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
ASSISTANT STAGE MANAGER	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
BARTENDER	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
BUILDING LEAD	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
CLERICAL ASSISTANT I	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
ENGINEERING TECHNICIAN - PART TIME	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
FEDERAL PERMIT COORDINATOR ENGINEER	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
FIELD TECHNICIAN - SEASONAL	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
GALLERY TECHNICIAN	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
INTERN I	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
INTERN I - GENERIC	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
LABORER - PUBLIC WORKS	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
LABORER II - PUBLIC WORKS	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
MARKETING ASSISTANT	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
MUSEUM AIDE II	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
PLANT OPERATOR - PART TIME	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
PLANT OPERATOR - SEASONAL	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
PROFESSIONAL DEVELOPMENT	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
RESEARCH ASSISTANT	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
SAFETY & RISK COORDINATOR	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
SENIOR GALLERY TECHNICIAN	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
VOLUNTEER COORDINATOR - PART TIME	Nonexempt	Part Time (PT)	30	PT030	\$15.90	\$16.90	\$17.89	\$18.88	\$19.87
CLASS INSTRUCTOR I	Nonexempt	Part Time (PT)	40	PT040	\$16.69	\$17.74	\$18.78	\$19.83	\$20.87
POOL MANAGER	Nonexempt	Part Time (PT)	40	PT040	\$16.69	\$17.74	\$18.78	\$19.83	\$20.87
SWIM INSTRUCTOR	Nonexempt	Part Time (PT)	40	PT040	\$16.69	\$17.74	\$18.78	\$19.83	\$20.87
PROGRAM LEAD I	Nonexempt	Part Time (PT)	40	PT040	\$16.69	\$17.74	\$18.78	\$19.83	\$20.87
RECREATION PROGRAM LEAD	Nonexempt	Part Time (PT)	40	PT040	\$16.69	\$17.74	\$18.78	\$19.83	\$20.87
SENIOR MUSEUM AIDE	Nonexempt	Part Time (PT)	40	PT040	\$16.69	\$17.74	\$18.78	\$19.83	\$20.87
SENIOR THEATER TECHNICIAN	Nonexempt	Part Time (PT)	40	PT040	\$16.69	\$17.74	\$18.78	\$19.83	\$20.87
SENIOR TICKET CLERK	Nonexempt	Part Time (PT)	40	PT040	\$16.69	\$17.74	\$18.78	\$19.83	\$20.87
TRAVEL TRAINER	Nonexempt	Part Time (PT)	40	PT040	\$16.69	\$17.74	\$18.78	\$19.83	\$20.87
YOUTH SPORTS SUPERVISOR	Nonexempt	Part Time (PT)	50	PT050	\$17.53	\$18.63	\$19.72	\$20.82	\$21.91
ATTORNEY - PART TIME	Nonexempt	Part Time (PT)	50	PT050	\$17.53	\$18.63	\$19.72	\$20.82	\$21.91
CDL TRAINER - PART TIME	Nonexempt	Part Time (PT)	50	PT050	\$17.53	\$18.63	\$19.72	\$20.82	\$21.91
ICE HAUS COACH	Nonexempt	Part Time (PT)	50	PT050	\$17.53	\$18.63	\$19.72	\$20.82	\$21.91
INTERIM UTILITY COORDINATOR	Nonexempt	Part Time (PT)	50	PT050	\$17.53	\$18.63	\$19.72	\$20.82	\$21.91
LABORER III - PUBLIC WORKS	Nonexempt	Part Time (PT)	50	PT050	\$17.53	\$18.63	\$19.72	\$20.82	\$21.91
PARKING AMBASSADOR TRAINER - SEASONAL	Nonexempt	Part Time (PT)	50	PT050	\$17.53	\$18.63	\$19.72	\$20.82	\$21.91
YOUTH INSTRUCTOR	Nonexempt	Part Time (PT)	50	PT050	\$17.53	\$18.63	\$19.72	\$20.82	\$21.91
YOUTH SPORTS OFFICIAL II	Nonexempt	Part Time (PT)	50	PT050	\$17.53	\$18.63	\$19.72	\$20.82	\$21.91
INTERN II	Nonexempt	Part Time (PT)	60	PT060	\$18.40	\$19.55	\$20.70	\$21.85	\$23.00
LABORER - WATER & SEWER	Nonexempt	Part Time (PT)	60	PT060	\$18.40	\$19.55	\$20.70	\$21.85	\$23.00
ADULT SPORTS OFFICIAL	Nonexempt	Part Time (PT)	70	PT070	\$19.32	\$20.53	\$21.74	\$22.95	\$24.16
YOUTH SPORTS OFFICIAL III	Nonexempt	Part Time (PT)	70	PT070	\$19.32	\$20.53	\$21.74	\$22.95	\$24.16
CROSSING GUARD COORDINATOR	Nonexempt	Part Time (PT)	70	PT070	\$19.32	\$20.53	\$21.74	\$22.95	\$24.16
CLASS INSTRUCTOR II	Nonexempt	Part Time (PT)	80	PT080	\$19.32	\$20.53	\$21.74	\$22.95	\$24.16
INTERIM HUMAN RESOURCES PROCESS PROJECT MANAGER	Nonexempt	Part Time (PT)	80	PT080	\$19.32	\$20.53	\$21.74	\$22.95	\$24.16
PROGRAM LEAD II	Nonexempt	Part Time (PT)	80	PT080	\$19.32	\$20.53	\$21.74	\$22.95	\$24.16
FITNESS INSTRUCTOR	Nonexempt	Part Time (PT)	100	PT100	\$22.37	\$23.77	\$25.17	\$26.57	\$27.96
PERSONAL TRAINER	Nonexempt	Part Time (PT)	100	PT100	\$22.37	\$23.77	\$25.17	\$26.57	\$27.96
ICE HAUS OFFICIAL	Nonexempt	Part Time (PT)	120	PT120	\$24.66	\$26.21	\$27.75	\$29.29	\$30.83
ADULT SPORTS SCOREKEEPER	Nonexempt	Part Time (PT)	GNO	PTGNO	\$12.56	\$14.10	\$15.63	\$17.17	\$18.70
CLIMBING WALL INSTRUCTOR	Nonexempt	Part Time (PT)	GNO	PTGNO	\$12.56	\$14.10	\$15.63	\$17.17	\$18.70
OUTDOOR RECREATION SUPERVISOR	Nonexempt	Part Time (PT)	GNO	PTGNO	\$12.56	\$14.10	\$15.63	\$17.17	\$18.70
POOL TECHNICIAN	Nonexempt	Part Time (PT)	GNO	PTGNO	\$12.56	\$14.10	\$15.63	\$17.17	\$18.70
SPLASH PARK ATTENDANT	Nonexempt	Part Time (PT)	GNO	PTGNO	\$12.56	\$14.10	\$15.63	\$17.17	\$18.70
TRAVEL SUPERVISOR	Nonexempt	Part Time (PT)	GNO	PTGNO	\$12.56	\$14.10	\$15.63	\$17.17	\$18.70
YOUTH SPORTS SCOREKEEPER	Nonexempt	Part Time (PT)	GNO	PTGNO	\$12.56	\$14.10	\$15.63	\$17.17	\$18.70
ENGINEERING TECHNICIAN - SEASONAL	Nonexempt	Part Time (PT)	INO	PTINO	\$12.56	\$20.01	\$27.45	\$34.90	\$42.34
SKATE GUARD	Nonexempt	Part Time (PT)	INO	PTINO	\$12.56	\$20.01	\$27.45	\$34.90	\$42.34
INTERN III	Nonexempt	Part Time (PT)	INT	PTINT	\$20.00	\$25.00	\$30.00	\$35.00	\$40.00
ADMINISTRATIVE HEARING OFFICER	Nonexempt	Part Time (PT)	JUD	PTJUD	\$65.00	\$69.07	\$73.13	\$77.19	\$81.25
ASSISTANT JUDGE	Nonexempt	Part Time (PT)	JUD	PTJUD	\$65.00	\$69.07	\$73.13	\$77.19	\$81.25
SEASONAL WORKER	Nonexempt	Part Time (PT)	OF0	PTOF0	\$12.56	\$18.18	\$23.80	\$29.54	\$35.28
SPECIAL PROJECTS EXECUTIVE LEAD - TEMP	Nonexempt	Part Time (PT)	SPC	PTSPC	\$70.00	\$77.00	\$84.00	\$91.00	\$98.00



2025 Pay Plan

Martha Lanaghan, Director of Human Resources
Martha.Lanaghan@Greeleygov.com
City Council Meeting – October 15, 2024

Agenda

- 2025 Pay Plan Updates
- Recommendation
- Purpose: Adopt the Ordinance

2025 Pay Plan – Minor Updates

- Cosmetic changes for improved readability
- Added roles that were included in 2025 budget
- Removed roles that are no longer utilized
- Administrative updates to include (for example): job reclassifications, minor title changes, mathematical mid-point corrections

Recommendation

The Staff recommendation is to adopt the ordinance approving the pay plan and publish with reference to title only.

Thank you





Council Agenda Summary

October 15, 2024

Key Staff Contact: Deb Callies, Housing Director

Title:

Public hearing and resolution approving the 2025-2029 Consolidated Plan, Citizen Participation Plan and the 2025 Annual Action Plan for the proposed Community Development Block Grant Budget for 2025, as an annual component of the Consolidated Plan

Summary:

The 2025-2029 Consolidated Plan (the plan) and Citizen Participation Plan is designed to help local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The last time the City of Greeley created a consolidated plan and citizen participation plan for U. S. Department of Housing and Urban Development (HUD) funding was in 2019 for the 2020-2024 annual action plan funding years. This plan will determine investment priorities for 2025-2029 annual action plan funding years.

The following public outreach and engagement efforts have been completed:

Community Forum #1 - July 8, 2024. Meeting held at the Greeley Recreation Center: Obtained feedback from community stakeholders on priorities for Greeley such as human services, housing needs, special populations, infrastructure, etc.

Agency Survey July - August: Gained insight from multiple service providers to identify trends, evaluate existing services, and develop recommendations

Community Survey - August – September: 184 community surveys were collected. Gained insight from community members to gauge access to existing services and develop needs and priorities for Greeley.

Community Forum #2 - September 9, 2024. Two sessions held at LINC Library on 8th Ave Capstone to Plan development to obtain additional feedback for needs and priorities and collaborate on finalizing strategies with members of Mayor's Task Force on Homelessness.

Staff is asking council to review the draft of the HUD Five Year Consolidated Plan 2025-2029, which will guide funding priorities for CDBG and HOME funds for 2025-2029 fund years.

The Annual Action Plan proposed for 2025 is to fund the following projects based on the priorities identified in the Consolidated Plan:

CDBG Public Service Allocation

A Womans Place: DV Shelter Services	\$10,274
Brothers Redevelopment: Homebuyer Education	\$25,000
United Way Cold Weather Shelter Operations	\$90,818

CDBG Job Creation/Economic Development	
Upwards Boost: Child Care	\$216,000
CDBG Bricks & Mortar Projects	
Catholic Charities: Guadalupe Center Deck	\$162,540
Boys & Girls Club Sport Field	\$75,000
HOME Fund Recommendations	
Habitat for Humanity- Hope Springs	\$1,254,000
Neighbor to Neighbor Rent Assistance	\$50,000

Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? No
2. If yes, what is the initial, or, onetime impact?
3. What is the annual impact?
4. What fund of the City will provide Funding?
5. What is the source of revenue within the fund?
6. Is there grant funding for this item? Yes
7. If yes, does this grant require a match? No
8. Is this grant onetime or ongoing? On going
9. 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

Strategic Focus Area:

Housing For All

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:

1. Resolution No. 42, 2024 with Five Year Consolidated Plan CDBG and Home
2. Item 23 - Presentation

**CITY OF GREELEY, COLORADO
RESOLUTION NO. 42, 2024**

**A RESOLUTION APPROVING THE 2025-2029 CONSOLIDATED PLAN AND THE
2025 ANNUAL ACTION PLAN FOR THE PROPOSED COMMUNITY
DEVELOPMENT BLOCK GRANT BUDGET FOR 2025, AS AN ANNUAL
COMPONENT OF THE CONSOLIDATED PLAN**

WHEREAS, the City of Greeley is eligible to participate in the Community Development Block Grant (CDBG) Program, an initiative of the Federal Department of Housing and Urban Development; and

WHEREAS, an application for assistance from the CDBG requires the preparation and adoption of a 5-year Consolidated Plan to identify the needs and analyze market conditions for low-moderate income residents and neighborhoods to help formulate priorities and a five-year plan, and then annual “Action Plans” to implement the identified priorities and goals of the Consolidated Plan; and

WHEREAS, the City of Greeley is entitled to apply for an estimated amount of \$840,613 in CDBG funds and \$433,292 in HOME funds for the 2025 Annual Year; and

WHEREAS, after receiving the appropriate citizen input and public participation, drafts of the 2025-2029 Consolidated Plan and 2025 Annual Action Plan have been devised with budgets (2025-2029 and 2025) and identification of specific activities to be undertaken during 2025.

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

Section 1. That the 2025-2029 Consolidated Plan, 2025 Annual Action Plan, and the CDBG 2025 program budget are adopted to address the community development needs identified in the City’s Consolidated Plan.

Section 3. This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF __, 2024.

ATTEST

THE CITY OF GREELEY, COLORADO

City Clerk

Mayor

City of Greeley 2025-2029 HUD 5 Year Consolidated Plan and Citizen Participation Plan

Deb Callies, Housing Director
Housing Solutions Department & Anser Advisory
City Council Meeting - October 15, 2024



Agenda



- Overview & Consultation
- Target Population
- Funding & Project Snapshot
- Next Steps – Q&A
- Purpose: Adopt the resolution

5-Year Consolidated Plan

- A consolidated plan is a **comprehensive planning document** required by the U.S. Department of Housing and Urban Development (HUD)
- The plan addresses issues like **affordable housing, community development, and homelessness** over a specified period of 5 years
- The plan will then **determine how the funding will be allocated**



Consultation Activities

Activity	Date	Outcome
Community Forum #1	July 8, 2024	Feedback from stakeholders on process and information sharing
Agency Survey	July – August	Solicit insight from service providers to identify trends, evaluate existing services, and develop recommendations
Community Survey	August – September	Solicit insight from community members to gauge access to existing services, and develop recommendations
Community Forum #2	September 9, 2024	Capstone to Plan development to review the findings and collaborate on finalizing strategies

Consultation Results

- 4 public forums to gather feedback
- 9 agency survey responses
- 184 public survey respondents
- 2 consultation engagements
- 12 weekly check-in meetings
- 27 data resources consulted

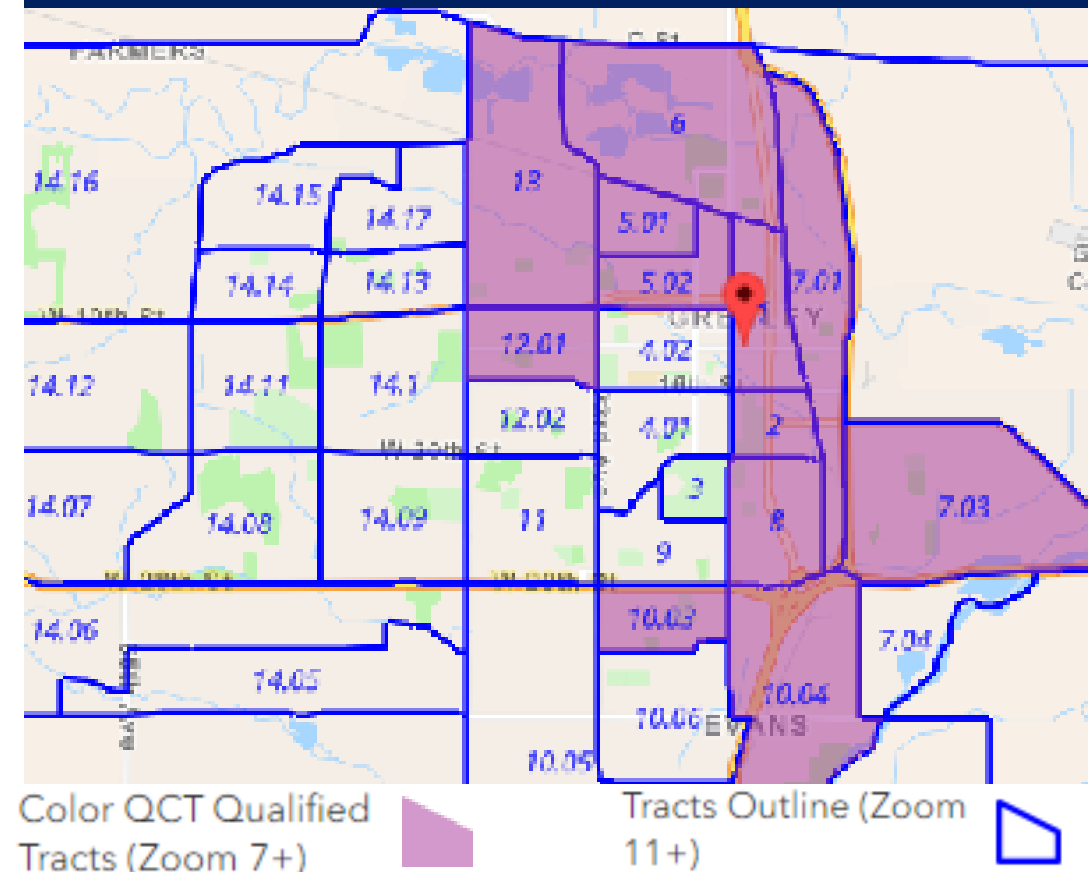


Targeted Populations

MAP OF VULNERABLE POPULATION (%)



MAP OF QUALIFIED CENSUS TRACTS



Community Needs & Targeted Populations

- Affordable Housing
- Emergency Shelter
- Counseling and Mental Health Services
- Childcare
- Low-to-Moderate Income Residents
- Qualified Populations
- Facilities Located within Qualified Census Tracts (QCTs)

Funding Snapshot

CDBG		HOME	
Total Available Funds	\$900,613.00	Total Available Funds	\$1,445,582.00
Admin	\$180,122.60	Admin	\$43,329.20
Public Service	\$126,091.95	Housing	\$1,358,252.80
Brick and Mortar	\$594,398.45	Eviction Prevention	\$50,000.00

Project Snapshot

CDBG		HOME	
Public Service	• DV Shelter • Housing Counseling • Cold Weather Shelter	Housing	• Housing Rehab • Water/Sewer Connectivity
	• Facility Rehab • Micro-Enterprise • Housing Rehab	Eviction Prevention	• Tenant-Based Rental Assistance

CDBG & HOME 2025 Awards

Organization	Fund	Award
A Woman's Place DV Shelter	CDBG PS	\$10,274.00
Brothers Redevelopment Homebuyer Education	CDBG PS	\$25,000.00
Catholic Charities- Guadalupe Deck Project	CDBG PS	\$162,540.00
United Way Cold Weather Shelter	CDBG PS	\$90,817.95
Neighbor to Neighbor Rent Assistance	HOME	\$50,000.00
Habitat for Humanity Hope Springs	HOME	\$1,254,000.00
Upwards Boost: Child Care Econ Dev	CDBG BM	\$216,000.00
Boys and Girls Club Sports Field	CDBG BM	\$75,000.00
Housing Rehab TBD	CDBG BM/HOME	\$230,111.28

Next Steps

Activity	Date	Outcome
Approval	October 15, 2024	Plan approval by City Council
Comment Period	Close – November 4, 2024	Draft Plan will be finalized with all accepted public comments
Issued to HUD	November 15, 2024	Plan will be submitted to HUD

Amendment to the Citizen Participation Plan

- Remove the delegation of authority from the Greeley Urban Renewal Authority (GURA)
- Assign delegation of authority to the City of Greeley

Thank you



Contact Us:
Accenture
Chelsea Everett
Chelsea.S.Everett@accenture.com



Council Agenda Summary

October 15, 2024

Key Staff Contact: Brian McBroom, Community Development Director, Douglas May, Planner III

Title:

Public hearing and resolution approving a Colorado Revised Statutes Title 32 Special District Consolidated Service Plan Amendment, known as Poudre Heights Metropolitan Districts Nos. 1-5 Consolidated Service Plan Amendment that would provide Public Facilities financing, operations, and maintenance (Case Number MD2024-0002, Poudre Heights Metropolitan District Nos. 1 – 5)

Summary:

The City of Greeley is considering a request for an Amendment to an existing approved Consolidated Service Plan for the Poudre Heights Metropolitan District Nos. 1- 5.

The purpose of this Amendment to the approved Service Plan is to establish special improvement districts (SID) within the boundaries of the existing Metropolitan Districts. This is to better finance public improvements and primarily involves providing the Districts with the ability to fund public improvements through SID Assessment Bonds.

Establishing special improvement districts is authorized by Section 32-1-1101.1(1) C.R.S. As required by the Statute, the Board of Directors of each of the Districts has given approval to process the subject Amendment.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley? No

Is there grant funding for this item? No

Legal Issues:

Consideration of this matter is a quasi-judicial process which includes the following public hearing steps:

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

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

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:

1. Resolution No. 43, 2024
2. Staff Report
3. Service Plan
4. Vicinity Map
5. Notice of Hearing Certificate of Mailing
6. Item 24 - Staff Presentation
7. Item 24 - Applicant Presentation

CITY OF GREELEY, COLORADO

RESOLUTION NO. 43, 2024

A RESOLUTION APPROVING THE FIRST AMENDMENT TO SERVICE PLAN FOR THE POUDRE HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2, 3, 4, AND 5

WHEREAS, on September 7, 2021, the City Council of the City of Greeley, Colorado (the “City”) approved a Consolidated Service Plan for Poudre Heights Metropolitan District No. 1, Poudre Heights Metropolitan District No. 2, Poudre Heights Metropolitan District No. 3, Poudre Heights Metropolitan District No. 4, and Poudre Heights Metropolitan District No. 5 (the “Districts”); and

WHEREAS, the Districts were each organized by Order and Decree of the District Court in and for Weld County entered on November 15, 2021, as recorded in the real property records of the Weld County Clerk and Recorder on November 24, 2021 at Reception Nos. 4779462, 4779463, 4779464, 4779465, and 4779466; and

WHEREAS, the City Council of the City (“City Council”) has received a request to review and approve the First Amendment to Consolidated Service Plan for the Districts (the “First Amendment”) and related petition materials, as set forth in Section 24-1221, City Municipal Code; and

WHEREAS, the public hearing required by Section 32-1-204, C.R.S., and Section 24-1217, City Municipal Code, was conducted regarding the First Amendment on October 15, 2024; and

WHEREAS, after said public hearing, City Council has found that the First Amendment and related petition materials substantially comply with the applicable provisions of Title 24, Chapter 12 of the City Municipal Code and the requirements of Title 32, Article I, C.R.S.

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

1. The City Council does hereby determine that the applicable requirements of Title 32, Article I, C.R.S., as amended, relating to the requirements for the First Amendment have been met.

2. Pursuant to Section 24-1218, City Municipal Code, the City Council finds that the First Amendment’s contents and accompanying petition materials are in substantial compliance with the information required by Title 24, Chapter 12 of the City Municipal Code.

3. The City Council hereby determines that the First Amendment is hereby unconditionally approved.

4. A certified copy of this Resolution shall be filed in the records of the City.

5. This Resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this _____ day of ____ 2024.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____
City Clerk

By: _____
Mayor

CITY COUNCIL STAFF REPORT

ITEM: First Amendment to the Consolidated Service Plan for Poudre Heights Metropolitan District Nos. 1 – 5

CASE NO: MD2024-0002

PROJECT: Poudre Heights

LOCATION: North of 10th Street (US Highway 34 Business), West of 101st Avenue, and East of Missile Silo Road

APPLICANT: Poudre Heights Metropolitan District Nos. 1 – 5, represented by Todd Johnson P.E. and Jennifer Ivey, General Counsel to Districts

CASE PLANNER: Doug May, AICP, Planner III

CITY COUNCIL PUBLIC HEARING DATE: October 15, 2024

CITY COUNCIL FUNCTION:

Review the proposal for compliance with Title 24, Chapter 12 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 an Amendment to an existing approved Consolidated Service Plan for the Poudre Heights Metropolitan District Nos. 1- 5.

The purpose of this Amendment to the approved Service Plan is to establish special improvement districts (SID) within the boundaries of the existing Metropolitan Districts. This is to better finance public improvements and primarily involves providing the Districts with the ability to fund public improvements through SID Assessment Bonds. Establishing special improvement districts is authorized by Section 32-1-1101.1(1) C.R.S. As required by the Statute, the Board of Directors of each of the Districts has given approval to process the subject Amendment.

A. REQUEST

Approval of an Amendment to the Consolidated Service Plan for the Poudre Heights Metropolitan District Nos. 1 – 5 to allow establishment of special improvement districts.

B. STAFF RECOMMENDATION

Approval of the Amendment as presented.

C. LOCATION

The subject site is located north of 10th Street (US Highway 34 Business), west of 101st Avenue, and east of Missile Park Road.

Current Zoning: PUD (Planned Unit Development)

Abutting Zoning:

North:	Weld County Agricultural zoning
South:	PUD (Planned Unit Development)
East:	PUD
West:	PUD

Abutting Land Use:

North:	Undeveloped, bluffs
South:	Single-family residential
East:	Single-family residential, undeveloped Lake Bluff PUD
West:	Undeveloped Golden Triangle PUD

Site Characteristics:

The site is largely undeveloped agricultural land within the Poudre Heights PUD. There are oil and gas operations located in the northeastern portion of the PUD. A natural bluff area, known as the Poudre Bluffs, is located on the northern boundary of the Poudre Heights PUD.

D. BACKGROUND

The Consolidated Service Plan for Poudre Heights Metropolitan District Nos. 1 – 5 (“Districts”) was approved by Greeley City Council on September 7, 2021. The Districts were organized by Order and Decree of the Weld County District Court in November 2021, and then recorded in the records of the Weld County Clerk and Recorder.

This Service Plan formed eight interrelated Districts to provide public facilities financing, operations and maintenance.

In 1985 a 1,701-acre property was annexed into the City of Greeley, known as the Golden Triangle Second Annexation (Ordinance 1:85), which included the subject property. The entire annexed area was zoned PUD with a Conceptual PUD for a variety of approved land uses including residential, commercial, industrial, recreation, and open space uses. In 1997, an application was approved to divide the 1,701-acre Golden Triangle PUD into six separate PUD tracts (PUD 11:97) while maintaining all of the underlying land uses. The subject site was included in the Golden Triangle PUD #3.

The Poudre Heights PUD went through Preliminary PUD approvals in 2019. The approved PUD would consist of a mix of residential, commercial, and industrial uses.

In July 2024 a Preliminary Subdivision Plat (Poudre Heights Filing No. 1) was approved by the Greeley Planning Commission to create 10 Tracts and dedication of rights-of-way.

With the plat approvals, the applicant intends to begin constructing improvements and infrastructure for the development in the near future which will be funded through the approved Metropolitan Districts.

E. SERVICE PLAN AMENDMENT

The City’s Metropolitan District Ordinance within the Greeley Municipal Code, Title 24- Development Code, Chapter 12 Metropolitan Districts, Section 24-1221 – Service Plan Amendment contains the

procedure to amend an approved service plan. This Section requires the Metropolitan District's Board of Directors are to forward a petition to City Council for approval requesting a service plan amendment, which is to include the following:

1. Any information or documentation required under the applicable provisions of the Special District Act;
Staff comment: Applicant has complied with this requirement.
2. Any material changes since the service plan was last reviewed and approved by the city council to any of the information, assumptions or projections furnished in conjunction with the petition for approval of organization of a district or contained in the service plan;

Staff comment: Since initial approval of the Service Plan there have been no material changes to date. The only proposed change with this Amendment is a provision to establish special improvement districts within the boundaries of the Metropolitan Districts.

3. A detailed explanation of the activity, events or conditions which resulted in the material modification, including what action was taken or alternatives considered, if any, by the district to avoid the action, event or condition;

Staff comment: The proposal to allow special improvement districts is to provide the Metropolitan Districts a better, more flexible mechanism for financing necessary improvements.

4. The impact of the material modification on the district's ability to develop the capital facilities and infrastructure necessary to meet its capital development plan;

Staff comment: The proposed Amendment will improve the District's ability to develop capital facilities and infrastructure by adding an option for financing this development.

5. The effect of the material modification on the district's ability to retire, as scheduled, its outstanding financial obligations and its ability to issue and market additional indebtedness, if any;

Staff comment: These effects have been considered and evaluated by Greeley's Special Counsel for Metropolitan District matters and applications. The proposed Amendment's effects have been found to be positive, with no negative impacts identified.

6. A current financial plan for the district reflecting development absorption rates anticipated within the district's service area, projected annual revenues and expenditures based upon such projected absorption rates, debt issuance and amortization schedules and a projection of anticipated capital outlays;

Staff comment: The financial plan within the current approved Service Plan has been reviewed and found to be acceptable.

7. The financial impact of the modification on existing residents of the district;

Staff comment: The financial impact has been considered and evaluated by Greeley’s Special Counsel for Metropolitan District matters and applications, who has not identified any negative financial impacts associated with the proposed Amendment.

8. An updated five-year capital improvements plan; and

Staff comment: The existing capital improvement plan within the approved Service Plan is still valid.

9. What alternatives or options are available to the district if the requested amendment is not approved.

Staff comment: Should the Amendment not be approved, the Districts would fall back on the originally approved financing mechanisms.

The Service Plan Amendment Section, under 24-1221 b., reads as follows:

b. All of the required information shall be supported by appropriate technical analysis, reports and supporting documents of qualified professionals and consultants. The amendment shall be processed and reviewed in the same manner as prescribed by this chapter for an initial service plan, except that the submittal requirements of this section shall be substituted for those of section 24-1214, and the application fee shall be set by the city manager. This section shall not impair the right of the city to bring an action in the district court to pursue appropriate remedies, including, but not limited to, enjoining the activities of the district pursuant to C.R.S. § 32-1-207(3)(b).

Staff has processed and reviewed the proposed Amendment in a manner consistent with the initial Service Plan review and emphasizes that the proposed Amendment is only to add a mechanism for financing of public improvements, where the Districts can establish special improvement districts. The structure, area, boundaries, services, improvements and development associated with the approved eight Metropolitan Districts would not be changed or impacted.

F. PUBLIC NOTICE AND COMMENT

Pursuant to Section 24-1209 of the City of Greeley’s Municipal Code, written notice shall be sent to each special district located within the proposed district’s boundary. 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. 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 the petitioners, service districts, and jurisdictions within a three-mile radius. Notices were sent to the following:

XXXXXXXXXX

G. CITY COUNCIL RECOMMENDED MOTIONS

Based on the application received and the preceding analysis, the City Council finds that the request for the approval of the First Amendment to the Consolidated Service Plan for the Poudre Heights Metropolitan District Nos. 1 – 5 is in conformance with the City of Greeley’s Municipal Code Title 24, Chapter 12. Metropolitan Districts; and therefore, approves the request.

H. ATTACHMENT

First Amendment to Consolidated Service Plan for Poudre Heights Metropolitan District Nos. 1 – 5
Resolution of Approval

**FIRST AMENDMENT
TO
CONSOLIDATED SERVICE PLAN
FOR**

POUDRE HEIGHTS METROPOLITAN DISTRICT NO. 1

POUDRE HEIGHTS METROPOLITAN DISTRICT NO. 2

POUDRE HEIGHTS METROPOLITAN DISTRICT NO. 3

POUDRE HEIGHTS METROPOLITAN DISTRICT NO. 4

POUDRE HEIGHTS METROPOLITAN DISTRICT NO. 5

CITY OF GREELEY, COLORADO

1. INTRODUCTION

The Consolidated Service Plan for the Poudre Heights Metropolitan District Nos. 1-5 (the “Districts”) was approved by the City Council of the City of Greeley, Colorado (the “City”) on September 7, 2021 (the “Service Plan”), and the Districts were each organized by Order and Decree of the District Court in and for Weld County entered on November 15, 2021, as recorded in the real property records of the Weld County Clerk and Recorder on November 24, 2021 at Reception Nos. 4779462, 4779463, 4779464, 4779465, and 4779466. The intent and purpose of the Districts, pursuant to the Service Plan, is to provide a part or all of the Public Improvements for the use and the benefit of all anticipated inhabitants, taxpayers of the Districts, and the general public and for the Districts to finance the construction of these Public Improvements. This First Amendment to Service Plan (the “First Amendment”) is intended to be read in conjunction with the Service Plan.

The Boards of Directors of each of the Districts have determined that the ability to establish special improvement districts, as authorized by Section 32-1-1101.7(1), C.R.S., within the boundaries of the Districts would further the purpose of the Service Plan by creating better methods to finance Public Improvements for the benefit of the Districts’ anticipated inhabitants and taxpayers. The primary purpose of these special improvement districts is to assess the costs of public improvements to those property owners who are specially benefited by the public improvements.

The purpose of this First Amendment is to authorize the establishment of special improvement districts within the Districts’ boundaries. The Districts also wish to provide the City with revised financial and capital plans, through this First Amendment, to properly reflect the Districts’ current planning projections. This First Amendment is limited to the modifications specifically described below.

2. FIRST AMENDMENT

A. All capitalized terms used, but not otherwise defined herein (including in Section 1 of this First Amendment), shall have the same meaning as set forth in the Service Plan.

B. The definition for “Bond, Bonds, or Debt” within Section II. of the Service Plan is amended as follows, with additions underlined:

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. “Bond,” “Bonds,” or “Debt” as used herein shall not include SID Assessment Bonds, as further defined herein.

C. The following definitions are added to Section II of the Service Plan:

End User: means any owner, or tenant of any owner, of any taxable improvement within the Districts who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial

structures is not an End User.

SID Assessments: special assessments levied on property specially benefitted by such improvements by a Special Improvement District in accordance with the SID Statutes.

SID Assessment Bonds: means bonds or other bonded indebtedness obligations for the payment of which one or more Districts have promised to impose SID Assessments.

SID Statutes: means Section 32-1-1101.7, C.R.S., and pursuant to the authority granted by and procedures set forth in Parts 5 and 11 of Article 25 of Title 31, C.R.S., as the same may be amended from time to time.

Special Improvement District: means a special improvement district formed in accordance with the SID Statutes within the boundaries of one or more of the Districts to finance Public Improvements authorized under this Service Plan.

- D. The first paragraph of Section I.C of the Service Plan is amended as follows, with additions underlined:

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 (i) Debt to be issued by the Districts, (ii) SID Assessment Bonds, or (iii) any combination thereof. 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.

- E. The last paragraph of Section I.C of the Service Plan is amended as follows, with additions underlined:

The Districts shall be authorized to finance the Public Improvements that can be funded from (i) Debt to be repaid from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy, (ii) SID Assessment Bonds, or (iii) any combination thereof. 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.

- F. The first paragraph of Section VI.A is amended as follows, with additions underlined:

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 and/or SID Assessment Bonds to be issued by the Districts. The Financial Plan for the Districts shall be to issue (i) such Debt as the Districts can reasonably pay from revenues derived from the Maximum Debt Mill Levy and other legally available revenues, (ii) SID Assessment Bonds, or (iii) any combination thereof. 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. Any SID Assessment Bonds issued by the Districts may be payable from and secured by SID Assessments assessed in accordance with the SID Statutes. 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 and/or SID Assessments, without first obtaining City approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

- G. Section VI.B. of the Service Plan is amended as follows, with additions underlined:

The interest rate on any Debt or SID Assessment Bonds is limited to the market rate at the time the Debt or SID Assessment Bonds, as applicable, is issued. In the event of a default, the proposed maximum interest rate on any Debt or SID Assessment Bonds shall not exceed eighteen percent (18%). The proposed maximum underwriting discount will be five percent (5%). Debt or SID Assessment Bonds, 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.

- H. Section VI.E. of the Service Plan is amended as follows, with additions underlined:

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. The Districts may also rely upon various other revenue sources authorized by law, including, but not limited to the District Facility Fee, SID Assessments, and any other fees, rates, tolls, penalties or charges approved by the City in accordance with Section VI.A, above. 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. For the avoidance of doubt, the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term shall not apply to any SID Assessment Bonds issued by the Districts because the SID Assessments lien on the benefited property securing the payment of the SID Assessments on the benefited property and pledged for the repayment of the SID Assessment Bonds shall be due and payable and paid prior to ownership or occupancy of the benefited property by the first End User.

- I. Section VI.E.4. of the Service Plan is amended as follows, with additions underlined:

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, 2022. The District Facility Fee shall be collected by the District any time 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 and/or SID Assessments, 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.

- J. A new Section VI.J. of the Service Plan is hereby added as follows:

Special Improvement Districts.

In accordance with the SID Statutes, the Districts shall each have the authority to establish and organize a Special Improvement District within the boundaries of the District to finance Public Improvements authorized under this Service Plan. In accordance with the SID Statutes, each Special Improvement District may levy SID Assessments on property specially benefitted by such improvements and upon organization, each Special Improvement District may issue SID Assessment Bonds. Notwithstanding any other provision contained in this Service Plan to the contrary, with respect to any benefited property that is subject to SID Assessments, the SID Assessments as to said benefited property and the lien securing such SID Assessments shall be paid in full and the lien fully discharged and released prior to the benefited property being transferred to or occupied by the first End User. For the avoidance of doubt, any such SID Assessment Bonds issued by the Districts may be issued by the Districts with maturities that extend beyond the anticipated date the benefited property encumbered by the SID Assessments lien will be conveyed to the first End User, free and clear of the SID Assessments lien. All SID Assessment Bonds issued by one or more of the Districts must be issued in compliance with all requirements of State law.

The resolution or other recorded instrument that imposes SID Assessments liens on benefited property will specifically provide that the SID Assessments lien encumbering the benefited property and securing the payment of the SID Assessment,

be paid in full and the lien fully discharged and released prior to the ownership of the encumbered property or occupancy thereof by the first End User.

- K. A new Section VI.K. of the Service Plan is hereby added as follows:

Public Improvement Fees.

The Districts shall not be authorized to impose, receive, collect, or pledge to any indebtedness of the Districts a public improvement fee unless otherwise approved by the City.

- L. Section VII., Annual Report, of the Service Plan is hereby renamed as Annual Report and Website, and a new section VII.C. of the Service Plan is hereby added as follows:

Website.

The Districts shall maintain an official website, in compliance with Section 32-1-104.5(3)(a), C.R.S., which shall provide notice of meetings to encourage community attendance as well as other pertinent information on the operations and functions of the Districts.

- M. Section VII.B.7. of the Service Plan is hereby amended and replaced with the following language:

Certification by the Board that no action, event or condition enumerated in Section 24-1219 of the City Code has occurred in the report year; and

- N. The second paragraph of Section IX. of the Service Plan is amended as follows, with additions underlined:

The City wants purchasers of property within the Districts 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, the Districts' authority to establish Special Improvement Districts, and authority to issue SID Assessment Bonds that are secured by a lien that encumbers the benefitted property, as applicable. Such disclosure shall also advise purchasers of property within the District that a SID Assessments lien is intended to be paid off prior to conveyance of property to an End User. 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. The District shall record a revised disclosure upon City approval of an amendment to this Service Plan.

- O. Exhibit D, Capital Plan and Engineer's Certificate, of the Service Plan is hereby deleted and replaced in its entirety with **Exhibit A** of this First Amendment, attached hereto and incorporated herein by this reference.
- P. Exhibit F, Financial Plan, of the Service Plan is hereby deleted and replaced in its entirety with **Exhibit B** of this First Amendment, attached hereto and incorporated herein by this reference.

3. **EFFECT OF THIS FIRST AMENDMENT**

Except as specifically amended as set forth above, all other provisions of the Service Plan shall remain in full force and effect. To the extent there are any inconsistencies between this First Amendment and the Service Plan, the City's interpretation shall control.

POUDRE HEIGHTS METROPOLITAN DISTRICT NOS. 1-5

By: Icenogle Seaver Pogue, P.C.
General Counsel to Poudre Heights Metropolitan
District Nos. 1-5

EXHIBIT A

CAPITAL PLAN AND ENGINEER'S CERTIFICATE

July 28, 2024

RE: Poudre Heights – 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 Poudre Heights project generally located at the northwest of 101st Avenue and 10th Street in Greeley, CO. Terra Forma Solutions, Inc. (TFS) has been retained to provide the aforementioned projection in association with the modification of the service plan for the Metropolitan District(s) for the inclusion of a Special Improvement District(SID) 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 Poudre Heights property.
- Site is generally bound on the south by 10th Street/Hwy 34 Business Route and 257 Spur, on the west by existing industrial uses, east by 101st Avenue and north boundary approximately 5300 feet north of 10th street, see phasing map below.
- Project is currently non-developed other than past 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 roadways, sanitary sewer, 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 2024 cost projections with the region as a basis for this projection of costs.

Description of Possible 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:

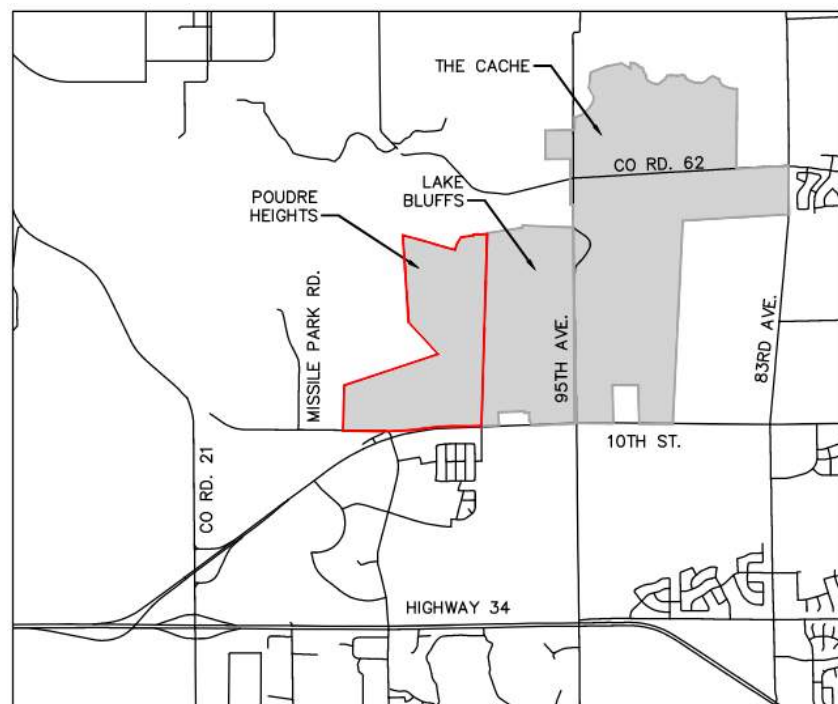
Construction of infrastructure improvements and incurrence of the projected costs is anticipated to commence in late 2024 and continue through 2040 or as adjusted for market conditions.



Matrix of Ownership and Maintenance

Item	District*	HOA*	Greeley
Internal Pocket Parks	OM	OM	
Neighborhood and Community Parks (Until City Acceptance)	OM	OM	
Recreation Amenities/Facility	OM	OM	
Roadway Landscape and Tracts	OM	OM	
Open Space			OM
Detention Ponds	OM	OM	
Non Jurisdictional Storm Drainage	OM	OM	
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 *The District and/or the HOA may own and/or maintain these improvements, provided that if an HOA is not incorporated then the District will take on the responsibilities. All Public Improvements financed or owned/operated by the District will be open to the Public.			

Vicinity Map (PUD Area)



POUDRE HEIGHTS				
Projection of Probable Costs				
April 13, 2024				
Overall Summary 1185 \$ 78,308 \$ 92,795,112				
Infrastructure		\$/LF	Cost	Comments
4th Avenue (101st-103rd)		\$ 2,422	\$ 2,663,699	
4th Avenue (103st-PH Pkwy)		\$ 3,438	\$ 4,469,229	
Poudre Heights Parkway (4th to 10th)		\$ 3,267	\$ 5,881,198	
257 Spur		\$ 2,203	\$ 1,432,104	
103rd Avenue (4th-7th)		\$ 2,858	\$ 2,857,756	
103rd Avenue (7th-10th)		\$ 2,053	\$ 1,898,878	
7th Street (101st - 103rd)		\$ 2,148	\$ 1,987,212	
Amenities/Parks/Open Space		\$ -	\$ 10,405,200	
Reimbursable (101st)		\$ 1,300	\$ 2,990,000	Half Street
Reimbursable (10th & 101st Signal)		\$ -	\$ 325,000	1/4 Signal
Reimbursable (10th)		\$ -	\$ 1,921,219	Lane and WT
Reimbursable (Sanitary Sewer Outfall)		\$ -	\$ 1,000,000	
Reimbursable (Sanitary Sewer North)		\$ -	\$ 300,000	
Reimbursable (Irrigation)		\$ -	\$ 300,000	
Reimbursables From Others (A)		\$ -	\$ -	
			\$ 38,431,495	
Planning Areas	Units	\$/Unit	Cost	Comments
A	0	\$ -	\$ 1,500,000	NAP
B	0	\$ -	\$ 2,800,000	Industrial
C	0	\$ -	\$ 4,750,000	MU
D	380	\$ -	\$ 5,700,000	MU
E	162	\$ -	\$ 2,835,000	MU
F	168	\$ 49,019	\$ 8,235,155	TH/DUP/WF
G	351	\$ 35,128	\$ 12,329,846	TH/DUP/WF/SFD
H	124	\$ 130,755	\$ 16,213,617	SFD
1185		\$ 45,876	\$ 54,363,618	



POUDRE HEIGHTS 4th Avenue (101st-103rd)

April 13, 2024

PROJECT TOTAL \$ 2,663,699
COST PER LOT/PER FOOT 0 #DIV/0! \$2,422
CENTERLINE 1100
CENTERLINE LOCAL 0
CENTERLINE ALLEY 0

	UNIT PRICE	UNITS	QTY	COST	COMMENTS
PROFESSIONAL SERVICES					
AGENCY REVIEW FEES	\$ 10,500	LS	1	\$ 10,500.00	0.50%
SURVEY & SUE	\$ 42,000	LS	1	\$ 42,000.00	2.00%
PLANNING & LANDSCAPE ARCHITECTURE	\$ 42,000	LS	1	\$ 42,000.00	2.00%
ENGINEERING	\$ 84,000	LS	1	\$ 84,000.00	4.00%
SURVEY & GEOTECH	\$ 63,000	LS	1	\$ 63,000.00	3.00%
CONSTRUCTION SERVICES	\$ 42,000	LS	1	\$ 42,000.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 10,500	LS	1	\$ 10,500.00	0.50%
SUBTOTAL	#DIV/0!			\$ 294,000	
GRADING					
TOPSOIL	\$ 2.50	CY	3259	\$ 8,148.15	10%
OVERLOT GRADING	\$ 2.75	CY	32593	\$ 89,629.63	Includes SubX
SUBEXCAVATION	\$ 2.75	CY	0	\$ -	
ROCK EXCAVATION	\$ 8.00	CY	0	\$ -	0%
SUBTOTAL	#DIV/0!			\$ 97,778	
EROSION CONTROL					
EROSION CONTROL	\$ 25,000	LS	1	\$ 25,000.00	
SUBTOTAL	#DIV/0!			\$ 25,000	
DEMOLITION					
DEMOLITION	\$ 15,000	LS	1	\$ 15,000.00	
SUBTOTAL	#DIV/0!			\$ 15,000	
UTILITY CHARGES					
ELECTRIC DISTRIBUTION	\$ 25	LF	1100	\$ 27,500.00	Common Trench
GAS DISTRIBUTION	\$ -	LF	1100	\$ -	Common Trench
TELECOMMUNICATION DISTRIBUTION	\$ -	LF	1100	\$ -	Common Trench
CONDUITS	\$ 35	INT	1	\$ 35,000.00	1,000
TRAFFIC SIGNAL	\$ 850,000	LS	0	\$ -	
STREET LIGHTS	\$ 11,500	EA	5	\$ 57,500.00	250
SUBTOTAL	#DIV/0!			\$ 120,000	
SANITARY SEWER IMPROVEMENTS					
4" SDR UD	\$ 28.35	LF	0	\$ -	
6" SDR UD	\$ 35.70	LF	1100	\$ 39,270.00	
8" PVC W/BEDDING	\$ 84.00	LF	0	\$ -	0%
10" PVC W/BEDDING	\$ 100.80	LF	0	\$ -	0%
12" PVC W/BEDDING	\$ 107.10	LF	1100	\$ 117,810.00	100%
15" PVC W/BEDDING	\$ 135.00	LF	0	\$ -	0%
6" PVC FORCEMAIN	\$ 95.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	
M.H. - 4' DIA (0-10')	\$ 8,250.00	EA	0	\$ -	300
M.H. - 5' DIA (0-10')	\$ 9,700.00	EA	3	\$ 29,100.00	400
6" CLEANOUT ASSEMBLY	\$ 1,000.00	EA	3	\$ 3,000.00	
4" PVC SERVICE (40' AVG)	\$ -	EA	0	\$ -	
TIE TO EXISTING STUB	\$ 3,500.00	EA	1	\$ 3,500.00	
MAIN INSPECTION/TESTING	\$ 4.25	LF	1100	\$ 4,675.00	
SPECIAL	\$ 5,000.00	LS	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 197,355	
STORM DRAINAGE IMPROVEMENTS					
15" RCP w/bedding	\$ 76.00	LF	0	\$ -	0%
18" RCP w/bedding	\$ 85.00	LF	550	\$ 46,750.00	50%
21" RCP w/bedding	\$ 116.00	LF	0	\$ -	0%
24" RCP w/bedding	\$ 130.00	LF	110	\$ 14,300.00	10%
30" RCP w/bedding	\$ 149.00	LF	0	\$ -	0%
36" RCP w/bedding	\$ 156.00	LF	0	\$ -	0%
42" RCP w/bedding	\$ 200.00	LF	0	\$ -	0%
48" RCP w/bedding	\$ 230.00	LF	0	\$ -	0%
54" RCP w/bedding	\$ 261.00	LF	0	\$ -	0%
60" RCP w/bedding	\$ 300.00	LF	0	\$ -	0%
72" RCP w/bedding	\$ 465.00	LF	0	\$ -	0%
84" RCP w/bedding	\$ 535.00	LF	0	\$ -	0%
96" RCP w/bedding	\$ 580.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	0%
24" FES	\$ 4,200.00	EA	0	\$ -	
30" FES	\$ 5,450.00	EA	0	\$ -	
36" FES	\$ 5,900.00	EA	0	\$ -	
42" FES	\$ 6,525.00	EA	0	\$ -	
48" FES	\$ 6,775.00	EA	0	\$ -	
54" FES	\$ 7,850.00	EA	0	\$ -	
60" FES	\$ 8,200.00	EA	0	\$ -	
4' Diameter MH (0-8) w/24" Cover	\$ 6,300.00	EA	3	\$ 18,900.00	250
5' Diameter MH (0-8) w/24" Cover	\$ 7,650.00	EA	0	\$ -	250
6' MH (0-8' depth) & 24" Cover	\$ 8,910.00	EA	0	\$ -	250
Box Base Manhole	\$ 17,850.00	EA	0	\$ -	250
Riprap, Grouted (Type M/L/H)	\$ 280.00	CY	0	\$ -	
Riprap, Grouted 2' Boulders	\$ 375.00	CY	0	\$ -	
Riprap, Grouted 3' Boulders	\$ 410.00	CY	0	\$ -	
Riprap, Placed (Type M/L/H)	\$ 89.00	TN	0	\$ -	
Riprap, Placed Type VH	\$ 107.00	TN	0	\$ -	
Soil Riprap Placed	\$ 83.00	TN	0	\$ -	
5' Type 'R' Inlet	\$ 8,700.00	EA	0	\$ -	
10' Type 'R' Inlet	\$ 16,500.00	EA	0	\$ -	
15' Type 'R' Inlet	\$ 19,250.00	EA	1	\$ 19,250.00	
20' Type 'R' Inlet	\$ 24,130.00	EA	1	\$ 24,130.00	
Single No. 13 & 16	\$ 5,225.00	EA	0	\$ -	
Double No. 13 & 16	\$ 8,312.50	EA	0	\$ -	
Triple No. 13 & 16	\$ 14,725.00	EA	0	\$ -	
OUTLET STRUCTURE	\$ 30,000.00	EA	1	\$ 30,000.00	
CHECK STRUCTURES	\$ 147.25	LF	0	\$ -	
CONNECT TO EXISTING PIPE	\$ 3,325.00	LS	1	\$ 3,325.00	
SUBTOTAL	#DIV/0!			\$ 156,655	
WATER IMPROVEMENTS					
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 64.76	LF	1155	\$ 74,797.80	105%
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 79.80	LF	0	\$ -	0%
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 105.00	LF	1155	\$ 121,275.00	105%
16" PVC w/Bedding & 12ga Tracer wire	\$ 147.00	LF	0	\$ -	0%
20" PVC w/Bedding & 12ga Tracer wire	\$ 189.00	LF	0	\$ -	0%



24" PVC w/Bedding & 12ga Tracer wire	\$ 231.00	LF	0	\$ -	0%
30" PVC w/Bedding & 12ga Tracer wire	\$ 483.00	LF	0	\$ -	0%
8" MJ Gate Valve W/Box & Restraints	\$ 2,520.00	EA	3	\$ 7,560.00	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,240.36	EA	0	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,232.00	EA	5	\$ 21,160.00	250
16" BF Valve W/Box & Restraints	\$ 17,240.00	EA	0	\$ -	750
20" BF Valve W/Box & Restraints	\$ 22,400.00	EA	0	\$ -	750
24" BF Valve W/Box & Restraints	\$ 27,600.00	EA	0	\$ -	750
30" BF Valve W/Box & Restraints	\$ 36,000.00	EA	0	\$ -	750
Vaults for BFV	\$ 23,000.00	EA	0	\$ -	
Fire Hydrants	\$ 9,200.00	EA	4	\$ 36,800.00	600
8" Fittings	\$ 880.00	EA	3	\$ 2,640.00	500
10" Fittings	\$ 1,040.00	EA	0	\$ -	750
12" Fittings	\$ 1,280.00	EA	5	\$ 6,400.00	250
16" Fittings	\$ 2,800.00	EA	0	\$ -	750
20" Fittings	\$ 3,360.00	EA	0	\$ -	750
24" Fittings	\$ 3,760.00	EA	0	\$ -	750
30" Fittings	\$ 8,000.00	EA	0	\$ -	750
CONNECT TO EXISTING WATER SERVICE	\$ 2,800.00	EA	1	\$ 2,800.00	
SPECIAL	\$ -	EA	0	\$ -	
	\$ 4,000.00	LS	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 273,433	
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
RETAINING WALLS	\$ 55.00	LF	0	\$ -	
SUBTOTAL	#DIV/0!			\$ -	
ASPHALT PAVING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
ROAD BASE - 8"	\$ 15.65	SY	4644	\$ 72,685.56	38.00
PAVING - 5"	\$ 32.50	SY	0	\$ -	-
PAVING - 6"	\$ 39.00	SY	4033	\$ 157,300.00	33.00
PAVING - 8"	\$ 58.50	SY	0	\$ -	-
PAVING - SUBGRADE PREPARATION	\$ 3.25	SY	4644	\$ 15,094.44	
SUBEXCAVATION	\$ 4.80	CY	0	\$ -	-
PAVING 2	\$ 21.00	SY	0	\$ -	-
PAVEMENT MARKINGS	\$ 2.15	LF	3300	\$ 7,095.00	3.0
SIGNAGE	\$ 575.00	EA	3	\$ 1,725.00	500
TRAFFIC CONTROL SLEEVES	\$ 5,000.00	LS	1	\$ 5,000.00	
RAISE WATER VALVES	\$ 25.00	LF	3200	\$ 80,000.00	8
RAISE MANHOLES	\$ 515.00	EA	11	\$ 5,665.00	
RAISE RANGEBOXES	\$ 675.00	EA	6	\$ 4,050.00	
	\$ 410.00	EA	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 348,615	
CONCRETE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
CURB & GUTTER - 1' GUTTER	\$ 28.75	LF	0	\$ -	-
CURB & GUTTER - 2' GUTTER	\$ 29.50	LF	2200	\$ 64,900.00	2
CURB & GUTTER - 2' MOUNTABLE	\$ 32.00	LF	0	\$ -	-
ALLEYS - 6" CONCRETE	\$ 12.15	SF	0	\$ -	-
CURB AND GUTTER SUB GRADE PREPARATION	\$ 3.50	LF	2200	\$ 7,700.00	
SUBEXCAVATION ALLEYS	\$ 4.50	CY	0	\$ -	0.0
CROSS PANS	\$ 16.85	SF	0	\$ -	-
HANDICAP RAMPS (CORNER)	\$ 3,250.00	EA	4	\$ 13,000.00	1
MIDBLOCK HANDICAP RAMPS	\$ 2,400.00	EA	2	\$ 4,800.00	1
4' SIDEWALK - 6"	\$ 7.15	SF	0	\$ -	-
5' SIDEWALK - 6"	\$ 7.15	SF	0	\$ -	-
8' TRAIL - 6"	\$ 7.15	SF	26400	\$ 188,760.00	3.00
SIDEWALK SUB GRADE PREP	\$ 3.50	LF	26400	\$ 92,400.00	
SUBTOTAL	#DIV/0!			\$ 371,560	
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
OPEN SPACE	\$ 4.25	SF	33000	\$ 140,250.00	30
FORMAL - STREETS	\$ 11.00	SF	23100	\$ 254,100.00	21
FORMAL - PARKS	\$ 11.00	SF	0	\$ -	
MONUMENTS	\$ 50,000.00	LS	0	\$ -	
FENCING	\$ 16.50	LF	0	\$ -	50
TRAILS	\$ 5.10	SF	0	\$ -	
MAIL BOXES	\$ 3,375.00	EA	0	\$ -	18
AMENITY	\$ 100,000.00	EA	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 394,350	
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
LETTERS OF CREDIT/BONDS	\$ 1,999,746	LS	0.5%	\$ 9,999	
WARRANTY	\$ 1,999,746	LS	3.0%	\$ 59,992	
MOBILIZATION	\$ 1,999,746	LS	5.0%	\$ 99,987	
CONTINGENCY	\$ 1,999,746	LS	10.0%	\$ 199,975	
	\$ -			\$ -	
SUBTOTAL	#DIV/0!			\$ 369,953	
PROJECT TOTAL	#DIV/0!			\$ 2,663,699	



POUDRE HEIGHTS 4th Avenue (103st-PH Pkwy)

April 13, 2024

PROJECT TOTAL \$ 4,469,229
COST PER LOT/PER FOOT 0 #DIV/0! \$3,438
CENTERLINE 1300
CENTERLINE LOCAL 0
CENTERLINE ALLEY 0

	UNIT PRICE	UNITS	QTY	COST	COMMENTS
PROFESSIONAL SERVICES					
AGENCY REVIEW FEES	\$ 17,500	LS	1	\$ 17,500.00	0.50%
SURVEY & SUE	\$ 70,000	LS	1	\$ 70,000.00	2.00%
PLANNING & LANDSCAPE ARCHITECTURE	\$ 70,000	LS	1	\$ 70,000.00	2.00%
ENGINEERING	\$ 140,000	LS	1	\$ 140,000.00	4.00%
SURVEY & GEOTECH	\$ 105,000	LS	1	\$ 105,000.00	3.00%
CONSTRUCTION SERVICES	\$ 70,000	LS	1	\$ 70,000.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 17,500	LS	1	\$ 17,500.00	0.50%
SUBTOTAL	#DIV/0!			\$ 490,000	
GRADING					
TOPSOIL	\$ 2.50	CY	7556	\$ 18,888.89	10%
OVERLOT GRADING	\$ 2.75	CY	75556	\$ 207,777.78	Road and Pond north of Road
SUBEXCAVATION	\$ 2.75	CY	0	\$ -	
ROCK EXCAVATION	\$ 8.00	CY	0	\$ -	0%
SUBTOTAL	#DIV/0!			\$ 226,667	
EROSION CONTROL					
EROSION CONTROL	\$ 50,000	LS	1	\$ 50,000.00	
SUBTOTAL	#DIV/0!			\$ 50,000	
DEMOLITION					
DEMOLITION	\$ 15,000	LS	1	\$ 15,000.00	
SUBTOTAL	#DIV/0!			\$ 15,000	
UTILITY CHARGES					
ELECTRIC DISTRIBUTION	\$ 25	LF	1300	\$ 32,500.00	Common Trench
GAS DISTRIBUTION	\$ -	LF	1300	\$ -	Common Trench
TELECOMMUNICATION DISTRIBUTION	\$ -	LF	1300	\$ -	Common Trench
CONDUITS	\$ 35	INT	1	\$ 35,000.00	1,000
ROUNDAABOUT	\$ 850,000	LS	1	\$ 850,000.00	
STREET LIGHTS	\$ 11,500	EA	6	\$ 69,000.00	250
SUBTOTAL	#DIV/0!			\$ 986,500	
SANITARY SEWER IMPROVEMENTS					
4" SDR UD	\$ 28.35	LF	0	\$ -	
6" SDR UD	\$ 35.70	LF	1300	\$ 46,410.00	
8" PVC W/BEDDING	\$ 84.00	LF	0	\$ -	0%
10" PVC W/BEDDING	\$ 100.80	LF	0	\$ -	0%
12" PVC W/BEDDING	\$ 107.10	LF	1300	\$ 139,230.00	100%
15" PVC W/BEDDING	\$ 135.00	LF	0	\$ -	0%
6" PVC FORCEMAIN	\$ 95.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	
M.H. - 4' DIA (0-10')	\$ 8,250.00	EA	0	\$ -	300
M.H. - 5' DIA (0-10')	\$ 9,700.00	EA	4	\$ 38,800.00	400
6" CLEANOUT ASSEMBLY	\$ 1,000.00	EA	4	\$ 4,000.00	
4" PVC SERVICE (40" AVG)	\$ -	EA	0	\$ -	
TIE TO EXISTING STUB	\$ 3,500.00	EA	1	\$ 3,500.00	
MAIN INSPECTION/TESTING	\$ 4.25	LF	1300	\$ 5,525.00	
SPECIAL	\$ 5,000.00	LS	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 237,465	
STORM DRAINAGE IMPROVEMENTS					
15" RCP w/bedding	\$ 76.00	LF	0	\$ -	0%
18" RCP w/bedding	\$ 85.00	LF	650	\$ 55,250.00	50%
21" RCP w/bedding	\$ 116.00	LF	0	\$ -	0%
24" RCP w/bedding	\$ 130.00	LF	0	\$ -	0%
30" RCP w/bedding	\$ 149.00	LF	0	\$ -	0%
36" RCP w/bedding	\$ 156.00	LF	0	\$ -	0%
42" RCP w/bedding	\$ 200.00	LF	0	\$ -	0%
48" RCP w/bedding	\$ 230.00	LF	0	\$ -	0%
54" RCP w/bedding	\$ 261.00	LF	0	\$ -	0%
60" RCP w/bedding	\$ 300.00	LF	0	\$ -	0%
72" RCP w/bedding	\$ 465.00	LF	0	\$ -	0%
84" RCP w/bedding	\$ 535.00	LF	0	\$ -	0%
96" RCP w/bedding	\$ 580.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	0%
24" FES	\$ 4,200.00	EA	0	\$ -	
30" FES	\$ 5,450.00	EA	0	\$ -	
36" FES	\$ 5,900.00	EA	0	\$ -	
42" FES	\$ 6,525.00	EA	0	\$ -	
48" FES	\$ 6,775.00	EA	0	\$ -	
54" FES	\$ 7,850.00	EA	0	\$ -	
60" FES	\$ 8,200.00	EA	0	\$ -	
4' Diameter MH (0-8) w/24" Cover	\$ 6,300.00	EA	3	\$ 18,900.00	250
5' Diameter MH (0-8) w/24" Cover	\$ 7,650.00	EA	0	\$ -	250
6' MH (0-8' depth) & 24" Cover	\$ 8,910.00	EA	0	\$ -	250
Box Base Manhole	\$ 17,850.00	EA	0	\$ -	250
Riprap, Grouted (Type M/L/H)	\$ 280.00	CY	0	\$ -	
Riprap, Grouted 2' Boulders	\$ 375.00	CY	0	\$ -	
Riprap, Grouted 3' Boulders	\$ 410.00	CY	0	\$ -	
Riprap, Placed (Type M/L/H)	\$ 89.00	TN	0	\$ -	
Riprap, Placed Type VH	\$ 107.00	TN	0	\$ -	
Soil Riprap Placed	\$ 83.00	TN	0	\$ -	
5' Type 'R' Inlet	\$ 8,700.00	EA	2	\$ 17,400.00	
10' Type 'R' Inlet	\$ 16,500.00	EA	0	\$ -	
15' Type 'R' Inlet	\$ 19,250.00	EA	0	\$ -	
20' Type 'R' Inlet	\$ 24,130.00	EA	0	\$ -	
Single No. 13 & 16	\$ 5,225.00	EA	0	\$ -	
Double No. 13 & 16	\$ 8,312.50	EA	0	\$ -	
Triple No. 13 & 16	\$ 14,725.00	EA	0	\$ -	
OUTLET STRUCTURE	\$ 30,000.00	EA	1	\$ 30,000.00	
CHECK STRUCTURES	\$ 147.25	LF	0	\$ -	
CONNECT TO EXISTING PIPE	\$ 3,325.00	LS	1	\$ 3,325.00	
SUBTOTAL	#DIV/0!			\$ 124,875	
WATER IMPROVEMENTS					
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 64.76	LF	1365	\$ 88,397.40	105%
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 79.80	LF	0	\$ -	0%
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 105.00	LF	0	\$ -	0%
16" PVC w/Bedding & 12ga Tracer wire	\$ 147.00	LF	1365	\$ 200,655.00	105%
20" PVC w/Bedding & 12ga Tracer wire	\$ 189.00	LF	0	\$ -	0%



24" PVC w/Bedding & 12ga Tracer wire	\$ 231.00	LF	0	\$ -	0%
30" PVC w/Bedding & 12ga Tracer wire	\$ 483.00	LF	0	\$ -	0%
8" MJ Gate Valve W/Box & Restraints	\$ 2,520.00	EA	3	\$ 7,560.00	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,240.36	EA	0	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,232.00	EA	0	\$ -	250
16" BF Valve W/Box & Restraints	\$ 17,240.00	EA	2	\$ 34,480.00	750
20" BF Valve W/Box & Restraints	\$ 22,400.00	EA	0	\$ -	750
24" BF Valve W/Box & Restraints	\$ 27,600.00	EA	0	\$ -	750
30" BF Valve W/Box & Restraints	\$ 36,000.00	EA	0	\$ -	750
Vaults for BFV	\$ 23,000.00	EA	2	\$ 46,000.00	
Fire Hydrants	\$ 9,200.00	EA	5	\$ 46,000.00	600
8" Fittings	\$ 880.00	EA	3	\$ 2,640.00	500
10" Fittings	\$ 1,040.00	EA	0	\$ -	750
12" Fittings	\$ 1,280.00	EA	0	\$ -	250
16" Fittings	\$ 2,800.00	EA	2	\$ 5,600.00	750
20" Fittings	\$ 3,360.00	EA	0	\$ -	750
24" Fittings	\$ 3,760.00	EA	0	\$ -	750
30" Fittings	\$ 8,000.00	EA	0	\$ -	750
CONNECT TO EXISTING WATER SERVICE	\$ 2,800.00	EA	1	\$ 2,800.00	
SPECIAL	\$ -	EA	0	\$ -	
	\$ 4,000.00	LS	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 434,132	
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
RETAINING WALLS	\$ 55.00	LF	0	\$ -	
SUBTOTAL	#DIV/0!			\$ -	
ASPHALT PAVING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
ROAD BASE - 8"	\$ 15.65	SY	5489	\$ 85,901.11	38.00
PAVING - 5"	\$ 32.50	SY	0	\$ -	-
PAVING - 6"	\$ 39.00	SY	4767	\$ 185,900.00	33.00
PAVING - 8"	\$ 58.50	SY	0	\$ -	-
PAVING - SUBGRADE PREPARATION	\$ 3.25	SY	5489	\$ 17,838.89	
SUBEXCAVATION	\$ 4.80	CY	0	\$ -	-
PAVING 2	\$ 21.00	SY	0	\$ -	-
PAVEMENT MARKINGS	\$ 2.15	LF	3900	\$ 8,385.00	3.0
SIGNAGE	\$ 575.00	EA	3	\$ 1,725.00	500
TRAFFIC CONTROL SLEEVES	\$ 5,000.00	LS	1	\$ 5,000.00	
RAISE WATER VALVES	\$ 25.00	LF	3200	\$ 80,000.00	8
RAISE MANHOLES	\$ 515.00	EA	7	\$ 3,605.00	
RAISE RANGEBOXES	\$ 675.00	EA	9	\$ 6,075.00	
	\$ 410.00	EA	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 394,430	
CONCRETE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
CURB & GUTTER - 1' GUTTER	\$ 28.75	LF	0	\$ -	-
CURB & GUTTER - 2' GUTTER	\$ 29.50	LF	2600	\$ 76,700.00	2
CURB & GUTTER - 2' MOUNTABLE	\$ 32.00	LF	0	\$ -	-
ALLEYS - 6" CONCRETE	\$ 12.15	SF	0	\$ -	-
CURB AND GUTTER SUB GRADE PREPARATION	\$ 3.50	LF	2600	\$ 9,100.00	
SUBEXCAVATION ALLEYS	\$ 4.50	CY	0	\$ -	0.0
CROSS PANS	\$ 16.85	SF	0	\$ -	-
HANDICAP RAMPS (CORNER)	\$ 3,250.00	EA	0	\$ -	-
MIDBLOCK HANDICAP RAMPS	\$ 2,400.00	EA	2	\$ 4,800.00	1
4' SIDEWALK - 6"	\$ 7.15	SF	0	\$ -	-
5' SIDEWALK - 6"	\$ 7.15	SF	0	\$ -	-
8' TRAIL - 6"	\$ 7.15	SF	31200	\$ 223,080.00	3.00
SIDEWALK SUB GRADE PREP	\$ 3.50	LF	31200	\$ 109,200.00	
SUBTOTAL	#DIV/0!			\$ 422,880	
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
OPEN SPACE	\$ 4.25	SF	39000	\$ 165,750.00	30
FORMAL - STREETS	\$ 11.00	SF	27300	\$ 300,300.00	21
FORMAL - PARKS	\$ 11.00	SF	0	\$ -	
MONUMENTS	\$ 50,000.00	LS	0	\$ -	
FENCING	\$ 16.50	LF	0	\$ -	50
TRAILS	\$ 5.10	SF	0	\$ -	
MAIL BOXES	\$ 3,375.00	EA	0	\$ -	18
AMENITY	\$ 100,000.00	EA	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 466,050	
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
LETTERS OF CREDIT/BONDS	\$ 3,357,999	LS	0.5%	\$ 16,790	
WARRANTY	\$ 3,357,999	LS	3.0%	\$ 100,740	
MOBILIZATION	\$ 3,357,999	LS	5.0%	\$ 167,900	
CONTINGENCY	\$ 3,357,999	LS	10.0%	\$ 335,800	
	\$ -			\$ -	
SUBTOTAL	#DIV/0!			\$ 621,230	
PROJECT TOTAL	#DIV/0!			\$ 4,469,229	



POUDRE HEIGHTS Poudre Heights Parkway (4th to 10th)

April 13, 2024

PROJECT TOTAL \$ 5,881,198
COST PER LOT/PER FOOT 0 #DIV/0! \$3,267
CENTERLINE 1800
CENTERLINE LOCAL 0
CENTERLINE ALLEY 0

	UNIT PRICE	UNITS	QTY	COST	COMMENTS
PROFESSIONAL SERVICES					
AGENCY REVIEW FEES	\$ 23,000	LS	1	\$ 23,000.00	0.50%
SURVEY & SUE	\$ 92,000	LS	1	\$ 92,000.00	2.00%
PLANNING & LANDSCAPE ARCHITECTURE	\$ 92,000	LS	1	\$ 92,000.00	2.00%
ENGINEERING	\$ 184,000	LS	1	\$ 184,000.00	4.00%
SURVEY & GEOTECH	\$ 138,000	LS	1	\$ 138,000.00	3.00%
CONSTRUCTION SERVICES	\$ 92,000	LS	1	\$ 92,000.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 23,000	LS	1	\$ 23,000.00	0.50%
SUBTOTAL	#DIV/0!			\$ 644,000	
GRADING					
TOPSOIL	\$ 2.50	CY	7778	\$ 19,444.44	10%
OVERLOT GRADING	\$ 2.75	CY	77778	\$ 213,888.89	Road and Pond in B
SUBEXCAVATION	\$ 2.75	CY	0	\$ -	
ROCK EXCAVATION	\$ 8.00	CY	0	\$ -	0%
SUBTOTAL	#DIV/0!			\$ 233,333	
EROSION CONTROL					
EROSION CONTROL	\$ 50,000	LS	1	\$ 50,000.00	
SUBTOTAL	#DIV/0!			\$ 50,000	
DEMOLITION					
DEMOLITION	\$ 15,000	LS	1	\$ 15,000.00	Pond Relocation
SUBTOTAL	#DIV/0!			\$ 15,000	
UTILITY CHARGES					
ELECTRIC DISTRIBUTION	\$ 25	LF	1800	\$ 45,000.00	Common Trench
GAS DISTRIBUTION	\$ -	LF	1800	\$ -	Common Trench
TELECOMMUNICATION DISTRIBUTION	\$ -	LF	1800	\$ -	Common Trench
CONDUITS	\$ 35	INT	3	\$ 105,000.00	1,000
ROUNDAABOUT & TRAFFIC SIGNAL	\$ 1,200,000	LS	1	\$ 1,200,000.00	
STREET LIGHTS	\$ 11,500	EA	8	\$ 92,000.00	250
SUBTOTAL	#DIV/0!			\$ 1,442,000	
SANITARY SEWER IMPROVEMENTS					
4" SDR UD	\$ 28.35	LF	1800	\$ 51,030.00	
6" SDR UD	\$ 35.70	LF	0	\$ -	
8" PVC W/BEDDING	\$ 84.00	LF	1800	\$ 151,200.00	100%
10" PVC W/BEDDING	\$ 100.80	LF	0	\$ -	0%
12" PVC W/BEDDING	\$ 107.10	LF	0	\$ -	0%
15" PVC W/BEDDING	\$ 135.00	LF	0	\$ -	0%
6" PVC FORCEMAIN	\$ 95.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	
M.H. - 4' DIA (0-10')	\$ 8,250.00	EA	6	\$ 49,500.00	300
M.H. - 5' DIA (0-10')	\$ 9,700.00	EA	0	\$ -	400
6" CLEANOUT ASSEMBLY	\$ 1,000.00	EA	6	\$ 6,000.00	
4" PVC SERVICE (40" AVG)	\$ -	EA	0	\$ -	
TIE TO EXISTING STUB	\$ 3,500.00	EA	1	\$ 3,500.00	
MAIN INSPECTION/TESTING	\$ 4.25	LF	1800	\$ 7,650.00	
SPECIAL	\$ 5,000.00	LS	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 268,880	
STORM DRAINAGE IMPROVEMENTS					
15" RCP w/bedding	\$ 76.00	LF	0	\$ -	0%
18" RCP w/bedding	\$ 85.00	LF	180	\$ 15,300.00	10%
21" RCP w/bedding	\$ 116.00	LF	0	\$ -	0%
24" RCP w/bedding	\$ 130.00	LF	0	\$ -	0%
30" RCP w/bedding	\$ 149.00	LF	0	\$ -	0%
36" RCP w/bedding	\$ 156.00	LF	0	\$ -	0%
42" RCP w/bedding	\$ 200.00	LF	0	\$ -	0%
48" RCP w/bedding	\$ 230.00	LF	0	\$ -	0%
54" RCP w/bedding	\$ 261.00	LF	0	\$ -	0%
60" RCP w/bedding	\$ 300.00	LF	0	\$ -	0%
72" RCP w/bedding	\$ 465.00	LF	0	\$ -	0%
84" RCP w/bedding	\$ 535.00	LF	0	\$ -	0%
96" RCP w/bedding	\$ 580.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	0%
24" FES	\$ 4,200.00	EA	0	\$ -	
30" FES	\$ 5,450.00	EA	0	\$ -	
36" FES	\$ 5,900.00	EA	0	\$ -	
42" FES	\$ 6,525.00	EA	0	\$ -	
48" FES	\$ 6,775.00	EA	0	\$ -	
54" FES	\$ 7,850.00	EA	0	\$ -	
60" FES	\$ 8,200.00	EA	0	\$ -	
4' Diameter MH (0-8) w/24" Cover	\$ 6,300.00	EA	1	\$ 6,300.00	250
5' Diameter MH (0-8) w/24" Cover	\$ 7,650.00	EA	0	\$ -	250
6' MH (0-8' depth) & 24" Cover	\$ 8,910.00	EA	0	\$ -	250
Box Base Manhole	\$ 17,850.00	EA	0	\$ -	250
Riprap, Grouted (Type M/L/H)	\$ 280.00	CY	0	\$ -	
Riprap, Grouted 2' Boulders	\$ 375.00	CY	0	\$ -	
Riprap, Grouted 3' Boulders	\$ 410.00	CY	0	\$ -	
Riprap, Placed (Type M/L/H)	\$ 89.00	TN	0	\$ -	
Riprap, Placed Type VH	\$ 107.00	TN	0	\$ -	
Soil Riprap Placed	\$ 83.00	TN	0	\$ -	
5' Type 'R' Inlet	\$ 8,700.00	EA	4	\$ 34,800.00	
10' Type 'R' Inlet	\$ 16,500.00	EA	0	\$ -	
15' Type 'R' Inlet	\$ 19,250.00	EA	0	\$ -	
20' Type 'R' Inlet	\$ 24,130.00	EA	0	\$ -	
Single No. 13 & 16	\$ 5,225.00	EA	0	\$ -	
Double No. 13 & 16	\$ 8,312.50	EA	0	\$ -	
Triple No. 13 & 16	\$ 14,725.00	EA	0	\$ -	
OUTLET STRUCTURE	\$ 30,000.00	EA	2	\$ 60,000.00	
CHECK STRUCTURES	\$ 147.25	LF	0	\$ -	
CONNECT TO EXISTING PIPE	\$ 3,325.00	LS	1	\$ 3,325.00	
SUBTOTAL	#DIV/0!			\$ 119,725	
WATER IMPROVEMENTS					
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 64.76	LF	540	\$ 34,970.40	30%
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 79.80	LF	0	\$ -	0%
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 105.00	LF	0	\$ -	0%
16" PVC w/Bedding & 12ga Tracer wire	\$ 147.00	LF	1890	\$ 277,830.00	105%
20" PVC w/Bedding & 12ga Tracer wire	\$ 189.00	LF	0	\$ -	0%



24" PVC w/Bedding & 12ga Tracer wire	\$ 231.00	LF	0	\$ -	0%
30" PVC w/Bedding & 12ga Tracer wire	\$ 483.00	LF	0	\$ -	0%
8" MJ Gate Valve W/Box & Restraints	\$ 2,520.00	EA	2	\$ 5,040.00	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,240.36	EA	0	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,232.00	EA	0	\$ -	250
16" BF Valve W/Box & Restraints	\$ 17,240.00	EA	3	\$ 51,720.00	750
20" BF Valve W/Box & Restraints	\$ 22,400.00	EA	0	\$ -	750
24" BF Valve W/Box & Restraints	\$ 27,600.00	EA	0	\$ -	750
30" BF Valve W/Box & Restraints	\$ 36,000.00	EA	0	\$ -	750
Vaults for BFV	\$ 23,000.00	EA	3	\$ 69,000.00	
Fire Hydrants	\$ 9,200.00	EA	5	\$ 46,000.00	600
8" Fittings	\$ 880.00	EA	2	\$ 1,760.00	500
10" Fittings	\$ 1,040.00	EA	0	\$ -	750
12" Fittings	\$ 1,280.00	EA	0	\$ -	250
16" Fittings	\$ 2,800.00	EA	3	\$ 8,400.00	750
20" Fittings	\$ 3,360.00	EA	0	\$ -	750
24" Fittings	\$ 3,760.00	EA	0	\$ -	750
30" Fittings	\$ 8,000.00	EA	0	\$ -	750
CONNECT TO EXISTING WATER SERVICE	\$ 2,800.00	EA	1	\$ 2,800.00	
SPECIAL	\$ -	EA	0	\$ -	
	\$ 4,000.00	LS	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 497,520	
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
RETAINING WALLS	\$ 55.00	LF	0	\$ -	
SUBTOTAL	#DIV/0!			\$ -	
ASPHALT PAVING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
ROAD BASE - 8"	\$ 15.65	SY	7600	\$ 118,940.00	38.00
PAVING - 5"	\$ 32.50	SY	0	\$ -	-
PAVING - 6"	\$ 39.00	SY	6600	\$ 257,400.00	33.00
PAVING - 8"	\$ 58.50	SY	0	\$ -	-
PAVING - SUBGRADE PREPARATION	\$ 3.25	SY	7600	\$ 24,700.00	
SUBEXCAVATION	\$ 4.80	CY	0	\$ -	-
PAVING 2	\$ 21.00	SY	0	\$ -	-
PAVEMENT MARKINGS	\$ 2.15	LF	5400	\$ 11,610.00	3.0
SIGNAGE	\$ 575.00	EA	4	\$ 2,300.00	500
TRAFFIC CONTROL	\$ 25,000.00	LS	1	\$ 25,000.00	
SLEEVES	\$ 25.00	LF	3200	\$ 80,000.00	8
RAISE WATER VALVES	\$ 515.00	EA	8	\$ 4,120.00	
RAISE MANHOLES	\$ 675.00	EA	10	\$ 6,750.00	
RAISE RANGEBOXES	\$ 410.00	EA	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 530,820	
CONCRETE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
CURB & GUTTER - 1' GUTTER	\$ 28.75	LF	630	\$ 18,112.50	0.35
CURB & GUTTER - 2' GUTTER	\$ 29.50	LF	3600	\$ 106,200.00	2
CURB & GUTTER - 2' MOUNTABLE	\$ 32.00	LF	0	\$ -	-
ALLEYS - 6" CONCRETE	\$ 12.15	SF	0	\$ -	-
CURB AND GUTTER SUB GRADE PREPARATION	\$ 3.50	LF	4230	\$ 14,805.00	
SUBEXCAVATION ALLEYS	\$ 4.50	CY	0	\$ -	0.0
CROSS PANS	\$ 16.85	SF	0	\$ -	-
HANDICAP RAMPS (CORNER)	\$ 3,250.00	EA	4	\$ 13,000.00	1
MIDBLOCK HANDICAP RAMPS	\$ 2,400.00	EA	2	\$ 4,800.00	1
4' SIDEWALK - 6"	\$ 7.15	SF	0	\$ -	-
5' SIDEWALK - 6"	\$ 7.15	SF	0	\$ -	-
8' TRAIL - 6"	\$ 7.15	SF	43200	\$ 308,880.00	3.00
SIDEWALK SUB GRADE PREP	\$ 3.50	LF	43200	\$ 151,200.00	
SUBTOTAL	#DIV/0!			\$ 616,998	
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
OPEN SPACE	\$ 4.25	SF	54000	\$ 229,500.00	30
FORMAL - STREETS	\$ 11.00	SF	37800	\$ 415,800.00	21
FORMAL - PARKS	\$ 11.00	SF	0	\$ -	
MONUMENTS	\$ 50,000.00	LS	0	\$ -	
FENCING	\$ 16.50	LF	0	\$ -	50
TRAILS	\$ 5.10	SF	0	\$ -	
MAIL BOXES	\$ 3,375.00	EA	0	\$ -	18
AMENITY	\$ 100,000.00	EA	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 645,300	
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
LETTERS OF CREDIT/BONDS	\$ 4,419,576	LS	0.5%	\$ 22,098	
WARRANTY	\$ 4,419,576	LS	3.0%	\$ 132,587	
MOBILIZATION	\$ 4,419,576	LS	5.0%	\$ 220,979	
CONTINGENCY	\$ 4,419,576	LS	10.0%	\$ 441,958	
	\$ -			\$ -	
SUBTOTAL	#DIV/0!			\$ 817,622	
PROJECT TOTAL	#DIV/0!			\$ 5,881,198	



POUDRE HEIGHTS 257 Spur

April 13, 2024

PROJECT TOTAL \$ 1,432,104
COST PER LOT/PER FOOT 0 #DIV/0! \$2,203
CENTERLINE 650
CENTERLINE LOCAL 0
CENTERLINE ALLEY 0

	UNIT PRICE	UNITS	QTY	COST	COMMENTS
PROFESSIONAL SERVICES					
AGENCY REVIEW FEES	\$ 5,500	LS	1	\$ 5,500.00	0.50%
SURVEY & SUE	\$ 22,000	LS	1	\$ 22,000.00	2.00%
PLANNING & LANDSCAPE ARCHITECTURE	\$ 22,000	LS	1	\$ 22,000.00	2.00%
ENGINEERING	\$ 44,000	LS	1	\$ 44,000.00	4.00%
SURVEY & GEOTECH	\$ 33,000	LS	1	\$ 33,000.00	3.00%
CONSTRUCTION SERVICES	\$ 22,000	LS	1	\$ 22,000.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 5,500	LS	1	\$ 5,500.00	0.50%
SUBTOTAL	#DIV/0!			\$ 154,000	
GRADING					
TOPSOIL	\$ 2.50	CY	1806	\$ 4,513.89	10%
OVERLOT GRADING	\$ 2.75	CY	18056	\$ 49,652.78	Includes SubX
SUBEXCAVATION	\$ 2.75	CY	0	\$ -	builder responsibility
ROCK EXCAVATION	\$ 8.00	CY	0	\$ -	0%
SUBTOTAL	#DIV/0!			\$ 54,167	
EROSION CONTROL					
EROSION CONTROL	\$ 25,000	LS	1	\$ 25,000.00	
SUBTOTAL	#DIV/0!			\$ 25,000	
DEMOLITION					
DEMOLITION	\$ 20,000	LS	1	\$ 20,000.00	
SUBTOTAL	#DIV/0!			\$ 20,000	
UTILITY CHARGES					
ELECTRIC DISTRIBUTION	\$ 25	LF	650	\$ 16,250.00	Common Trench
GAS DISTRIBUTION	\$ -	LF	650	\$ -	Common Trench
TELECOMMUNICATION DISTRIBUTION	\$ -	LF	650	\$ -	Common Trench
CONDUITS	\$ 35	INT	1	\$ 35,000.00	1,000
ROUNDABOUT & TRAFFIC SIGNAL	\$ 850,000	LS	0	\$ -	
STREET LIGHTS	\$ 11,500	EA	3	\$ 34,500.00	250
SUBTOTAL	#DIV/0!			\$ 85,750	
SANITARY SEWER IMPROVEMENTS					
4" SDR UD	\$ 28.35	LF	260	\$ 7,371.00	
6" SDR UD	\$ 35.70	LF	0	\$ -	
8" PVC W/BEDDING	\$ 84.00	LF	260	\$ 21,840.00	40%
10" PVC W/BEDDING	\$ 100.80	LF	0	\$ -	0%
12" PVC W/BEDDING	\$ 107.10	LF	0	\$ -	0%
15" PVC W/BEDDING	\$ 135.00	LF	0	\$ -	0%
6" PVC FORCEMAIN	\$ 95.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	
M.H. - 4' DIA (0-10')	\$ 8,250.00	EA	1	\$ 8,250.00	300
M.H. - 5' DIA (0-10')	\$ 9,700.00	EA	0	\$ -	400
6" CLEANOUT ASSEMBLY	\$ 1,000.00	EA	1	\$ 1,000.00	
4" PVC SERVICE (40" AVG)	\$ -	EA	0	\$ -	
TIE TO EXISTING STUB	\$ 3,500.00	EA	1	\$ 3,500.00	
MAIN INSPECTION/TESTING	\$ 4.25	LF	260	\$ 1,105.00	
SPECIAL	\$ 5,000.00	LS	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 43,066	
STORM DRAINAGE IMPROVEMENTS					
15" RCP w/bedding	\$ 76.00	LF	0	\$ -	0%
18" RCP w/bedding	\$ 85.00	LF	65	\$ 5,525.00	10%
21" RCP w/bedding	\$ 116.00	LF	0	\$ -	0%
24" RCP w/bedding	\$ 130.00	LF	0	\$ -	0%
30" RCP w/bedding	\$ 149.00	LF	0	\$ -	0%
36" RCP w/bedding	\$ 156.00	LF	0	\$ -	0%
42" RCP w/bedding	\$ 200.00	LF	0	\$ -	0%
48" RCP w/bedding	\$ 230.00	LF	0	\$ -	0%
54" RCP w/bedding	\$ 261.00	LF	0	\$ -	0%
60" RCP w/bedding	\$ 300.00	LF	0	\$ -	0%
72" RCP w/bedding	\$ 465.00	LF	0	\$ -	0%
84" RCP w/bedding	\$ 535.00	LF	0	\$ -	0%
96" RCP w/bedding	\$ 580.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	0%
24" FES	\$ 4,200.00	EA	0	\$ -	
30" FES	\$ 5,450.00	EA	0	\$ -	
36" FES	\$ 5,900.00	EA	0	\$ -	
42" FES	\$ 6,525.00	EA	0	\$ -	
48" FES	\$ 6,775.00	EA	0	\$ -	
54" FES	\$ 7,850.00	EA	0	\$ -	
60" FES	\$ 8,200.00	EA	0	\$ -	
4' Diameter MH (0-8) w/24" Cover	\$ 6,300.00	EA	1	\$ 6,300.00	250
5' Diameter MH (0-8) w/24" Cover	\$ 7,650.00	EA	0	\$ -	250
6' MH (0-8' depth) & 24" Cover	\$ 8,910.00	EA	0	\$ -	250
Box Base Manhole	\$ 17,850.00	EA	0	\$ -	250
Riprap, Grouted (Type M/L/H)	\$ 280.00	CY	0	\$ -	
Riprap, Grouted 2' Boulders	\$ 375.00	CY	0	\$ -	
Riprap, Grouted 3' Boulders	\$ 410.00	CY	0	\$ -	
Riprap, Placed (Type M/L/H)	\$ 89.00	TN	0	\$ -	
Riprap, Placed Type VH	\$ 107.00	TN	0	\$ -	
Soil Riprap Placed	\$ 83.00	TN	0	\$ -	
5' Type 'R' Inlet	\$ 8,700.00	EA	2	\$ 17,400.00	
10' Type 'R' Inlet	\$ 16,500.00	EA	0	\$ -	
15' Type 'R' Inlet	\$ 19,250.00	EA	0	\$ -	
20' Type 'R' Inlet	\$ 24,130.00	EA	0	\$ -	
Single No. 13 & 16	\$ 5,225.00	EA	0	\$ -	
Double No. 13 & 16	\$ 8,312.50	EA	0	\$ -	
Triple No. 13 & 16	\$ 14,725.00	EA	0	\$ -	
OUTLET STRUCTURE	\$ 30,000.00	EA	0	\$ -	
CHECK STRUCTURES	\$ 147.25	LF	0	\$ -	
CONNECT TO EXISTING PIPE	\$ 3,325.00	LS	1	\$ 3,325.00	
SUBTOTAL	#DIV/0!			\$ 32,550	
WATER IMPROVEMENTS					
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 64.76	LF	0	\$ -	0%
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 79.80	LF	0	\$ -	0%
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 105.00	LF	683	\$ 71,662.50	105%
16" PVC w/Bedding & 12ga Tracer wire	\$ 147.00	LF	0	\$ -	0%
20" PVC w/Bedding & 12ga Tracer wire	\$ 189.00	LF	0	\$ -	0%



24" PVC w/Bedding & 12ga Tracer wire	\$ 231.00	LF	0	\$ -	0%
30" PVC w/Bedding & 12ga Tracer wire	\$ 483.00	LF	0	\$ -	0%
8" MJ Gate Valve W/Box & Restraints	\$ 2,520.00	EA	0	\$ -	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,240.36	EA	0	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,232.00	EA	3	\$ 12,696.00	250
16" BF Valve W/Box & Restraints	\$ 17,240.00	EA	0	\$ -	750
20" BF Valve W/Box & Restraints	\$ 22,400.00	EA	0	\$ -	750
24" BF Valve W/Box & Restraints	\$ 27,600.00	EA	0	\$ -	750
30" BF Valve W/Box & Restraints	\$ 36,000.00	EA	0	\$ -	750
Vaults for BFV	\$ 23,000.00	EA	0	\$ -	
Fire Hydrants	\$ 9,200.00	EA	2	\$ 18,400.00	600
8" Fittings	\$ 880.00	EA	0	\$ -	500
10" Fittings	\$ 1,040.00	EA	0	\$ -	750
12" Fittings	\$ 1,280.00	EA	3	\$ 3,840.00	250
16" Fittings	\$ 2,800.00	EA	0	\$ -	750
20" Fittings	\$ 3,360.00	EA	0	\$ -	750
24" Fittings	\$ 3,760.00	EA	0	\$ -	750
30" Fittings	\$ 8,000.00	EA	0	\$ -	750
CONNECT TO EXISTING WATER SERVICE	\$ 2,800.00	EA	1	\$ 2,800.00	
SPECIAL	\$ -	EA	0	\$ -	
	\$ 4,000.00	LS	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 109,399	
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
RETAINING WALLS	\$ 55.00	LF	0	\$ -	
SUBTOTAL	#DIV/0!			\$ -	
ASPHALT PAVING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
ROAD BASE - 8"	\$ 15.65	SY	2744	\$ 42,950.56	38.00
PAVING - 5"	\$ 32.50	SY	0	\$ -	-
PAVING - 6"	\$ 39.00	SY	2383	\$ 92,950.00	33.00
PAVING - 8"	\$ 58.50	SY	0	\$ -	-
PAVING - SUBGRADE PREPARATION	\$ 3.25	SY	2744	\$ 8,919.44	
SUBEXCAVATION	\$ 4.80	CY	0	\$ -	-
PAVING 2	\$ 21.00	SY	0	\$ -	-
PAVEMENT MARKINGS	\$ 2.15	LF	1950	\$ 4,192.50	3.0
SIGNAGE	\$ 575.00	EA	2	\$ 1,150.00	500
TRAFFIC CONTROL	\$ 20,000.00	LS	1	\$ 20,000.00	
SLEEVES	\$ 25.00	LF	3200	\$ 80,000.00	8
RAISE WATER VALVES	\$ 515.00	EA	4	\$ 2,060.00	
RAISE MANHOLES	\$ 675.00	EA	2	\$ 1,350.00	
RAISE RANGEBOXES	\$ 410.00	EA	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 253,573	
CONCRETE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
CURB & GUTTER - 1' GUTTER	\$ 28.75	LF	0	\$ -	-
CURB & GUTTER - 2' GUTTER	\$ 29.50	LF	1300	\$ 38,350.00	2
CURB & GUTTER - 2' MOUNTABLE	\$ 32.00	LF	0	\$ -	-
ALLEYS - 6" CONCRETE	\$ 12.15	SF	0	\$ -	-
CURB AND GUTTER SUB GRADE PREPARATION	\$ 3.50	LF	1300	\$ 4,550.00	
SUBEXCAVATION ALLEYS	\$ 4.50	CY	0	\$ -	0.0
CROSS PANS	\$ 16.85	SF	0	\$ -	-
HANDICAP RAMPS (CORNER)	\$ 3,250.00	EA	4	\$ 13,000.00	1
MIDBLOCK HANDICAP RAMPS	\$ 2,400.00	EA	0	\$ -	-
4' SIDEWALK - 6"	\$ 7.15	SF	0	\$ -	-
5' SIDEWALK - 6"	\$ 7.15	SF	0	\$ -	-
8' TRAIL - 6"	\$ 7.15	SF	15600	\$ 111,540.00	3.00
SIDEWALK SUB GRADE PREP	\$ 3.50	LF	15600	\$ 54,600.00	
SUBTOTAL	#DIV/0!			\$ 222,040	
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
OPEN SPACE	\$ 4.25	SF	19500	\$ 82,875.00	30
FORMAL - STREETS	\$ 11.00	SF	13650	\$ 150,150.00	21
FORMAL - PARKS	\$ 11.00	SF	0	\$ -	
MONUMENTS	\$ 50,000.00	LS	0	\$ -	
FENCING	\$ 16.50	LF	0	\$ -	50
TRAILS	\$ 5.10	SF	0	\$ -	
MAIL BOXES	\$ 3,375.00	EA	0	\$ -	18
AMENITY	\$ 100,000.00	EA	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 233,025	
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
LETTERS OF CREDIT/BONDS	\$ 1,078,569	LS	0.5%	\$ 5,393	
WARRANTY	\$ 1,078,569	LS	3.0%	\$ 32,357	
MOBILIZATION	\$ 1,078,569	LS	5.0%	\$ 53,928	
CONTINGENCY	\$ 1,078,569	LS	10.0%	\$ 107,857	
	\$ -			\$ -	
SUBTOTAL	#DIV/0!			\$ 199,535	
PROJECT TOTAL	#DIV/0!			\$ 1,432,104	



POUDRE HEIGHTS 103rd Avenue (4th-7th)

April 13, 2024

PROJECT TOTAL \$ 2,857,756
COST PER LOT/PER FOOT 0 #DIV/0! \$2,858
CENTERLINE 1000
CENTERLINE LOCAL 0
CENTERLINE ALLEY 0

	UNIT PRICE	UNITS	QTY	COST	COMMENTS
PROFESSIONAL SERVICES					
AGENCY REVIEW FEES	\$ 12,000	LS	1	\$ 12,000.00	0.50%
SURVEY & SUE	\$ 48,000	LS	1	\$ 48,000.00	2.00%
PLANNING & LANDSCAPE ARCHITECTURE	\$ 48,000	LS	1	\$ 48,000.00	2.00%
ENGINEERING	\$ 96,000	LS	1	\$ 96,000.00	4.00%
SURVEY & GEOTECH	\$ 72,000	LS	1	\$ 72,000.00	3.00%
CONSTRUCTION SERVICES	\$ 48,000	LS	1	\$ 48,000.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 12,000	LS	1	\$ 12,000.00	0.50%
SUBTOTAL	#DIV/0!			\$ 336,000	
GRADING					
TOPSOIL	\$ 2.50	CY	2222	\$ 5,555.56	10%
OVERLOT GRADING	\$ 2.75	CY	22222	\$ 61,111.11	Includes SubX
SUBEXCAVATION	\$ 2.75	CY	0	\$ -	
ROCK EXCAVATION	\$ 8.00	CY	0	\$ -	0%
SUBTOTAL	#DIV/0!			\$ 66,667	
EROSION CONTROL					
EROSION CONTROL	\$ 30,000	LS	1	\$ 30,000.00	
SUBTOTAL	#DIV/0!			\$ 30,000	
DEMOLITION					
DEMOLITION	\$ 250,000	LS	1	\$ 250,000.00	Irrigation Pond Relocation
SUBTOTAL	#DIV/0!			\$ 250,000	
UTILITY CHARGES					
ELECTRIC DISTRIBUTION	\$ 25	LF	1000	\$ 25,000.00	Common Trench
GAS DISTRIBUTION	\$ -	LF	1000	\$ -	Common Trench
TELECOMMUNICATION DISTRIBUTION	\$ -	LF	1000	\$ -	Common Trench
CONDUITS	\$ 35	INT	2	\$ 70,000.00	1,000
ROUNDABOUT & TRAFFIC SIGNAL	\$ 850,000	LS	0	\$ -	
STREET LIGHTS	\$ 11,500	EA	4	\$ 46,000.00	250
SUBTOTAL	#DIV/0!			\$ 141,000	
SANITARY SEWER IMPROVEMENTS					
4" SDR UD	\$ 28.35	LF	1000	\$ 28,350.00	
6" SDR UD	\$ 35.70	LF	0	\$ -	
8" PVC W/BEDDING	\$ 84.00	LF	1000	\$ 84,000.00	100%
10" PVC W/BEDDING	\$ 100.80	LF	0	\$ -	0%
12" PVC W/BEDDING	\$ 107.10	LF	0	\$ -	0%
15" PVC W/BEDDING	\$ 135.00	LF	0	\$ -	0%
6" PVC FORCEMAIN	\$ 95.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	
M.H. - 4' DIA (0-10')	\$ 8,250.00	EA	4	\$ 33,000.00	300
M.H. - 5' DIA (0-10')	\$ 9,700.00	EA	0	\$ -	400
6" CLEANOUT ASSEMBLY	\$ 1,000.00	EA	4	\$ 4,000.00	
4" PVC SERVICE (40' AVG)	\$ -	EA	0	\$ -	
TIE TO EXISTING STUB	\$ 3,500.00	EA	1	\$ 3,500.00	
MAIN INSPECTION/TESTING	\$ 4.25	LF	1000	\$ 4,250.00	
SPECIAL	\$ 5,000.00	LS	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 157,100	
STORM DRAINAGE IMPROVEMENTS					
15" RCP w/bedding	\$ 76.00	LF	0	\$ -	0%
18" RCP w/bedding	\$ 85.00	LF	50	\$ 4,250.00	5%
21" RCP w/bedding	\$ 116.00	LF	0	\$ -	0%
24" RCP w/bedding	\$ 130.00	LF	100	\$ 13,000.00	10%
30" RCP w/bedding	\$ 149.00	LF	100	\$ 14,900.00	10%
36" RCP w/bedding	\$ 156.00	LF	0	\$ -	0%
42" RCP w/bedding	\$ 200.00	LF	0	\$ -	0%
48" RCP w/bedding	\$ 230.00	LF	0	\$ -	0%
54" RCP w/bedding	\$ 261.00	LF	750	\$ 195,750.00	75%
60" RCP w/bedding	\$ 300.00	LF	0	\$ -	0%
72" RCP w/bedding	\$ 465.00	LF	0	\$ -	0%
84" RCP w/bedding	\$ 535.00	LF	0	\$ -	0%
96" RCP w/bedding	\$ 580.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	0%
24" FES	\$ 4,200.00	EA	0	\$ -	
30" FES	\$ 5,450.00	EA	0	\$ -	
36" FES	\$ 5,900.00	EA	0	\$ -	
42" FES	\$ 6,525.00	EA	0	\$ -	
48" FES	\$ 6,775.00	EA	0	\$ -	
54" FES	\$ 7,850.00	EA	0	\$ -	
60" FES	\$ 8,200.00	EA	0	\$ -	
4' Diameter MH (0-8) w/24" Cover	\$ 6,300.00	EA	1	\$ 6,300.00	250
5' Diameter MH (0-8) w/24" Cover	\$ 7,650.00	EA	1	\$ 7,650.00	250
6' MH (0-8' depth) & 24" Cover	\$ 8,910.00	EA	3	\$ 26,730.00	250
Box Base Manhole	\$ 17,850.00	EA	0	\$ -	250
Riprap, Grouted (Type M/L/H)	\$ 280.00	CY	0	\$ -	
Riprap, Grouted 2' Boulders	\$ 375.00	CY	0	\$ -	
Riprap, Grouted 3' Boulders	\$ 410.00	CY	0	\$ -	
Riprap, Placed (Type M/L/H)	\$ 89.00	TN	0	\$ -	
Riprap, Placed Type VH	\$ 107.00	TN	0	\$ -	
Soil Riprap Placed	\$ 83.00	TN	0	\$ -	
5' Type 'R' Inlet	\$ 8,700.00	EA	2	\$ 17,400.00	
10' Type 'R' Inlet	\$ 16,500.00	EA	0	\$ -	
15' Type 'R' Inlet	\$ 19,250.00	EA	2	\$ 38,500.00	
20' Type 'R' Inlet	\$ 24,130.00	EA	0	\$ -	
Single No. 13 & 16	\$ 5,225.00	EA	0	\$ -	
Double No. 13 & 16	\$ 8,312.50	EA	0	\$ -	
Triple No. 13 & 16	\$ 14,725.00	EA	0	\$ -	
OUTLET STRUCTURE	\$ 30,000.00	EA	1	\$ 30,000.00	
CHECK STRUCTURES	\$ 147.25	LF	0	\$ -	
CONNECT TO EXISTING PIPE	\$ 3,325.00	LS	1	\$ 3,325.00	
SUBTOTAL	#DIV/0!			\$ 357,805	
WATER IMPROVEMENTS					
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 64.76	LF	0	\$ -	0%
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 79.80	LF	0	\$ -	0%
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 105.00	LF	0	\$ -	0%
16" PVC w/Bedding & 12ga Tracer wire	\$ 147.00	LF	1050	\$ 154,350.00	105%
20" PVC w/Bedding & 12ga Tracer wire	\$ 189.00	LF	0	\$ -	0%



24" PVC w/Bedding & 12ga Tracer wire	\$ 231.00	LF	0	\$ -	0%
30" PVC w/Bedding & 12ga Tracer wire	\$ 483.00	LF	0	\$ -	0%
8" MJ Gate Valve W/Box & Restraints	\$ 2,520.00	EA	0	\$ -	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,240.36	EA	0	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,232.00	EA	0	\$ -	250
16" BF Valve W/Box & Restraints	\$ 17,240.00	EA	2	\$ 34,480.00	750
20" BF Valve W/Box & Restraints	\$ 22,400.00	EA	0	\$ -	750
24" BF Valve W/Box & Restraints	\$ 27,600.00	EA	0	\$ -	750
30" BF Valve W/Box & Restraints	\$ 36,000.00	EA	0	\$ -	750
Vaults for BFV	\$ 23,000.00	EA	2	\$ 46,000.00	
Fire Hydrants	\$ 9,200.00	EA	2	\$ 18,400.00	600
8" Fittings	\$ 880.00	EA	0	\$ -	500
10" Fittings	\$ 1,040.00	EA	0	\$ -	750
12" Fittings	\$ 1,280.00	EA	0	\$ -	250
16" Fittings	\$ 2,800.00	EA	2	\$ 5,600.00	750
20" Fittings	\$ 3,360.00	EA	0	\$ -	750
24" Fittings	\$ 3,760.00	EA	0	\$ -	750
30" Fittings	\$ 8,000.00	EA	0	\$ -	750
CONNECT TO EXISTING WATER SERVICE	\$ 2,800.00	EA	1	\$ 2,800.00	
SPECIAL	\$ -	EA	0	\$ -	
SUBTOTAL	\$ 4,000.00	LS	0	\$ -	
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
RETAINING WALLS	\$ 55.00	LF	0	\$ -	
SUBTOTAL	#DIV/0!			\$ -	
ASPHALT PAVING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
ROAD BASE - 8"	\$ 15.65	SY	4333	\$ 67,816.67	39.00
PAVING - 5"	\$ 32.50	SY	3778	\$ 122,777.78	34.00
PAVING - 6"	\$ 39.00	SY	0	\$ -	-
PAVING - 8"	\$ 58.50	SY	0	\$ -	-
PAVING - SUBGRADE PREPARATION	\$ 3.25	SY	4333	\$ 14,083.33	
SUBEXCAVATION	\$ 4.80	CY	0	\$ -	-
PAVING 2	\$ 21.00	SY	0	\$ -	-
PAVEMENT MARKINGS	\$ 2.15	LF	3000	\$ 6,450.00	3.0
SIGNAGE	\$ 575.00	EA	2	\$ 1,150.00	500
TRAFFIC CONTROL SLEEVES	\$ 15,000.00	LS	0	\$ -	
RAISE WATER VALVES	\$ 25.00	LF	3200	\$ 80,000.00	8
RAISE MANHOLES	\$ 515.00	EA	4	\$ 2,060.00	
RAISE RANGEBOXES	\$ 675.00	EA	11	\$ 7,425.00	
RAISE RANGEBOXES	\$ 410.00	EA	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 301,763	
CONCRETE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
CURB & GUTTER - 1' GUTTER	\$ 28.75	LF	0	\$ -	-
CURB & GUTTER - 2' GUTTER	\$ 29.50	LF	2000	\$ 59,000.00	2
CURB & GUTTER - 2' MOUNTABLE	\$ 32.00	LF	0	\$ -	-
ALLEYS - 6" CONCRETE	\$ 12.15	SF	0	\$ -	-
CURB AND GUTTER SUB GRADE PREPARATION	\$ 3.50	LF	2000	\$ 7,000.00	
SUBEXCAVATION ALLEYS	\$ 4.50	CY	0	\$ -	0.0
CROSS PANS	\$ 16.85	SF	0	\$ -	-
HANDICAP RAMPS (CORNER)	\$ 3,250.00	EA	4	\$ 13,000.00	1
MIDBLOCK HANDICAP RAMPS	\$ 2,400.00	EA	2	\$ 4,800.00	1
4' SIDEWALK - 6"	\$ 7.15	SF	0	\$ -	-
5' SIDEWALK - 6"	\$ 7.15	SF	12000	\$ 85,800.00	2.4
8' TRAIL - 6"	\$ 7.15	SF	0	\$ -	-
SIDEWALK SUB GRADE PREP	\$ 3.50	LF	12000	\$ 42,000.00	
SUBTOTAL	#DIV/0!			\$ 211,600	
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
OPEN SPACE	\$ 4.25	SF	10000	\$ 42,500.00	10
FORMAL - STREETS	\$ 11.00	SF	28000	\$ 308,000.00	28
FORMAL - PARKS	\$ 11.00	SF	0	\$ -	
MONUMENTS	\$ 50,000.00	LS	0	\$ -	
FENCING	\$ 16.50	LF	0	\$ -	50
TRAILS	\$ 5.10	SF	0	\$ -	
MAIL BOXES	\$ 3,375.00	EA	0	\$ -	18
AMENITY	\$ 100,000.00	EA	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 350,500	
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
LETTERS OF CREDIT/BONDS	\$ 2,128,064	LS	0.5%	\$ 10,640	
WARRANTY	\$ 2,128,064	LS	3.0%	\$ 63,842	
MOBILIZATION	\$ 2,128,064	LS	5.0%	\$ 106,403	
CONTINGENCY	\$ 2,128,064	LS	10.0%	\$ 212,806	
SUBTOTAL	\$ -			\$ -	
SUBTOTAL	#DIV/0!			\$ 393,692	
PROJECT TOTAL	#DIV/0!			\$ 2,857,756	



POUDRE HEIGHTS 103rd Avenue (7th-10th)

April 13, 2024

PROJECT TOTAL \$ 1,898,878
COST PER LOT/PER FOOT 0 #DIV/0! \$2,053
CENTERLINE 925
CENTERLINE LOCAL 0
CENTERLINE ALLEY 0

	UNIT PRICE	UNITS	QTY	COST	COMMENTS
PROFESSIONAL SERVICES					
AGENCY REVIEW FEES	\$ 7,500	LS	1	\$ 7,500.00	0.50%
SURVEY & SUE	\$ 30,000	LS	1	\$ 30,000.00	2.00%
PLANNING & LANDSCAPE ARCHITECTURE	\$ 30,000	LS	1	\$ 30,000.00	2.00%
ENGINEERING	\$ 60,000	LS	1	\$ 60,000.00	4.00%
SURVEY & GEOTECH	\$ 45,000	LS	1	\$ 45,000.00	3.00%
CONSTRUCTION SERVICES	\$ 30,000	LS	1	\$ 30,000.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 7,500	LS	1	\$ 7,500.00	0.50%
SUBTOTAL	#DIV/0!			\$ 210,000	
GRADING					
TOPSOIL	\$ 2.50	CY	2056	\$ 5,138.89	10%
OVERLOT GRADING	\$ 2.75	CY	20556	\$ 56,527.78	Includes SubX
SUBEXCAVATION	\$ 2.75	CY	0	\$ -	
ROCK EXCAVATION	\$ 8.00	CY	0	\$ -	0%
SUBTOTAL	#DIV/0!			\$ 61,667	
EROSION CONTROL					
EROSION CONTROL	\$ 30,000	LS	1	\$ 30,000.00	
SUBTOTAL	#DIV/0!			\$ 30,000	
DEMOLITION					
DEMOLITION	\$ 15,000	LS	1	\$ 15,000.00	
SUBTOTAL	#DIV/0!			\$ 15,000	
UTILITY CHARGES					
ELECTRIC DISTRIBUTION	\$ 25	LF	925	\$ 23,125.00	Common Trench
GAS DISTRIBUTION	\$ -	LF	925	\$ -	Common Trench
TELECOMMUNICATION DISTRIBUTION	\$ -	LF	925	\$ -	Common Trench
CONDUITS	\$ 35	INT	2	\$ 70,000.00	1,000
ROUNDAABOUT & TRAFFIC SIGNAL	\$ 850,000	LS	0	\$ -	
STREET LIGHTS	\$ 11,500	EA	4	\$ 46,000.00	250
SUBTOTAL	#DIV/0!			\$ 139,125	
SANITARY SEWER IMPROVEMENTS					
4" SDR UD	\$ 28.35	LF	416	\$ 11,800.69	
6" SDR UD	\$ 35.70	LF	0	\$ -	
8" PVC W/BEDDING	\$ 84.00	LF	416	\$ 34,965.00	45%
10" PVC W/BEDDING	\$ 100.80	LF	0	\$ -	0%
12" PVC W/BEDDING	\$ 107.10	LF	0	\$ -	0%
15" PVC W/BEDDING	\$ 135.00	LF	0	\$ -	0%
6" PVC FORCEMAIN	\$ 95.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	
M.H. - 4' DIA (0-10')	\$ 8,250.00	EA	2	\$ 16,500.00	300
M.H. - 5' DIA (0-10')	\$ 9,700.00	EA	0	\$ -	400
6" CLEANOUT ASSEMBLY	\$ 1,000.00	EA	2	\$ 2,000.00	
4" PVC SERVICE (40' AVG)	\$ -	EA	0	\$ -	
TIE TO EXISTING STUB	\$ 3,500.00	EA	1	\$ 3,500.00	
MAIN INSPECTION/TESTING	\$ 4.25	LF	416	\$ 1,769.06	
SPECIAL	\$ 5,000.00	LS	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 70,535	
STORM DRAINAGE IMPROVEMENTS					
15" RCP w/bedding	\$ 76.00	LF	0	\$ -	0%
18" RCP w/bedding	\$ 85.00	LF	0	\$ -	0%
21" RCP w/bedding	\$ 116.00	LF	0	\$ -	0%
24" RCP w/bedding	\$ 130.00	LF	93	\$ 12,025.00	10%
30" RCP w/bedding	\$ 149.00	LF	0	\$ -	0%
36" RCP w/bedding	\$ 156.00	LF	0	\$ -	0%
42" RCP w/bedding	\$ 200.00	LF	0	\$ -	0%
48" RCP w/bedding	\$ 230.00	LF	0	\$ -	0%
54" RCP w/bedding	\$ 261.00	LF	0	\$ -	0%
60" RCP w/bedding	\$ 300.00	LF	0	\$ -	0%
72" RCP w/bedding	\$ 465.00	LF	0	\$ -	0%
84" RCP w/bedding	\$ 535.00	LF	0	\$ -	0%
96" RCP w/bedding	\$ 580.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	0%
24" FES	\$ 4,200.00	EA	0	\$ -	
30" FES	\$ 5,450.00	EA	0	\$ -	
36" FES	\$ 5,900.00	EA	0	\$ -	
42" FES	\$ 6,525.00	EA	0	\$ -	
48" FES	\$ 6,775.00	EA	0	\$ -	
54" FES	\$ 7,850.00	EA	0	\$ -	
60" FES	\$ 8,200.00	EA	0	\$ -	
4' Diameter MH (0-8) w/24" Cover	\$ 6,300.00	EA	1	\$ 6,300.00	250
5' Diameter MH (0-8) w/24" Cover	\$ 7,650.00	EA	0	\$ -	250
6' MH (0-8' depth) & 24" Cover	\$ 8,910.00	EA	0	\$ -	250
Box Base Manhole	\$ 17,850.00	EA	0	\$ -	250
Riprap, Grouted (Type M/L/H)	\$ 280.00	CY	0	\$ -	
Riprap, Grouted 2' Boulders	\$ 375.00	CY	0	\$ -	
Riprap, Grouted 3' Boulders	\$ 410.00	CY	0	\$ -	
Riprap, Placed (Type M/L/H)	\$ 89.00	TN	0	\$ -	
Riprap, Placed Type VH	\$ 107.00	TN	0	\$ -	
Soil Riprap Placed	\$ 83.00	TN	0	\$ -	
5' Type 'R' Inlet	\$ 8,700.00	EA	2	\$ 17,400.00	
10' Type 'R' Inlet	\$ 16,500.00	EA	0	\$ -	
15' Type 'R' Inlet	\$ 19,250.00	EA	0	\$ -	
20' Type 'R' Inlet	\$ 24,130.00	EA	0	\$ -	
Single No. 13 & 16	\$ 5,225.00	EA	0	\$ -	
Double No. 13 & 16	\$ 8,312.50	EA	0	\$ -	
Triple No. 13 & 16	\$ 14,725.00	EA	0	\$ -	
OUTLET STRUCTURE	\$ 30,000.00	EA	0	\$ -	
CHECK STRUCTURES	\$ 147.25	LF	0	\$ -	
CONNECT TO EXISTING PIPE	\$ 3,325.00	LS	1	\$ 3,325.00	
SUBTOTAL	#DIV/0!			\$ 39,050	
WATER IMPROVEMENTS					
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 64.76	LF	0	\$ -	0%
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 79.80	LF	0	\$ -	0%
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 105.00	LF	0	\$ -	0%
16" PVC w/Bedding & 12ga Tracer wire	\$ 147.00	LF	971	\$ 142,773.75	105%
20" PVC w/Bedding & 12ga Tracer wire	\$ 189.00	LF	0	\$ -	0%



24" PVC w/Bedding & 12ga Tracer wire	\$ 231.00	LF	0	\$ -	0%
30" PVC w/Bedding & 12ga Tracer wire	\$ 483.00	LF	0	\$ -	0%
8" MJ Gate Valve W/Box & Restraints	\$ 2,520.00	EA	0	\$ -	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,240.36	EA	0	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,232.00	EA	0	\$ -	250
16" BF Valve W/Box & Restraints	\$ 17,240.00	EA	2	\$ 34,480.00	750
20" BF Valve W/Box & Restraints	\$ 22,400.00	EA	0	\$ -	750
24" BF Valve W/Box & Restraints	\$ 27,600.00	EA	0	\$ -	750
30" BF Valve W/Box & Restraints	\$ 36,000.00	EA	0	\$ -	750
Vaults for BFV	\$ 23,000.00	EA	2	\$ 46,000.00	
Fire Hydrants	\$ 9,200.00	EA	2	\$ 18,400.00	600
8" Fittings	\$ 880.00	EA	0	\$ -	500
10" Fittings	\$ 1,040.00	EA	0	\$ -	750
12" Fittings	\$ 1,280.00	EA	0	\$ -	250
16" Fittings	\$ 2,800.00	EA	2	\$ 5,600.00	750
20" Fittings	\$ 3,360.00	EA	0	\$ -	750
24" Fittings	\$ 3,760.00	EA	0	\$ -	750
30" Fittings	\$ 8,000.00	EA	0	\$ -	750
CONNECT TO EXISTING WATER SERVICE	\$ 2,800.00	EA	1	\$ 2,800.00	
SPECIAL	\$ -	EA	0	\$ -	
	\$ 4,000.00	LS	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 250,054	
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
RETAINING WALLS	\$ 55.00	LF	0	\$ -	
SUBTOTAL	#DIV/0!			\$ -	
ASPHALT PAVING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
ROAD BASE - 8"	\$ 15.65	SY	4008	\$ 62,730.42	39.00
PAVING - 5"	\$ 32.50	SY	3494	\$ 113,569.44	34.00
PAVING - 6"	\$ 39.00	SY	0	\$ -	-
PAVING - 8"	\$ 58.50	SY	0	\$ -	-
PAVING - SUBGRADE PREPARATION	\$ 3.25	SY	4008	\$ 13,027.08	
SUBEXCAVATION	\$ 4.80	CY	0	\$ -	-
PAVING 2	\$ 21.00	SY	0	\$ -	-
PAVEMENT MARKINGS	\$ 2.15	LF	2775	\$ 5,966.25	3.0
SIGNAGE	\$ 575.00	EA	2	\$ 1,150.00	500
TRAFFIC CONTROL	\$ 15,000.00	LS	1	\$ 15,000.00	
SLEEVES	\$ 25.00	LF	3200	\$ 80,000.00	8
RAISE WATER VALVES	\$ 515.00	EA	2	\$ 1,030.00	
RAISE MANHOLES	\$ 675.00	EA	5	\$ 3,375.00	
RAISE RANGEBOXES	\$ 410.00	EA	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 295,848	
CONCRETE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
CURB & GUTTER - 1' GUTTER	\$ 28.75	LF	231	\$ 6,648.44	0.25
CURB & GUTTER - 2' GUTTER	\$ 29.50	LF	1850	\$ 54,575.00	2
CURB & GUTTER - 2' MOUNTABLE	\$ 32.00	LF	0	\$ -	-
ALLEYS - 6" CONCRETE	\$ 12.15	SF	0	\$ -	-
CURB AND GUTTER SUB GRADE PREPARATION	\$ 3.50	LF	2081	\$ 7,284.38	
SUBEXCAVATION ALLEYS	\$ 4.50	CY	0	\$ -	0.0
CROSS PANS	\$ 16.85	SF	0	\$ -	-
HANDICAP RAMPS (CORNER)	\$ 3,250.00	EA	4	\$ 13,000.00	1
MIDBLOCK HANDICAP RAMPS	\$ 2,400.00	EA	0	\$ -	-
4' SIDEWALK - 6"	\$ 7.15	SF	0	\$ -	-
5' SIDEWALK - 6"	\$ 7.15	SF	11100	\$ 79,365.00	2.4
8' TRAIL - 6"	\$ 7.15	SF	0	\$ -	-
SIDEWALK SUB GRADE PREP	\$ 3.50	LF	11100	\$ 38,850.00	
SUBTOTAL	#DIV/0!			\$ 199,723	
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
OPEN SPACE	\$ 4.25	SF	9250	\$ 39,312.50	10
FORMAL - STREETS	\$ 11.00	SF	25900	\$ 284,900.00	28
FORMAL - PARKS	\$ 11.00	SF	0	\$ -	
MONUMENTS	\$ 50,000.00	LS	0	\$ -	
FENCING	\$ 16.50	LF	0	\$ -	50
TRAILS	\$ 5.10	SF	0	\$ -	
MAIL BOXES	\$ 3,375.00	EA	0	\$ -	18
AMENITY	\$ 100,000.00	EA	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 324,213	
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
LETTERS OF CREDIT/BONDS	\$ 1,425,214	LS	0.5%	\$ 7,126	
WARRANTY	\$ 1,425,214	LS	3.0%	\$ 42,756	
MOBILIZATION	\$ 1,425,214	LS	5.0%	\$ 71,261	
CONTINGENCY	\$ 1,425,214	LS	10.0%	\$ 142,521	
	\$ -			\$ -	
SUBTOTAL	#DIV/0!			\$ 263,665	
PROJECT TOTAL	#DIV/0!			\$ 1,898,878	



POUDRE HEIGHTS 7th Street (101st - 103rd)

April 13, 2024

PROJECT TOTAL \$ 1,987,212
COST PER LOT/PER FOOT 0 #DIV/0! \$2,148
CENTERLINE 925
CENTERLINE LOCAL 0
CENTERLINE ALLEY 0

	UNIT PRICE	UNITS	QTY	COST	COMMENTS
PROFESSIONAL SERVICES					
AGENCY REVIEW FEES	\$ 8,000	LS	1	\$ 8,000.00	0.50%
SURVEY & SUE	\$ 32,000	LS	1	\$ 32,000.00	2.00%
PLANNING & LANDSCAPE ARCHITECTURE	\$ 32,000	LS	1	\$ 32,000.00	2.00%
ENGINEERING	\$ 64,000	LS	1	\$ 64,000.00	4.00%
SURVEY & GEOTECH	\$ 48,000	LS	1	\$ 48,000.00	3.00%
CONSTRUCTION SERVICES	\$ 32,000	LS	1	\$ 32,000.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 8,000	LS	1	\$ 8,000.00	0.50%
SUBTOTAL	#DIV/0!			\$ 224,000	
GRADING					
TOPSOIL	\$ 2.50	CY	2056	\$ 5,138.89	10%
OVERLOT GRADING	\$ 2.75	CY	20556	\$ 56,527.78	Includes SubX
SUBEXCAVATION	\$ 2.75	CY	0	\$ -	builder responsibility
ROCK EXCAVATION	\$ 8.00	CY	0	\$ -	0%
SUBTOTAL	#DIV/0!			\$ 61,667	
EROSION CONTROL					
EROSION CONTROL	\$ 30,000	LS	1	\$ 30,000.00	
SUBTOTAL	#DIV/0!			\$ 30,000	
DEMOLITION					
DEMOLITION	\$ 15,000	LS	1	\$ 15,000.00	
SUBTOTAL	#DIV/0!			\$ 15,000	
UTILITY CHARGES					
ELECTRIC DISTRIBUTION	\$ 25	LF	925	\$ 23,125.00	Common Trench
GAS DISTRIBUTION	\$ -	LF	925	\$ -	Common Trench
TELECOMMUNICATION DISTRIBUTION	\$ -	LF	925	\$ -	Common Trench
CONDUITS	\$ 35	INT	2	\$ 70,000.00	1,000
ROUNDAABOUT & TRAFFIC SIGNAL	\$ 850,000	LS	0	\$ -	
STREET LIGHTS	\$ 11,500	EA	4	\$ 46,000.00	250
SUBTOTAL	#DIV/0!			\$ 139,125	
SANITARY SEWER IMPROVEMENTS					
4" SDR UD	\$ 28.35	LF	185	\$ 5,244.75	
6" SDR UD	\$ 35.70	LF	0	\$ -	
8" PVC W/BEDDING	\$ 84.00	LF	185	\$ 15,540.00	20%
10" PVC W/BEDDING	\$ 100.80	LF	0	\$ -	0%
12" PVC W/BEDDING	\$ 107.10	LF	0	\$ -	0%
15" PVC W/BEDDING	\$ 135.00	LF	0	\$ -	0%
6" PVC FORCEMAIN	\$ 95.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	
M.H. - 4' DIA (0-10')	\$ 8,250.00	EA	1	\$ 8,250.00	300
M.H. - 5' DIA (0-10')	\$ 9,700.00	EA	0	\$ -	400
6" CLEANOUT ASSEMBLY	\$ 1,000.00	EA	1	\$ 1,000.00	
4" PVC SERVICE (40' AVG)	\$ -	EA	0	\$ -	
TIE TO EXISTING STUB	\$ 3,500.00	EA	1	\$ 3,500.00	
MAIN INSPECTION/TESTING	\$ 4.25	LF	185	\$ 786.25	
SPECIAL	\$ 5,000.00	LS	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 34,321	
STORM DRAINAGE IMPROVEMENTS					
15" RCP w/bedding	\$ 76.00	LF	0	\$ -	0%
18" RCP w/bedding	\$ 85.00	LF	93	\$ 7,862.50	10%
21" RCP w/bedding	\$ 116.00	LF	0	\$ -	0%
24" RCP w/bedding	\$ 130.00	LF	93	\$ 12,025.00	10%
30" RCP w/bedding	\$ 149.00	LF	0	\$ -	0%
36" RCP w/bedding	\$ 156.00	LF	0	\$ -	0%
42" RCP w/bedding	\$ 200.00	LF	0	\$ -	0%
48" RCP w/bedding	\$ 230.00	LF	0	\$ -	0%
54" RCP w/bedding	\$ 261.00	LF	0	\$ -	0%
60" RCP w/bedding	\$ 300.00	LF	0	\$ -	0%
72" RCP w/bedding	\$ 465.00	LF	0	\$ -	0%
84" RCP w/bedding	\$ 535.00	LF	0	\$ -	0%
96" RCP w/bedding	\$ 580.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	0%
24" FES	\$ 4,200.00	EA	0	\$ -	
30" FES	\$ 5,450.00	EA	0	\$ -	
36" FES	\$ 5,900.00	EA	0	\$ -	
42" FES	\$ 6,525.00	EA	0	\$ -	
48" FES	\$ 6,775.00	EA	0	\$ -	
54" FES	\$ 7,850.00	EA	0	\$ -	
60" FES	\$ 8,200.00	EA	0	\$ -	
4' Diameter MH (0-8) w/24" Cover	\$ 6,300.00	EA	1	\$ 6,300.00	250
5' Diameter MH (0-8) w/24" Cover	\$ 7,650.00	EA	0	\$ -	250
6' MH (0-8' depth) & 24" Cover	\$ 8,910.00	EA	0	\$ -	250
Box Base Manhole	\$ 17,850.00	EA	0	\$ -	250
Riprap, Grouted (Type M/L/H)	\$ 280.00	CY	0	\$ -	
Riprap, Grouted 2' Boulders	\$ 375.00	CY	0	\$ -	
Riprap, Grouted 3' Boulders	\$ 410.00	CY	0	\$ -	
Riprap, Placed (Type M/L/H)	\$ 89.00	TN	0	\$ -	
Riprap, Placed Type VH	\$ 107.00	TN	0	\$ -	
Soil Riprap Placed	\$ 83.00	TN	0	\$ -	
5' Type 'R' Inlet	\$ 8,700.00	EA	0	\$ -	
10' Type 'R' Inlet	\$ 16,500.00	EA	2	\$ 33,000.00	
15' Type 'R' Inlet	\$ 19,250.00	EA	0	\$ -	
20' Type 'R' Inlet	\$ 24,130.00	EA	0	\$ -	
Single No. 13 & 16	\$ 5,225.00	EA	0	\$ -	
Double No. 13 & 16	\$ 8,312.50	EA	0	\$ -	
Triple No. 13 & 16	\$ 14,725.00	EA	0	\$ -	
OUTLET STRUCTURE	\$ 30,000.00	EA	0	\$ -	
CHECK STRUCTURES	\$ 147.25	LF	0	\$ -	
CONNECT TO EXISTING PIPE	\$ 3,325.00	LS	1	\$ 3,325.00	
SUBTOTAL	#DIV/0!			\$ 62,513	
WATER IMPROVEMENTS					
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 64.76	LF	971	\$ 62,898.15	105%
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 79.80	LF	0	\$ -	0%
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 105.00	LF	0	\$ -	0%
16" PVC w/Bedding & 12ga Tracer wire	\$ 147.00	LF	971	\$ 142,773.75	105%
20" PVC w/Bedding & 12ga Tracer wire	\$ 189.00	LF	0	\$ -	0%



24" PVC w/Bedding & 12ga Tracer wire	\$ 231.00	LF	0	\$ -	0%
30" PVC w/Bedding & 12ga Tracer wire	\$ 483.00	LF	0	\$ -	0%
8" MJ Gate Valve W/Box & Restraints	\$ 2,520.00	EA	2	\$ 5,040.00	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,240.36	EA	0	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,232.00	EA	0	\$ -	250
16" BF Valve W/Box & Restraints	\$ 17,240.00	EA	2	\$ 34,480.00	750
20" BF Valve W/Box & Restraints	\$ 22,400.00	EA	0	\$ -	750
24" BF Valve W/Box & Restraints	\$ 27,600.00	EA	0	\$ -	750
30" BF Valve W/Box & Restraints	\$ 36,000.00	EA	0	\$ -	750
Vaults for BFV	\$ 23,000.00	EA	2	\$ 46,000.00	
Fire Hydrants	\$ 9,200.00	EA	4	\$ 36,800.00	600
8" Fittings	\$ 880.00	EA	2	\$ 1,760.00	500
10" Fittings	\$ 1,040.00	EA	0	\$ -	750
12" Fittings	\$ 1,280.00	EA	0	\$ -	250
16" Fittings	\$ 2,800.00	EA	2	\$ 5,600.00	750
20" Fittings	\$ 3,360.00	EA	0	\$ -	750
24" Fittings	\$ 3,760.00	EA	0	\$ -	750
30" Fittings	\$ 8,000.00	EA	0	\$ -	750
CONNECT TO EXISTING WATER SERVICE	\$ 2,800.00	EA	1	\$ 2,800.00	
SPECIAL	\$ -	EA	0	\$ -	
	\$ 4,000.00	LS	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 338,152	
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
RETAINING WALLS	\$ 55.00	LF	0	\$ -	
SUBTOTAL	#DIV/0!			\$ -	
ASPHALT PAVING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
ROAD BASE - 8"	\$ 15.65	SY	4008	\$ 62,730.42	39.00
PAVING - 5"	\$ 32.50	SY	3494	\$ 113,569.44	34.00
PAVING - 6"	\$ 39.00	SY	0	\$ -	-
PAVING - 8"	\$ 58.50	SY	0	\$ -	-
PAVING - SUBGRADE PREPARATION	\$ 3.25	SY	4008	\$ 13,027.08	
SUBEXCAVATION	\$ 4.80	CY	0	\$ -	-
PAVING 2	\$ 21.00	SY	0	\$ -	-
PAVEMENT MARKINGS	\$ 2.15	LF	2775	\$ 5,966.25	3.0
SIGNAGE	\$ 575.00	EA	2	\$ 1,150.00	500
TRAFFIC CONTROL	\$ 10,000.00	LS	1	\$ 10,000.00	
SLEEVES	\$ 25.00	LF	3200	\$ 80,000.00	8
RAISE WATER VALVES	\$ 515.00	EA	3	\$ 1,545.00	
RAISE MANHOLES	\$ 675.00	EA	4	\$ 2,700.00	
RAISE RANGEBOXES	\$ 410.00	EA	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 290,688	
CONCRETE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
CURB & GUTTER - 1' GUTTER	\$ 28.75	LF	0	\$ -	-
CURB & GUTTER - 2' GUTTER	\$ 29.50	LF	1850	\$ 54,575.00	2
CURB & GUTTER - 2' MOUNTABLE	\$ 32.00	LF	0	\$ -	-
ALLEYS - 6" CONCRETE	\$ 12.15	SF	0	\$ -	-
CURB AND GUTTER SUB GRADE PREPARATION	\$ 3.50	LF	1850	\$ 6,475.00	
SUBEXCAVATION ALLEYS	\$ 4.50	CY	0	\$ -	0.0
CROSS PANS	\$ 16.85	SF	0	\$ -	-
HANDICAP RAMPS (CORNER)	\$ 3,250.00	EA	4	\$ 13,000.00	1
MIDBLOCK HANDICAP RAMPS	\$ 2,400.00	EA	0	\$ -	-
4' SIDEWALK - 6"	\$ 7.15	SF	0	\$ -	-
5' SIDEWALK - 6"	\$ 7.15	SF	11100	\$ 79,365.00	2.4
8' TRAIL - 6"	\$ 7.15	SF	0	\$ -	-
SIDEWALK SUB GRADE PREP	\$ 3.50	LF	11100	\$ 38,850.00	
SUBTOTAL	#DIV/0!			\$ 192,265	
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
OPEN SPACE	\$ 4.25	SF	9250	\$ 39,312.50	10
FORMAL - STREETS	\$ 11.00	SF	25900	\$ 284,900.00	28
FORMAL - PARKS	\$ 11.00	SF	0	\$ -	
MONUMENTS	\$ 50,000.00	LS	0	\$ -	
FENCING	\$ 16.50	LF	0	\$ -	50
TRAILS	\$ 5.10	SF	0	\$ -	
MAIL BOXES	\$ 3,375.00	EA	0	\$ -	18
AMENITY	\$ 100,000.00	EA	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 324,213	
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
LETTERS OF CREDIT/BONDS	\$ 1,487,943	LS	0.5%	\$ 7,440	
WARRANTY	\$ 1,487,943	LS	3.0%	\$ 44,638	
MOBILIZATION	\$ 1,487,943	LS	5.0%	\$ 74,397	
CONTINGENCY	\$ 1,487,943	LS	10.0%	\$ 148,794	
	\$ -			\$ -	
SUBTOTAL	#DIV/0!			\$ 275,269	
PROJECT TOTAL	#DIV/0!			\$ 1,987,212	



POUDRE HEIGHTS 10th Street

April 13, 2024

PROJECT TOTAL \$ 1,921,219
COST PER LOT/PER FOOT 0 #DIV/0! \$1,011
CENTERLINE 1900
CENTERLINE LOCAL 0
CENTERLINE ALLEY 0

	UNIT PRICE	UNITS	QTY	COST	COMMENTS
PROFESSIONAL SERVICES					
AGENCY REVIEW FEES	\$ 7,500	LS	1	\$ 7,500.00	0.50%
SURVEY & SUE	\$ 30,000	LS	1	\$ 30,000.00	2.00%
PLANNING & LANDSCAPE ARCHITECTURE	\$ 30,000	LS	1	\$ 30,000.00	2.00%
ENGINEERING	\$ 60,000	LS	1	\$ 60,000.00	4.00%
SURVEY & GEOTECH	\$ 45,000	LS	1	\$ 45,000.00	3.00%
CONSTRUCTION SERVICES	\$ 30,000	LS	1	\$ 30,000.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 7,500	LS	1	\$ 7,500.00	0.50%
SUBTOTAL	#DIV/0!			\$ 210,000	
GRADING					
TOPSOIL	\$ 2.50	CY	1056	\$ 2,638.89	10%
OVERLOT GRADING	\$ 2.75	CY	10556	\$ 29,027.78	Includes SubX
SUBEXCAVATION	\$ 2.75	CY	0	\$ -	
ROCK EXCAVATION	\$ 8.00	CY	0	\$ -	0%
SUBTOTAL	#DIV/0!			\$ 31,667	
EROSION CONTROL					
EROSION CONTROL	\$ 35,000	LS	1	\$ 35,000.00	
SUBTOTAL	#DIV/0!			\$ 35,000	
DEMOLITION					
DEMOLITION	\$ 15,000	LS	1	\$ 15,000.00	
SUBTOTAL	#DIV/0!			\$ 15,000	
UTILITY CHARGES					
ELECTRIC DISTRIBUTION	\$ 25	LF	1900	\$ 47,500.00	Common Trench
GAS DISTRIBUTION	\$ -	LF	1900	\$ -	Common Trench
TELECOMMUNICATION DISTRIBUTION	\$ -	LF	1900	\$ -	Common Trench
CONDUITS	\$ 35	INT	0	\$ -	1,000
ROUNDAABOUT & TRAFFIC SIGNAL	\$ 850,000	LS	0	\$ -	
STREET LIGHTS	\$ 11,500	EA	0	\$ -	0
SUBTOTAL	#DIV/0!			\$ 47,500	
SANITARY SEWER IMPROVEMENTS					
4" SDR UD	\$ 28.35	LF	0	\$ -	
6" SDR UD	\$ 35.70	LF	0	\$ -	
8" PVC W/BEDDING	\$ 84.00	LF	0	\$ -	0%
10" PVC W/BEDDING	\$ 100.80	LF	0	\$ -	0%
12" PVC W/BEDDING	\$ 107.10	LF	0	\$ -	0%
15" PVC W/BEDDING	\$ 135.00	LF	0	\$ -	0%
6" PVC FORCEMAIN	\$ 95.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	
M.H. - 4' DIA (0-10')	\$ 8,250.00	EA	0	\$ -	300
M.H. - 5' DIA (0-10')	\$ 9,700.00	EA	0	\$ -	400
6" CLEANOUT ASSEMBLY	\$ 1,000.00	EA	0	\$ -	
4" PVC SERVICE (40' AVG)	\$ -	EA	0	\$ -	
TIE TO EXISTING STUB	\$ 3,500.00	EA	0	\$ -	
MAIN INSPECTION/TESTING	\$ 4.25	LF	0	\$ -	
SPECIAL	\$ 5,000.00	LS	0	\$ -	
SUBTOTAL	#DIV/0!			\$ -	
STORM DRAINAGE IMPROVEMENTS					
15" RCP w/bedding	\$ 76.00	LF	0	\$ -	0%
18" RCP w/bedding	\$ 85.00	LF	190	\$ 16,150.00	10%
21" RCP w/bedding	\$ 116.00	LF	0	\$ -	0%
24" RCP w/bedding	\$ 130.00	LF	190	\$ 24,700.00	10%
30" RCP w/bedding	\$ 149.00	LF	0	\$ -	0%
36" RCP w/bedding	\$ 156.00	LF	0	\$ -	0%
42" RCP w/bedding	\$ 200.00	LF	0	\$ -	0%
48" RCP w/bedding	\$ 230.00	LF	0	\$ -	0%
54" RCP w/bedding	\$ 261.00	LF	0	\$ -	0%
60" RCP w/bedding	\$ 300.00	LF	0	\$ -	0%
72" RCP w/bedding	\$ 465.00	LF	0	\$ -	0%
84" RCP w/bedding	\$ 535.00	LF	0	\$ -	0%
96" RCP w/bedding	\$ 580.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	0%
24" FES	\$ 4,200.00	EA	0	\$ -	
30" FES	\$ 5,450.00	EA	0	\$ -	
36" FES	\$ 5,900.00	EA	0	\$ -	
42" FES	\$ 6,525.00	EA	0	\$ -	
48" FES	\$ 6,775.00	EA	0	\$ -	
54" FES	\$ 7,850.00	EA	0	\$ -	
60" FES	\$ 8,200.00	EA	0	\$ -	
4' Diameter MH (0-8) w/24" Cover	\$ 6,300.00	EA	2	\$ 12,600.00	250
5' Diameter MH (0-8) w/24" Cover	\$ 7,650.00	EA	0	\$ -	250
6' MH (0-8' depth) & 24" Cover	\$ 8,910.00	EA	0	\$ -	250
Box Base Manhole	\$ 17,850.00	EA	0	\$ -	250
Riprap, Grouted (Type M/L/H)	\$ 280.00	CY	0	\$ -	
Riprap, Grouted 2' Boulders	\$ 375.00	CY	0	\$ -	
Riprap, Grouted 3' Boulders	\$ 410.00	CY	0	\$ -	
Riprap, Placed (Type M/L/H)	\$ 89.00	TN	0	\$ -	
Riprap, Placed Type VH	\$ 107.00	TN	0	\$ -	
Soil Riprap Placed	\$ 83.00	TN	0	\$ -	
5' Type 'R' Inlet	\$ 8,700.00	EA	0	\$ -	
10' Type 'R' Inlet	\$ 16,500.00	EA	0	\$ -	
15' Type 'R' Inlet	\$ 19,250.00	EA	0	\$ -	
20' Type 'R' Inlet	\$ 24,130.00	EA	0	\$ -	
Single No. 13 & 16	\$ 5,225.00	EA	0	\$ -	
Double No. 13 & 16	\$ 8,312.50	EA	0	\$ -	
Triple No. 13 & 16	\$ 14,725.00	EA	0	\$ -	
OUTLET STRUCTURE	\$ 30,000.00	EA	0	\$ -	
CHECK STRUCTURES	\$ 147.25	LF	0	\$ -	
CONNECT TO EXISTING PIPE	\$ 3,325.00	LS	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 53,450	
WATER IMPROVEMENTS					
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 64.76	LF	0	\$ -	0%
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 79.80	LF	0	\$ -	0%
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 105.00	LF	0	\$ -	0%
16" PVC w/Bedding & 12ga Tracer wire	\$ 147.00	LF	2660	\$ 391,020.00	140%
20" PVC w/Bedding & 12ga Tracer wire	\$ 189.00	LF	0	\$ -	0%



24" PVC w/Bedding & 12ga Tracer wire	\$ 231.00	LF	0	\$ -	0%
30" PVC w/Bedding & 12ga Tracer wire	\$ 483.00	LF	0	\$ -	0%
8" MJ Gate Valve W/Box & Restraints	\$ 2,520.00	EA	0	\$ -	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,240.36	EA	0	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,232.00	EA	0	\$ -	250
16" BF Valve W/Box & Restraints	\$ 17,240.00	EA	4	\$ 68,960.00	750
20" BF Valve W/Box & Restraints	\$ 22,400.00	EA	0	\$ -	750
24" BF Valve W/Box & Restraints	\$ 27,600.00	EA	0	\$ -	750
30" BF Valve W/Box & Restraints	\$ 36,000.00	EA	0	\$ -	750
Vaults for BFV	\$ 23,000.00	EA	4	\$ 92,000.00	
Fire Hydrants	\$ 9,200.00	EA	5	\$ 46,000.00	600
8" Fittings	\$ 880.00	EA	0	\$ -	500
10" Fittings	\$ 1,040.00	EA	0	\$ -	750
12" Fittings	\$ 1,280.00	EA	0	\$ -	250
16" Fittings	\$ 2,800.00	EA	4	\$ 11,200.00	750
20" Fittings	\$ 3,360.00	EA	0	\$ -	750
24" Fittings	\$ 3,760.00	EA	0	\$ -	750
30" Fittings	\$ 8,000.00	EA	0	\$ -	750
CONNECT TO EXISTING	\$ 2,800.00	EA	0	\$ -	
WATER SERVICE	\$ -	EA	0	\$ -	
SPECIAL	\$ 75,000.00	LS	1	\$ 75,000.00	Bore
SUBTOTAL	#DIV/0!			\$ 684,180	
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
RETAINING WALLS	\$ 55.00	LF	0	\$ -	
SUBTOTAL	#DIV/0!			\$ -	
ASPHALT PAVING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
ROAD BASE - 8"	\$ 15.65	SY	0	\$ -	-
PAVING - 5"	\$ 32.50	SY	0	\$ -	-
PAVING - 6"	\$ 39.00	SY	0	\$ -	-
PAVING - 8"	\$ 58.50	SY	0	\$ -	-
PAVING - SUBGRADE PREPARATION	\$ 3.25	SY	0	\$ -	-
SUBEXCAVATION	\$ 4.80	CY	0	\$ -	-
PAVING 2	\$ 21.00	SY	0	\$ -	-
PAVEMENT MARKINGS	\$ 2.15	LF	1900	\$ 4,085.00	1.0
SIGNAGE	\$ 575.00	EA	7	\$ 4,025.00	300
TRAFFIC CONTROL	\$ 35,000.00	LS	1	\$ 35,000.00	
SLEEVES	\$ 25.00	LF	3200	\$ 80,000.00	8
RAISE WATER VALVES	\$ 515.00	EA	0	\$ -	
RAISE MANHOLES	\$ 675.00	EA	6	\$ 4,050.00	
RAISE RANGEBOXES	\$ 410.00	EA	0	\$ -	
SUBTOTAL	#DIV/0!			\$ 127,160	
CONCRETE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
CURB & GUTTER - 1' GUTTER	\$ 28.75	LF	0	\$ -	-
CURB & GUTTER - 2' GUTTER	\$ 29.50	LF	0	\$ -	-
CURB & GUTTER - 2' MOUNTABLE	\$ 32.00	LF	0	\$ -	-
ALLEYS - 6" CONCRETE	\$ 12.15	SF	30400	\$ 369,360.00	16
CURB AND GUTTER SUB GRADE PREPARATION	\$ 3.50	LF	0	\$ -	
SUBEXCAVATION ALLEYS	\$ 4.50	CY	0	\$ -	0.0
CROSS PANS	\$ 16.85	SF	0	\$ -	-
HANDICAP RAMPS (CORNER)	\$ 3,250.00	EA	0	\$ -	-
MIDBLOCK HANDICAP RAMPS	\$ 2,400.00	EA	0	\$ -	-
4' SIDEWALK - 6"	\$ 7.15	SF	0	\$ -	-
5' SIDEWALK - 6"	\$ 7.15	SF	0	\$ -	-
8' TRAIL - 6"	\$ 7.15	SF	0	\$ -	-
SIDEWALK SUB GRADE PREP	\$ 3.50	LF	0	\$ -	-
SUBTOTAL	#DIV/0!			\$ 369,360	
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
OPEN SPACE	\$ 4.25	SF	19000	\$ 80,750.00	10
FORMAL - STREETS	\$ 11.00	SF	0	\$ -	-
FORMAL - PARKS	\$ 11.00	SF	0	\$ -	-
MONUMENTS	\$ 50,000.00	LS	0	\$ -	-
FENCING	\$ 16.50	LF	0	\$ -	50
TRAILS	\$ 5.10	SF	0	\$ -	-
MAIL BOXES	\$ 3,375.00	EA	0	\$ -	18
AMENITY	\$ 100,000.00	EA	0	\$ -	-
SUBTOTAL	#DIV/0!			\$ 80,750	
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
LETTERS OF CREDIT/BONDS	\$ 1,444,067	LS	0.5%	\$ 7,220	
WARRANTY	\$ 1,444,067	LS	3.0%	\$ 43,322	
MOBILIZATION	\$ 1,444,067	LS	5.0%	\$ 72,203	
CONTINGENCY	\$ 1,444,067	LS	10.0%	\$ 144,407	
	\$ -			\$ -	
SUBTOTAL	#DIV/0!			\$ 267,152	
PROJECT TOTAL	#DIV/0!			\$ 1,921,219	



POUDRE HEIGHTS Planning Area F

April 13, 2024

PROJECT TOTAL	\$ 8,235,155	
COST PER LOT/PER FOOT	168	\$ 49,019 \$2,101
CENTERLINE	0	
CENTERLINE LOCAL	800	
CENTERLINE ALLEY	3120	

	UNIT PRICE	UNITS	QTY	COST	COMMENTS
PROFESSIONAL SERVICES					
AGENCY REVIEW FEES	\$ 40,000	LS	1	\$ 40,000.00	0.50%
SURVEY & SUE	\$ 60,000	LS	1	\$ 60,000.00	0.75%
PLANNING & LANDSCAPE ARCHITECTURE	\$ 160,000	LS	1	\$ 160,000.00	2.00%
ENGINEERING	\$ 320,000	LS	1	\$ 320,000.00	4.00%
SURVEY & GEOTECH	\$ 240,000	LS	1	\$ 240,000.00	3.00%
CONSTRUCTION SERVICES	\$ 160,000	LS	1	\$ 160,000.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 40,000	LS	1	\$ 40,000.00	0.50%
SUBTOTAL	\$ 6,071			\$ 1,020,000	
GRADING					
TOPSOIL	\$ 2.50	CY	14167	\$ 35,416.67	10%
OVERLOT GRADING	\$ 2.75	CY	141667	\$ 389,583.33	Move Stockpile
SUBEXCAVATION	\$ 2.75	CY	0	\$ -	Builder Responsibility
ROCK EXCAVATION	\$ 8.00	CY	0	\$ -	0%
SUBTOTAL	\$ 2,530			\$ 425,000	
EROSION CONTROL					
EROSION CONTROL	\$ 900	LOT	168	\$ 151,200.00	
SUBTOTAL	\$ 900			\$ 151,200	
DEMOLITION					
DEMOLITION	\$ 15,000	LS	0	\$ -	
SUBTOTAL	\$ -			\$ -	
UTILITY CHARGES					
ELECTRIC DISTRIBUTION	\$ 25	LOT	168	\$ 4,200.00	Common Trench
GAS DISTRIBUTION	\$ -	LF	168	\$ -	Common Trench
TELECOMMUNICATION DISTRIBUTION	\$ -	LF	168	\$ -	Common Trench
CONDUITS	\$ 35	INT	3	\$ 105,000.00	1,000
TRAFFIC SIGNAL	\$ -	LS	168	\$ -	
STREET LIGHTS	\$ 11,500	EA	16	\$ 184,000.00	250
SUBTOTAL	\$ 1,745			\$ 293,200	
SANITARY SEWER IMPROVEMENTS					
4" SDR UD	\$ 28.35	LF	3136	\$ 88,905.60	
6" SDR UD	\$ 35.70	LF	0	\$ -	
8" PVC W/BEDDING	\$ 84.00	LF	3136	\$ 263,424.00	80%
10" PVC W/BEDDING	\$ 100.80	LF	0	\$ -	0%
12" PVC W/BEDDING	\$ 107.10	LF	0	\$ -	0%
15" PVC W/BEDDING	\$ 135.00	LF	0	\$ -	0%
6" PVC FORCEMAIN	\$ 95.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	
M.H. - 4' DIA (0-10')	\$ 8,250.00	EA	11	\$ 90,750.00	300
M.H. - 5' DIA (0-10')	\$ 9,700.00	EA	0	\$ -	400
6" CLEANOUT ASSEMBLY	\$ 1,000.00	EA	11	\$ 11,000.00	
4" PVC SERVICE (40' AVG)	\$ -	EA	168	\$ -	
TIE TO EXISTING STUB	\$ 3,500.00	EA	1	\$ 3,500.00	
MAIN INSPECTION/TESTING	\$ 4.25	LF	3136	\$ 13,328.00	
SPECIAL	\$ 5,000.00	LS	0	\$ -	
SUBTOTAL	\$ 2,803			\$ 470,908	
STORM DRAINAGE IMPROVEMENTS					
15" RCP w/bedding	\$ 76.00	LF	0	\$ -	0%
18" RCP w/bedding	\$ 85.00	LF	980	\$ 83,300.00	25%
21" RCP w/bedding	\$ 116.00	LF	0	\$ -	0%
24" RCP w/bedding	\$ 130.00	LF	392	\$ 50,960.00	10%
30" RCP w/bedding	\$ 149.00	LF	392	\$ 58,408.00	10%
36" RCP w/bedding	\$ 156.00	LF	196	\$ 30,576.00	5%
42" RCP w/bedding	\$ 200.00	LF	0	\$ -	0%
48" RCP w/bedding	\$ 230.00	LF	0	\$ -	0%
54" RCP w/bedding	\$ 261.00	LF	588	\$ 153,468.00	15%
60" RCP w/bedding	\$ 300.00	LF	196	\$ 58,800.00	5%
72" RCP w/bedding	\$ 465.00	LF	0	\$ -	0%
84" RCP w/bedding	\$ 535.00	LF	0	\$ -	0%
96" RCP w/bedding	\$ 580.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	0%
24" FES	\$ 4,200.00	EA	0	\$ -	
30" FES	\$ 5,450.00	EA	0	\$ -	
36" FES	\$ 5,900.00	EA	0	\$ -	
42" FES	\$ 6,525.00	EA	0	\$ -	
48" FES	\$ 6,775.00	EA	0	\$ -	
54" FES	\$ 7,850.00	EA	0	\$ -	
60" FES	\$ 8,200.00	EA	0	\$ -	
4' Diameter MH (0-8) w/24" Cover	\$ 6,300.00	EA	6	\$ 37,800.00	250
5' Diameter MH (0-8) w/24" Cover	\$ 7,650.00	EA	3	\$ 22,950.00	250
6' MH (0-8' depth) & 24" Cover	\$ 8,910.00	EA	3	\$ 27,941.76	250
Box Base Manhole	\$ 17,850.00	EA	0	\$ -	250
Riprap, Grouted (Type M/L/H)	\$ 280.00	CY	0	\$ -	
Riprap, Grouted 2' Boulders	\$ 375.00	CY	0	\$ -	
Riprap, Grouted 3' Boulders	\$ 410.00	CY	0	\$ -	
Riprap, Placed (Type M/L/H)	\$ 89.00	TN	0	\$ -	
Riprap, Placed Type VH	\$ 107.00	TN	0	\$ -	
Soil Riprap Placed	\$ 83.00	TN	0	\$ -	
5' Type 'R' Inlet	\$ 8,700.00	EA	2	\$ 17,400.00	
10' Type 'R' Inlet	\$ 16,500.00	EA	2	\$ 33,000.00	
15' Type 'R' Inlet	\$ 19,250.00	EA	0	\$ -	
20' Type 'R' Inlet	\$ 24,130.00	EA	0	\$ -	
Single No. 13 & 16	\$ 5,225.00	EA	10	\$ 52,250.00	
Double No. 13 & 16	\$ 8,312.50	EA	6	\$ 49,875.00	
Triple No. 13 & 16	\$ 14,725.00	EA	4	\$ 58,900.00	
OUTLET STRUCTURE	\$ 30,000.00	EA	0	\$ -	
CHECK STRUCTURES	\$ 147.25	LF	0	\$ -	
CONNECT TO EXISTING PIPE	\$ 3,325.00	LS	2	\$ 6,650.00	
SUBTOTAL	\$ 4,418			\$ 742,279	
WATER IMPROVEMENTS					
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 64.76	LF	3920	\$ 253,859.20	100%
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 79.80	LF	0	\$ -	0%
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 105.00	LF	0	\$ -	0%
16" PVC w/Bedding & 12ga Tracer wire	\$ 147.00	LF	0	\$ -	0%
20" PVC w/Bedding & 12ga Tracer wire	\$ 189.00	LF	0	\$ -	0%



24" PVC w/Bedding & 12ga Tracer wire	\$ 231.00	LF	0	\$ -	0%
30" PVC w/Bedding & 12ga Tracer wire	\$ 483.00	LF	0	\$ -	0%
8" MJ Gate Valve W/Box & Restraints	\$ 2,520.00	EA	8	\$ 20,160.00	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,240.36	EA	0	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,232.00	EA	0	\$ -	250
16" BF Valve W/Box & Restraints	\$ 17,240.00	EA	0	\$ -	750
20" BF Valve W/Box & Restraints	\$ 22,400.00	EA	0	\$ -	750
24" BF Valve W/Box & Restraints	\$ 27,600.00	EA	0	\$ -	750
30" BF Valve W/Box & Restraints	\$ 36,000.00	EA	0	\$ -	750
Vaults for BFV	\$ 23,000.00	EA	0	\$ -	
Fire Hydrants	\$ 9,200.00	EA	10	\$ 92,000.00	400
8" Fittings	\$ 880.00	EA	8	\$ 7,040.00	500
10" Fittings	\$ 1,040.00	EA	0	\$ -	750
12" Fittings	\$ 1,280.00	EA	0	\$ -	250
16" Fittings	\$ 2,800.00	EA	0	\$ -	750
20" Fittings	\$ 3,360.00	EA	0	\$ -	750
24" Fittings	\$ 3,760.00	EA	0	\$ -	750
30" Fittings	\$ 8,000.00	EA	0	\$ -	750
CONNECT TO EXISTING	\$ 2,800.00	EA	1	\$ 2,800.00	
WATER SERVICE	\$ -	EA	168	\$ -	
SPECIAL	\$ 4,000.00	LS	0	\$ -	
SUBTOTAL	\$ 2,237			\$ 375,859	
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
RETAINING WALLS	\$ 55.00	LF	0	\$ -	
SUBTOTAL	\$ -			\$ -	
ASPHALT PAVING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
ROAD BASE - 8"	\$ 15.65	SY	3467	\$ 54,253.33	39.00
PAVING - 5"	\$ 32.50	SY	3022	\$ 98,222.22	34.00
PAVING - 6"	\$ 39.00	SY	0	\$ -	
PAVING - 8"	\$ 58.50	SY	0	\$ -	
PAVING - SUBGRADE PREPARATION	\$ 3.25	SY	3467	\$ 11,266.67	
SUBEXCAVATION	\$ 4.80	CY	0	\$ -	
PAVING 2	\$ 21.00	SY	0	\$ -	
PAVEMENT MARKINGS	\$ 2.15	LF	2400	\$ 5,160.00	3.0
SIGNAGE	\$ 575.00	EA	27	\$ 15,525.00	150
TRAFFIC CONTROL	\$ 5,000.00	LS	0	\$ -	
SLEEVES	\$ 25.00	LF	3200	\$ 80,000.00	8
RAISE WATER VALVES	\$ 515.00	EA	19	\$ 9,785.00	
RAISE MANHOLES	\$ 675.00	EA	23	\$ 15,616.80	
RAISE RANGEBOXES	\$ 410.00	EA	0	\$ -	
SUBTOTAL	\$ 1,725			\$ 289,829	
CONCRETE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
CURB & GUTTER - 1' GUTTER	\$ 28.75	LF	0	\$ -	-
CURB & GUTTER - 2' GUTTER	\$ 29.50	LF	1600	\$ 47,200.00	2
CURB & GUTTER - 2' MOUNTABLE	\$ 32.00	LF	0	\$ -	-
ALLEYS - 6" CONCRETE	\$ 18.10	SF	62400	\$ 1,129,440.00	20
CURB AND GUTTER SUB GRADE PREPARATION	\$ 3.50	LF	1600	\$ 5,600.00	
SUBEXCAVATION ALLEYS	\$ 4.50	CY	0	\$ -	0.0
CROSS PANS	\$ 16.85	SF	0	\$ -	-
HANDICAP RAMPS (CORNER)	\$ 3,250.00	EA	16	\$ 52,000.00	4
MIDBLOCK HANDICAP RAMPS	\$ 2,400.00	EA	4	\$ 9,600.00	2
4' SIDEWALK - 6"	\$ 7.15	SF	24960	\$ 178,464.00	2
5' SIDEWALK - 6"	\$ 7.15	SF	8000	\$ 57,200.00	2
8' TRAIL - 6"	\$ 7.15	SF	0	\$ -	-
SIDEWALK SUB GRADE PREP	\$ 3.50	LF	32960	\$ 115,360.00	
SUBTOTAL	\$ 9,493			\$ 1,594,864	
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
OPEN SPACE	\$ 4.25	SF	120000	\$ 510,000.00	-
FORMAL - STREETS	\$ 11.00	SF	9600	\$ 105,600.00	12
FORMAL - PARKS	\$ 11.00	SF	75000	\$ 825,000.00	
MONUMENTS	\$ 40,000.00	LS	2	\$ 80,000.00	
FENCING	\$ 16.50	LF	2500	\$ 41,250.00	50
TRAILS	\$ 5.10	SF	0	\$ -	
MAIL BOXES	\$ 3,375.00	EA	10	\$ 33,750.00	18
AMENITY	\$ 100,000.00	EA	1.5	\$ 150,000.00	
SUBTOTAL	\$ 10,390			\$ 1,745,600	
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
LETTERS OF CREDIT/BONDS	\$ 6,088,739	LS	0.5%	\$ 30,444	
WARRANTY	\$ 6,088,739	LS	3.0%	\$ 182,662	
MOBILIZATION	\$ 6,088,739	LS	5.0%	\$ 304,437	
CONTINGENCY	\$ 6,088,739	LS	10.0%	\$ 608,874	
	\$ -			\$ -	
SUBTOTAL	\$ 6,705			\$ 1,126,417	
PROJECT TOTAL	\$ 49,019			\$ 8,235,155	



POUDRE HEIGHTS Planning Area G

April 13, 2024

PROJECT TOTAL	\$ 12,329,846	
COST PER LOT/PER FOOT	351	\$ 35,128 \$2,126
CENTERLINE	0	
CENTERLINE LOCAL	4585	
CENTERLINE ALLEY	1215	

	UNIT PRICE	UNITS	QTY	COST	COMMENTS
PROFESSIONAL SERVICES					
AGENCY REVIEW FEES	\$ 60,000	LS	1	\$ 60,000.00	0.50%
SURVEY & SUE	\$ 90,000	LS	1	\$ 90,000.00	0.75%
PLANNING & LANDSCAPE ARCHITECTURE	\$ 240,000	LS	1	\$ 240,000.00	2.00%
ENGINEERING	\$ 480,000	LS	1	\$ 480,000.00	4.00%
SURVEY & GEOTECH	\$ 360,000	LS	1	\$ 360,000.00	3.00%
CONSTRUCTION SERVICES	\$ 240,000	LS	1	\$ 240,000.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 60,000	LS	1	\$ 60,000.00	0.50%
SUBTOTAL	\$ 4,359			\$ 1,530,000	
GRADING					
TOPSOIL	\$ 2.50	CY	37037	\$ 92,592.59	10%
OVERLOT GRADING	\$ 2.75	CY	370370	\$ 1,018,518.52	
SUBEXCAVATION	\$ 2.75	CY	0	\$ -	Builder Responsibility
ROCK EXCAVATION	\$ 8.00	CY	0	\$ -	0%
SUBTOTAL	\$ 3,166			\$ 1,111,111	
EROSION CONTROL					
EROSION CONTROL	\$ 900	LOT	351	\$ 315,900.00	
SUBTOTAL	\$ 900			\$ 315,900	
DEMOLITION					
DEMOLITION	\$ 30,000	LS	1	\$ 30,000.00	
SUBTOTAL	\$ 85			\$ 30,000	
UTILITY CHARGES					
ELECTRIC DISTRIBUTION	\$ 25	LOT	351	\$ 8,775.00	Common Trench
GAS DISTRIBUTION	\$ -	LF	351	\$ -	Common Trench
TELECOMMUNICATION DISTRIBUTION	\$ -	LF	351	\$ -	Common Trench
CONDUITS	\$ 35	INT	6	\$ 210,000.00	1,000
TRAFFIC SIGNAL	\$ -	LS	351	\$ -	
STREET LIGHTS	\$ 11,500	EA	19	\$ 218,500.00	250
SUBTOTAL	\$ 1,246			\$ 437,275	
SANITARY SEWER IMPROVEMENTS					
4" SDR UD	\$ 28.35	LF	5800	\$ 164,430.00	
6" SDR UD	\$ 35.70	LF	0	\$ -	
8" PVC W/BEDDING	\$ 84.00	LF	5800	\$ 487,200.00	100%
10" PVC W/BEDDING	\$ 100.80	LF	0	\$ -	0%
12" PVC W/BEDDING	\$ 107.10	LF	0	\$ -	0%
15" PVC W/BEDDING	\$ 135.00	LF	0	\$ -	0%
6" PVC FORCEMAIN	\$ 95.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	
M.H. - 4' DIA (0-10')	\$ 8,250.00	EA	20	\$ 165,000.00	300
M.H. - 5' DIA (0-10')	\$ 9,700.00	EA	0	\$ -	400
6" CLEANOUT ASSEMBLY	\$ 1,000.00	EA	20	\$ 20,000.00	
4" PVC SERVICE (40' AVG)	\$ -	EA	351	\$ -	
TIE TO EXISTING STUB	\$ 3,500.00	EA	1	\$ 3,500.00	
MAIN INSPECTION/TESTING	\$ 4.25	LF	5800	\$ 24,650.00	
SPECIAL	\$ 5,000.00	LS	0	\$ -	
SUBTOTAL	\$ 2,464			\$ 864,780	
STORM DRAINAGE IMPROVEMENTS					
15" RCP w/bedding	\$ 76.00	LF	0	\$ -	0%
18" RCP w/bedding	\$ 85.00	LF	1160	\$ 98,600.00	20%
21" RCP w/bedding	\$ 116.00	LF	0	\$ -	0%
24" RCP w/bedding	\$ 130.00	LF	870	\$ 113,100.00	15%
30" RCP w/bedding	\$ 149.00	LF	0	\$ -	0%
36" RCP w/bedding	\$ 156.00	LF	580	\$ 90,480.00	10%
42" RCP w/bedding	\$ 200.00	LF	290	\$ 58,000.00	5%
48" RCP w/bedding	\$ 230.00	LF	290	\$ 66,700.00	5%
54" RCP w/bedding	\$ 261.00	LF	290	\$ 75,690.00	5%
60" RCP w/bedding	\$ 300.00	LF	0	\$ -	0%
72" RCP w/bedding	\$ 465.00	LF	0	\$ -	0%
84" RCP w/bedding	\$ 535.00	LF	0	\$ -	0%
96" RCP w/bedding	\$ 580.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	0%
24" FES	\$ 4,200.00	EA	0	\$ -	
30" FES	\$ 5,450.00	EA	0	\$ -	
36" FES	\$ 5,900.00	EA	0	\$ -	
42" FES	\$ 6,525.00	EA	0	\$ -	
48" FES	\$ 6,775.00	EA	0	\$ -	
54" FES	\$ 7,850.00	EA	0	\$ -	
60" FES	\$ 8,200.00	EA	0	\$ -	
4' Diameter MH (0-8) w/24" Cover	\$ 6,300.00	EA	9	\$ 56,700.00	250
5' Diameter MH (0-8) w/24" Cover	\$ 7,650.00	EA	4	\$ 30,600.00	250
6' MH (0-8' depth) & 24" Cover	\$ 8,910.00	EA	2	\$ 20,671.20	250
Box Base Manhole	\$ 17,850.00	EA	0	\$ -	250
Riprap, Grouted (Type M/L/H)	\$ 280.00	CY	0	\$ -	
Riprap, Grouted 2' Boulders	\$ 375.00	CY	0	\$ -	
Riprap, Grouted 3' Boulders	\$ 410.00	CY	0	\$ -	
Riprap, Placed (Type M/L/H)	\$ 89.00	TN	0	\$ -	
Riprap, Placed Type VH	\$ 107.00	TN	0	\$ -	
Soil Riprap Placed	\$ 83.00	TN	0	\$ -	
5' Type 'R' Inlet	\$ 8,700.00	EA	4	\$ 34,800.00	
10' Type 'R' Inlet	\$ 16,500.00	EA	4	\$ 66,000.00	
15' Type 'R' Inlet	\$ 19,250.00	EA	4	\$ 77,000.00	
20' Type 'R' Inlet	\$ 24,130.00	EA	2	\$ 48,260.00	
Single No. 13 & 16	\$ 5,225.00	EA	4	\$ 20,900.00	
Double No. 13 & 16	\$ 8,312.50	EA	2	\$ 16,625.00	
Triple No. 13 & 16	\$ 14,725.00	EA	2	\$ 29,450.00	
OUTLET STRUCTURE	\$ 30,000.00	EA	0	\$ -	
CHECK STRUCTURES	\$ 147.25	LF	0	\$ -	
CONNECT TO EXISTING PIPE	\$ 3,325.00	LS	2	\$ 6,650.00	
SUBTOTAL	\$ 2,593			\$ 910,226	
WATER IMPROVEMENTS					
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 64.76	LF	2900	\$ 187,804.00	50%
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 79.80	LF	0	\$ -	0%
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 105.00	LF	2900	\$ 304,500.00	50%
16" PVC w/Bedding & 12ga Tracer wire	\$ 147.00	LF	0	\$ -	0%
20" PVC w/Bedding & 12ga Tracer wire	\$ 189.00	LF	0	\$ -	0%



24" PVC w/Bedding & 12ga Tracer wire	\$ 231.00	LF	0	\$ -	0%
30" PVC w/Bedding & 12ga Tracer wire	\$ 483.00	LF	0	\$ -	0%
8" MJ Gate Valve W/Box & Restraints	\$ 2,520.00	EA	6	\$ 15,120.00	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,240.36	EA	0	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,232.00	EA	12	\$ 50,784.00	250
16" BF Valve W/Box & Restraints	\$ 17,240.00	EA	0	\$ -	750
20" BF Valve W/Box & Restraints	\$ 22,400.00	EA	0	\$ -	750
24" BF Valve W/Box & Restraints	\$ 27,600.00	EA	0	\$ -	750
30" BF Valve W/Box & Restraints	\$ 36,000.00	EA	0	\$ -	750
Vaults for BFV	\$ 23,000.00	EA	0	\$ -	
Fire Hydrants	\$ 9,200.00	EA	15	\$ 138,000.00	400
8" Fittings	\$ 880.00	EA	6	\$ 5,280.00	500
10" Fittings	\$ 1,040.00	EA	0	\$ -	750
12" Fittings	\$ 1,280.00	EA	12	\$ 15,360.00	250
16" Fittings	\$ 2,800.00	EA	0	\$ -	750
20" Fittings	\$ 3,360.00	EA	0	\$ -	750
24" Fittings	\$ 3,760.00	EA	0	\$ -	750
30" Fittings	\$ 8,000.00	EA	0	\$ -	750
CONNECT TO EXISTING	\$ 2,800.00	EA	1	\$ 2,800.00	
WATER SERVICE	\$ -	EA	351	\$ -	
SPECIAL	\$ 4,000.00	LS	0	\$ -	
SUBTOTAL	\$ 2,050			\$ 719,648	
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
RETAINING WALLS	\$ 55.00	LF	0	\$ -	
SUBTOTAL	\$ -			\$ -	
ASPHALT PAVING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
ROAD BASE - 8"	\$ 15.65	SY	19868	\$ 310,939.42	39.00
PAVING - 5"	\$ 32.50	SY	17321	\$ 562,936.11	34.00
PAVING - 6"	\$ 39.00	SY	0	\$ -	
PAVING - 8"	\$ 58.50	SY	0	\$ -	
PAVING - SUBGRADE PREPARATION	\$ 3.25	SY	19868	\$ 64,572.08	
SUBEXCAVATION	\$ 4.80	CY	0	\$ -	
PAVING 2	\$ 21.00	SY	0	\$ -	
PAVEMENT MARKINGS	\$ 2.15	LF	13755	\$ 29,573.25	3.0
SIGNAGE	\$ 575.00	EA	39	\$ 22,425.00	150
TRAFFIC CONTROL	\$ 15,000.00	LS	1	\$ 15,000.00	
SLEEVES	\$ 25.00	LF	3200	\$ 80,000.00	8
RAISE WATER VALVES	\$ 515.00	EA	38	\$ 19,570.00	
RAISE MANHOLES	\$ 675.00	EA	35	\$ 23,841.00	
RAISE RANGEBOXES	\$ 410.00	EA	0	\$ -	
SUBTOTAL	\$ 3,216			\$ 1,128,857	
CONCRETE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
CURB & GUTTER - 1' GUTTER	\$ 28.75	LF	0	\$ -	-
CURB & GUTTER - 2' GUTTER	\$ 29.50	LF	0	\$ -	-
CURB & GUTTER - 2' MOUNTABLE	\$ 32.00	LF	9170	\$ 293,440.00	2
ALLEYS - 6" CONCRETE	\$ 18.10	SF	24300	\$ 439,830.00	20
CURB AND GUTTER SUB GRADE PREPARATION	\$ 3.50	LF	9170	\$ 32,095.00	
SUBEXCAVATION ALLEYS	\$ 4.50	CY	0	\$ -	0.0
CROSS PANS	\$ 16.85	SF	0	\$ -	-
HANDICAP RAMPS (CORNER)	\$ 3,250.00	EA	16	\$ 52,000.00	4
MIDBLOCK HANDICAP RAMPS	\$ 2,400.00	EA	4	\$ 9,600.00	2
4' SIDEWALK - 6"	\$ 7.15	SF	4860	\$ 34,749.00	1
5' SIDEWALK - 6"	\$ 7.15	SF	45850	\$ 327,827.50	2
8' TRAIL - 6"	\$ 7.15	SF	0	\$ -	-
SIDEWALK SUB GRADE PREP	\$ 3.50	LF	50710	\$ 177,485.00	
SUBTOTAL	\$ 3,895			\$ 1,367,027	
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
OPEN SPACE	\$ 4.25	SF	120000	\$ 510,000.00	-
FORMAL - STREETS	\$ 11.00	SF	56020	\$ 605,220.00	12
FORMAL - PARKS	\$ 11.00	SF	75000	\$ 825,000.00	
MONUMENTS	\$ 40,000.00	LS	2	\$ 80,000.00	
FENCING	\$ 16.50	LF	2500	\$ 41,250.00	50
TRAILS	\$ 5.10	SF	0	\$ -	
MAIL BOXES	\$ 3,375.00	EA	20	\$ 67,500.00	18
AMENITY	\$ 100,000.00	EA	1.0	\$ 100,000.00	
SUBTOTAL	\$ 6,350			\$ 2,228,970	
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
LETTERS OF CREDIT/BONDS	\$ 9,113,794	LS	0.5%	\$ 45,569	
WARRANTY	\$ 9,113,794	LS	3.0%	\$ 273,414	
MOBILIZATION	\$ 9,113,794	LS	5.0%	\$ 455,690	
CONTINGENCY	\$ 9,113,794	LS	10.0%	\$ 911,379	
SUBTOTAL	\$ 4,804			\$ 1,686,052	
PROJECT TOTAL	\$ 35,128			\$ 12,329,846	



POUDRE HEIGHTS Planning Area H

April 13, 2024

PROJECT TOTAL \$ 16,213,617
COST PER LOT/PER FOOT 124 \$ 130,755 \$1,871
CENTERLINE 0
CENTERLINE LOCAL 8665
CENTERLINE ALLEY 0

	UNIT PRICE	UNITS	QTY	COST	COMMENTS
PROFESSIONAL SERVICES					
AGENCY REVIEW FEES	\$ 65,000	LS	1	\$ 65,000.00	0.50%
SURVEY & SUE	\$ 97,500	LS	1	\$ 97,500.00	0.75%
PLANNING & LANDSCAPE ARCHITECTURE	\$ 260,000	LS	1	\$ 260,000.00	2.00%
ENGINEERING	\$ 520,000	LS	1	\$ 520,000.00	4.00%
SURVEY & GEOTECH	\$ 390,000	LS	1	\$ 390,000.00	3.00%
CONSTRUCTION SERVICES	\$ 260,000	LS	1	\$ 260,000.00	2.00%
RECORD DRAWINGS/CLOSE OUT	\$ 65,000	LS	1	\$ 65,000.00	0.50%
SUBTOTAL	\$ 13,367			\$ 1,657,500	
GRADING					
TOPSOIL	\$ 2.50	CY	50000	\$ 125,000.00	10%
OVERLOT GRADING	\$ 2.75	CY	500000	\$ 1,375,000.00	
SUBEXCAVATION	\$ 2.75	CY	0	\$ -	Builder Responsibility
ROCK EXCAVATION	\$ 8.00	CY	0	\$ -	0%
SUBTOTAL	\$ 12,097			\$ 1,500,000	
EROSION CONTROL					
EROSION CONTROL	\$ 900	LOT	124	\$ 111,600.00	
SUBTOTAL	\$ 900			\$ 111,600	
DEMOLITION					
DEMOLITION	\$ 30,000	LS	1	\$ 30,000.00	
SUBTOTAL	\$ 242			\$ 30,000	
UTILITY CHARGES					
ELECTRIC DISTRIBUTION	\$ 25	LOT	124	\$ 3,100.00	Common Trench
GAS DISTRIBUTION	\$ -	LF	124	\$ -	Common Trench
TELECOMMUNICATION DISTRIBUTION	\$ -	LF	124	\$ -	Common Trench
CONDUITS	\$ 35	INT	8	\$ 280,000.00	1,000
TRAFFIC SIGNAL	\$ -	LS	124	\$ -	
STREET LIGHTS	\$ 11,500	EA	35	\$ 402,500.00	250
SUBTOTAL	\$ 5,529			\$ 685,600	
SANITARY SEWER IMPROVEMENTS					
4" SDR UD	\$ 28.35	LF	8665	\$ 245,652.75	
6" SDR UD	\$ 35.70	LF	0	\$ -	
8" PVC W/BEDDING	\$ 84.00	LF	8665	\$ 727,860.00	100%
10" PVC W/BEDDING	\$ 100.80	LF	0	\$ -	0%
12" PVC W/BEDDING	\$ 107.10	LF	0	\$ -	0%
15" PVC W/BEDDING	\$ 135.00	LF	0	\$ -	0%
6" PVC FORCEMAIN	\$ 95.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	
M.H. - 4' DIA (0-10')	\$ 8,250.00	EA	29	\$ 239,250.00	300
M.H. - 5' DIA (0-10')	\$ 9,700.00	EA	0	\$ -	400
6" CLEANOUT ASSEMBLY	\$ 1,000.00	EA	29	\$ 29,000.00	
4" PVC SERVICE (40' AVG)	\$ -	EA	124	\$ -	
TIE TO EXISTING STUB	\$ 3,500.00	EA	1	\$ 3,500.00	
MAIN INSPECTION/TESTING	\$ 4.25	LF	8665	\$ 36,826.25	
SPECIAL	\$ 5,000.00	LS	0	\$ -	
SUBTOTAL	\$ 10,339			\$ 1,282,089	
STORM DRAINAGE IMPROVEMENTS					
15" RCP w/bedding	\$ 76.00	LF	0	\$ -	0%
18" RCP w/bedding	\$ 85.00	LF	1733	\$ 147,305.00	20%
21" RCP w/bedding	\$ 116.00	LF	0	\$ -	0%
24" RCP w/bedding	\$ 130.00	LF	1300	\$ 168,967.50	15%
30" RCP w/bedding	\$ 149.00	LF	0	\$ -	0%
36" RCP w/bedding	\$ 156.00	LF	867	\$ 135,174.00	10%
42" RCP w/bedding	\$ 200.00	LF	433	\$ 86,650.00	5%
48" RCP w/bedding	\$ 230.00	LF	433	\$ 99,647.50	5%
54" RCP w/bedding	\$ 261.00	LF	433	\$ 113,078.25	5%
60" RCP w/bedding	\$ 300.00	LF	0	\$ -	0%
72" RCP w/bedding	\$ 465.00	LF	0	\$ -	0%
84" RCP w/bedding	\$ 535.00	LF	0	\$ -	0%
96" RCP w/bedding	\$ 580.00	LF	0	\$ -	0%
ROCK CUT	\$ 25.00	CY	0	\$ -	0%
24" FES	\$ 4,200.00	EA	0	\$ -	
30" FES	\$ 5,450.00	EA	0	\$ -	
36" FES	\$ 5,900.00	EA	0	\$ -	
42" FES	\$ 6,525.00	EA	0	\$ -	
48" FES	\$ 6,775.00	EA	0	\$ -	
54" FES	\$ 7,850.00	EA	0	\$ -	
60" FES	\$ 8,200.00	EA	0	\$ -	
4' Diameter MH (0-8) w/24" Cover	\$ 6,300.00	EA	13	\$ 81,900.00	250
5' Diameter MH (0-8) w/24" Cover	\$ 7,650.00	EA	6	\$ 45,900.00	250
6' MH (0-8' depth) & 24" Cover	\$ 8,910.00	EA	3	\$ 30,899.88	250
Box Base Manhole	\$ 17,850.00	EA	0	\$ -	250
Riprap, Grouted (Type M/L/H)	\$ 280.00	CY	0	\$ -	
Riprap, Grouted 2' Boulders	\$ 375.00	CY	0	\$ -	
Riprap, Grouted 3' Boulders	\$ 410.00	CY	0	\$ -	
Riprap, Placed (Type M/L/H)	\$ 89.00	TN	0	\$ -	
Riprap, Placed Type VH	\$ 107.00	TN	0	\$ -	
Soil Riprap Placed	\$ 83.00	TN	0	\$ -	
5' Type 'R' Inlet	\$ 8,700.00	EA	4	\$ 34,800.00	
10' Type 'R' Inlet	\$ 16,500.00	EA	4	\$ 66,000.00	
15' Type 'R' Inlet	\$ 19,250.00	EA	4	\$ 77,000.00	
20' Type 'R' Inlet	\$ 24,130.00	EA	2	\$ 48,260.00	
Single No. 13 & 16	\$ 5,225.00	EA	4	\$ 20,900.00	
Double No. 13 & 16	\$ 8,312.50	EA	2	\$ 16,625.00	
Triple No. 13 & 16	\$ 14,725.00	EA	2	\$ 29,450.00	
OUTLET STRUCTURE	\$ 30,000.00	EA	0	\$ -	
CHECK STRUCTURES	\$ 147.25	LF	0	\$ -	
CONNECT TO EXISTING PIPE	\$ 3,325.00	LS	2	\$ 6,650.00	
SUBTOTAL	\$ 9,752			\$ 1,209,207	
WATER IMPROVEMENTS					
8" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 64.76	LF	4333	\$ 280,572.70	50%
10" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 79.80	LF	0	\$ -	0%
12" PVC C-200 w/Bedding & 12ga Tracer wire	\$ 105.00	LF	4333	\$ 454,912.50	50%
16" PVC w/Bedding & 12ga Tracer wire	\$ 147.00	LF	0	\$ -	0%
20" PVC w/Bedding & 12ga Tracer wire	\$ 189.00	LF	0	\$ -	0%



24" PVC w/Bedding & 12ga Tracer wire	\$ 231.00	LF	0	\$ -	0%
30" PVC w/Bedding & 12ga Tracer wire	\$ 483.00	LF	0	\$ -	0%
8" MJ Gate Valve W/Box & Restraints	\$ 2,520.00	EA	9	\$ 22,680.00	500
10" MJ Gate Valve W/Box & Restraints	\$ 3,240.36	EA	0	\$ -	750
12" MJ Gate Valve W/Box & Restraints	\$ 4,232.00	EA	18	\$ 76,176.00	250
16" BF Valve W/Box & Restraints	\$ 17,240.00	EA	0	\$ -	750
20" BF Valve W/Box & Restraints	\$ 22,400.00	EA	0	\$ -	750
24" BF Valve W/Box & Restraints	\$ 27,600.00	EA	0	\$ -	750
30" BF Valve W/Box & Restraints	\$ 36,000.00	EA	0	\$ -	750
Vaults for BFV	\$ 23,000.00	EA	0	\$ -	
Fire Hydrants	\$ 9,200.00	EA	22	\$ 202,400.00	400
8" Fittings	\$ 880.00	EA	9	\$ 7,920.00	500
10" Fittings	\$ 1,040.00	EA	0	\$ -	750
12" Fittings	\$ 1,280.00	EA	18	\$ 23,040.00	250
16" Fittings	\$ 2,800.00	EA	0	\$ -	750
20" Fittings	\$ 3,360.00	EA	0	\$ -	750
24" Fittings	\$ 3,760.00	EA	0	\$ -	750
30" Fittings	\$ 8,000.00	EA	0	\$ -	750
CONNECT TO EXISTING	\$ 2,800.00	EA	1	\$ 2,800.00	
WATER SERVICE	\$ -	EA	124	\$ -	
SPECIAL	\$ 4,000.00	LS	0	\$ -	
SUBTOTAL	\$ 8,633			\$ 1,070,501	
RETAINING WALLS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
RETAINING WALLS	\$ 55.00	LF	0	\$ -	
SUBTOTAL	\$ -			\$ -	
ASPHALT PAVING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
ROAD BASE - 8"	\$ 15.65	SY	37548	\$ 587,631.42	39.00
PAVING - 5"	\$ 32.50	SY	32734	\$ 1,063,869.44	34.00
PAVING - 6"	\$ 39.00	SY	0	\$ -	
PAVING - 8"	\$ 58.50	SY	0	\$ -	
PAVING - SUBGRADE PREPARATION	\$ 3.25	SY	37548	\$ 122,032.08	
SUBEXCAVATION	\$ 4.80	CY	0	\$ -	
PAVING 2	\$ 21.00	SY	0	\$ -	
PAVEMENT MARKINGS	\$ 2.15	LF	25995	\$ 55,889.25	3.0
SIGNAGE	\$ 575.00	EA	58	\$ 33,350.00	150
TRAFFIC CONTROL	\$ 15,000.00	LS	1	\$ 15,000.00	
SLEEVES	\$ 25.00	LF	3200	\$ 80,000.00	8
RAISE WATER VALVES	\$ 515.00	EA	56	\$ 28,840.00	
RAISE MANHOLES	\$ 675.00	EA	51	\$ 34,740.90	
RAISE RANGEBOXES	\$ 410.00	EA	0	\$ -	
SUBTOTAL	\$ 16,301			\$ 2,021,353	
CONCRETE IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
CURB & GUTTER - 1' GUTTER	\$ 28.75	LF	0	\$ -	-
CURB & GUTTER - 2' GUTTER	\$ 29.50	LF	0	\$ -	-
CURB & GUTTER - 2' MOUNTABLE	\$ 32.00	LF	17330	\$ 554,560.00	2
ALLEYS - 6" CONCRETE	\$ 18.10	SF	0	\$ -	20
CURB AND GUTTER SUB GRADE PREPARATION	\$ 3.50	LF	17330	\$ 60,655.00	
SUBEXCAVATION ALLEYS	\$ 4.50	CY	0	\$ -	0.0
CROSS PANS	\$ 16.85	SF	0	\$ -	-
HANDICAP RAMPS (CORNER)	\$ 3,250.00	EA	16	\$ 52,000.00	4
MIDBLOCK HANDICAP RAMPS	\$ 2,400.00	EA	4	\$ 9,600.00	2
4' SIDEWALK - 6"	\$ 7.15	SF	0	\$ -	1
5' SIDEWALK - 6"	\$ 7.15	SF	86650	\$ 619,547.50	2
8' TRAIL - 6"	\$ 7.15	SF	0	\$ -	-
SIDEWALK SUB GRADE PREP	\$ 3.50	LF	86650	\$ 303,275.00	
SUBTOTAL	\$ 12,900			\$ 1,599,638	
LANDSCAPING IMPROVEMENTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
OPEN SPACE	\$ 4.25	SF	120000	\$ 510,000.00	-
FORMAL - STREETS	\$ 11.00	SF	103980	\$ 1,143,780.00	12
FORMAL - PARKS	\$ 11.00	SF	75000	\$ 825,000.00	
MONUMENTS	\$ 40,000.00	LS	2	\$ 80,000.00	
FENCING	\$ 16.50	LF	2500	\$ 41,250.00	50
TRAILS	\$ 5.10	SF	0	\$ -	
MAIL BOXES	\$ 3,375.00	EA	7	\$ 23,625.00	18
AMENITY	\$ 100,000.00	EA	1.5	\$ 150,000.00	
SUBTOTAL	\$ 22,368			\$ 2,773,655	
ADDITIONAL COSTS	UNIT PRICE	UNITS	QTY	COST	COMMENTS
LETTERS OF CREDIT/BONDS	\$ 12,283.643	LS	0.5%	\$ 61,418	
WARRANTY	\$ 12,283.643	LS	3.0%	\$ 368,509	
MOBILIZATION	\$ 12,283.643	LS	5.0%	\$ 614,182	
CONTINGENCY	\$ 12,283.643	LS	10.0%	\$ 1,228,364	
	\$ -			\$ -	
SUBTOTAL	\$ 18,326			\$ 2,272,474	
PROJECT TOTAL	\$ 130,755			\$ 16,213,617	

EXHIBIT B
FINANCIAL PLAN

May 1, 2024

Poudre Heights Metropolitan District Nos. 1-5
Attention: Jennifer Ivey
Icenogle Seaver Pogue
4725 South Monaco Street, Suite 360
Denver, Colorado 80237

RE: Poudre Heights Metropolitan District Nos. 1-5

We have analyzed the bonding capacity for the Poudre Heights Metropolitan District Nos. 1-5 (together the “Districts” or the “District”). The analysis presented summarizes and presents information provided by Terra Forma Solutions, Inc. (the “Developer”) and does not include independently verifying the accuracy of the information or assumptions.

Assumptions

The following assumptions have been provided by the Developer and form the basis of the analysis. All prices below reflect 2024 market values.

General Obligation Ad Valorem Bonds

1. The development is planned for commercial and residential uses as outlined below. In all cases, it is assumed values will increase at a rate of 2.00% annually during the construction period.
 - a. 1,185 residential units including:
 - i. 542 multifamily units, which are projected to be completed at a pace ranging from 80 to 162 units per year from 2029 to 2032. The average price is modeled at \$325,000 per unit.
 - ii. 168 townhome units, which are projected to be completed at a pace ranging from 24 to 72 units per year from 2026 to 2028. The average price is modeled at \$450,000 per unit.
 - iii. 351 single-family detached homes, which are projected to be completed at a pace ranging from 10 to 72 homes per year from 2027 through 2032. The average price is modeled at \$550,000 per home.
 - iv. 124 single-family detached homes, which are projected to be completed at a pace ranging from 16 to 36 homes per year from 2029 through 2032. The average price is modeled at \$725,000.
 - b. 587,622 square feet of various commercial parcels including:
 - i. 392,040 total square feet of industrial space, which is projected to be completed in 2031. The value is assumed to be \$125 per square foot.
 - ii. 195,582 total square feet of commercial space, which is projected to be completed in 2033. The value is assumed to be \$125 per square foot.
2. The residential and commercial debt service mill levy cap is 50 mills, adjusted from 2007, beginning in tax collection year 2026.

3. The Metropolitan District is anticipated to impose and collect a Residential Facility Fee not to exceed \$5,000, not subject to annual inflation, imposed on each single-family detached residential unit; \$2,500, not subject to annual inflation, imposed on each single-family attached residential unit; and \$2,500, not subject to annual inflation, imposed on each single-family each multifamily unit. Residential Facility Fees will be paid by the vertical builder at the time a building permit is issued.
4. The Metropolitan District is anticipated to impose and collect a Commercial Facility Fee not to exceed \$2.00 per square foot, not subject to annual inflation. Commercial Facility Fees will be paid by the vertical builder at the time a building permit is issued.
5. The Metropolitan District is modeled to issue senior bonds and subordinate bonds in December 2025 with a par amount of \$52,940,000. An interest rate of 5.00% for the senior bond and an interest rate of 8.00% for the subordinate bond was modeled based upon an initial 30-year term. At issuance, it is projected that the Metropolitan District will fund \$1,447,250 in costs of issuance for the 2025 Bonds with bond proceeds. It is estimated that an additional \$6,614,250 will be deposited into a capitalized interest fund and \$3,899,000 will be deposited into a surplus fund. The remaining \$40,979,500 is projected to be deposited to the Metropolitan District's project fund to reimburse the Metropolitan District for eligible expenses.
6. The Metropolitan District is modeled to refinance the Series 2025 Bonds with another issuance in December 2035 with a par of \$84,220,000 and funds on hand of \$9,838,213. An interest rate of 4.00% for the senior bond and an interest rate of 7.50% for the subordinate bond was modeled based upon a 30-year term. At issuance, it is projected that the Metropolitan District will fund \$1,051,850 in costs of issuance for the 2035 Bonds with bond proceeds. It is estimated that \$59,912,507 will be used to refund the Series 2025 Bonds, \$4,123,000 will be used as part of a Reserve Fund, and the remaining \$28,970,856 is projected to be deposited to the Metropolitan District's project fund to reimburse the Metropolitan District for eligible expenses.
7. The senior bonds were modeled at 2.00% biennial inflation rate on residential assessments and the subordinate bonds were modeled at 6.00% biennial inflation rate on residential assessments. The commercial assessments were modeled at 2.00% biennial inflation for each issuance. The bonding capacity could be higher if the rate of assessment inflation is greater, or conversely lower if the inflation rate is below such rates.
8. Specific Ownership Tax revenues have been calculated based on applying a factor of 6.00% to annual property tax revenues.

Special Improvement District Bonds

1. The development included in the Special Improvement District is planned to be the same as the residential uses as outlined in section 1 of the General Obligation Ad Valorem Bonds.
2. The Special Improvement District Bonds are anticipated to be secured by assessments, constituting a perpetual lien against each lot within the special improvement district.
3. The amount of the lien will be a 3:1 ratio based on the finished lot value of each lot. The average lien value per lot equates to \$30,080.

4. The Special Improvement District is modeled to issue a senior bond in December 2024 with a par of \$35,645,000. An interest rate of 7.00% was modeled based upon a 20-year term. At issuance, it is projected that the Special Improvement District will fund \$1,012,900 in costs of issuance for the 2024 Bonds with bond proceeds. It is estimated that an additional \$4,990,300 will be deposited into a capitalized interest fund and \$3,564,500 will be deposited into a reserve fund. The remaining \$26,077,300 is projected to be deposited to the Special Improvement District's project fund to reimburse the Special Improvement District for eligible expenses.

Estimate of Potential Bonding Capacity

Total bonding capacity for the Metropolitan District Bonds based on the assumptions outlined, is projected to be approximately \$94,100,000 across the projected issuances, excluding refundings. Total bonding capacity for the Special Improvement District Bonds based on the assumptions outlined, is projected to be approximately \$35,700,00 across the projected senior issuances, excluding refundings.

Based upon the development assumptions provided and the financial assumptions contained in the attached projected Financing Plan for the Poudre Heights Metropolitan District Nos. 1-5, 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.

The assumptions disclosed in the Financial Plan are those of the Developer and have not been independently reviewed by Piper Sandler. 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 Piper Sandler 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. Piper Sandler has no responsibility or obligation to update this information or this financial model for events occurring after the date of this report.

Respectfully submitted,



Shelby Noble
Managing Director

**Poudre Heights Metropolitan District Nos. 1-5
Weld County, Colorado**

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**General Obligation Bonds, Series 2025A  
Subordinate Cash Flow Bonds, Series 2025B(3)  
General Obligation Refunding & Improvement Bonds, Series 2035A  
Subordinate Cash Flow Bonds, Series 2035B(3)**

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Service Plan

Bond Assumptions	Series 2025A	Series 2025B(3)	Series 2035A	Series 2035B(3)	Total
Closing Date	12/1/2025	12/1/2025	12/1/2035	12/1/2035	
First Call Date	12/1/2030	12/1/2030	12/1/2045	12/1/2040	
Final Maturity	12/1/2055	12/15/2055	12/1/2065	12/15/2065	
Discharge Date	12/15/2065	12/15/2065	12/15/2065	12/15/2065	
Sources of Funds					
Par Amount	44,095,000	8,845,000	66,990,000	17,230,000	137,160,000
Funds on Hand	0	0	9,838,213	0	9,838,213
Total	44,095,000	8,845,000	76,828,213	17,230,000	146,998,213
Uses of Funds					
Project Fund	32,399,850	8,579,650	12,257,756	16,713,100	69,950,356
Refunding Escrow	0	0	59,912,507	0	59,912,507
Capitalized Interest	6,614,250	0	0	0	6,614,250
Reserve Fund	0	0	4,123,000	0	4,123,000
Surplus Deposit	3,899,000	0	0	0	3,899,000
Cost of Issuance	1,181,900	265,350	534,950	516,900	2,499,100
Total	44,095,000	8,845,000	76,828,213	17,230,000	146,998,213
Debt Features					
Projected Coverage at Mill Levy Cap	1.30x	1.00x	1.20x	1.00x	
Tax Status	Tax-Exempt	Tax-Exempt	Tax-Exempt	Tax-Exempt	
Interest Payment Type	Current	Cash Flow	Current	Cash Flow	
Rating	Non-Rated	Non-Rated	Investment Grade	Non-Rated	
Coupon (Interest Rate)	5.000%	8.000%	4.000%	7.500%	
Annual Trustee Fee	\$4,000	\$3,000	\$4,000	\$3,000	
Biennial Reassessment					
Residential	2.00%	6.00%	2.00%	6.00%	
Commercial	2.00%	2.00%	2.00%	2.00%	
Tax Authority Assumptions					
Metropolitan District Revenue					
Residential Assessment Ratio					
Service Plan Gallagherization Base	7.96%				
Current Assumption	7.15%				
Debt Service Mills					
Service Plan Mill Levy Cap	50.000				
Maximum Adjusted Cap	55.664				
Specific Ownership Tax	6.00%				
County Treasurer Fee	1.50%				
Fee Revenue					
SFD Facility Fee	\$5,000				
SFA Facility Fee	\$2,500				
MF Facility Fee	\$2,500				
Commercial Facility Fee	\$2.00				

Poudre Heights Metropolitan District Nos. 1-5
Development Summary

Type	Industrial - District No. 2			Total	Residential - District No. 3			Total
	Industrial	Industrial	-		MF	-	-	
	Commercial	Commercial	-		MF	-	-	
	\$125	\$125	-		\$325,000	-	-	
Statutory Actual Value (2024)								
2024	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-
2026	65,340	-	-	65,340	-	-	-	-
2027	-	130,680	-	130,680	-	-	-	-
2028	65,340	-	-	65,340	-	-	-	-
2029	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-
2031	-	130,680	-	130,680	-	-	-	-
2032	-	-	-	-	162	-	-	162
2033	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-
2061	-	-	-	-	-	-	-	-
2062	-	-	-	-	-	-	-	-
2063	-	-	-	-	-	-	-	-
2064	-	-	-	-	-	-	-	-
2065	-	-	-	-	-	-	-	-
Total Units	130,680	261,360	-	392,040	162	-	-	162
Total Statutory Actual Value	\$16,335,000	\$32,670,000	-	\$49,005,000	\$52,650,000	-	-	\$52,650,000

Poudre Heights Metropolitan District Nos. 1-5
Development Summary

Type	Commercial - District No. 3				Total	Residential - District No. 4				Total
	Commercial	Commercial	-	-		MF	-	-		
	Commercial	Commercial	-	-		MF	-	-		
	Statutory Actual Value (2024)	\$125	\$125	-		-	\$325,000	-	-	
2024	-	-	-	-	-	-	-	-	-	
2025	-	-	-	-	-	-	-	-	-	
2026	51,684	-	-	-	51,684	-	-	-	-	
2027	51,684	-	-	-	51,684	-	-	-	-	
2028	-	-	-	-	-	-	-	-	-	
2029	44,300	13,797	-	-	58,097	150	-	-	150	
2030	-	13,797	-	-	13,797	150	-	-	150	
2031	-	-	-	-	-	80	-	-	80	
2032	-	-	-	-	-	-	-	-	-	
2033	-	11,826	-	-	11,826	-	-	-	-	
2034	-	-	-	-	-	-	-	-	-	
2035	-	-	-	-	-	-	-	-	-	
2036	-	-	-	-	-	-	-	-	-	
2037	-	-	-	-	-	-	-	-	-	
2038	-	-	-	-	-	-	-	-	-	
2039	-	-	-	-	-	-	-	-	-	
2040	-	-	-	-	-	-	-	-	-	
2041	-	-	-	-	-	-	-	-	-	
2042	-	-	-	-	-	-	-	-	-	
2043	-	-	-	-	-	-	-	-	-	
2044	-	-	-	-	-	-	-	-	-	
2045	-	-	-	-	-	-	-	-	-	
2046	-	-	-	-	-	-	-	-	-	
2047	-	-	-	-	-	-	-	-	-	
2048	-	-	-	-	-	-	-	-	-	
2049	-	-	-	-	-	-	-	-	-	
2050	-	-	-	-	-	-	-	-	-	
2051	-	-	-	-	-	-	-	-	-	
2052	-	-	-	-	-	-	-	-	-	
2053	-	-	-	-	-	-	-	-	-	
2054	-	-	-	-	-	-	-	-	-	
2055	-	-	-	-	-	-	-	-	-	
2056	-	-	-	-	-	-	-	-	-	
2057	-	-	-	-	-	-	-	-	-	
2058	-	-	-	-	-	-	-	-	-	
2059	-	-	-	-	-	-	-	-	-	
2060	-	-	-	-	-	-	-	-	-	
2061	-	-	-	-	-	-	-	-	-	
2062	-	-	-	-	-	-	-	-	-	
2063	-	-	-	-	-	-	-	-	-	
2064	-	-	-	-	-	-	-	-	-	
2065	-	-	-	-	-	-	-	-	-	
Total Units	147,668	39,420	-	-	187,088	380	-	-	380	
Total Statutory Actual Value	\$18,458,500	\$4,927,500	-	-	\$23,386,000	\$123,500,000	-	-	\$123,500,000	

Poudre Heights Metropolitan District Nos. 1-5
Development Summary

Type	Commercial - District No. 4				Total	Residential - District No. 5				Total	Total	Total
	Commercial	-	-	-		TH	SFA / SFD	SFD	-			
	Commercial	-	-	-		SFA	SFD	SFD	-			
	Statutory Actual Value (2024)	\$125	-	-		\$450,000	\$550,000	\$725,000	-		All Residential	All Commercial & Industrial
2024	-	-	-	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	72	-	-	-	72	72	117,024
2027	-	-	-	-	-	72	10	-	-	82	82	182,364
2028	-	-	-	-	-	24	72	-	-	96	96	65,340
2029	-	-	-	-	-	-	72	36	-	108	258	58,097
2030	-	-	-	-	-	-	72	36	-	108	258	13,797
2031	8,494	-	-	-	8,494	-	72	36	-	108	188	139,174
2032	-	-	-	-	-	-	53	16	-	69	231	-
2033	-	-	-	-	-	-	-	-	-	-	-	11,826
2034	-	-	-	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-	-	-	-	-
2061	-	-	-	-	-	-	-	-	-	-	-	-
2062	-	-	-	-	-	-	-	-	-	-	-	-
2063	-	-	-	-	-	-	-	-	-	-	-	-
2064	-	-	-	-	-	-	-	-	-	-	-	-
2065	-	-	-	-	-	-	-	-	-	-	-	-
Total Units	8,494	-	-	-	8,494	168	351	124	-	643	1,185	587,622
Total Statutory Actual Value	\$1,061,750	-	-	-	\$1,061,750	\$75,600,000	\$193,050,000	\$89,900,000	-	\$358,550,000	\$534,700,000	\$73,452,750

Poudre Heights Metropolitan District Nos. 1-5
Assessed Value

	Vacant and Improved Land ¹		Single Family Residential				
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag 29.00%	Residential Units Delivered	Biennial Reassessment 6.00%	Cumulative Statutory Actual Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag
2024	0	0	-	-	0	6.700%	0
2025	4,702,800	0	-	-	0	7.150%	0
2026	6,069,550	0	72	-	33,708,960	7.150%	0
2027	5,856,750	1,363,812	82	-	73,928,743	7.150%	0
2028	12,171,213	1,760,170	96	4,435,725	132,919,049	7.150%	2,410,191
2029	11,617,463	1,698,458	108	-	205,457,157	7.150%	5,285,905
2030	10,909,675	3,529,652	108	12,327,429	291,773,458	7.150%	9,503,712
2031	9,340,000	3,369,064	108	-	367,242,106	7.150%	14,690,187
2032	147,825	3,163,806	69	22,034,526	437,021,752	7.150%	20,861,802
2033	0	2,708,600	-	-	437,021,752	7.150%	26,257,811
2034	0	42,869	-	26,221,305	463,243,057	7.150%	31,247,055
2035	0	0	-	-	463,243,057	7.150%	31,247,055
2036	0	0	-	27,794,583	491,037,641	7.150%	33,121,879
2037	0	0	-	-	491,037,641	7.150%	33,121,879
2038	0	0	-	29,462,258	520,499,899	7.150%	35,109,191
2039	0	0	-	-	520,499,899	7.150%	35,109,191
2040	0	0	-	31,229,994	551,729,893	7.150%	37,215,743
2041	0	0	-	-	551,729,893	7.150%	37,215,743
2042	0	0	-	33,103,794	584,833,687	7.150%	39,448,687
2043	0	0	-	-	584,833,687	7.150%	39,448,687
2044	0	0	-	35,090,021	619,923,708	7.150%	41,815,609
2045	0	0	-	-	619,923,708	7.150%	41,815,609
2046	0	0	-	37,195,422	657,119,131	7.150%	44,324,545
2047	0	0	-	-	657,119,131	7.150%	44,324,545
2048	0	0	-	39,427,148	696,546,278	7.150%	46,984,018
2049	0	0	-	-	696,546,278	7.150%	46,984,018
2050	0	0	-	41,792,777	738,339,055	7.150%	49,803,059
2051	0	0	-	-	738,339,055	7.150%	49,803,059
2052	0	0	-	44,300,343	782,639,398	7.150%	52,791,242
2053	0	0	-	-	782,639,398	7.150%	52,791,242
2054	0	0	-	46,958,364	829,597,762	7.150%	55,958,717
2055	0	0	-	-	829,597,762	7.150%	55,958,717
2056	0	0	-	49,775,866	879,373,628	7.150%	59,316,240
2057	0	0	-	-	879,373,628	7.150%	59,316,240
2058	0	0	-	52,762,418	932,136,046	7.150%	62,875,214
2059	0	0	-	-	932,136,046	7.150%	62,875,214
2060	0	0	-	55,928,163	988,064,209	7.150%	66,647,727
2061	0	0	-	-	988,064,209	7.150%	66,647,727
2062	0	0	-	59,283,853	1,047,348,061	7.150%	70,646,591
2063	0	0	-	-	1,047,348,061	7.150%	70,646,591
2064	0	0	-	62,840,884	1,110,188,945	7.150%	74,885,386
2065	0	0	-	-	1,110,188,945	7.150%	74,885,386
Total			643	711,964,873			

1. Vacant land value calculated in year prior to construction as 10% build-out market value

Poudre Heights Metropolitan District Nos. 1-5
Assessed Value

	Residential - Multi Family Residential					Commercial					Total
	Residential Units Delivered	Biennial Reassessment	Cumulative Statutory Actual Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag	Commercial SF Delivered	Biennial Reassessment	Cumulative Statutory Actual Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag	Assessed Value in Collection Year 2 Year Lag
		6.00%					2.00%				
2024	-	-	0	6.700%	0	-	-	0	27.900%	0	0
2025	-	-	0	6.800%	0	-	-	0	29.000%	0	0
2026	-	-	0	7.150%	0	117,024	-	15,218,971	29.000%	0	0
2027	-	-	0	7.150%	0	182,364	-	39,409,738	29.000%	0	1,363,812
2028	-	-	0	7.150%	0	65,340	788,195	49,038,698	29.000%	4,413,502	8,583,862
2029	150	-	53,823,939	7.150%	0	58,097	-	57,056,670	29.000%	11,428,824	18,413,187
2030	150	3,229,436	111,953,793	7.150%	0	13,797	1,141,133	60,140,012	29.000%	14,221,222	27,254,586
2031	80	-	141,819,621	7.150%	3,848,412	139,174	-	80,123,409	29.000%	16,546,434	38,454,097
2032	162	8,509,177	212,016,664	7.150%	8,004,696	-	1,602,468	81,725,877	29.000%	17,440,603	49,470,908
2033	-	-	212,016,664	7.150%	10,140,103	11,826	-	83,492,523	29.000%	23,235,789	62,342,302
2034	-	12,721,000	224,737,664	7.150%	15,159,192	-	1,669,850	85,162,373	29.000%	23,700,504	70,149,620
2035	-	-	224,737,664	7.150%	15,159,192	-	-	85,162,373	29.000%	24,212,832	70,619,078
2036	-	13,484,260	238,221,924	7.150%	16,068,743	-	1,703,247	86,865,621	29.000%	24,697,088	73,887,710
2037	-	-	238,221,924	7.150%	16,068,743	-	-	86,865,621	29.000%	24,697,088	73,887,710
2038	-	14,293,315	252,515,240	7.150%	17,032,868	-	1,737,312	88,602,933	29.000%	25,191,030	77,333,089
2039	-	-	252,515,240	7.150%	17,032,868	-	-	88,602,933	29.000%	25,191,030	77,333,089
2040	-	15,150,914	267,666,154	7.150%	18,054,840	-	1,772,059	90,374,992	29.000%	25,694,851	80,965,433
2041	-	-	267,666,154	7.150%	18,054,840	-	-	90,374,992	29.000%	25,694,851	80,965,433
2042	-	16,059,969	283,726,123	7.150%	19,138,130	-	1,807,500	92,182,492	29.000%	26,208,748	84,795,565
2043	-	-	283,726,123	7.150%	19,138,130	-	-	92,182,492	29.000%	26,208,748	84,795,565
2044	-	17,023,567	300,749,691	7.150%	20,286,418	-	1,843,650	94,026,141	29.000%	26,732,923	88,834,949
2045	-	-	300,749,691	7.150%	20,286,418	-	-	94,026,141	29.000%	26,732,923	88,834,949
2046	-	18,044,981	318,794,672	7.150%	21,503,603	-	1,880,523	95,906,664	29.000%	27,267,581	93,095,729
2047	-	-	318,794,672	7.150%	21,503,603	-	-	95,906,664	29.000%	27,267,581	93,095,729
2048	-	19,127,680	337,922,352	7.150%	22,793,819	-	1,918,133	97,824,798	29.000%	27,812,933	97,590,770
2049	-	-	337,922,352	7.150%	22,793,819	-	-	97,824,798	29.000%	27,812,933	97,590,770
2050	-	20,275,341	358,197,694	7.150%	24,161,448	-	1,956,496	99,781,294	29.000%	28,369,191	102,333,698
2051	-	-	358,197,694	7.150%	24,161,448	-	-	99,781,294	29.000%	28,369,191	102,333,698
2052	-	21,491,862	379,689,555	7.150%	25,611,135	-	1,995,626	101,776,919	29.000%	28,936,575	107,338,953
2053	-	-	379,689,555	7.150%	25,611,135	-	-	101,776,919	29.000%	28,936,575	107,338,953
2054	-	22,781,373	402,470,928	7.150%	27,147,803	-	2,035,538	103,812,458	29.000%	29,515,307	112,621,827
2055	-	-	402,470,928	7.150%	27,147,803	-	-	103,812,458	29.000%	29,515,307	112,621,827
2056	-	24,148,256	426,619,184	7.150%	28,776,671	-	2,076,249	105,888,707	29.000%	30,105,613	118,198,524
2057	-	-	426,619,184	7.150%	28,776,671	-	-	105,888,707	29.000%	30,105,613	118,198,524
2058	-	25,597,151	452,216,335	7.150%	30,503,272	-	2,117,774	108,006,481	29.000%	30,707,725	124,086,211
2059	-	-	452,216,335	7.150%	30,503,272	-	-	108,006,481	29.000%	30,707,725	124,086,211
2060	-	27,132,980	479,349,315	7.150%	32,333,468	-	2,160,130	110,166,611	29.000%	31,321,880	130,303,075
2061	-	-	479,349,315	7.150%	32,333,468	-	-	110,166,611	29.000%	31,321,880	130,303,075
2062	-	28,760,959	508,110,274	7.150%	34,273,476	-	2,203,332	112,369,943	29.000%	31,948,317	136,868,384
2063	-	-	508,110,274	7.150%	34,273,476	-	-	112,369,943	29.000%	31,948,317	136,868,384
2064	-	30,486,616	538,596,891	7.150%	36,329,885	-	2,247,399	114,617,342	29.000%	32,587,283	143,802,554
2065	-	-	538,596,891	7.150%	36,329,885	-	-	114,617,342	29.000%	32,587,283	143,802,554
Total	542	338,318,840				587,622	34,656,615				

**Poudre Heights Metropolitan District Nos. 1-5
Revenue**

	Total Assessed Value in Collection Year	District Mill Levy Revenue			Fee Revenue			Fee Revenue		
		Debt Mill Levy	Debt Mill Levy Collections	Specific Ownership Taxes	Units Delivered	Facility Fee per Unit	Fees Collected	Units Delivered	Facility Fee per Unit	Fees Collected
		55.664 Cap 55.664 Target	99.50%	6.00%	SFD	\$5,000 Inflated at 0.00%		SFA	\$2,500 Inflated at 0.00%	
2023	0	0.000	0	0	-	0	0	-	0	0
2024	0	0.000	0	0	-	0	0	-	0	0
2025	0	0.000	0	0	-	0	0	-	0	0
2026	0	50.000	0	0	-	0	0	72	2,500	180,000
2027	1,363,812	50.000	67,850	4,071	10	5,000	50,000	72	2,500	180,000
2028	8,583,862	51.590	440,631	26,438	72	5,000	360,000	24	2,500	60,000
2029	18,413,187	51.626	945,847	56,751	108	5,000	540,000	-	0	0
2030	27,254,586	51.975	1,409,479	84,569	108	5,000	540,000	-	0	0
2031	38,454,097	52.731	2,017,575	121,055	108	5,000	540,000	-	0	0
2032	49,470,908	53.305	2,623,870	157,432	69	5,000	345,000	-	0	0
2033	62,342,302	53.307	3,306,669	198,400	-	0	0	-	0	0
2034	70,149,620	53.747	3,751,490	225,089	-	0	0	-	0	0
2035	70,619,078	53.722	3,774,845	226,491	-	0	0	-	0	0
2036	73,887,710	53.771	3,953,153	237,189	-	0	0	-	0	0
2037	73,887,710	53.771	3,953,153	237,189	-	0	0	-	0	0
2038	77,333,089	53.819	4,141,195	248,472	-	0	0	-	0	0
2039	77,333,089	53.819	4,141,195	248,472	-	0	0	-	0	0
2040	80,965,433	53.867	4,339,536	260,372	-	0	0	-	0	0
2041	80,965,433	53.867	4,339,536	260,372	-	0	0	-	0	0
2042	84,795,565	53.914	4,548,775	272,927	-	0	0	-	0	0
2043	84,795,565	53.914	4,548,775	272,927	-	0	0	-	0	0
2044	88,834,949	53.960	4,769,547	286,173	-	0	0	-	0	0
2045	88,834,949	53.960	4,769,547	286,173	-	0	0	-	0	0
2046	93,095,729	54.005	5,002,521	300,151	-	0	0	-	0	0
2047	93,095,729	54.005	5,002,521	300,151	-	0	0	-	0	0
2048	97,590,770	54.050	5,248,410	314,905	-	0	0	-	0	0
2049	97,590,770	54.050	5,248,410	314,905	-	0	0	-	0	0
2050	102,333,698	54.094	5,507,966	330,478	-	0	0	-	0	0
2051	102,333,698	54.094	5,507,966	330,478	-	0	0	-	0	0
2052	107,338,953	54.137	5,781,990	346,919	-	0	0	-	0	0
2053	107,338,953	54.137	5,781,990	346,919	-	0	0	-	0	0
2054	112,621,827	54.180	6,071,325	364,280	-	0	0	-	0	0
2055	112,621,827	54.180	6,071,325	364,280	-	0	0	-	0	0
2056	118,198,524	54.222	6,376,869	382,612	-	0	0	-	0	0
2057	118,198,524	54.222	6,376,869	382,612	-	0	0	-	0	0
2058	124,086,211	54.263	6,699,571	401,974	-	0	0	-	0	0
2059	124,086,211	54.263	6,699,571	401,974	-	0	0	-	0	0
2060	130,303,075	54.303	7,040,437	422,426	-	0	0	-	0	0
2061	130,303,075	54.303	7,040,437	422,426	-	0	0	-	0	0
2062	136,868,384	54.342	7,400,533	444,032	-	0	0	-	0	0
2063	136,868,384	54.342	7,400,533	444,032	-	0	0	-	0	0
2064	143,802,554	54.381	7,780,988	466,859	-	0	0	-	0	0
2065	143,802,554	54.381	7,780,988	466,859	-	0	0	-	0	0
Total			187,663,889	11,259,833	475		2,375,000	168		420,000

**Poudre Heights Metropolitan District Nos. 1-5
Revenue**

	Fee Revenue			Fee Revenue			Expense		Total
	Units Delivered <i>MF</i>	Facility Fee per Unit \$2,500 Inflated at 0.00%	Fees Collected	Units Delivered <i>Commercial</i>	Facility Fee per Unit \$2 Inflated at 0.00%	Fees Collected	County Treasurer Fee 1.50%	Annual Trustee Fee	
2023	-	0	0	-	0	0	0	0	0
2024	-	0	0	-	0	0	0	0	0
2025	-	0	0	-	0	0	0	0	0
2026	-	0	0	117,024	2	234,048	0	(7,000)	407,048
2027	-	0	0	182,364	2	364,728	(1,018)	(7,000)	658,631
2028	-	0	0	65,340	2	130,680	(6,609)	(7,000)	1,004,139
2029	150	2,500	375,000	58,097	2	116,194	(14,188)	(7,000)	2,012,605
2030	150	2,500	375,000	13,797	2	27,594	(21,142)	(7,000)	2,408,499
2031	80	2,500	200,000	139,174	2	278,348	(30,264)	(7,000)	3,119,714
2032	162	2,500	405,000	-	0	0	(39,358)	(7,000)	3,484,944
2033	-	0	0	11,826	2	23,652	(49,600)	(7,000)	3,472,121
2034	-	0	0	-	0	0	(56,272)	(7,000)	3,913,307
2035	-	0	0	-	0	0	(56,623)	(7,000)	3,937,713
2036	-	0	0	-	0	0	(59,297)	(7,000)	4,124,044
2037	-	0	0	-	0	0	(59,297)	(7,000)	4,124,044
2038	-	0	0	-	0	0	(62,118)	(7,000)	4,320,548
2039	-	0	0	-	0	0	(62,118)	(7,000)	4,320,548
2040	-	0	0	-	0	0	(65,093)	(7,000)	4,527,815
2041	-	0	0	-	0	0	(65,093)	(7,000)	4,527,815
2042	-	0	0	-	0	0	(68,232)	(7,000)	4,746,470
2043	-	0	0	-	0	0	(68,232)	(7,000)	4,746,470
2044	-	0	0	-	0	0	(71,543)	(7,000)	4,977,176
2045	-	0	0	-	0	0	(71,543)	(7,000)	4,977,176
2046	-	0	0	-	0	0	(75,038)	(7,000)	5,220,634
2047	-	0	0	-	0	0	(75,038)	(7,000)	5,220,634
2048	-	0	0	-	0	0	(78,726)	(7,000)	5,477,588
2049	-	0	0	-	0	0	(78,726)	(7,000)	5,477,588
2050	-	0	0	-	0	0	(82,619)	(7,000)	5,748,825
2051	-	0	0	-	0	0	(82,619)	(7,000)	5,748,825
2052	-	0	0	-	0	0	(86,730)	(7,000)	6,035,179
2053	-	0	0	-	0	0	(86,730)	(7,000)	6,035,179
2054	-	0	0	-	0	0	(91,070)	(7,000)	6,337,535
2055	-	0	0	-	0	0	(91,070)	(7,000)	6,337,535
2056	-	0	0	-	0	0	(95,653)	(7,000)	6,656,829
2057	-	0	0	-	0	0	(95,653)	(7,000)	6,656,829
2058	-	0	0	-	0	0	(100,494)	(7,000)	6,994,052
2059	-	0	0	-	0	0	(100,494)	(7,000)	6,994,052
2060	-	0	0	-	0	0	(105,607)	(7,000)	7,350,257
2061	-	0	0	-	0	0	(105,607)	(7,000)	7,350,257
2062	-	0	0	-	0	0	(111,008)	(7,000)	7,726,557
2063	-	0	0	-	0	0	(111,008)	(7,000)	7,726,557
2064	-	0	0	-	0	0	(116,715)	(7,000)	8,124,132
2065	-	0	0	-	0	0	(116,715)	(7,000)	8,124,132
Total	542		1,355,000	587,622		1,175,244	(2,814,958)	(280,000)	201,154,008

**Poudre Heights Metropolitan District Nos. 1-5
Debt Service**

	Total Revenue Available for Debt Service	Net Debt Service		Total	Surplus Fund				Ratio Analysis		
		Series 2025A	Series 2035A		Annual Surplus	Funds on Hand Used as a Source	Cumulative Balance ¹	Released Revenue	Debt Service Coverage	Coverage at Mill Levy Cap	Senior Debt to Assessed Value
		Dated: 12/1/2025	Dated: 12/1/2035								
		Par: \$44,095,000 Proj: \$32,399,850	Par: \$66,990,000 Proj: \$12,257,756 Escr: \$59,912,507								
2024	0			0	0		0	0	n/a	n/a	n/a
2025	0	0		0	0		3,899,000	0	n/a	n/a	n/a
2026	407,048	0		0	407,048		4,306,048	0	n/a	n/a	3233%
2027	658,631	0		0	658,631		4,964,679	0	n/a	n/a	514%
2028	1,004,139	0		0	1,004,139		5,968,818	0	n/a	n/a	239%
2029	2,012,605	2,204,750		2,204,750	(192,145)		5,776,673	0	91%	91%	162%
2030	2,408,499	2,204,750		2,204,750	203,749		5,980,422	0	109%	109%	115%
2031	3,119,714	2,389,750		2,389,750	729,964		6,710,386	0	131%	131%	89%
2032	3,484,944	2,635,500		2,635,500	849,444		7,559,830	0	132%	132%	70%
2033	3,472,121	2,623,500		2,623,500	848,621		8,408,451	0	132%	132%	61%
2034	3,913,307	2,901,000		2,901,000	1,012,307		8,819,000	601,758	135%	135%	60%
2035	3,937,713	2,918,500	0	2,918,500	1,019,213	9,838,213	0	0	135%	135%	56%
2036	4,124,044		3,434,600	3,434,600	689,444		0	689,444	120%	120%	90%
2037	4,124,044		3,434,400	3,434,400	689,644		0	689,644	120%	120%	85%
2038	4,320,548		3,503,000	3,503,000	817,548		0	817,548	123%	123%	83%
2039	4,320,548		3,502,600	3,502,600	817,948		0	817,948	123%	123%	79%
2040	4,527,815		3,570,800	3,570,800	957,015		0	957,015	127%	127%	77%
2041	4,527,815		3,574,800	3,574,800	953,015		0	953,015	127%	127%	73%
2042	4,746,470		3,647,000	3,647,000	1,099,470		0	1,099,470	130%	130%	71%
2043	4,746,470		3,644,600	3,644,600	1,101,870		0	1,101,870	130%	130%	67%
2044	4,977,176		3,720,400	3,720,400	1,256,776		0	1,256,776	134%	134%	65%
2045	4,977,176		3,716,200	3,716,200	1,260,976		0	1,260,976	134%	134%	61%
2046	5,220,634		3,790,000	3,790,000	1,430,634		0	1,430,634	138%	138%	59%
2047	5,220,634		3,793,600	3,793,600	1,427,034		0	1,427,034	138%	138%	55%
2048	5,477,588		3,869,600	3,869,600	1,607,988		0	1,607,988	142%	142%	53%
2049	5,477,588		3,870,000	3,870,000	1,607,588		0	1,607,588	142%	142%	49%
2050	5,748,825		3,947,600	3,947,600	1,801,225		0	1,801,225	146%	146%	47%
2051	5,748,825		3,944,200	3,944,200	1,804,625		0	1,804,625	146%	146%	43%
2052	6,035,179		4,022,800	4,022,800	2,012,379		0	2,012,379	150%	150%	41%
2053	6,035,179		4,025,000	4,025,000	2,010,179		0	2,010,179	150%	150%	37%
2054	6,337,535		4,103,600	4,103,600	2,233,935		0	2,233,935	154%	154%	34%
2055	6,337,535		4,105,400	4,105,400	2,232,135		0	2,232,135	154%	154%	31%
2056	6,656,829		4,123,200	4,123,200	2,533,629		0	2,533,629	161%	161%	28%
2057	6,656,829		4,121,200	4,121,200	2,535,629		0	2,535,629	162%	162%	25%
2058	6,994,052		4,120,000	4,120,000	2,874,052		0	2,874,052	170%	170%	22%
2059	6,994,052		4,119,400	4,119,400	2,874,652		0	2,874,652	170%	170%	19%
2060	7,350,257		4,119,200	4,119,200	3,231,057		0	3,231,057	178%	178%	17%
2061	7,350,257		4,119,200	4,119,200	3,231,057		0	3,231,057	178%	178%	14%
2062	7,726,557		4,119,200	4,119,200	3,607,357		0	3,607,357	188%	188%	11%
2063	7,726,557		4,119,000	4,119,000	3,607,557		0	3,607,557	188%	188%	8%
2064	8,124,132		4,123,400	4,123,400	4,000,732		0	4,000,732	197%	197%	6%
2065	8,124,132		4,119,000	4,119,000	4,005,132		0	4,005,132	197%	197%	0%
Total	201,154,008	17,877,750	116,423,000	134,300,750	66,853,258	9,838,213		60,914,045			

1. Assumes \$3,899,000 Deposit to Surplus Fund at Closing

Poudre Heights Metropolitan District Nos. 1-5
Subordinate Debt Service

	Revenue Available for Debt Service	Current Interest 7.500%	Payment Toward Current Interest	Accrued Interest + Int. on Balance	Payment Toward Accrued Interest	Interest Payment 7.500%	Balance of Accrued Interest	Principal Payment	Principal Balance	Debt Service	
										Series 2035B(3)	Released Revenue
										Dated: 12/1/2035 Par: \$17,230,000 Proj: \$16,713,100	
12/15/2020	-	-	-	-	-	-	-	-	-	-	-
12/15/2021	-	-	-	-	-	-	-	-	-	-	-
12/15/2022	-	-	-	-	-	-	-	-	-	-	-
12/15/2023	-	-	-	-	-	-	-	-	-	-	-
12/15/2024	-	-	-	-	-	-	-	-	-	-	-
12/15/2025	-	-	-	-	-	-	-	-	-	-	-
12/15/2026	-	-	-	-	-	-	-	-	-	-	-
12/15/2027	-	-	-	-	-	-	-	-	-	-	-
12/15/2028	-	-	-	-	-	-	-	-	-	-	-
12/15/2029	-	-	-	-	-	-	-	-	-	-	-
12/15/2030	-	-	-	-	-	-	-	-	-	-	-
12/15/2031	-	-	-	-	-	-	-	-	-	-	-
12/15/2032	-	-	-	-	-	-	-	-	-	-	-
12/15/2033	-	-	-	-	-	-	-	-	-	-	-
12/15/2034	-	-	-	-	-	-	-	-	-	-	-
12/1/2035	-	-	-	-	-	-	-	-	17,230,000	-	-
12/15/2036	689,444	1,342,504	689,444	653,060	-	689,444	653,060	-	17,230,000	689,444	-
12/15/2037	689,644	1,292,250	689,644	651,585	-	689,644	1,304,645	-	17,230,000	689,644	-
12/15/2038	817,548	1,292,250	817,548	572,550	-	817,548	1,877,195	-	17,230,000	817,548	-
12/15/2039	817,948	1,292,250	817,948	615,091	-	817,948	2,492,286	-	17,230,000	817,948	-
12/15/2040	957,015	1,292,250	957,015	522,156	-	957,015	3,014,442	-	17,230,000	957,015	-
12/15/2041	953,015	1,292,250	953,015	565,318	-	953,015	3,579,760	-	17,230,000	953,015	-
12/15/2042	1,099,470	1,292,250	1,099,470	461,262	-	1,099,470	4,041,022	-	17,230,000	1,099,470	-
12/15/2043	1,101,870	1,292,250	1,101,870	493,456	-	1,101,870	4,534,478	-	17,230,000	1,101,870	-
12/15/2044	1,256,776	1,292,250	1,256,776	375,560	-	1,256,776	4,910,038	-	17,230,000	1,256,776	-
12/15/2045	1,260,976	1,292,250	1,260,976	399,527	-	1,260,976	5,309,565	-	17,230,000	1,260,976	-
12/15/2046	1,430,634	1,292,250	1,292,250	398,217	138,384	1,430,634	5,569,398	-	17,230,000	1,430,634	-
12/15/2047	1,427,034	1,292,250	1,292,250	417,705	134,784	1,427,034	5,852,318	-	17,230,000	1,427,034	-
12/15/2048	1,607,988	1,292,250	1,292,250	438,924	315,738	1,607,988	5,975,504	-	17,230,000	1,607,988	-
12/15/2049	1,607,588	1,292,250	1,292,250	448,163	315,338	1,607,588	6,108,329	-	17,230,000	1,607,588	-
12/15/2050	1,801,225	1,292,250	1,292,250	458,125	508,975	1,801,225	6,057,478	-	17,230,000	1,801,225	-
12/15/2051	1,804,625	1,292,250	1,292,250	454,311	512,375	1,804,625	5,999,414	-	17,230,000	1,804,625	-
12/15/2052	2,012,379	1,292,250	1,292,250	449,956	720,129	2,012,379	5,729,241	-	17,230,000	2,012,379	-
12/15/2053	2,010,179	1,292,250	1,292,250	429,693	717,929	2,010,179	5,441,005	-	17,230,000	2,010,179	-
12/15/2054	2,233,935	1,292,250	1,292,250	408,075	941,685	2,233,935	4,907,395	-	17,230,000	2,233,935	-
12/15/2055	2,232,135	1,292,250	1,292,250	368,055	939,885	2,232,135	4,335,564	-	17,230,000	2,232,135	-
12/15/2056	2,533,629	1,292,250	1,292,250	325,167	1,241,379	2,533,629	3,419,353	-	17,230,000	2,533,629	-
12/15/2057	2,535,629	1,292,250	1,292,250	256,451	1,243,379	2,535,629	2,432,426	-	17,230,000	2,535,629	-
12/15/2058	2,874,052	1,292,250	1,292,250	182,432	1,581,802	2,874,052	1,033,056	-	17,230,000	2,874,052	-
12/15/2059	2,874,652	1,292,250	1,292,250	77,479	1,110,535	2,402,785	-	471,000	16,759,000	2,873,785	-
12/15/2060	3,231,057	1,256,925	1,256,925	-	-	1,256,925	-	1,974,000	14,785,000	3,230,925	-
12/15/2061	3,231,057	1,108,875	1,108,875	-	-	1,108,875	-	2,123,000	12,662,000	3,231,875	-
12/15/2062	3,607,357	949,650	949,650	-	-	949,650	-	2,657,000	10,005,000	3,606,650	-
12/15/2063	3,607,557	750,375	750,375	-	-	750,375	-	2,858,000	7,147,000	3,608,375	-
12/15/2064	4,000,732	536,025	536,025	-	-	536,025	-	3,464,000	3,683,000	4,000,025	-
12/15/2065	4,005,132	276,225	276,225	-	-	276,225	-	3,683,000	-	3,959,225	46,685
	60,312,287	35,942,329				43,035,602		17,230,000		60,265,602	46,685

Poudre Heights Metropolitan District Nos. 1-5
Subordinate Debt Service

	Revenue Available for Debt Service Refunding Proceeds Funds Available for Debt Service			Current Interest 8.000% Payment Toward Current Interest Accrued Interest + Int. on Balance Payment Toward Accrued Interest				Interest Payment 8.000% Balance of Accrued Interest Principal Payment Principal Balance				Debt Service	Released Revenue
												Series 2025B(3)	
												Dated: 12/1/2025 Par: \$8,845,000 Proj: \$8,579,650	
12/15/2023	-		-	-	-	-	-	-	-	-	-	-	-
12/15/2024	-		-	-	-	-	-	-	-	-	-	-	-
12/1/2025	-		-	-	-	-	-	-	-	-	8,845,000	-	-
12/15/2026	-		-	735,118	-	735,118	-	-	735,118	-	8,845,000	-	-
12/15/2027	-		-	707,600	-	766,409	-	-	1,501,527	-	8,845,000	-	-
12/15/2028	-		-	707,600	-	827,722	-	-	2,329,249	-	8,845,000	-	-
12/15/2029	(0)		(0)	707,600	-	893,940	-	-	3,223,189	-	8,845,000	-	-
12/15/2030	-		-	707,600	-	965,455	-	-	4,188,644	-	8,845,000	-	-
12/15/2031	-		-	707,600	-	1,042,692	-	-	5,231,336	-	8,845,000	-	-
12/15/2032	-		-	707,600	-	1,126,107	-	-	6,357,443	-	8,845,000	-	-
12/15/2033	-		-	707,600	-	1,216,195	-	-	7,573,638	-	8,845,000	-	-
12/15/2034	601,758		601,758	707,600	601,758	711,733	-	601,758	8,285,372	-	8,845,000	601,758	-
12/1/2035	-	18,447,508	18,447,508	680,082	680,082	637,053	8,922,425	9,602,507	-	8,845,000	-	18,447,507	0
12/15/2036													
12/15/2037													
12/15/2038													
12/15/2039													
12/15/2040													
12/15/2041													
12/15/2042													
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12/15/2060													
12/15/2061													
12/15/2062													
12/15/2063													
12/15/2064													
12/15/2065													
	601,758		19,049,265	7,076,000				10,204,265		8,845,000		19,049,265	0

SOURCES AND USES OF FUNDS

POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5 Weld County, Colorado

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### GENERAL OBLIGATION BONDS, SERIES 2025A SUBORDINATE CASH FLOW BONDS, SERIES 2025B(3)

Dated Date 12/01/2025  
Delivery Date 12/01/2025

| <i>Sources:</i>           | <i>Series 2025A</i> | <i>Series<br/>2025B(3)</i> | <i>Total</i>  |
|---------------------------|---------------------|----------------------------|---------------|
| Bond Proceeds:            |                     |                            |               |
| Par Amount                | 44,095,000.00       | 8,845,000.00               | 52,940,000.00 |
|                           | 44,095,000.00       | 8,845,000.00               | 52,940,000.00 |
| <hr/>                     |                     |                            |               |
| <i>Uses:</i>              | <i>Series 2025A</i> | <i>Series<br/>2025B(3)</i> | <i>Total</i>  |
| Project Fund Deposits:    |                     |                            |               |
| Project Fund              | 32,399,850.00       | 8,579,650.00               | 40,979,500.00 |
| Other Fund Deposits:      |                     |                            |               |
| Capitalized Interest Fund | 6,614,250.00        |                            | 6,614,250.00  |
| Surplus Deposit           | 3,899,000.00        |                            | 3,899,000.00  |
|                           | 10,513,250.00       |                            | 10,513,250.00 |
| Cost of Issuance:         |                     |                            |               |
| Cost of Issuance          | 300,000.00          |                            | 300,000.00    |
| Delivery Date Expenses:   |                     |                            |               |
| Underwriter's Discount    | 881,900.00          | 265,350.00                 | 1,147,250.00  |
|                           | 44,095,000.00       | 8,845,000.00               | 52,940,000.00 |

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## SOURCES AND USES OF FUNDS

### POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5 Weld County, Colorado

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GENERAL OBLIGATION BONDS, SERIES 2025A

Dated Date	12/01/2025
Delivery Date	12/01/2025

Sources:

Bond Proceeds:	
Par Amount	44,095,000.00
	44,095,000.00

Uses:

Project Fund Deposits:	
Project Fund	32,399,850.00
Other Fund Deposits:	
Capitalized Interest Fund	6,614,250.00
Surplus Deposit	
	3,899,000.00
	10,513,250.00
Cost of Issuance:	
Cost of Issuance	300,000.00
Delivery Date Expenses:	
Underwriter's Discount	881,900.00
	44,095,000.00

BOND SUMMARY STATISTICS

POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5 Weld County, Colorado

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#### GENERAL OBLIGATION BONDS, SERIES 2025A

|                                 |               |
|---------------------------------|---------------|
| Dated Date                      | 12/01/2025    |
| Delivery Date                   | 12/01/2025    |
| Last Maturity                   | 12/01/2055    |
| Arbitrage Yield                 | 5.000000%     |
| True Interest Cost (TIC)        | 5.155758%     |
| Net Interest Cost (NIC)         | 5.089074%     |
| All-In TIC                      | 5.209802%     |
| Average Coupon                  | 5.000000%     |
| Average Life (years)            | 22.453        |
| Duration of Issue (years)       | 13.244        |
| Par Amount                      | 44,095,000.00 |
| Bond Proceeds                   | 44,095,000.00 |
| Total Interest                  | 49,504,000.00 |
| Net Interest                    | 50,385,900.00 |
| Total Debt Service              | 93,599,000.00 |
| Maximum Annual Debt Service     | 7,460,250.00  |
| Average Annual Debt Service     | 3,119,966.67  |
| Underwriter's Fees (per \$1000) |               |
| Average Takedown                |               |
| Other Fee                       | 20.000000     |
| Total Underwriter's Discount    | 20.000000     |
| Bid Price                       | 98.000000     |

| <i>Bond Component</i> | <i>Par<br/>Value</i> | <i>Price</i> | <i>Average<br/>Coupon</i> | <i>Average<br/>Life</i> |
|-----------------------|----------------------|--------------|---------------------------|-------------------------|
| Term Bond Due 2055    | 44,095,000.00        | 100.000      | 5.000%                    | 22.453                  |
|                       | 44,095,000.00        |              |                           | 22.453                  |

|                            | <i>TIC</i>    | <i>All-In<br/>TIC</i> | <i>Arbitrage<br/>Yield</i> |
|----------------------------|---------------|-----------------------|----------------------------|
| Par Value                  | 44,095,000.00 | 44,095,000.00         | 44,095,000.00              |
| + Accrued Interest         |               |                       |                            |
| + Premium (Discount)       |               |                       |                            |
| - Underwriter's Discount   | (881,900.00)  | (881,900.00)          |                            |
| - Cost of Issuance Expense |               | (300,000.00)          |                            |
| - Other Amounts            |               |                       |                            |
| Target Value               | 43,213,100.00 | 42,913,100.00         | 44,095,000.00              |
| Target Date                | 12/01/2025    | 12/01/2025            | 12/01/2025                 |
| Yield                      | 5.155758%     | 5.209802%             | 5.000000%                  |



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## BOND PRICING

### POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5 Weld County, Colorado

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GENERAL OBLIGATION BONDS, SERIES 2025A

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Term Bond Due 2055:					
	12/01/2026		5.000%	5.000%	100.000
	12/01/2027		5.000%	5.000%	100.000
	12/01/2028		5.000%	5.000%	100.000
	12/01/2029		5.000%	5.000%	100.000
	12/01/2030		5.000%	5.000%	100.000
	12/01/2031	185,000	5.000%	5.000%	100.000
	12/01/2032	440,000	5.000%	5.000%	100.000
	12/01/2033	450,000	5.000%	5.000%	100.000
	12/01/2034	750,000	5.000%	5.000%	100.000
	12/01/2035	805,000	5.000%	5.000%	100.000
	12/01/2036	905,000	5.000%	5.000%	100.000
	12/01/2037	950,000	5.000%	5.000%	100.000
	12/01/2038	1,055,000	5.000%	5.000%	100.000
	12/01/2039	1,110,000	5.000%	5.000%	100.000
	12/01/2040	1,225,000	5.000%	5.000%	100.000
	12/01/2041	1,285,000	5.000%	5.000%	100.000
	12/01/2042	1,415,000	5.000%	5.000%	100.000
	12/01/2043	1,485,000	5.000%	5.000%	100.000
	12/01/2044	1,620,000	5.000%	5.000%	100.000
	12/01/2045	1,700,000	5.000%	5.000%	100.000
	12/01/2046	1,850,000	5.000%	5.000%	100.000
	12/01/2047	1,945,000	5.000%	5.000%	100.000
	12/01/2048	2,105,000	5.000%	5.000%	100.000
	12/01/2049	2,215,000	5.000%	5.000%	100.000
	12/01/2050	2,390,000	5.000%	5.000%	100.000
	12/01/2051	2,510,000	5.000%	5.000%	100.000
	12/01/2052	2,705,000	5.000%	5.000%	100.000
	12/01/2053	2,840,000	5.000%	5.000%	100.000
	12/01/2054	3,050,000	5.000%	5.000%	100.000
	12/01/2055	7,105,000	5.000%	5.000%	100.000
		44,095,000			

Dated Date	12/01/2025	
Delivery Date	12/01/2025	
First Coupon	06/01/2026	
Par Amount	44,095,000.00	
Original Issue Discount		
Production	44,095,000.00	100.000000%
Underwriter's Discount	(881,900.00)	(2.000000%)
Purchase Price	43,213,100.00	98.000000%
Accrued Interest		
Net Proceeds	43,213,100.00	

NET DEBT SERVICE

POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5 Weld County, Colorado

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### GENERAL OBLIGATION BONDS, SERIES 2025A

| <i>Period<br/>Ending</i> | <i>Principal</i> | <i>Coupon</i> | <i>Interest</i> | <i>Total<br/>Debt Service</i> | <i>Capitalized<br/>Interest<br/>Fund</i> | <i>Net<br/>Debt Service</i> |
|--------------------------|------------------|---------------|-----------------|-------------------------------|------------------------------------------|-----------------------------|
| 12/01/2026               |                  |               | 2,204,750       | 2,204,750                     | 2,204,750                                |                             |
| 12/01/2027               |                  |               | 2,204,750       | 2,204,750                     | 2,204,750                                |                             |
| 12/01/2028               |                  |               | 2,204,750       | 2,204,750                     | 2,204,750                                |                             |
| 12/01/2029               |                  |               | 2,204,750       | 2,204,750                     |                                          | 2,204,750                   |
| 12/01/2030               |                  |               | 2,204,750       | 2,204,750                     |                                          | 2,204,750                   |
| 12/01/2031               | 185,000          | 5.000%        | 2,204,750       | 2,389,750                     |                                          | 2,389,750                   |
| 12/01/2032               | 440,000          | 5.000%        | 2,195,500       | 2,635,500                     |                                          | 2,635,500                   |
| 12/01/2033               | 450,000          | 5.000%        | 2,173,500       | 2,623,500                     |                                          | 2,623,500                   |
| 12/01/2034               | 750,000          | 5.000%        | 2,151,000       | 2,901,000                     |                                          | 2,901,000                   |
| 12/01/2035               | 805,000          | 5.000%        | 2,113,500       | 2,918,500                     |                                          | 2,918,500                   |
| 12/01/2036               | 905,000          | 5.000%        | 2,073,250       | 2,978,250                     |                                          | 2,978,250                   |
| 12/01/2037               | 950,000          | 5.000%        | 2,028,000       | 2,978,000                     |                                          | 2,978,000                   |
| 12/01/2038               | 1,055,000        | 5.000%        | 1,980,500       | 3,035,500                     |                                          | 3,035,500                   |
| 12/01/2039               | 1,110,000        | 5.000%        | 1,927,750       | 3,037,750                     |                                          | 3,037,750                   |
| 12/01/2040               | 1,225,000        | 5.000%        | 1,872,250       | 3,097,250                     |                                          | 3,097,250                   |
| 12/01/2041               | 1,285,000        | 5.000%        | 1,811,000       | 3,096,000                     |                                          | 3,096,000                   |
| 12/01/2042               | 1,415,000        | 5.000%        | 1,746,750       | 3,161,750                     |                                          | 3,161,750                   |
| 12/01/2043               | 1,485,000        | 5.000%        | 1,676,000       | 3,161,000                     |                                          | 3,161,000                   |
| 12/01/2044               | 1,620,000        | 5.000%        | 1,601,750       | 3,221,750                     |                                          | 3,221,750                   |
| 12/01/2045               | 1,700,000        | 5.000%        | 1,520,750       | 3,220,750                     |                                          | 3,220,750                   |
| 12/01/2046               | 1,850,000        | 5.000%        | 1,435,750       | 3,285,750                     |                                          | 3,285,750                   |
| 12/01/2047               | 1,945,000        | 5.000%        | 1,343,250       | 3,288,250                     |                                          | 3,288,250                   |
| 12/01/2048               | 2,105,000        | 5.000%        | 1,246,000       | 3,351,000                     |                                          | 3,351,000                   |
| 12/01/2049               | 2,215,000        | 5.000%        | 1,140,750       | 3,355,750                     |                                          | 3,355,750                   |
| 12/01/2050               | 2,390,000        | 5.000%        | 1,030,000       | 3,420,000                     |                                          | 3,420,000                   |
| 12/01/2051               | 2,510,000        | 5.000%        | 910,500         | 3,420,500                     |                                          | 3,420,500                   |
| 12/01/2052               | 2,705,000        | 5.000%        | 785,000         | 3,490,000                     |                                          | 3,490,000                   |
| 12/01/2053               | 2,840,000        | 5.000%        | 649,750         | 3,489,750                     |                                          | 3,489,750                   |
| 12/01/2054               | 3,050,000        | 5.000%        | 507,750         | 3,557,750                     |                                          | 3,557,750                   |
| 12/01/2055               | 7,105,000        | 5.000%        | 355,250         | 7,460,250                     |                                          | 7,460,250                   |
|                          | 44,095,000       |               | 49,504,000      | 93,599,000                    | 6,614,250                                | 86,984,750                  |

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## BOND DEBT SERVICE

### POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5 Weld County, Colorado

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GENERAL OBLIGATION BONDS, SERIES 2025A

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>
12/01/2026			2,204,750	2,204,750
12/01/2027			2,204,750	2,204,750
12/01/2028			2,204,750	2,204,750
12/01/2029			2,204,750	2,204,750
12/01/2030			2,204,750	2,204,750
12/01/2031	185,000	5.000%	2,204,750	2,389,750
12/01/2032	440,000	5.000%	2,195,500	2,635,500
12/01/2033	450,000	5.000%	2,173,500	2,623,500
12/01/2034	750,000	5.000%	2,151,000	2,901,000
12/01/2035	805,000	5.000%	2,113,500	2,918,500
12/01/2036	905,000	5.000%	2,073,250	2,978,250
12/01/2037	950,000	5.000%	2,028,000	2,978,000
12/01/2038	1,055,000	5.000%	1,980,500	3,035,500
12/01/2039	1,110,000	5.000%	1,927,750	3,037,750
12/01/2040	1,225,000	5.000%	1,872,250	3,097,250
12/01/2041	1,285,000	5.000%	1,811,000	3,096,000
12/01/2042	1,415,000	5.000%	1,746,750	3,161,750
12/01/2043	1,485,000	5.000%	1,676,000	3,161,000
12/01/2044	1,620,000	5.000%	1,601,750	3,221,750
12/01/2045	1,700,000	5.000%	1,520,750	3,220,750
12/01/2046	1,850,000	5.000%	1,435,750	3,285,750
12/01/2047	1,945,000	5.000%	1,343,250	3,288,250
12/01/2048	2,105,000	5.000%	1,246,000	3,351,000
12/01/2049	2,215,000	5.000%	1,140,750	3,355,750
12/01/2050	2,390,000	5.000%	1,030,000	3,420,000
12/01/2051	2,510,000	5.000%	910,500	3,420,500
12/01/2052	2,705,000	5.000%	785,000	3,490,000
12/01/2053	2,840,000	5.000%	649,750	3,489,750
12/01/2054	3,050,000	5.000%	507,750	3,557,750
12/01/2055	7,105,000	5.000%	355,250	7,460,250
	44,095,000		49,504,000	93,599,000

CALL PROVISIONS

POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5
Weld County, Colorado

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GENERAL OBLIGATION BONDS, SERIES 2025A

Call Table: CALL

| <i>Call Date</i> | <i>Call Price</i> |
|------------------|-------------------|
| 12/01/2030       | 103.00            |
| 12/01/2031       | 102.00            |
| 12/01/2032       | 101.00            |
| 12/01/2033       | 100.00            |

## BOND SOLUTION

### POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5 Weld County, Colorado

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GENERAL OBLIGATION BONDS, SERIES 2025A

<i>Period Ending</i>	<i>Proposed Principal</i>	<i>Proposed Debt Service</i>	<i>Debt Service Adjustments</i>	<i>Total Adj Debt Service</i>	<i>Revenue Constraints</i>	<i>Unused Revenues</i>	<i>Debt Service Coverage</i>
12/01/2026		2,204,750	(2,204,750)		407,048	407,048	
12/01/2027		2,204,750	(2,204,750)		658,631	658,631	
12/01/2028		2,204,750	(2,204,750)		1,004,139	1,004,139	
12/01/2029		2,204,750		2,204,750	2,012,605	(192,145)	91.28%
12/01/2030		2,204,750		2,204,750	2,396,262	191,512	108.69%
12/01/2031	185,000	2,389,750		2,389,750	3,107,476	717,726	130.03%
12/01/2032	440,000	2,635,500		2,635,500	3,429,542	794,042	130.13%
12/01/2033	450,000	2,623,500		2,623,500	3,416,719	793,219	130.24%
12/01/2034	750,000	2,901,000		2,901,000	3,772,531	871,531	130.04%
12/01/2035	805,000	2,918,500		2,918,500	3,796,938	878,438	130.10%
12/01/2036	905,000	2,978,250		2,978,250	3,873,016	894,766	130.04%
12/01/2037	950,000	2,978,000		2,978,000	3,873,016	895,016	130.05%
12/01/2038	1,055,000	3,035,500		3,035,500	3,950,617	915,117	130.15%
12/01/2039	1,110,000	3,037,750		3,037,750	3,950,617	912,867	130.05%
12/01/2040	1,225,000	3,097,250		3,097,250	4,029,769	932,519	130.11%
12/01/2041	1,285,000	3,096,000		3,096,000	4,029,769	933,769	130.16%
12/01/2042	1,415,000	3,161,750		3,161,750	4,110,504	948,754	130.01%
12/01/2043	1,485,000	3,161,000		3,161,000	4,110,504	949,504	130.04%
12/01/2044	1,620,000	3,221,750		3,221,750	4,192,855	971,105	130.14%
12/01/2045	1,700,000	3,220,750		3,220,750	4,192,855	972,105	130.18%
12/01/2046	1,850,000	3,285,750		3,285,750	4,276,852	991,102	130.16%
12/01/2047	1,945,000	3,288,250		3,288,250	4,276,852	988,602	130.06%
12/01/2048	2,105,000	3,351,000		3,351,000	4,362,529	1,011,529	130.19%
12/01/2049	2,215,000	3,355,750		3,355,750	4,362,529	1,006,779	130.00%
12/01/2050	2,390,000	3,420,000		3,420,000	4,449,919	1,029,919	130.11%
12/01/2051	2,510,000	3,420,500		3,420,500	4,449,919	1,029,419	130.10%
12/01/2052	2,705,000	3,490,000		3,490,000	4,539,058	1,049,058	130.06%
12/01/2053	2,840,000	3,489,750		3,489,750	4,539,058	1,049,308	130.07%
12/01/2054	3,050,000	3,557,750		3,557,750	4,629,979	1,072,229	130.14%
12/01/2055	7,105,000	7,460,250		7,460,250	4,629,979	(2,830,271)	62.06%
	44,095,000	93,599,000	(6,614,250)	86,984,750	108,832,084	21,847,334	

SOURCES AND USES OF FUNDS

POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5 Weld County, Colorado

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### SUBORDINATE CASH FLOW BONDS, SERIES 2025B(3)

|               |            |
|---------------|------------|
| Dated Date    | 12/01/2025 |
| Delivery Date | 12/01/2025 |

#### Sources:

|                |              |
|----------------|--------------|
| Bond Proceeds: |              |
| Par Amount     | 8,845,000.00 |
|                |              |
|                | 8,845,000.00 |

#### Uses:

|                         |              |
|-------------------------|--------------|
| Project Fund Deposits:  |              |
| Project Fund            | 8,579,650.00 |
|                         |              |
| Delivery Date Expenses: |              |
| Underwriter's Discount  | 265,350.00   |
|                         |              |
|                         | 8,845,000.00 |

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## BOND PRICING

### POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5 Weld County, Colorado

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SUBORDINATE CASH FLOW BONDS, SERIES 2025B(3)

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Term Bond Due 2055:	12/15/2055	8,845,000	8.000%	8.000%	100.000
		8,845,000			

Dated Date	12/01/2025	
Delivery Date	12/01/2025	
First Coupon	12/15/2026	
Par Amount	8,845,000.00	
Original Issue Discount		
Production	8,845,000.00	100.000000%
Underwriter's Discount	(265,350.00)	(3.000000%)
Purchase Price	8,579,650.00	97.000000%
Accrued Interest		
Net Proceeds	8,579,650.00	

CALL PROVISIONS

POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5
Weld County, Colorado

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SUBORDINATE CASH FLOW BONDS, SERIES 2025B(3)

### Call Table: CALL

| <i>Call Date</i> | <i>Call Price</i> |
|------------------|-------------------|
| 12/01/2030       | 103.00            |
| 12/01/2031       | 102.00            |
| 12/01/2032       | 101.00            |
| 12/01/2033       | 100.00            |



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## SOURCES AND USES OF FUNDS

### POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5 Weld County, Colorado

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GENERAL OBLIGATION BONDS, SERIES 2035A SUBORDINATE CASH FLOW BONDS, SERIES 2035B(3)

Dated Date 12/01/2035
Delivery Date 12/01/2035

<i>Sources:</i>	<i>Series 2035A</i>	<i>Series 2035B(3)</i>	<i>Total</i>
Bond Proceeds:			
Par Amount	66,990,000.00	17,230,000.00	84,220,000.00
Other Sources of Funds:			
Surplus Fund	9,838,213.00		9,838,213.00
	76,828,213.00	17,230,000.00	94,058,213.00

<i>Uses:</i>	<i>Series 2035A</i>	<i>Series 2035B(3)</i>	<i>Total</i>
Project Fund Deposits:			
Project Fund	12,257,756.00	16,713,100.00	28,970,856.00
Refunding Escrow Deposits:			
Cash Deposit	59,912,507.00		59,912,507.00
Other Fund Deposits:			
Debt Service Reserve Fund	4,123,000.00		4,123,000.00
Cost of Issuance:	200,000.00		200,000.00
Delivery Date Expenses:			
Underwriter's Discount	334,950.00	516,900.00	851,850.00
	76,828,213.00	17,230,000.00	94,058,213.00

SOURCES AND USES OF FUNDS

POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5 Weld County, Colorado

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#### GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035A

|               |            |
|---------------|------------|
| Dated Date    | 12/01/2035 |
| Delivery Date | 12/01/2035 |

##### *Sources:*

|                         |               |
|-------------------------|---------------|
| Bond Proceeds:          |               |
| Par Amount              | 66,990,000.00 |
| Other Sources of Funds: |               |
| Surplus Fund            | 9,838,213.00  |
|                         | <hr/>         |
|                         | 76,828,213.00 |
|                         | <hr/>         |

##### *Uses:*

|                            |               |
|----------------------------|---------------|
| Project Fund Deposits:     |               |
| Project Fund               | 12,257,756.00 |
| Refunding Escrow Deposits: |               |
| Cash Deposit               | 59,912,507.00 |
| Other Fund Deposits:       |               |
| Debt Service Reserve Fund  | 4,123,000.00  |
| Cost of Issuance:          |               |
|                            | 200,000.00    |
| Delivery Date Expenses:    |               |
| Underwriter's Discount     | 334,950.00    |
|                            | <hr/>         |
|                            | 76,828,213.00 |
|                            | <hr/>         |

## BOND SUMMARY STATISTICS

### POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5 Weld County, Colorado

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GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035A

Dated Date	12/01/2035
Delivery Date	12/01/2035
Last Maturity	12/01/2065
Arbitrage Yield	4.000000%
True Interest Cost (TIC)	4.038482%
Net Interest Cost (NIC)	4.025017%
All-In TIC	4.061596%
Average Coupon	4.000000%
Average Life (years)	19.987
Duration of Issue (years)	13.273
Par Amount	66,990,000.00
Bond Proceeds	66,990,000.00
Total Interest	53,556,000.00
Net Interest	53,890,950.00
Total Debt Service	120,546,000.00
Maximum Annual Debt Service	8,242,000.00
Average Annual Debt Service	4,018,200.00
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	5.000000
Total Underwriter's Discount	5.000000
Bid Price	99.500000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>
Term Bond due 2065	66,990,000.00	100.000	4.000%	19.987
	66,990,000.00			19.987

	<i>TIC</i>	<i>All-In TIC</i>	<i>Arbitrage Yield</i>
Par Value	66,990,000.00	66,990,000.00	66,990,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(334,950.00)	(334,950.00)	
- Cost of Issuance Expense		(200,000.00)	
- Other Amounts			
Target Value	66,655,050.00	66,455,050.00	66,990,000.00
Target Date	12/01/2035	12/01/2035	12/01/2035
Yield	4.038482%	4.061596%	4.000000%

BOND PRICING

POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5 Weld County, Colorado

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#### GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035A

| <i>Bond Component</i> | <i>Maturity<br/>Date</i> | <i>Amount</i> | <i>Rate</i> | <i>Yield</i> | <i>Price</i> |
|-----------------------|--------------------------|---------------|-------------|--------------|--------------|
| Term Bond due 2065:   |                          |               |             |              |              |
|                       | 12/01/2036               | 755,000       | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2037               | 785,000       | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2038               | 885,000       | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2039               | 920,000       | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2040               | 1,025,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2041               | 1,070,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2042               | 1,185,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2043               | 1,230,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2044               | 1,355,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2045               | 1,405,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2046               | 1,535,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2047               | 1,600,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2048               | 1,740,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2049               | 1,810,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2050               | 1,960,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2051               | 2,035,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2052               | 2,195,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2053               | 2,285,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2054               | 2,455,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2055               | 2,555,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2056               | 2,675,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2057               | 2,780,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2058               | 2,890,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2059               | 3,005,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2060               | 3,125,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2061               | 3,250,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2062               | 3,380,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2063               | 3,515,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2064               | 3,660,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2065               | 7,925,000     | 4.000%      | 4.000%       | 100.000      |
|                       |                          | 66,990,000    |             |              |              |

|                         |               |             |
|-------------------------|---------------|-------------|
| Dated Date              | 12/01/2035    |             |
| Delivery Date           | 12/01/2035    |             |
| First Coupon            | 06/01/2036    |             |
| Par Amount              | 66,990,000.00 |             |
| Original Issue Discount |               |             |
| Production              | 66,990,000.00 | 100.000000% |
| Underwriter's Discount  | (334,950.00)  | (0.500000%) |
| Purchase Price          | 66,655,050.00 | 99.500000%  |
| Accrued Interest        |               |             |
| Net Proceeds            | 66,655,050.00 |             |

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## NET DEBT SERVICE

### POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5 Weld County, Colorado

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GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035A

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Total Debt Service</i>	<i>Debt Service Reserve Fund</i>	<i>Net Debt Service</i>
12/01/2036	755,000	4.000%	2,679,600	3,434,600		3,434,600
12/01/2037	785,000	4.000%	2,649,400	3,434,400		3,434,400
12/01/2038	885,000	4.000%	2,618,000	3,503,000		3,503,000
12/01/2039	920,000	4.000%	2,582,600	3,502,600		3,502,600
12/01/2040	1,025,000	4.000%	2,545,800	3,570,800		3,570,800
12/01/2041	1,070,000	4.000%	2,504,800	3,574,800		3,574,800
12/01/2042	1,185,000	4.000%	2,462,000	3,647,000		3,647,000
12/01/2043	1,230,000	4.000%	2,414,600	3,644,600		3,644,600
12/01/2044	1,355,000	4.000%	2,365,400	3,720,400		3,720,400
12/01/2045	1,405,000	4.000%	2,311,200	3,716,200		3,716,200
12/01/2046	1,535,000	4.000%	2,255,000	3,790,000		3,790,000
12/01/2047	1,600,000	4.000%	2,193,600	3,793,600		3,793,600
12/01/2048	1,740,000	4.000%	2,129,600	3,869,600		3,869,600
12/01/2049	1,810,000	4.000%	2,060,000	3,870,000		3,870,000
12/01/2050	1,960,000	4.000%	1,987,600	3,947,600		3,947,600
12/01/2051	2,035,000	4.000%	1,909,200	3,944,200		3,944,200
12/01/2052	2,195,000	4.000%	1,827,800	4,022,800		4,022,800
12/01/2053	2,285,000	4.000%	1,740,000	4,025,000		4,025,000
12/01/2054	2,455,000	4.000%	1,648,600	4,103,600		4,103,600
12/01/2055	2,555,000	4.000%	1,550,400	4,105,400		4,105,400
12/01/2056	2,675,000	4.000%	1,448,200	4,123,200		4,123,200
12/01/2057	2,780,000	4.000%	1,341,200	4,121,200		4,121,200
12/01/2058	2,890,000	4.000%	1,230,000	4,120,000		4,120,000
12/01/2059	3,005,000	4.000%	1,114,400	4,119,400		4,119,400
12/01/2060	3,125,000	4.000%	994,200	4,119,200		4,119,200
12/01/2061	3,250,000	4.000%	869,200	4,119,200		4,119,200
12/01/2062	3,380,000	4.000%	739,200	4,119,200		4,119,200
12/01/2063	3,515,000	4.000%	604,000	4,119,000		4,119,000
12/01/2064	3,660,000	4.000%	463,400	4,123,400		4,123,400
12/01/2065	7,925,000	4.000%	317,000	8,242,000	4,123,000	4,119,000
	66,990,000		53,556,000	120,546,000	4,123,000	116,423,000

BOND DEBT SERVICE

POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5 Weld County, Colorado

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#### GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035A

| <i>Period<br/>Ending</i> | <i>Principal</i> | <i>Coupon</i> | <i>Interest</i> | <i>Debt<br/>Service</i> | <i>Annual<br/>Debt<br/>Service</i> |
|--------------------------|------------------|---------------|-----------------|-------------------------|------------------------------------|
| 06/01/2036               |                  |               | 1,339,800       | 1,339,800               |                                    |
| 12/01/2036               | 755,000          | 4.000%        | 1,339,800       | 2,094,800               | 3,434,600                          |
| 06/01/2037               |                  |               | 1,324,700       | 1,324,700               |                                    |
| 12/01/2037               | 785,000          | 4.000%        | 1,324,700       | 2,109,700               | 3,434,400                          |
| 06/01/2038               |                  |               | 1,309,000       | 1,309,000               |                                    |
| 12/01/2038               | 885,000          | 4.000%        | 1,309,000       | 2,194,000               | 3,503,000                          |
| 06/01/2039               |                  |               | 1,291,300       | 1,291,300               |                                    |
| 12/01/2039               | 920,000          | 4.000%        | 1,291,300       | 2,211,300               | 3,502,600                          |
| 06/01/2040               |                  |               | 1,272,900       | 1,272,900               |                                    |
| 12/01/2040               | 1,025,000        | 4.000%        | 1,272,900       | 2,297,900               | 3,570,800                          |
| 06/01/2041               |                  |               | 1,252,400       | 1,252,400               |                                    |
| 12/01/2041               | 1,070,000        | 4.000%        | 1,252,400       | 2,322,400               | 3,574,800                          |
| 06/01/2042               |                  |               | 1,231,000       | 1,231,000               |                                    |
| 12/01/2042               | 1,185,000        | 4.000%        | 1,231,000       | 2,416,000               | 3,647,000                          |
| 06/01/2043               |                  |               | 1,207,300       | 1,207,300               |                                    |
| 12/01/2043               | 1,230,000        | 4.000%        | 1,207,300       | 2,437,300               | 3,644,600                          |
| 06/01/2044               |                  |               | 1,182,700       | 1,182,700               |                                    |
| 12/01/2044               | 1,355,000        | 4.000%        | 1,182,700       | 2,537,700               | 3,720,400                          |
| 06/01/2045               |                  |               | 1,155,600       | 1,155,600               |                                    |
| 12/01/2045               | 1,405,000        | 4.000%        | 1,155,600       | 2,560,600               | 3,716,200                          |
| 06/01/2046               |                  |               | 1,127,500       | 1,127,500               |                                    |
| 12/01/2046               | 1,535,000        | 4.000%        | 1,127,500       | 2,662,500               | 3,790,000                          |
| 06/01/2047               |                  |               | 1,096,800       | 1,096,800               |                                    |
| 12/01/2047               | 1,600,000        | 4.000%        | 1,096,800       | 2,696,800               | 3,793,600                          |
| 06/01/2048               |                  |               | 1,064,800       | 1,064,800               |                                    |
| 12/01/2048               | 1,740,000        | 4.000%        | 1,064,800       | 2,804,800               | 3,869,600                          |
| 06/01/2049               |                  |               | 1,030,000       | 1,030,000               |                                    |
| 12/01/2049               | 1,810,000        | 4.000%        | 1,030,000       | 2,840,000               | 3,870,000                          |
| 06/01/2050               |                  |               | 993,800         | 993,800                 |                                    |
| 12/01/2050               | 1,960,000        | 4.000%        | 993,800         | 2,953,800               | 3,947,600                          |
| 06/01/2051               |                  |               | 954,600         | 954,600                 |                                    |
| 12/01/2051               | 2,035,000        | 4.000%        | 954,600         | 2,989,600               | 3,944,200                          |
| 06/01/2052               |                  |               | 913,900         | 913,900                 |                                    |
| 12/01/2052               | 2,195,000        | 4.000%        | 913,900         | 3,108,900               | 4,022,800                          |
| 06/01/2053               |                  |               | 870,000         | 870,000                 |                                    |
| 12/01/2053               | 2,285,000        | 4.000%        | 870,000         | 3,155,000               | 4,025,000                          |
| 06/01/2054               |                  |               | 824,300         | 824,300                 |                                    |
| 12/01/2054               | 2,455,000        | 4.000%        | 824,300         | 3,279,300               | 4,103,600                          |
| 06/01/2055               |                  |               | 775,200         | 775,200                 |                                    |
| 12/01/2055               | 2,555,000        | 4.000%        | 775,200         | 3,330,200               | 4,105,400                          |
| 06/01/2056               |                  |               | 724,100         | 724,100                 |                                    |
| 12/01/2056               | 2,675,000        | 4.000%        | 724,100         | 3,399,100               | 4,123,200                          |
| 06/01/2057               |                  |               | 670,600         | 670,600                 |                                    |
| 12/01/2057               | 2,780,000        | 4.000%        | 670,600         | 3,450,600               | 4,121,200                          |
| 06/01/2058               |                  |               | 615,000         | 615,000                 |                                    |
| 12/01/2058               | 2,890,000        | 4.000%        | 615,000         | 3,505,000               | 4,120,000                          |
| 06/01/2059               |                  |               | 557,200         | 557,200                 |                                    |
| 12/01/2059               | 3,005,000        | 4.000%        | 557,200         | 3,562,200               | 4,119,400                          |
| 06/01/2060               |                  |               | 497,100         | 497,100                 |                                    |
| 12/01/2060               | 3,125,000        | 4.000%        | 497,100         | 3,622,100               | 4,119,200                          |
| 06/01/2061               |                  |               | 434,600         | 434,600                 |                                    |
| 12/01/2061               | 3,250,000        | 4.000%        | 434,600         | 3,684,600               | 4,119,200                          |
| 06/01/2062               |                  |               | 369,600         | 369,600                 |                                    |
| 12/01/2062               | 3,380,000        | 4.000%        | 369,600         | 3,749,600               | 4,119,200                          |
| 06/01/2063               |                  |               | 302,000         | 302,000                 |                                    |
| 12/01/2063               | 3,515,000        | 4.000%        | 302,000         | 3,817,000               | 4,119,000                          |
| 06/01/2064               |                  |               | 231,700         | 231,700                 |                                    |
| 12/01/2064               | 3,660,000        | 4.000%        | 231,700         | 3,891,700               | 4,123,400                          |
| 06/01/2065               |                  |               | 158,500         | 158,500                 |                                    |
| 12/01/2065               | 7,925,000        | 4.000%        | 158,500         | 8,083,500               | 8,242,000                          |
|                          | 66,990,000       |               | 53,556,000      | 120,546,000             | 120,546,000                        |

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## CALL PROVISIONS

POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5  
Weld County, Colorado

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GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035A

Call Table: CALL

<i>Call Date</i>	<i>Call Price</i>
12/01/2045	100.00

SUMMARY OF BONDS REFUNDED

POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5 Weld County, Colorado

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#### GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035A

| <i>Bond</i>                  | <i>Maturity<br/>Date</i> | <i>Interest<br/>Rate</i> | <i>Par<br/>Amount</i> | <i>Call<br/>Date</i> | <i>Call<br/>Price</i> |
|------------------------------|--------------------------|--------------------------|-----------------------|----------------------|-----------------------|
| Series 2025A, 2025A, TERM55: |                          |                          |                       |                      |                       |
|                              | 12/01/2036               | 5.000%                   | 905,000               | 12/01/2035           | 100.000               |
|                              | 12/01/2037               | 5.000%                   | 950,000               | 12/01/2035           | 100.000               |
|                              | 12/01/2038               | 5.000%                   | 1,055,000             | 12/01/2035           | 100.000               |
|                              | 12/01/2039               | 5.000%                   | 1,110,000             | 12/01/2035           | 100.000               |
|                              | 12/01/2040               | 5.000%                   | 1,225,000             | 12/01/2035           | 100.000               |
|                              | 12/01/2041               | 5.000%                   | 1,285,000             | 12/01/2035           | 100.000               |
|                              | 12/01/2042               | 5.000%                   | 1,415,000             | 12/01/2035           | 100.000               |
|                              | 12/01/2043               | 5.000%                   | 1,485,000             | 12/01/2035           | 100.000               |
|                              | 12/01/2044               | 5.000%                   | 1,620,000             | 12/01/2035           | 100.000               |
|                              | 12/01/2045               | 5.000%                   | 1,700,000             | 12/01/2035           | 100.000               |
|                              | 12/01/2046               | 5.000%                   | 1,850,000             | 12/01/2035           | 100.000               |
|                              | 12/01/2047               | 5.000%                   | 1,945,000             | 12/01/2035           | 100.000               |
|                              | 12/01/2048               | 5.000%                   | 2,105,000             | 12/01/2035           | 100.000               |
|                              | 12/01/2049               | 5.000%                   | 2,215,000             | 12/01/2035           | 100.000               |
|                              | 12/01/2050               | 5.000%                   | 2,390,000             | 12/01/2035           | 100.000               |
|                              | 12/01/2051               | 5.000%                   | 2,510,000             | 12/01/2035           | 100.000               |
|                              | 12/01/2052               | 5.000%                   | 2,705,000             | 12/01/2035           | 100.000               |
|                              | 12/01/2053               | 5.000%                   | 2,840,000             | 12/01/2035           | 100.000               |
|                              | 12/01/2054               | 5.000%                   | 3,050,000             | 12/01/2035           | 100.000               |
|                              | 12/01/2055               | 5.000%                   | 7,105,000             | 12/01/2035           | 100.000               |
|                              |                          |                          | 41,465,000            |                      |                       |



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**ESCROW REQUIREMENTS**

**POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5  
Weld County, Colorado**

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GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035A

Dated Date 12/01/2035
Delivery Date 12/01/2035

Pay & Cancel Series 2025A (PC25A)

<i>Period Ending</i>	<i>Principal Redeemed</i>	<i>Total</i>
12/01/2035	41,465,000	41,465,000.00
	41,465,000	41,465,000.00

ESCROW REQUIREMENTS

**POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5
Weld County, Colorado**

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**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035A**

Dated Date                    12/01/2035  
Delivery Date                12/01/2035

**Pay & Cancel Series 2025B (PC25B)**

| <i>Period<br/>Ending</i> | <i>Interest</i> | <i>Principal<br/>Redeemed</i> | <i>Total</i>  |
|--------------------------|-----------------|-------------------------------|---------------|
| 12/01/2035               | 9,602,507.00    | 8,845,000                     | 18,447,507.00 |
|                          | 9,602,507.00    | 8,845,000                     | 18,447,507.00 |

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## BOND SOLUTION

### POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5 Weld County, Colorado

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GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035A

<i>Period Ending</i>	<i>Proposed Principal</i>	<i>Proposed Debt Service</i>	<i>Debt Service Adjustments</i>	<i>Total Adj Debt Service</i>	<i>Revenue Constraints</i>	<i>Unused Revenues</i>	<i>Debt Service Coverage</i>
12/01/2036	755,000	3,434,600		3,434,600	3,436,704	2,104	100.06%
12/01/2037	785,000	3,434,400		3,434,400	3,436,704	2,304	100.07%
12/01/2038	885,000	3,503,000		3,503,000	3,505,554	2,554	100.07%
12/01/2039	920,000	3,502,600		3,502,600	3,505,554	2,954	100.08%
12/01/2040	1,025,000	3,570,800		3,570,800	3,575,782	4,982	100.14%
12/01/2041	1,070,000	3,574,800		3,574,800	3,575,782	982	100.03%
12/01/2042	1,185,000	3,647,000		3,647,000	3,647,415	415	100.01%
12/01/2043	1,230,000	3,644,600		3,644,600	3,647,415	2,815	100.08%
12/01/2044	1,355,000	3,720,400		3,720,400	3,720,479	79	100.00%
12/01/2045	1,405,000	3,716,200		3,716,200	3,720,479	4,279	100.12%
12/01/2046	1,535,000	3,790,000		3,790,000	3,795,006	5,006	100.13%
12/01/2047	1,600,000	3,793,600		3,793,600	3,795,006	1,406	100.04%
12/01/2048	1,740,000	3,869,600		3,869,600	3,871,023	1,423	100.04%
12/01/2049	1,810,000	3,870,000		3,870,000	3,871,023	1,023	100.03%
12/01/2050	1,960,000	3,947,600		3,947,600	3,948,560	960	100.02%
12/01/2051	2,035,000	3,944,200		3,944,200	3,948,560	4,360	100.11%
12/01/2052	2,195,000	4,022,800		4,022,800	4,027,648	4,848	100.12%
12/01/2053	2,285,000	4,025,000		4,025,000	4,027,648	2,648	100.07%
12/01/2054	2,455,000	4,103,600		4,103,600	4,108,317	4,717	100.11%
12/01/2055	2,555,000	4,105,400		4,105,400	4,108,317	2,917	100.07%
12/01/2056	2,675,000	4,123,200		4,123,200	4,124,044	844	100.02%
12/01/2057	2,780,000	4,121,200		4,121,200	4,124,044	2,844	100.07%
12/01/2058	2,890,000	4,120,000		4,120,000	4,124,044	4,044	100.10%
12/01/2059	3,005,000	4,119,400		4,119,400	4,124,044	4,644	100.11%
12/01/2060	3,125,000	4,119,200		4,119,200	4,124,044	4,844	100.12%
12/01/2061	3,250,000	4,119,200		4,119,200	4,124,044	4,844	100.12%
12/01/2062	3,380,000	4,119,200		4,119,200	4,124,044	4,844	100.12%
12/01/2063	3,515,000	4,119,000		4,119,000	4,124,044	5,044	100.12%
12/01/2064	3,660,000	4,123,400		4,123,400	4,124,044	644	100.02%
12/01/2065	7,925,000	8,242,000	(4,123,000)	4,119,000	4,124,044	5,044	100.12%
	66,990,000	120,546,000	(4,123,000)	116,423,000	116,513,418	90,418	

SOURCES AND USES OF FUNDS

POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5 Weld County, Colorado

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### SUBORDINATE CASH FLOW BONDS, SERIES 2035B(3)

|               |            |
|---------------|------------|
| Dated Date    | 12/01/2035 |
| Delivery Date | 12/01/2035 |

#### Sources:

|                |               |
|----------------|---------------|
| Bond Proceeds: |               |
| Par Amount     | 17,230,000.00 |
|                |               |
|                | 17,230,000.00 |

#### Uses:

|                         |               |
|-------------------------|---------------|
| Project Fund Deposits:  |               |
| Project Fund            | 16,713,100.00 |
|                         |               |
| Delivery Date Expenses: |               |
| Underwriter's Discount  | 516,900.00    |
|                         |               |
|                         | 17,230,000.00 |

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## BOND PRICING

### POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5 Weld County, Colorado

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SUBORDINATE CASH FLOW BONDS, SERIES 2035B(3)

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Term Bond Due 2065:					
	12/15/2065	17,230,000	7.500%	7.500%	100.000
		17,230,000			

Dated Date	12/01/2035	
Delivery Date	12/01/2035	
First Coupon	12/15/2036	
Par Amount	17,230,000.00	
Original Issue Discount		
Production	17,230,000.00	100.000000%
Underwriter's Discount	(516,900.00)	(3.000000%)
Purchase Price	16,713,100.00	97.000000%
Accrued Interest		
Net Proceeds	16,713,100.00	

CALL PROVISIONS

POUDRE HEIGHTS METROPLITAN DISTRICT NOS. 1-5
Weld County, Colorado

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SUBORDINATE CASH FLOW BONDS, SERIES 2035B(3)

### Call Table: CALL

| <i>Call Date</i> | <i>Call Price</i> |
|------------------|-------------------|
| 12/01/2040       | 103.00            |
| 12/01/2041       | 102.00            |
| 12/01/2042       | 101.00            |
| 12/01/2043       | 100.00            |

**Poudre Heights Metropolitan District Nos. 1-5  
Weld County, Colorado**

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Assessment Lien Bonds, Series 2024

Bond Assumptions	Series 2024
Closing Date	12/1/2024
First Call Date	TBD
Final Maturity	12/1/2044
Sources of Funds	
Par Amount	35,645,000
Total	35,645,000
Uses of Funds	
Project Fund	26,077,300
Capitalized Interest	4,990,300
Reserve Fund	3,564,500
Cost of Issuance	1,012,900
Total	35,645,000
Debt Features	
Projected Coverage at Mill Levy Cap	n/a
Tax Status	Tax-Exempt
Interest Payment Type	Current
Rating	Non-Rated
Coupon (Interest Rate)	7.000%
Lien Features	
Number of lots (includes MF)	1,185
Average Value per lot	\$90,245
Total Improved Land Value	\$106,940,000
Value to Lien Ratio	3:1
Average Lien Per Lot	\$30,080

**Poudre Heights Metropolitan District Nos. 1-5
Development Summary**

Lot Value	Residential - All Districts						Total
	TH	SFD / SFA	SFD	MF - District No. 3	MF - District No. 4	-	
	\$90,000	\$110,000	\$145,000	\$65,000	\$65,000	-	
2024	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-
2026	72	-	-	-	-	-	72
2027	72	10	-	-	-	-	82
2028	24	72	-	-	-	-	96
2029	-	72	36	-	-	-	108
2030	-	72	36	-	150	-	258
2031	-	72	36	-	150	-	258
2032	-	53	16	162	80	-	311
2033	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-
Total Units	168	351	124	162	380	-	1,185
Total Improved Land Value	\$15,120,000	\$38,610,000	\$17,980,000	\$10,530,000	\$24,700,000	-	\$106,940,000

SOURCES AND USES OF FUNDS

POUDRE HEIGHTS SPECIAL IMPROVEMENT DISTRICT (MD Nos. 1-5) Weld County, Colorado

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#### ASSESSMENT LIEN BONDS, SERIES 2024

|               |            |
|---------------|------------|
| Dated Date    | 12/01/2024 |
| Delivery Date | 12/01/2024 |

##### *Sources:*

|                |               |
|----------------|---------------|
| Bond Proceeds: |               |
| Par Amount     | 35,645,000.00 |
|                | <hr/>         |
|                | 35,645,000.00 |
|                | <hr/>         |

##### *Uses:*

|                           |               |
|---------------------------|---------------|
| Project Fund Deposits:    |               |
| Project Fund              | 26,077,300.00 |
| Other Fund Deposits:      |               |
| Capitalized Interest Fund | 4,990,300.00  |
| Debt Service Reserve Fund | <hr/>         |
|                           | 3,564,500.00  |
|                           | 8,554,800.00  |
| Cost of Issuance:         |               |
| Cost of Issuance          | 300,000.00    |
| Delivery Date Expenses:   |               |
| Underwriter's Discount    | 712,900.00    |
|                           | <hr/>         |
|                           | 35,645,000.00 |
|                           | <hr/>         |

## BOND SUMMARY STATISTICS

### POUDRE HEIGHTS SPECIAL IMPROVEMENT DISTRICT (MD Nos. 1-5) Weld County, Colorado

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ASSESSMENT LIEN BONDS, SERIES 2024

Dated Date	12/01/2024
Delivery Date	12/01/2024
Last Maturity	12/01/2032
Arbitrage Yield	7.000000%
True Interest Cost (TIC)	7.432291%
Net Interest Cost (NIC)	7.339314%
All-In TIC	7.617692%
Average Coupon	7.000000%
Average Life (years)	5.894
Duration of Issue (years)	4.832
Par Amount	35,645,000.00
Bond Proceeds	35,645,000.00
Total Interest	14,707,012.32
Net Interest	15,419,912.32
Total Debt Service	50,352,012.32
Maximum Annual Debt Service	9,254,967.26
Average Annual Debt Service	6,294,001.54
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>
Term Bond Due 2044	35,645,000.00	100.000	7.000%	5.894
	35,645,000.00			5.894

	<i>TIC</i>	<i>All-In TIC</i>	<i>Arbitrage Yield</i>
Par Value	35,645,000.00	35,645,000.00	35,645,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(712,900.00)	(712,900.00)	
- Cost of Issuance Expense		(300,000.00)	
- Other Amounts			
Target Value	34,932,100.00	34,632,100.00	35,645,000.00
Target Date	12/01/2024	12/01/2024	12/01/2024
Yield	7.432291%	7.617692%	7.000000%

BOND PRICING

POUDRE HEIGHTS SPECIAL IMPROVEMENT DISTRICT (MD Nos. 1-5) Weld County, Colorado

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#### ASSESSMENT LIEN BONDS, SERIES 2024

| <i>Bond Component</i> | <i>Maturity<br/>Date</i> | <i>Amount</i> | <i>Rate</i> | <i>Yield</i> | <i>Price</i> |
|-----------------------|--------------------------|---------------|-------------|--------------|--------------|
| Term Bond Due 2044:   |                          |               |             |              |              |
|                       | 12/01/2025               |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2026               | 2,159,899.01  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2027               | 2,526,548.53  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2028               | 3,359,842.90  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2029               | 4,379,795.21  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2030               | 7,629,643.26  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2031               | 7,629,643.26  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2032               | 7,959,627.83  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2033               |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2034               |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2035               |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2036               |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2037               |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2038               |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2039               |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2040               |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2041               |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2042               |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2043               |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2044               |               | 7.000%      | 7.000%       | 100.000      |
|                       |                          | 35,645,000.00 |             |              |              |

|                         |               |             |
|-------------------------|---------------|-------------|
| Dated Date              | 12/01/2024    |             |
| Delivery Date           | 12/01/2024    |             |
| First Coupon            | 06/01/2025    |             |
| Par Amount              | 35,645,000.00 |             |
| Original Issue Discount |               |             |
| Production              | 35,645,000.00 | 100.000000% |
| Underwriter's Discount  | (712,900.00)  | (2.000000%) |
| Purchase Price          | 34,932,100.00 | 98.000000%  |
| Accrued Interest        |               |             |
| Net Proceeds            | 34,932,100.00 |             |

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## NET DEBT SERVICE

### POUDRE HEIGHTS SPECIAL IMPROVEMENT DISTRICT (MD Nos. 1-5) Weld County, Colorado

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ASSESSMENT LIEN BONDS, SERIES 2024

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Total Debt Service</i>	<i>Capitalized Interest Fund</i>	<i>Debt Service Reserve Fund</i>	<i>Net Debt Service</i>
12/01/2025			2,495,150.00	2,495,150.00	2,495,150		
12/01/2026	2,159,899.01	7.000%	2,495,150.00	4,655,049.01	2,495,150	215,989.90	1,943,909.11
12/01/2027	2,526,548.53	7.000%	2,343,957.06	4,870,505.59		252,654.85	4,617,850.74
12/01/2028	3,359,842.90	7.000%	2,167,098.68	5,526,941.58		335,984.29	5,190,957.29
12/01/2029	4,379,795.21	7.000%	1,931,909.66	6,311,704.87		437,979.52	5,873,725.35
12/01/2030	7,629,643.26	7.000%	1,625,324.00	9,254,967.26		762,964.33	8,492,002.93
12/01/2031	7,629,643.26	7.000%	1,091,248.98	8,720,892.24		762,964.33	7,957,927.91
12/01/2032	7,959,627.83	7.000%	557,173.94	8,516,801.77		795,962.78	7,720,838.99
	35,645,000.00		14,707,012.32	50,352,012.32	4,990,300	3,564,500.00	41,797,212.32

BOND DEBT SERVICE

POUDRE HEIGHTS SPECIAL IMPROVEMENT DISTRICT (MD Nos. 1-5) Weld County, Colorado

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#### ASSESSMENT LIEN BONDS, SERIES 2024

| <i>Period<br/>Ending</i> | <i>Principal</i> | <i>Coupon</i> | <i>Interest</i> | <i>Debt Service</i> | <i>Annual<br/>Debt Service</i> |
|--------------------------|------------------|---------------|-----------------|---------------------|--------------------------------|
| 06/01/2025               |                  |               | 1,247,575.00    | 1,247,575.00        |                                |
| 12/01/2025               |                  |               | 1,247,575.00    | 1,247,575.00        | 2,495,150.00                   |
| 06/01/2026               |                  |               | 1,247,575.00    | 1,247,575.00        |                                |
| 12/01/2026               | 2,159,899.01     | 7.000%        | 1,247,575.00    | 3,407,474.01        | 4,655,049.01                   |
| 06/01/2027               |                  |               | 1,171,978.53    | 1,171,978.53        |                                |
| 12/01/2027               | 2,526,548.53     | 7.000%        | 1,171,978.53    | 3,698,527.06        | 4,870,505.59                   |
| 06/01/2028               |                  |               | 1,083,549.34    | 1,083,549.34        |                                |
| 12/01/2028               | 3,359,842.90     | 7.000%        | 1,083,549.34    | 4,443,392.24        | 5,526,941.58                   |
| 06/01/2029               |                  |               | 965,954.83      | 965,954.83          |                                |
| 12/01/2029               | 4,379,795.21     | 7.000%        | 965,954.83      | 5,345,750.04        | 6,311,704.87                   |
| 06/01/2030               |                  |               | 812,662.00      | 812,662.00          |                                |
| 12/01/2030               | 7,629,643.26     | 7.000%        | 812,662.00      | 8,442,305.26        | 9,254,967.26                   |
| 06/01/2031               |                  |               | 545,624.49      | 545,624.49          |                                |
| 12/01/2031               | 7,629,643.26     | 7.000%        | 545,624.49      | 8,175,267.75        | 8,720,892.24                   |
| 06/01/2032               |                  |               | 278,586.97      | 278,586.97          |                                |
| 12/01/2032               | 7,959,627.83     | 7.000%        | 278,586.97      | 8,238,214.80        | 8,516,801.77                   |
|                          | 35,645,000.00    |               | 14,707,012.32   | 50,352,012.32       | 50,352,012.32                  |

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## NET DEBT SERVICE

### POUDRE HEIGHTS SPECIAL IMPROVEMENT DISTRICT (MD Nos. 1-5) Weld County, Colorado

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ASSESSMENT LIEN BONDS, SERIES 2024

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Total Debt Service</i>	<i>Capitalized Interest Fund</i>	<i>Debt Service Reserve Fund</i>	<i>Net Debt Service</i>
12/01/2025			2,495,150	2,495,150	2,495,150		
12/01/2026			2,495,150	2,495,150	2,495,150		
12/01/2027	970,000	7.000%	2,495,150	3,465,150		97,000	3,368,150
12/01/2028	1,050,000	7.000%	2,427,250	3,477,250		105,000	3,372,250
12/01/2029	1,130,000	7.000%	2,353,750	3,483,750		113,000	3,370,750
12/01/2030	1,215,000	7.000%	2,274,650	3,489,650		121,500	3,368,150
12/01/2031	1,315,000	7.000%	2,189,600	3,504,600		131,500	3,373,100
12/01/2032	1,415,000	7.000%	2,097,550	3,512,550		141,500	3,371,050
12/01/2033	1,525,000	7.000%	1,998,500	3,523,500		152,500	3,371,000
12/01/2034	1,645,000	7.000%	1,891,750	3,536,750		164,500	3,372,250
12/01/2035	1,770,000	7.000%	1,776,600	3,546,600		177,000	3,369,600
12/01/2036	1,910,000	7.000%	1,652,700	3,562,700		191,000	3,371,700
12/01/2037	2,055,000	7.000%	1,519,000	3,574,000		205,500	3,368,500
12/01/2038	2,215,000	7.000%	1,375,150	3,590,150		221,500	3,368,650
12/01/2039	2,390,000	7.000%	1,220,100	3,610,100		239,000	3,371,100
12/01/2040	2,575,000	7.000%	1,052,800	3,627,800		257,500	3,370,300
12/01/2041	2,775,000	7.000%	872,550	3,647,550		277,500	3,370,050
12/01/2042	2,990,000	7.000%	678,300	3,668,300		299,000	3,369,300
12/01/2043	3,225,000	7.000%	469,000	3,694,000		322,500	3,371,500
12/01/2044	3,475,000	7.000%	243,250	3,718,250		347,500	3,370,750
	35,645,000		33,577,950	69,222,950	4,990,300	3,564,500	60,668,150

BOND DEBT SERVICE

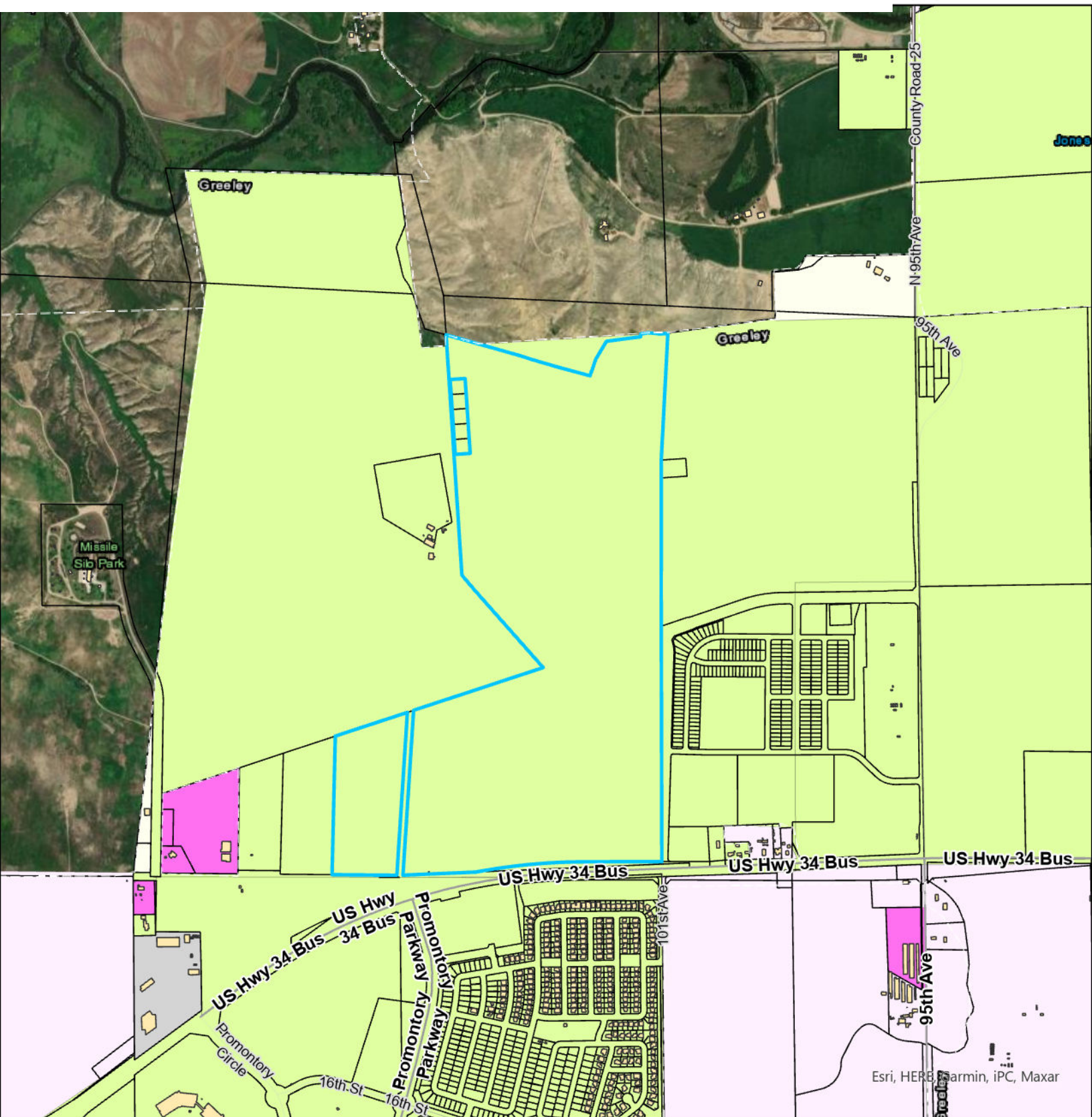
POUDRE HEIGHTS SPECIAL IMPROVEMENT DISTRICT (MD Nos. 1-5) Weld County, Colorado

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#### ASSESSMENT LIEN BONDS, SERIES 2024

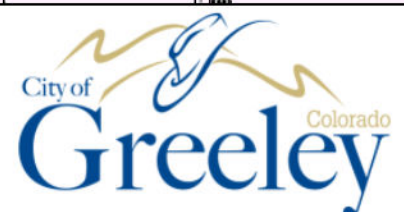
| <i>Period<br/>Ending</i> | <i>Principal</i> | <i>Coupon</i> | <i>Interest</i> | <i>Debt<br/>Service</i> | <i>Annual<br/>Debt<br/>Service</i> |
|--------------------------|------------------|---------------|-----------------|-------------------------|------------------------------------|
| 06/01/2025               |                  |               | 1,247,575       | 1,247,575               |                                    |
| 12/01/2025               |                  |               | 1,247,575       | 1,247,575               | 2,495,150                          |
| 06/01/2026               |                  |               | 1,247,575       | 1,247,575               |                                    |
| 12/01/2026               |                  |               | 1,247,575       | 1,247,575               | 2,495,150                          |
| 06/01/2027               |                  |               | 1,247,575       | 1,247,575               |                                    |
| 12/01/2027               | 970,000          | 7.000%        | 1,247,575       | 2,217,575               | 3,465,150                          |
| 06/01/2028               |                  |               | 1,213,625       | 1,213,625               |                                    |
| 12/01/2028               | 1,050,000        | 7.000%        | 1,213,625       | 2,263,625               | 3,477,250                          |
| 06/01/2029               |                  |               | 1,176,875       | 1,176,875               |                                    |
| 12/01/2029               | 1,130,000        | 7.000%        | 1,176,875       | 2,306,875               | 3,483,750                          |
| 06/01/2030               |                  |               | 1,137,325       | 1,137,325               |                                    |
| 12/01/2030               | 1,215,000        | 7.000%        | 1,137,325       | 2,352,325               | 3,489,650                          |
| 06/01/2031               |                  |               | 1,094,800       | 1,094,800               |                                    |
| 12/01/2031               | 1,315,000        | 7.000%        | 1,094,800       | 2,409,800               | 3,504,600                          |
| 06/01/2032               |                  |               | 1,048,775       | 1,048,775               |                                    |
| 12/01/2032               | 1,415,000        | 7.000%        | 1,048,775       | 2,463,775               | 3,512,550                          |
| 06/01/2033               |                  |               | 999,250         | 999,250                 |                                    |
| 12/01/2033               | 1,525,000        | 7.000%        | 999,250         | 2,524,250               | 3,523,500                          |
| 06/01/2034               |                  |               | 945,875         | 945,875                 |                                    |
| 12/01/2034               | 1,645,000        | 7.000%        | 945,875         | 2,590,875               | 3,536,750                          |
| 06/01/2035               |                  |               | 888,300         | 888,300                 |                                    |
| 12/01/2035               | 1,770,000        | 7.000%        | 888,300         | 2,658,300               | 3,546,600                          |
| 06/01/2036               |                  |               | 826,350         | 826,350                 |                                    |
| 12/01/2036               | 1,910,000        | 7.000%        | 826,350         | 2,736,350               | 3,562,700                          |
| 06/01/2037               |                  |               | 759,500         | 759,500                 |                                    |
| 12/01/2037               | 2,055,000        | 7.000%        | 759,500         | 2,814,500               | 3,574,000                          |
| 06/01/2038               |                  |               | 687,575         | 687,575                 |                                    |
| 12/01/2038               | 2,215,000        | 7.000%        | 687,575         | 2,902,575               | 3,590,150                          |
| 06/01/2039               |                  |               | 610,050         | 610,050                 |                                    |
| 12/01/2039               | 2,390,000        | 7.000%        | 610,050         | 3,000,050               | 3,610,100                          |
| 06/01/2040               |                  |               | 526,400         | 526,400                 |                                    |
| 12/01/2040               | 2,575,000        | 7.000%        | 526,400         | 3,101,400               | 3,627,800                          |
| 06/01/2041               |                  |               | 436,275         | 436,275                 |                                    |
| 12/01/2041               | 2,775,000        | 7.000%        | 436,275         | 3,211,275               | 3,647,550                          |
| 06/01/2042               |                  |               | 339,150         | 339,150                 |                                    |
| 12/01/2042               | 2,990,000        | 7.000%        | 339,150         | 3,329,150               | 3,668,300                          |
| 06/01/2043               |                  |               | 234,500         | 234,500                 |                                    |
| 12/01/2043               | 3,225,000        | 7.000%        | 234,500         | 3,459,500               | 3,694,000                          |
| 06/01/2044               |                  |               | 121,625         | 121,625                 |                                    |
| 12/01/2044               | 3,475,000        | 7.000%        | 121,625         | 3,596,625               | 3,718,250                          |
|                          | 35,645,000       |               | 33,577,950      | 69,222,950              | 69,222,950                         |

# Vicinity Map - Poudre Heights Metro District Amendment (MD2024-0002)



## Legend

|                           |                             |                            |
|---------------------------|-----------------------------|----------------------------|
| Buildings                 | Industrial Low Intensity    | Residential Medium Density |
| Greeley Parcels           | Industrial Medium Intensity | Residential High Density   |
| Conservation District**   | Industrial High Intensity   | Residential Mobile Home    |
| Commercial Low Intensity  | Planned Unit Development    | Greeley Parcels            |
| Commercial High Intensity | Residential Estate          |                            |
| Holding Agriculture       | Residential Low Density     |                            |





**POUDRE HEIGHTS METROPOLITAN DISTRICT NOS. 1-5**

**CERTIFICATE OF MAILING**

I hereby certify that a true and correct copy of the NOTICE OF PUBLIC HEARING ON SERVICE PLAN AMENDMENT, attached hereto as **EXHIBIT A**, was mailed on Tuesday, September 17, 2024, on behalf of the petitioner and pursuant to Section 24-1217 of the City Code of the City of Greeley, Colorado, and Sections 32-1-204 (1) and (1.5), C.R.S., by placing said Notice in an envelope with U.S. Mail, first-class postage prepaid and addressed to (1) the owners of record of all property within the Poudre Heights Metropolitan District Nos. 1-5 as such owners of record are listed in the records of the Weld County Assessor on the date requested, (2) the governing body of any municipality or Title 32 district which has levied an ad valorem tax within the next preceding tax year, and which has boundaries within a radius of three miles of the boundaries of the Poudre Heights Metropolitan District Nos. 1-5, and the (3) Division of Local Government, as set forth in **EXHIBIT B** attached hereto.

Dated this 17<sup>th</sup> day of September, 2024.

*Thomas M. Gilida*

By: Thomas M. Gilida

STATE OF COLORADO                   )  
CITY AND                                   ) ss.  
COUNTY OF DENVER                   )

The foregoing instrument was acknowledged before me this 17 day of September 2024, by Maria Brooks as an individual.

WITNESS my hand and official seal.

My commission expires: 6/5/27

( S E A L )

*M Brooks*

Notary Public

MARIA BROOKS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20234020980  
MY COMMISSION EXPIRES 06/05/2027

**EXHIBIT A**

**NOTICE OF PUBLIC HEARING ON SERVICE PLAN AMENDMENT**

**NOTICE OF PUBLIC HEARING ON SERVICE PLAN AMENDMENT**

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**PUBLIC NOTICE IS HEREBY GIVEN**, pursuant to Section 24-1217, Greeley City Code, that there has been filed with the City Clerk, City of Greeley (the “City”), Weld County, Colorado, a proposed “First Amendment to Consolidated Service Plan for Poudre Heights Metropolitan District No. 1, Poudre Heights Metropolitan District No. 2, Poudre Heights Metropolitan District No. 3, Poudre Heights Metropolitan District No. 4, Poudre Heights Metropolitan District No. 5” and related documents (the “Service Plan Amendment”) for the Poudre Heights Metropolitan District Nos. 1-5 (the “Districts”). The Service Plan Amendment is now on file in the office of the City Clerk, 1000 10<sup>th</sup> Street, Greeley, Colorado 80631, and is available for public inspection.

**NOTICE IS HEREBY FURTHER GIVEN** that the City Council of the City (the “City Council”), Weld County, State of Colorado, will hold a public hearing at 6:00 P.M., on Tuesday, the 15<sup>th</sup> day of October, 2024, at City Council Chambers, 1001 11<sup>th</sup> Avenue, City Center South, Greeley, CO 80631, for the purpose of considering the adequacy of the Service Plan Amendment and to form a basis for adopting a resolution approving, disapproving or conditionally approving the Service Plan Amendment. The City also allows for virtual participation on the City’s YouTube channel at [www.youtube.com/Greeleygovernment](http://www.youtube.com/Greeleygovernment) or the City’s government access channel <https://greeleygov.com/government/ceo/social-media/gtv8>. Residents can find detailed instructions on how to view and virtually participate in the meeting on the first page of the Greeley City Council Agenda for the October 15, 2024, Regular Meeting which will be posted on the City’s website at [www.greeleygov.com](http://www.greeleygov.com).

The Districts are metropolitan districts as that term is defined in Section 32-1-103(10), C.R.S. The Districts are located entirely within the City, Weld County, Colorado and are generally described to be a portion of the Northwest Quarter of Section 1, Township 5 North, Range 67 West of the 6<sup>th</sup> Principal Meridian, City of Greeley, County of Weld, Colorado.

The purpose of the Service Plan Amendment is to provide the Districts with the ability to establish special improvement districts, as authorized by Section 32-1-1101.7(1), C.R.S., within the boundaries of the Districts to finance Public Improvements, as defined within the Service Plan Amendment, for the benefit of the Districts’ anticipated inhabitants and taxpayers. The maximum aggregate mill levy that may be imposed by the Districts for debt service, operations and maintenance, administrative or any other costs, shall not exceed sixty (60) mills, subject to adjustment as provided in the Districts’ service plan.

**NOTICE IS FURTHER GIVEN** that pursuant to Section 32-1-203(3.5), C.R.S., as amended, an owner of real property within the Districts may file a petition with the City Council, stating reasons why said property should not be included in the Districts and requesting that such real property be excluded from the Districts. Such petition may be filed no later than ten (10) days before the day fixed for the public hearing on the Service Plan Amendment, but the City Council shall not be limited in its action with respect to the exclusion of territory based upon such request. The Districts shall have the burden of proving that the exclusion of such property is not in the best interests of the Districts. All protests and objections must be submitted in writing to the City Council at or prior to the hearing or any continuance or postponement thereof in order to be considered. Any request for exclusion shall be acted upon before final action of the City Council. All protests and objections to the Districts shall be deemed waived unless presented at the time and in the manner specified.

Published in: Greeley Tribune  
Publish on: September 18, 2024

**EXHIBIT B**

**RECIPIENTS RECEIVING NOTICE OF HEARING AS DESCRIBED IN THE  
CERTIFICATE OF MAILING**

AIMS JUNIOR COLLEGE  
PO BOX 69  
GREELEY, CO 80632

CACHE METROPOLITAN DISTRICT NO. 2  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET  
DENVER, CO 80237

CACHE METROPOLITAN DISTRICT NO. 4  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET  
DENVER, CO 80237

CACHE METROPOLITAN DISTRICT NO. 6  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET  
DENVER, CO 80237

CACHE METROPOLITAN DISTRICT NO. 8  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET  
DENVER, CO 80237

CITY CENTER WEST RESIDENTIAL METRO DISTRICT #1  
C/O SPECIAL DISTRICT MANAGEMENT SERVICES, INC.  
141 UNION BOULEVARD, SUITE 150  
DENVER, CO 80228-1898

CLEARVIEW LIBRARY  
720 THIRD STREET  
WINDSOR, CO 80550-5420

EVANS FIRE  
2100 EAST 37<sup>TH</sup> STREET  
EVANS, CO 80620

FUTURE LEGEND SPORTS PARK METRO DISTRICT #1  
C/O WHITE BEAR ANKELE TANAKA AND WALDRON, P.C.  
2154 EAST COMMONS AVENUE, SUITE 2000  
CENTENNIAL, CO 80122-1880

FUTURE LEGENDS SPORTS PARK BID  
C/O WHITE BEAR ANKELE TANAKA & WALDRON, PC  
2154 EAST COMMONS AVE, SUITE 2000  
CENTENNIAL, CO 80122

CACHE METROPOLITAN DISTRICT NO. 1  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET  
DENVER, CO 80237

CACHE METROPOLITAN DISTRICT NO. 3  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET  
DENVER, CO 80237

CACHE METROPOLITAN DISTRICT NO. 5  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET  
DENVER, CO 80237

CACHE METROPOLITAN DISTRICT NO. 7  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET  
DENVER, CO 80237

CITY CENTER WEST COMMERCIAL METRO DISTRICT  
C/O SPECIAL DISTRICT MANAGEMENT SERVICES, INC.  
141 UNION BOULEVARD, SUITE 150  
LAKEWOOD, CO 80228-1898

CITY CENTER WEST RESIDENTIAL METRO DISTRICT #2  
C/O PINNACLE CONSULTING GROUP, INC  
550 WEST EISENHOWER BOULEVARD  
LOVELAND, CO 80537

CITY OF EVANS  
1100 37TH STREET  
EVANS COMMUNITY COMPLEX  
EVANS, CO 80620-2036

FRONT RANGE FIRE RESCUE FIRE PROTECTION DISTRICT  
101 SOUTH IRENE AVENUE  
MILLIKEN, CO 80543

FUTURE LEGEND SPORTS PARK METRO DISTRICT #2  
C/O WHITE BEAR ANKELE TANAKA & WALDRON  
2154 EAST COMONS AVENUE, SUITE 2000  
CENTENNIAL, CO 80122-1880

GREAT WESTERN METROPOLITAN DISTRICT #1  
C/O PINNACLE CONSULTING GROUP, INC.  
550 WEST EISENHOWER BOULEVARD  
LOVELAND, CO 80537

GREAT WESTERN METROPOLITAN DISTRICT #2  
C/O PINNACLE CONSULTING GROUP, INC.  
550 WEST EISENHOWER BOULEVARD  
LOVELAND, CO 80537

GREAT WESTERN METROPOLITAN DISTRICT #4  
C/O PINNACLE CONSULTING GROUP, INC.  
550 WEST EISENHOWER BOULEVARD  
LOVELAND, CO 80537

GREAT WESTERN METROPOLITAN DISTRICT #6  
C/O PINNACLE CONSULTING GROUP, INC.  
550 WEST EISENHOWER BOULEVARD  
LOVELAND, CO 80537

GREAT WESTERN METROPOLITAN DISTRICT #8  
C/O SPENCER FANE, LLP.  
1700 LINCOLN ST, STE 2000  
DENVER, CO 80203

GREAT WESTERN METROPOLITAN DISTRICT #10  
C/O SPENCER FANE, LLP.  
1700 LINCOLN ST, STE 2000  
DENVER, CO 80203

CITY OF GREELEY  
1000 10TH STREET  
GREELEY, CO 80631

LAKE BLUFF METRO DISTRICT #1  
C/O MCGEADY BECHER, P.C.  
450 EAST 17<sup>TH</sup> AVENUE, SUITE 400  
DENVER, CO 80203-1254

LAKE BLUFF METRO DISTRICT #3  
C/O MCGEADY BECHER, P.C.  
450 EAST 17<sup>TH</sup> AVENUE, SUITE 400  
DENVER, CO 80203-1254

MILLIKEN FIRE (BOND 2024)  
MILLIKEN FIRE PROTECTION DISTRICT  
101 SOUTH IRENE  
MILLIKEN, CO 80543

NORTHERN COLORADO WATER  
220 WATER AVENUE  
BERTHOUD, CO 80513-9245

GREAT WESTERN METROPOLITAN DISTRICT #3  
C/O PINNACLE CONSULTING GROUP, INC.  
550 WEST EISENHOWER BOULEVARD  
LOVELAND, CO 80537

GREAT WESTERN METROPOLITAN DISTRICT #5  
C/O PINNACLE CONSULTING GROUP, INC.  
550 WEST EISENHOWER BOULEVARD  
LOVELAND, CO 80537

GREAT WESTERN METROPOLITAN DISTRICT #7  
C/O PINNACLE CONSULTING GROUP, INC.  
550 WEST EISENHOWER BOULEVARD  
LOVELAND, CO 80537

GREAT WESTERN METROPOLITAN DISTRICT #9  
C/O SPENCER FANE, LLP.  
1700 LINCOLN ST, STE 2000  
DENVER, CO 80203

GREAT WESTERN METROPOLITAN DISTRICT #11  
C/O SPENCER FANE, LLP.  
1700 LINCOLN ST, STE 2000  
DENVER, CO 80203

HIGH PLAINS LIBRARY  
2650 WEST 29<sup>TH</sup> STREET  
GREELEY, CO 80631

LAKE BLUFF METRO DISTRICT #2  
C/O MCGEADY BECHER, P.C.  
450 EAST 17<sup>TH</sup> AVENUE, SUITE 400  
DENVER, CO 80203-1254

LITTLE THOMPSON WATER (LTW)  
835 EAST STATE HIGHWAY 56  
BERTHOUD, CO 80513

NORTH WELD COUNTY WATER (NWC)  
32825 WCR 39  
LUCERNE, CO 80646-0056

POUDRE HEIGHTS METRO DISTRICT #1  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET  
DENVER, CO 80237

POUDRE HEIGHTS METRO DISTRICT #2  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET  
DENVER, CO 80237

POUDRE HEIGHTS METRO DISTRICT #4  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET  
DENVER, CO 80237

POUDRE TECH METROPOLITAN DISTRICT  
C/O WHITE BEAR ANKELE TANAKA & WALDRON  
2154 EAST COMMONS AVENUE, STE 2000  
CENTENNIAL, CO 80122

SCHOOL DISTRICT RE4 – WINDSOR  
PO BOX 609  
WINDSOR, CO 80550

TRIPLE CREEK METRO DISTRICT #1  
C/O WHITE BEAR ANKELE TANAKA & WALDRON, P.C.  
2154 EAST COMMONS AVENUE, SUITE 2000  
CENTENNIAL, CO 80122-1880

TRI-POINT COMMERCIAL METRO DISTRICT  
4221 BRIGHTON BOULEVARD  
DENVER, CO 80216

TWO RIVERS MARKETPLACE METRO DISTRICT  
C/O WHITE BEAR ANKELE TANAKA & WALDRON, P.C.  
2154 EAST COMMONS AVENUE, SUITE 2000  
CENTENNIAL, CO 80122-1880

WATER VALLEY METROPOLITAN DISTRICT NO. 2  
C/O WHITE BEAR ANKELE TANAKA & WALDRON, P.C.  
2154 EAST COMMONS AVENUE, STE 2000  
CENTENNIAL, CO 80122

WELD COUNTY  
1150 O STREET  
GREELEY, CO 80631

WESTERN HILLS FIRE  
1155 10<sup>TH</sup> AVENUE  
GREELEY, CO 80631-4255

POUDRE HEIGHTS METRO DISTRICT #3  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET  
DENVER, CO 80237

POUDRE HEIGHTS METRO DISTRICT #5  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET  
DENVER, CO 80237

SCHOOL DIST #6-GREELEY  
1025 9<sup>TH</sup> AVENUE  
GREELEY, CO 80631

SCHOOL DISTRICT RE5J-JOHNSTOWN  
110 SOUTH CENTENNIAL DRIVE, SUITE A  
MILLIKEN, CO 80543

TRIPLE CREEK METRO DISTRICT #2  
C/O WHITE BEAR ANKELE TANAKA & WALDRON, P.C.  
2154 EAST COMMONS AVENUE, SUITE 2000  
CENTENNIAL, CO 80122-1880

TRI-POINT RESIDENTIAL METRO DISTRICT  
4221 BRIGHTON BOULEVARD  
DENVER, CO 80216

WATER VALLEY METROPOLITAN DISTRICT NO. 1  
C/O WHITE BEAR ANKELE TANAKA & WALDRON, P.C.  
2154 EAST COMMONS AVENUE, STE 2000  
CENTENNIAL, CO 80122

WATER VALLEY METROPOLITAN DISTRICT NO. 3  
C/O FROMM & COMPANY, LLC.  
8200 SOUTH QUEBEC STREET, SUITE A3-305  
CENTENNIAL, CO 80112

WEST GREELEY CONSERVATION  
4302 WEST 9<sup>TH</sup> STREET ROAD  
GREELEY, CO 80634

TOWN OF WINDSOR  
301 WALNUT STREET  
WINDSOR, CO 80550

WINDSOR SEVERANCE FIRE  
100 NORTH 7<sup>TH</sup> STREET  
WINDSOR, CO 80550

POUDRE BAY PARTNERS LLC  
PO BOX 135  
WINDSOR, CO 80550-0135

DPR GREELEY LLC  
PO BOX 135  
WINDSOR, CO 80550-0135

POUDRE BAY CAPITAL LLC  
PO BOX 135  
WINDSOR, CO 80550-0135

ALI'S RENTALS LLC  
PO BOX 135  
WINDSRO, CO 80550-0135

DIVISION OF LOCAL GOVERNMENT  
1313 N SHERMAN STREET ROOM 521  
DENVER, CO 80203





# **Poudre Heights Metropolitan District 1-5 Amendment (MD2024-0002)**

---

**Brian McBroom, Director of Community Development**

**Brian.McBroom@Greeleygov.com | 970-350-9786**

**City Council Meeting – October 15, 2024**



**Community Vitality**

# Agenda

- Request and Site Background
- Location
- Proposal
- Considerations
- Purpose: Adopt the resolution

# Request & Site Background

- Request: Amend an existing approved Consolidated Service Plan for the Poudre Heights Metropolitan District Nos. 1-5
- Background:
  - Site annexed in 1985
  - Poudre Heights Planned Unit Development (PUD) approved in 2019
  - Consolidated Service Plan approved in 2021
  - Preliminary Subdivision approved in July 2024

# Location

- North of 10<sup>th</sup> Street, west of 101<sup>st</sup> Ave
- Surrounding Zoning:
  - North: Weld County Agricultural zoning
  - South: PUD
  - East: PUD
  - West: PUD



# Proposal



- Establish special improvement districts (SID) within the boundaries of the existing Metropolitan Districts to better finance improvements
- Provides the ability to fund public improvements through SID Assessment Bonds

# Considerations

## Approval Criteria

- Rezoning Criteria, 24-1221  
Nine Criteria Used to Evaluate Metropolitan District Applications
- The proposal is consistent with the criteria as outlined in your Summary

## Notification

- 66 notice letters sent to all petitioners, service districts, and jurisdictions within a 3-mile radius
- Web notice

## Recommendation

Community Development recommends approval

# Questions

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# POUDRE HEIGHTS

## METROPOLITAN DISTRICTS NO. 1-5

SERVICE PLAN AMENDMENT

City of Greeley City Council

October 15, 2024



# THE POUDRE HEIGHTS TEAM



**Brian Smerud**  
Owner/Applicant



**Todd Johnson, P.E.**  
Owners Representative



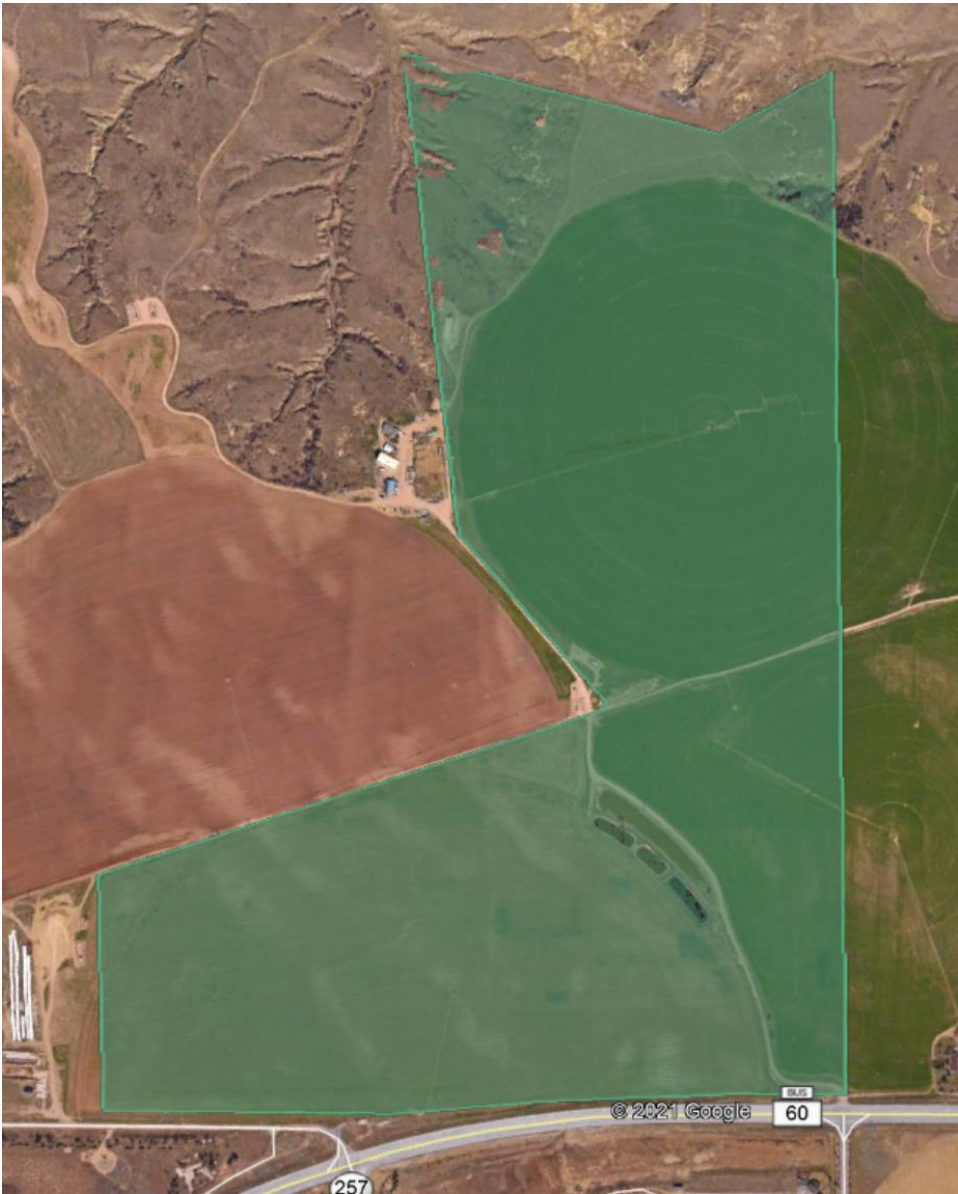
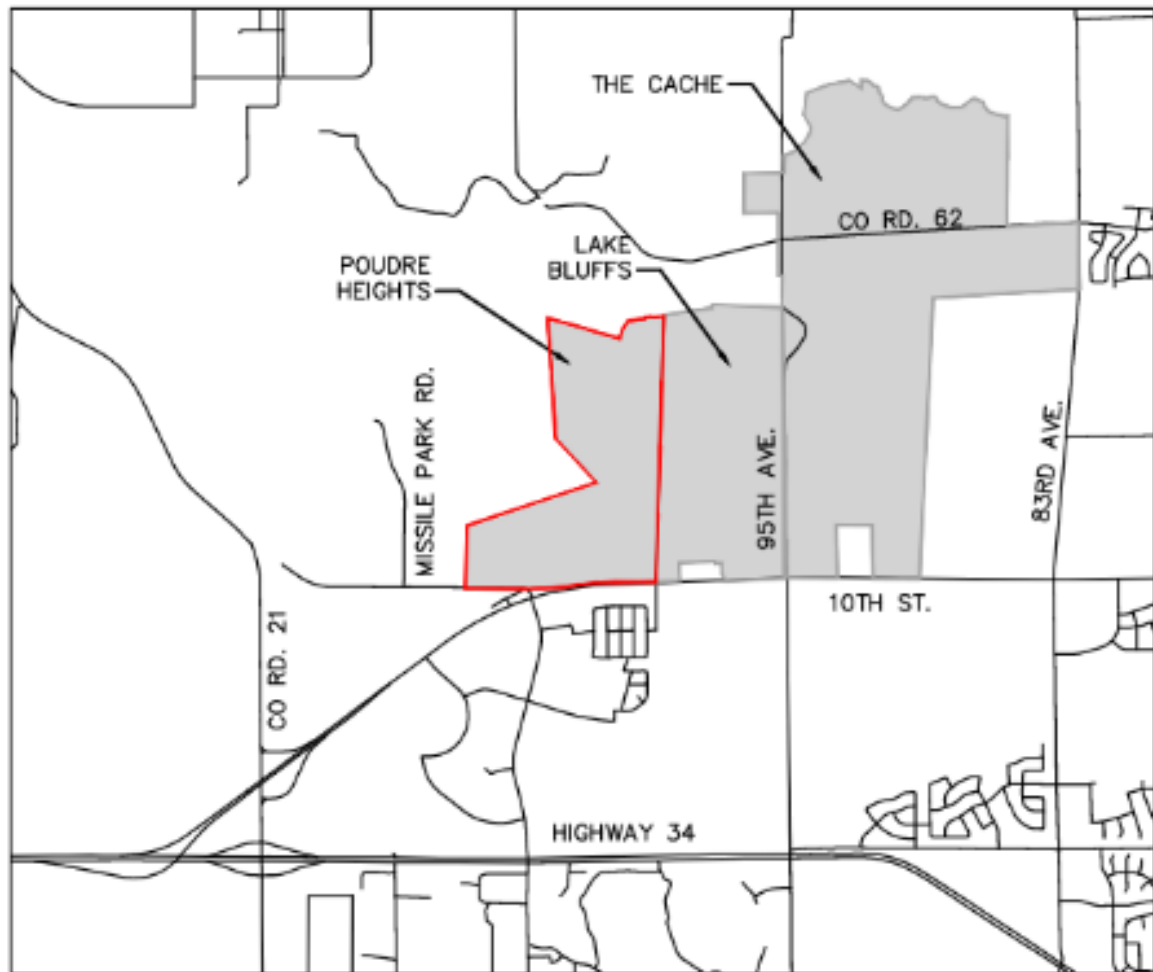
**Jennifer Ivey**  
Metro District Counsel



**Shelby Noble**  
Financial Analysis



# POUDRE HEIGHTS MD NOS. 1-5 VICINITY MAP

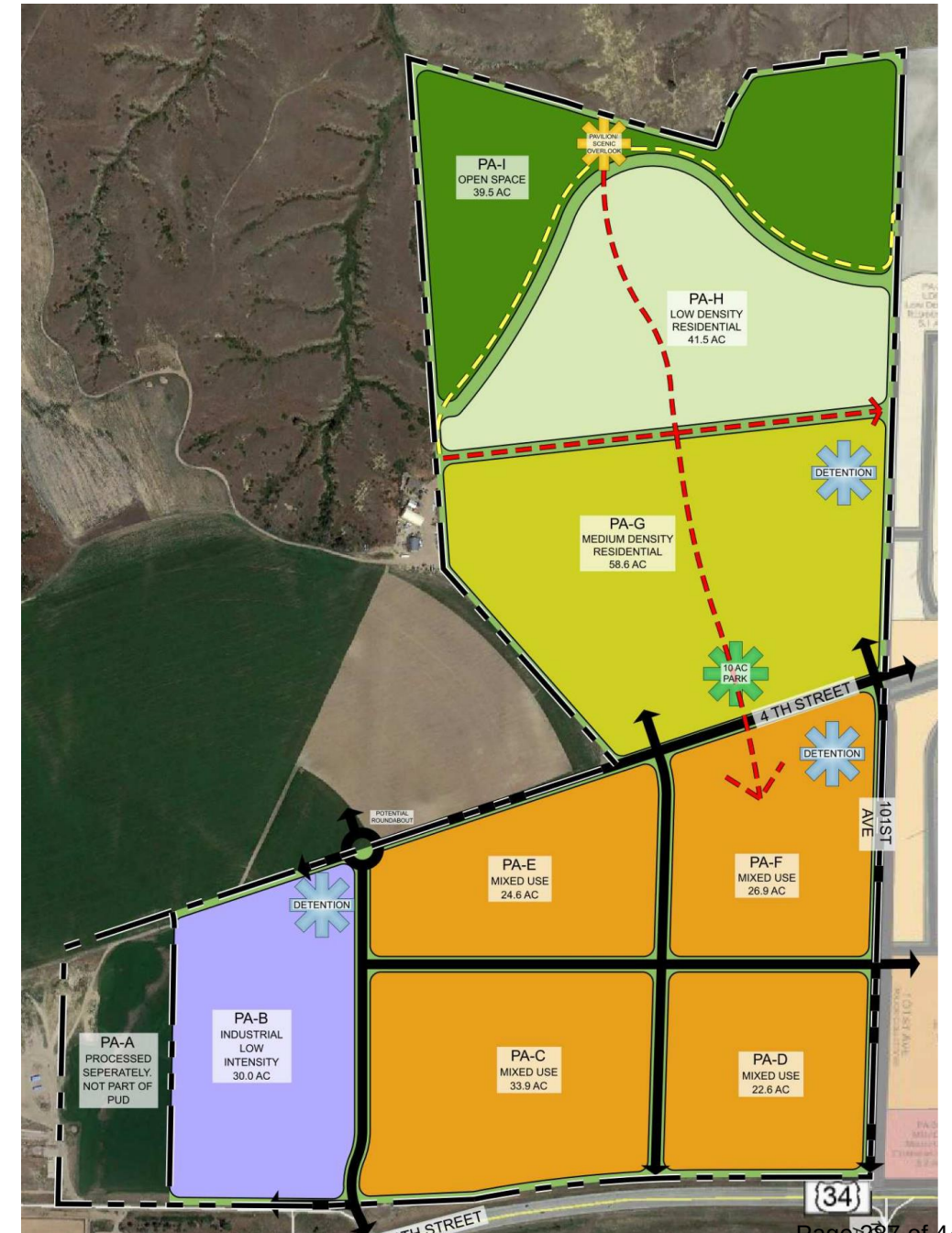


# PROJECT OVERVIEW

## 292 Acre Mixed Use Master Planned Community

### Preliminary PUD

- 292 Acres
- Mixed Use (Approximate Max Density):
  - Commercial/Industrial ~ 1,000,000 SF
  - Residential ~ 1,200 Units/2,200 Residents
- Open Space/Parks/Bluffs/Trails
- Broad Range of all uses





# ORIGINAL SERVICE PLAN

Approved by the City on September 15, 2020

## Debt Limitations

- \$110,000,000 Total Debt (Combined all Districts)

## Fees

- one-time system development fee imposed by the Districts on a per-unit or per-square foot basis at or prior to the issuance of a building permit
  - \$5,000 per single-family detached unit
  - 2,500 per single-family attached unit or multifamily unit
  - \$2.00 per SQF of commercial space, to the extent applicable

## Mill Levy

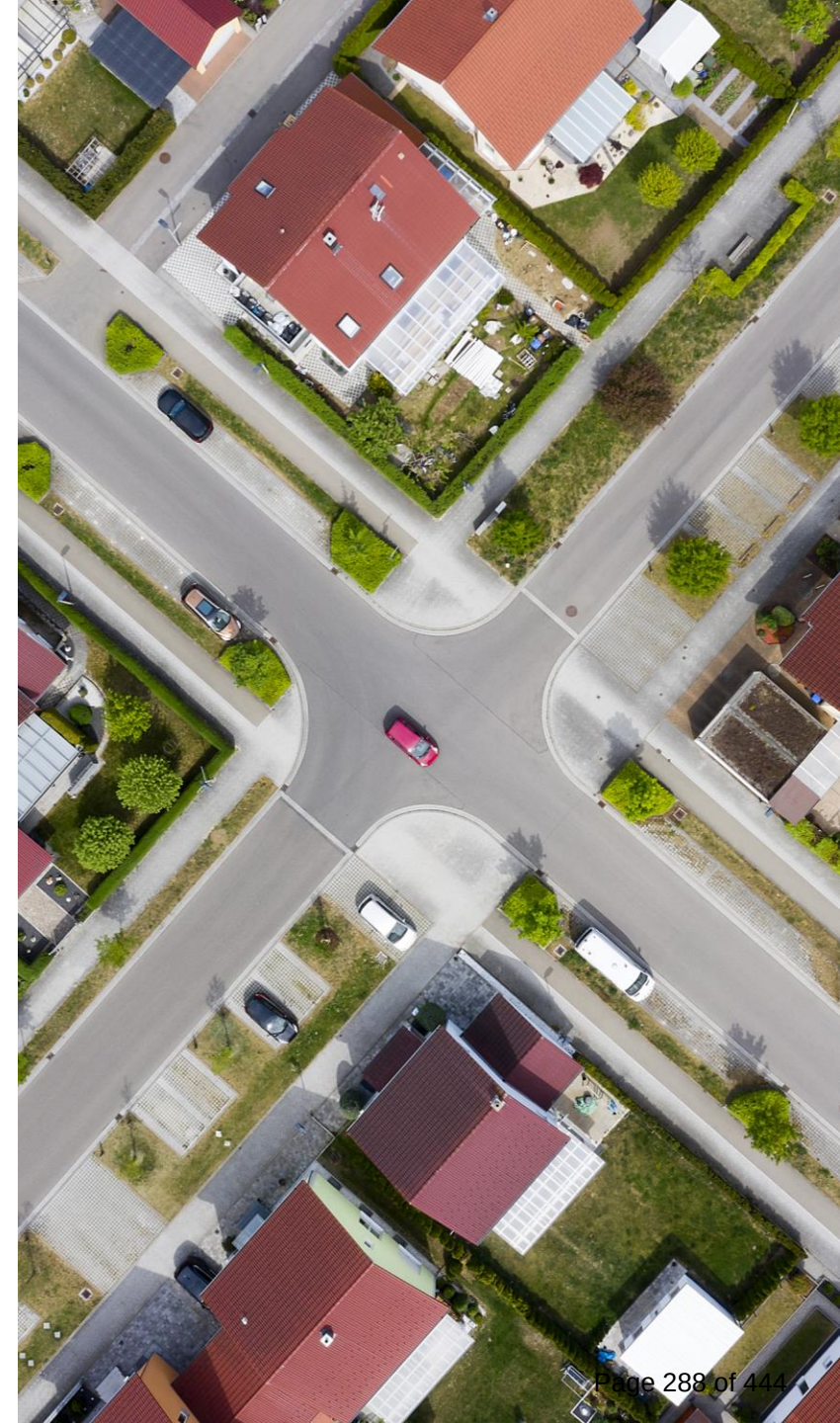
- Maximum Aggregate (Debt/Operations) – 60 Mills (subject to adjustment)

## Disclosure Requirements

- Annual Report to City
- Disclosure Statement recorded against all property
- District IGA's submitted to City in Advance of Execution
- SB 21-262 Disclosure

## Public Improvements

- Cost estimate of \$96,619,105 for public improvements to be constructed for the Districts





# SERVICE PLAN AMENDMENT

Limited Purpose of Amendment

## To Allow for the Creation of Special Improvement Districts

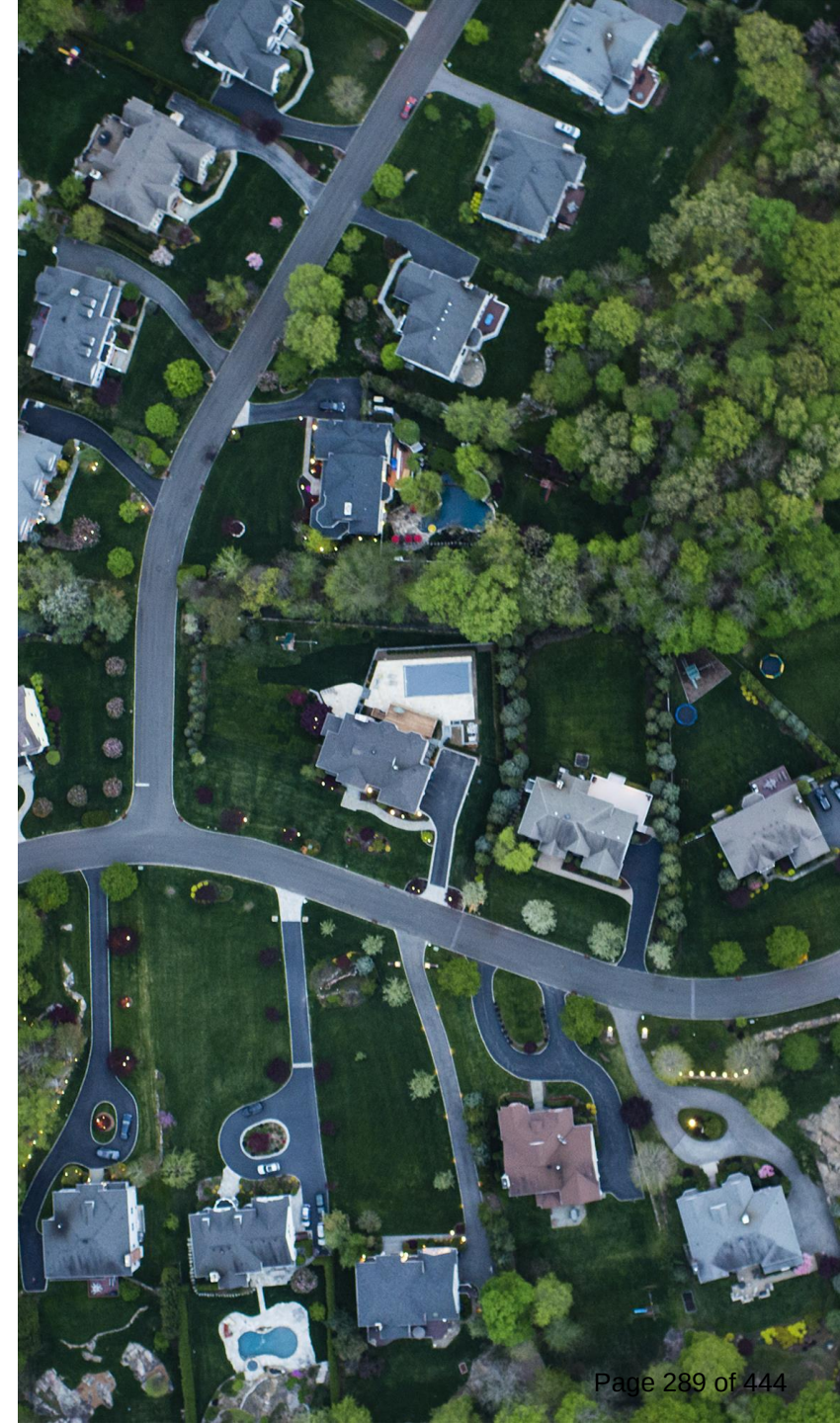
- Impose assessments
- Issue bonds payable from assessments to finance public improvements

## Transparency for future residents

- Website
- Updated Disclosure to Purchasers

## Updated Capital Plan and Financial Plan

- Cost estimate of \$92,795,112 for Public Improvements
- Updated Financial Plan to account for SID Bonds
- No change to Debt Limit or Mill Levy



# SPECIAL IMPROVEMENT DISTRICTS

## General Information

- A Special Improvement District (“SID”) is an entity allowed under Title 31 that has historically been utilized by cities as a mechanism to finance public improvements. Recently, Title 32 granted metropolitan districts the power to form SIDs
- Under Title 32, a SID must be located within a metropolitan district, but may not necessarily have the same boundaries as the metropolitan district
- SIDs are not a separate government and are governed by the metropolitan district board



# SPECIAL IMPROVEMENT DISTRICTS

## Assessments

- The District can issue assessment lien bonds, repaid by the special assessments imposed by the SID on property benefiting from such improvements
- The assessments create a governmental lien against each individual lot until fully paid, which is senior to all private liens and mortgages
- In the event of non-payment of assessments, the lots effected by the non-payment can be foreclosed on
- Ad valorem property taxes are not a source of payment
- Liens on the property will be paid in full prior to the transfer of a lot to an end user (homeowner); as such, no additional economic burden will be added to the end user





# SPECIAL IMPROVEMENT DISTRICTS

## Advantages

- Supplemental financing tool that can be used to fund the cost of public improvements
- More favorable financing terms vs. traditional private financing sources:
  - Early stage financing that can be issued while land is still unimproved
  - Lower cost of borrowing –a SID can borrow at tax exempt rates of 4-7% versus traditional financing sources (equity, bank financing, etc.)
  - Longer term financing (typically 20 years)
- Assessment lien bonds are considered revenue bonds and therefore not counted against service plan debt limit





# QUESTIONS?





## Council Agenda Summary

October 15, 2024

Key Staff Contact: Jeff Woeber, Planner III, Brian McBroom, Community Development Director

### Title:

Public hearing and resolution approving a Colorado Revised Statutes Title 32 Special District Consolidated Service Plan Amendment, known as The Cache Development Metropolitan Districts Nos. 1-8 Consolidated Service Plan Amendment that would provide Public Facilities financing, operations, and maintenance (Case Number MD2024-0003, The Cache Development Metropolitan District Nos. 1 – 8)

### Summary:

The Consolidated Service Plan for The Cache Metropolitan District Nos. 1 – 8 (“Districts”) was approved by Greeley City Council Resolution No. 45, 2020 on September 15, 2020. The Districts were organized by Order and Decree of the Weld County District Court in November 2020, and then recorded in the records of the Weld County Clerk and Recorder.

This Service Plan formed eight interrelated Districts to provide public facilities financing, operations and maintenance.

The Cache Project also involved annexations. A Planned Unit Development (PUD) was approved by City Council in July 2021. Uses allowed within The Cache PUD include residential and commercial mixed-use, along with amenity centers, open space (including 40.8 acres of bluff preservation area dedicated to the City of Greeley), trails, pocket park sites, a larger park site 10+ acres in size, and a Weld RE-4 school site.

In August 2024 a Preliminary Subdivision Plat (The Cache Filing No. 1) was approved by the Greeley Planning Commission to create 13 Tracts, one Outlot, and dedication of rights-of-way. This involved approximately 784 acres of the 1047 total acres encompassed within the Cache Metropolitan Districts.

At the same meeting, the Planning Commission approved The Cache Preliminary Plat Filing No. 2, to create buildable residential lots on one of the 13 Tracts.

With the plat approvals, the applicant intends to begin constructing improvements and infrastructure for the development in the near future which will be funded through the approved Metropolitan Districts.

### Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? No

### Legal Issues:

Consideration of this matter is a quasi-judicial process which includes the following public hearing steps:

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

**Other issues and Considerations:**

None

**Strategic Focus Area:**

Community Vitality

**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:**

1. Resolution No. 44, 2024
2. Staff Report
3. Service Plan
4. Certificate of Mailing
5. Attachment A Vicinity Map
6. Item 25 - Staff Presentation
7. Item 25 - Applicant Presentation

**CITY OF GREELEY, COLORADO**

**RESOLUTION NO. 44, 2024**

**A RESOLUTION APPROVING THE FIRST AMENDMENT TO SERVICE PLAN FOR THE CACHE METROPOLITAN DISTRICT NOS. 1, 2, 3, 4, 5, 6, 7, AND 8**

WHEREAS, on September 15, 2020, the City Council of the City of Greeley, Colorado (the “City”) approved a 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, and Cache Metropolitan District No. 8 (the “Districts”); and

WHEREAS, the Districts were each organized by Order and Decree of the District Court in and for Weld County entered on November 16, 2020, as recorded in the real property records of the Weld County Clerk and Recorder on November 20, 2020 at Reception Nos. 4653543, 4653544, 4653545, 4653546, 4653547, 4653548, 4653549, and 4653550; and

WHEREAS, the City Council of the City (“City Council”) has received a request to review and approve the First Amendment to Consolidated Service Plan for the Districts (the “First Amendment”) and related petition materials, as set forth in Section 24-1221, City Municipal Code; and

WHEREAS, the public hearing required by Section 32-1-204, C.R.S., and Section 24-1217, City Municipal Code, was conducted regarding the First Amendment on October 15, 2024; and

WHEREAS, after said public hearing, City Council has found that the First Amendment and related petition materials substantially comply with the applicable provisions of Title 24, Chapter 12 of the City Municipal Code and the requirements of Title 32, Article I, C.R.S.

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

1. The City Council does hereby determine that the applicable requirements of Title 32, Article I, C.R.S., as amended, relating to the requirements for the First Amendment have been met.

2. Pursuant to Section 24-1218, City Municipal Code, the City Council finds that the First Amendment’s contents and accompanying petition materials are in substantial compliance with the information required by Title 24, Chapter 12 of the City Municipal Code.

3. The City Council hereby determines that the First Amendment is hereby unconditionally approved.

4. A certified copy of this Resolution shall be filed in the records of the City.

5. This Resolution shall become effective immediately upon its passage.

**PASSED, AND ADOPTED, SIGNED AND APPROVED this \_\_\_\_ day of \_\_\_\_ 2024.**

**ATTEST:**

**THE CITY OF GREELEY, COLORADO**

**By:** \_\_\_\_\_  
**City Clerk**

**By:** \_\_\_\_\_  
**Mayor**

## CITY COUNCIL STAFF REPORT

**ITEM:** First Amendment to the Consolidated Service Plan for The Cache Metropolitan District Nos. 1 – 8

**CASE NO:** MD2024-0003

**PROJECT:** The Cache Development

**LOCATION:** Generally south of the Cache la Poudre River to Business HW 34/10<sup>th</sup> Street to the south, 95<sup>th</sup> Avenue to the west, and 83<sup>rd</sup> Avenue to the east

**APPLICANT:** The Cache Metropolitan District Nos. 1 – 8, represented by Todd Johnson P.E. and Jennifer Ivey, General Counsel to Districts

**CASE PLANNER:** Jeffrey Woeber, Planner III

**CITY COUNCIL PUBLIC HEARING DATE:** October 15, 2024

### CITY COUNCIL FUNCTION:

Review the proposal for compliance with Title 24, Chapter 12 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 an Amendment to an existing approved Consolidated Service Plan for the Cache Metropolitan District Nos. 1- 8.

The purpose of this Amendment to the approved Service Plan is to establish special improvement districts (SID) within the boundaries of the existing Metropolitan Districts. This is to better finance public improvements and primarily involves providing the Districts with the ability to fund public improvements through SID Assessment Bonds. Establishing special improvement districts is authorized by Section 32-1-1101.1(1) C.R.S. As required by the Statute, the Board of Directors of each of the Districts has given approval to process the subject Amendment.

#### A. REQUEST

Approval of an Amendment to the Consolidated Service Plan for The Cache Metropolitan District Nos. 1 – 8 to allow establishment of special improvement districts.

#### B. STAFF RECOMMENDATION

Approval of the Amendment as presented.

#### 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:**

Undeveloped agricultural land, riparian areas and bluffs near the Poudre River, oil and gas facilities. Note this is a very large area and has characteristics that vary considerably.

**D. BACKGROUND**

The Consolidated Service Plan for The Cache Metropolitan District Nos. 1 – 8 (“Districts”) was approved by Greeley City Council Resolution No. 45, 2020 on September 15, 2020. The Districts were organized by Order and Decree of the Weld County District Court in November 2020, and then recorded in the records of the Weld County Clerk and Recorder.

This Service Plan formed eight interrelated Districts to provide public facilities financing, operations and maintenance.

The Cache Project also involved annexations. A Planned Unit Development (PUD) was approved by City Council in July 2021. Uses allowed within The Cache PUD include residential and commercial mixed-use, along with amenity centers, open space (including 40.8 acres of bluff preservation area dedicated to the City of Greeley), trails, pocket park sites, a larger park site 10+ acres in size, and a Weld RE-4 school site.

In August 2024 a Preliminary Subdivision Plat (The Cache Filing No. 1) was approved by the Greeley Planning Commission to create 13 Tracts, one Outlot, and dedication of rights-of-way. This involved approximately 784 acres of the 1047 total acres encompassed within the Cache Metropolitan Districts.

At the same meeting, the Planning Commission approved The Cache Preliminary Plat Filing No. 2, to create buildable residential lots on one of the 13 Tracts.

With the plat approvals, the applicant intends to begin constructing improvements and infrastructure for the development in the near future which will be funded through the approved Metropolitan Districts.

**E. SERVICE PLAN AMENDMENT**

The City’s Metropolitan District Ordinance within the Greeley Municipal Code, Title 24 – Development Code, Chapter 12 Metropolitan Districts, Section 24-1221 – Service Plan Amendment contains the procedure to amend an approved service plan. This Section requires the Metropolitan District’s Board of Directors to forward a petition to City Council for approval requesting a service plan amendment, which is to include the following:

1. Any information or documentation required under the applicable provisions of the Special District Act;

Staff comment: Applicant has complied with this requirement.

2. Any material changes since the service plan was last reviewed and approved by the city council to any of the information, assumptions or projections furnished in conjunction with the petition for approval of organization of a district or contained in the service plan;

Staff comment: Since initial approval of the Service Plan there have been no material changes to date. The only proposed change with this Amendment is a provision to establish special improvement districts within the boundaries of the Metropolitan Districts.

3. A detailed explanation of the activity, events or conditions which resulted in the material modification, including what action was taken or alternatives considered, if any, by the district to avoid the action, event or condition;

Staff comment: The proposal to allow special improvement districts is to provide the Metropolitan Districts a better, more flexible mechanism for financing necessary improvements.

4. The impact of the material modification on the district's ability to develop the capital facilities and infrastructure necessary to meet its capital development plan;

Staff comment: The proposed Amendment will improve the District's ability to develop capital facilities and infrastructure by adding an option for financing this development.

5. The effect of the material modification on the district's ability to retire, as scheduled, its outstanding financial obligations and its ability to issue and market additional indebtedness, if any;

Staff comment: These effects have been considered and evaluated by Greeley's Special Counsel for Metropolitan District matters and applications. The proposed Amendment's effects have been found to be positive, with no negative impacts identified.

6. A current financial plan for the district reflecting development absorption rates anticipated within the district's service area, projected annual revenues and expenditures based upon such projected absorption rates, debt issuance and amortization schedules and a projection of anticipated capital outlays;

Staff comment: The financial plan within the current approved Service Plan has been reviewed and found to be acceptable.



7. The financial impact of the modification on existing residents of the district;

Staff comment: The financial impact has been considered and evaluated by Greeley's Special Counsel for Metropolitan District matters and applications, who has not identified any negative financial impacts associated with the proposed Amendment.

8. An updated five-year capital improvements plan; and

Staff comment: The existing capital improvement plan within the approved Service Plan is still valid.

9. What alternatives or options are available to the district if the requested amendment is not approved.

Staff comment: Should the Amendment not be approved, the Districts would fall back on the originally approved financing mechanisms.

The Service Plan Amendment Section, under 24-1221 b., reads as follows:

b. All of the required information shall be supported by appropriate technical analysis, reports and supporting documents of qualified professionals and consultants. The amendment shall be processed and reviewed in the same manner as prescribed by this chapter for an initial service plan, except that the submittal requirements of this section shall be substituted for those of [section 24-1214](#), and the application fee shall be set by the city manager. This section shall not impair the right of the city to bring an action in the district court to pursue appropriate remedies, including, but not limited to, enjoining the activities of the district pursuant to C.R.S. § 32-1-207(3)(b).

Staff has processed and reviewed the proposed Amendment in a manner consistent with the initial Service Plan review and emphasizes that the proposed Amendment is only to add a mechanism for financing of public improvements, where the Districts can establish special improvement districts. The structure, area, boundaries, services, improvements and development associated with the approved eight Metropolitan Districts would not be changed or impacted.

#### **F. PUBLIC NOTICE AND COMMENT**

Pursuant to Section 24-1209 of the City of Greeley's Municipal Code, written notice shall be sent to each special district located within the proposed district's boundary. 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. 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 the petitioners, service districts, and jurisdictions within a three-mile radius.

#### **G. CITY COUNCIL RECOMMENDED MOTIONS**

Based on the application received and the preceding analysis, the City Council finds that the request for the approval of the First Amendment to the Consolidated Service Plan for The Cache Metropolitan District Nos. 1 – 8 is in conformance with the City of Greeley’s Municipal Code Title 24, Chapter 12. Metropolitan Districts; and therefore approves the request.

#### **H. ATTACHMENTS**

Vicinity Map

First Amendment to Consolidated Service Plan for Cache Metropolitan District Nos. 1 – 8

Certificate of Mailing, Notice of Hearing

Resolution of Approval

**FIRST AMENDMENT  
TO  
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**

## 1. **INTRODUCTION**

The Consolidated Service Plan for the Cache Metropolitan District Nos. 1-8 ( the “**Districts**”) was approved by the City Council of the City of Greeley, Colorado (the “**City**”) on September 15, 2020 (the “**Service Plan**”), and the Districts were each organized by Order and Decree of the District Court in and for Weld County entered on November 16, 2020, as recorded in the real property records of the Weld County Clerk and Recorder on November 20, 2020 at Reception Nos. 4653543, 4653544, 4653545, 4653546, 4653547, 4653548, 4653549, and 4653550. The intent and purpose of the Districts, pursuant to the Service Plan, is to provide a part or all of the Public Improvements for the use and the benefit of all anticipated inhabitants, taxpayers of the Districts, and the general public and for the Districts to finance the construction of these Public Improvements. This First Amendment to Service Plan (the “**First Amendment**”) is intended to be read in conjunction with the Service Plan.

The Boards of Directors of each of the Districts have determined that the ability to establish special improvement districts, as authorized by Section 32-1-1101.7(1), C.R.S., within the boundaries of the Districts would further the purpose of the Service Plan by creating better methods to finance Public Improvements for the benefit of the Districts’ anticipated inhabitants and taxpayers. The primary purpose of these special improvement districts is to assess the costs of public improvements to those property owners who are specially benefited by the public improvements.

The purpose of this First Amendment is to authorize the establishment of special improvement districts within the Districts’ boundaries. The Districts also wish to provide the City with revised financial and capital plans through this First Amendment to properly reflect the Districts’ current planning projections. This First Amendment is limited to the modifications specifically described below.

## 2. **FIRST AMENDMENT**

A. All capitalized terms used, but not otherwise defined herein (including in Section 1 of this First Amendment), shall have the same meaning as set forth in the Service Plan.

B. The definition for “Bond, Bonds, or Debt” within Section II. of the Service Plan is amended as follows, with additions underlined:

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. “Bond,” “Bonds,” or “Debt” as used herein shall not include SID Assessment Bonds, as further defined herein.

C. The following definitions are added to Section II of the Service Plan:

End User: means any owner, or tenant of any owner, of any taxable improvement within the Districts who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial

tenant is an End User. The business entity that constructs homes or commercial structures is not an End User.

SID Assessments: special assessments levied on property specially benefitted by such improvements by a Special Improvement District in accordance with the SID Statutes.

SID Assessment Bonds: means bonds or other bonded indebtedness obligations for the payment of which one or more Districts have promised to impose SID Assessments.

SID Statutes: means Section 32-1-1101.7, C.R.S., and pursuant to the authority granted by and procedures set forth in Parts 5 and 11 of Article 25 of Title 31, C.R.S., as the same may be amended from time to time.

Special Improvement District: means a special improvement district formed in accordance with the SID Statutes within the boundaries of one or more of the Districts to finance Public Improvements authorized under this Service Plan.

- D. The first paragraph of Section I.C. of the Service Plan is amended as follows, with additions underlined:

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 (i) Debt to be issued by the Districts, (ii) SID Assessment Bonds, or (iii) any combination thereof. 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.

- E. The last paragraph of Section I.C. of the Service Plan is amended as follows, with additions underlined:

The Districts shall be authorized to finance the Public Improvements that can be funded from (i) Debt to be repaid from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy, (ii) SID Assessment Bonds, or (iii) any combination thereof. 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.

- F. The first paragraph of Section VI.A is amended as follows, with additions underlined:

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 and/or SID Assessment Bonds to be issued by the Districts. The Financial Plan for the Districts shall be to issue (i) such Debt as the Districts can reasonably pay from revenues derived from the Maximum Debt Mill Levy and other legally available revenues, (ii) SID Assessment Bonds, or (iii) any combination thereof. 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. Any SID Assessment Bonds issued by the Districts may be payable from and secured by SID Assessments assessed in accordance with the SID Statutes. 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 and/or SID Assessments, without first obtaining City approval of an amendment to this Service Plan, which amendment shall be deemed to be a material modification hereof.

- G. Section VI.B. of the Service Plan is amended as follows, with additions underlined:

The interest rate on any Debt or SID Assessment Bonds is limited to the market rate at the time the Debt or SID Assessment Bonds, as applicable, is issued. In the event of a default, the proposed maximum interest rate on any Debt or SID Assessment Bonds shall not exceed eighteen percent (18%). The proposed maximum underwriting discount will be five percent (5%). Debt or SID Assessment Bonds, 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.

- H. Section VI.E. of the Service Plan is amended as follows, with additions underlined:

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. The Districts may also rely upon various other revenue sources authorized by law, including, but not limited to the District Facility Fee, SID Assessments, and any other, fees, rates, tolls, penalties or charges approved by the City in accordance with Section VI.A, above. 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. For the avoidance of doubt, the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term shall not apply to any SID Assessment Bonds issued by the Districts because the SID Assessments lien on the benefited property securing the payment of the SID Assessments on the benefited property and pledged for the repayment of the SID Assessment Bonds shall be due and payable and paid prior to ownership or occupancy of the benefited property by the first End User.

- I. Section VI.E.4. of the Service Plan is amended as follows, with additions underlined:

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 any time 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 and/or SID Assessments, 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.

- J. A new Section VI.J. of the Service Plan is hereby added as follows:

Special Improvement Districts.

In accordance with the SID Statutes, the Districts shall each have the authority to establish and organize a Special Improvement District within the boundaries of the District to finance Public Improvements authorized under this Service Plan. In accordance with the SID Statutes, each Special Improvement District may levy SID Assessments on property specially benefitted by such improvements and upon organization, each Special Improvement District may issue SID Assessment Bonds. Notwithstanding any other provision contained in this Service Plan to the contrary, with respect to any benefited property that is subject to SID Assessments, the SID Assessments as to said benefited property and the lien securing such SID Assessments shall be paid in full and the lien fully discharged and released prior to the benefited property being transferred to or occupied by the first End User. For the avoidance of doubt, any such SID Assessment Bonds issued by the Districts may be issued by the Districts with maturities that extend beyond the anticipated date the benefited property encumbered by the SID Assessments lien will be conveyed to the first End User, free and clear of the SID Assessments lien. All SID Assessment Bonds issued by one or more of the Districts must be issued in compliance with all requirements of State law.

The resolution or other recorded instrument that imposes SID Assessments liens on benefited property will specifically provide that the SID Assessments lien encumbering the benefited property and securing the payment of the SID Assessment,

be paid in full and the lien fully discharged and released prior to the ownership of the encumbered property or occupancy thereof by the first End User.

- K. A new Section VI.K. of the Service Plan is hereby added as follows:

Public Improvement Fees.

The Districts shall not be authorized to impose, receive, collect, or pledge to any indebtedness of the Districts a public improvement fee unless otherwise approved by the City.

- L. Section VII., Annual Report, of the Service Plan is hereby renamed as Annual Report and Website, and a new section VII.C. of the Service Plan is hereby added as follows:

Website.

The Districts shall maintain an official website, in compliance with Section 32-1-104.5(3)(a), C.R.S., which shall provide notice of meetings to encourage community attendance as well as other pertinent information on the operations and functions of the Districts.

- M. Section VII.B.7. of the Service Plan is hereby amended and replaced with the following language:

Certification by the Board that no action, event or condition enumerated in Section 24-1219 of the City Code has occurred in the report year; and

- N. The second paragraph of Section IX. of the Service Plan is amended as follows, with additions underlined:

The City wants purchasers of property within the Districts 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, the Districts' authority to establish Special Improvement Districts, and authority to issue SID Assessment Bonds that are secured by a lien that encumbers the benefitted property, as applicable. Such disclosure shall also advise purchasers of property within the District that a SID Assessments lien is intended to be paid off prior to conveyance of property to an End User. 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. The District shall record a revised disclosure upon City approval of an amendment to this Service Plan.

- O. Exhibit D, Capital Plan and Engineer's Certificate, of the Service Plan is hereby



deleted and replaced in its entirety with **Exhibit A** of this First Amendment, attached hereto and incorporated herein by this reference.

- P. Exhibit F, Financial Plan, of the Service Plan is hereby deleted and replaced in its entirety with **Exhibit B** of this First Amendment, attached hereto and incorporated herein by this reference.

3. **EFFECT OF THIS FIRST AMENDMENT**

Except as specifically amended as set forth above, all other provisions of the Service Plan shall remain in full force and effect. To the extent there are any inconsistencies between this First Amendment and the Service Plan, the City's interpretation shall control.

CACHE METROPOLITAN DISTRICT NOS. 1-8

By: Icenogle Seaver Pogue, P.C.  
General Counsel to Cache Metropolitan District  
Nos. 1-8

**EXHIBIT A**

**CAPITAL PLAN AND ENGINEER'S CERTIFICATE**

July 28, 2024

## **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 95<sup>th</sup> Avenue and 10<sup>th</sup> Street in Greeley, CO. Terra Forma Solutions, Inc. (TFS) has been retained to provide the aforementioned projection in association with the modification of the service plan for the Metropolitan District(s) for the inclusion of a Special Improvement District(SID) 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 10<sup>th</sup> Street/Hwy 34 Business Route, on the west by 95<sup>th</sup> Avenue, east by 89<sup>th</sup> and 83<sup>rd</sup> Avenues and north boundary approximately 5500 feet north of 10<sup>th</sup> street, see phasing map below. Additionally, a potential future inclusion no. 1 north of the above-mentioned boundary to the Poudre, approximately 95<sup>th</sup> Avenue on west and 83<sup>rd</sup> Avenue on the east; and future inclusion area no. 2, west of 95<sup>th</sup> 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 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 2024 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.

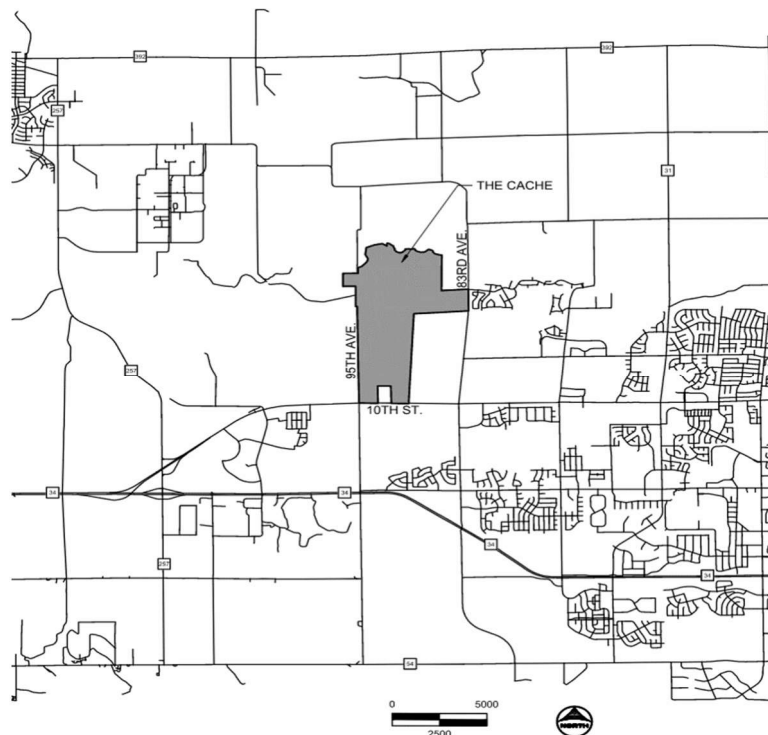
### ***Timing:***

Construction of infrastructure improvements and incurrence of the projected costs is anticipated to commence in 2024 and continue through 2045 or as adjusted for market conditions.

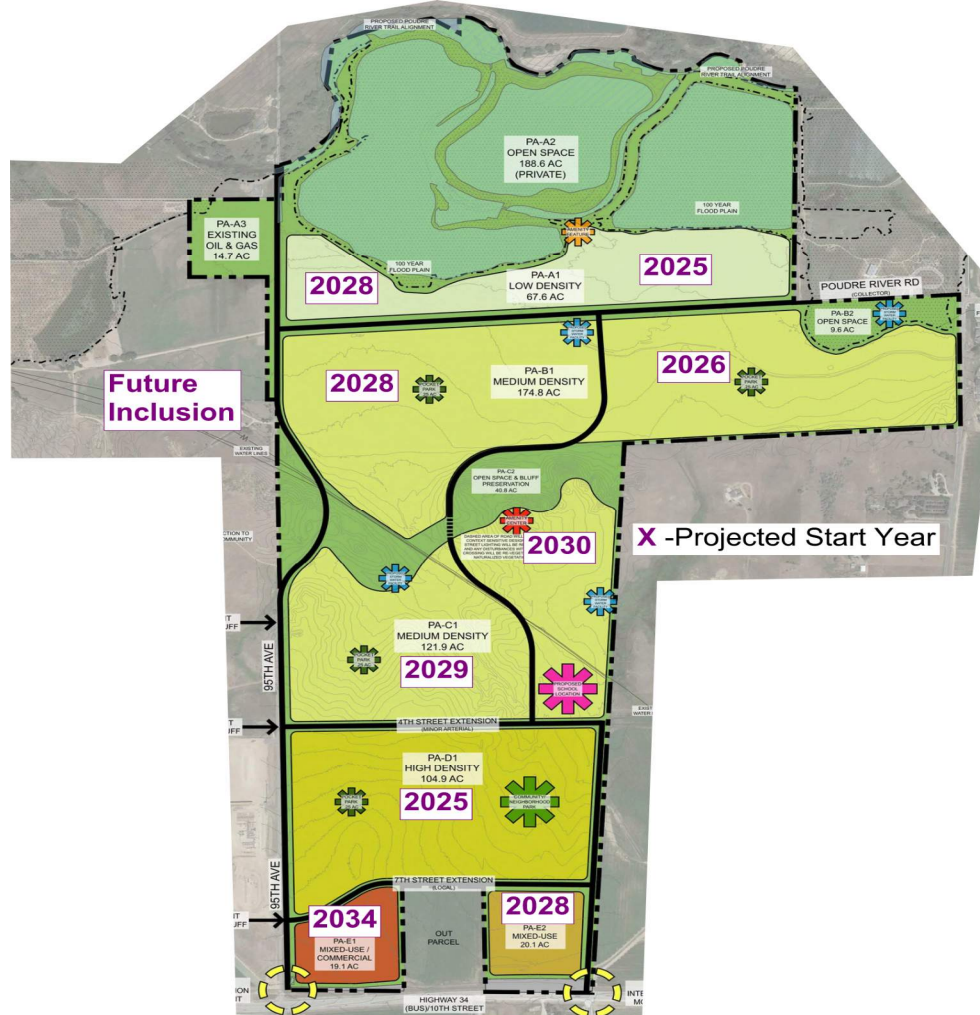
### Matrix of Ownership and Maintenance

| Item                                                                                                                                                                                                                                                                                                                                                        | District* | HOA* | Greeley |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------|---------|
| Internal Pocket Parks                                                                                                                                                                                                                                                                                                                                       | OM        | OM   |         |
| Neighborhood and Community Parks<br>(Until City Acceptance)                                                                                                                                                                                                                                                                                                 | OM        | OM   |         |
| Recreation Amenities/Facility                                                                                                                                                                                                                                                                                                                               | OM        | OM   |         |
| Roadway Landscape and Tracts                                                                                                                                                                                                                                                                                                                                | OM        | OM   |         |
| Open Space                                                                                                                                                                                                                                                                                                                                                  |           |      | OM      |
| Detention Ponds                                                                                                                                                                                                                                                                                                                                             | OM        | OM   |         |
| Non Jurisdictional Storm Drainage                                                                                                                                                                                                                                                                                                                           | OM        | OM   |         |
| Non Potable Infrastructure                                                                                                                                                                                                                                                                                                                                  |           |      | OM      |
| Public Roadways                                                                                                                                                                                                                                                                                                                                             |           |      | OM      |
| Public Water, Non Potable Water, Sanitary<br>Sewer, Storm Drainage                                                                                                                                                                                                                                                                                          |           |      | OM      |
| Median Landscaping in Arterial Roadways                                                                                                                                                                                                                                                                                                                     |           |      | OM      |
| Traffic Signals, Lighting, Signage                                                                                                                                                                                                                                                                                                                          |           |      | OM      |
| <p>O = Ownership<br/> M = Maintenance<br/> OM = Ownership and Maintenance<br/> *The District and/or the HOA may own and/or maintain these improvements, provided that if an HOA is not incorporated then the District will take on the responsibilities. All Public Improvements financed or owned/operated by the District will be open to the Public.</p> |           |      |         |

### Vicinity Map (PUD Area)



## Phasing Map



Please feel free to contact me at 303-257-7653 or [todd@terraformas.com](mailto: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, Sarah Woodland, The Cache, LLC



|                                                     |                   |                      |                      |                 |
|-----------------------------------------------------|-------------------|----------------------|----------------------|-----------------|
| <b>THE CACHE</b>                                    |                   |                      |                      |                 |
| <b>Projection of Probable Costs</b>                 |                   |                      |                      |                 |
| <b>April 13, 2024</b>                               |                   |                      |                      |                 |
| <b>Overall Summary 3100 \$ 62,585 \$194,014,618</b> |                   |                      |                      |                 |
| <b>Infrastructure</b>                               | <b>\$/LF/UNIT</b> | <b>Cost</b>          | <b>Comments</b>      |                 |
| 95th Avenue                                         | \$ 2,022          | \$ 9,097,376         |                      |                 |
| Cache Parkway                                       | \$ 1,949          | \$ 14,227,926        |                      |                 |
| 83rd Avenue                                         | \$ 830            | \$ 1,078,815         |                      |                 |
| Poudre River Road                                   | \$ 1,258          | \$ 7,362,197         |                      |                 |
| 4th Street                                          | \$ 2,055          | \$ 5,753,225         |                      |                 |
| 7th Street                                          | \$ 1,384          | \$ 3,735,720         |                      |                 |
| 10th Street                                         | \$ 641            | \$ 962,126           |                      |                 |
| Storm Drainage                                      | \$ 2,953          | \$ 9,154,943         |                      |                 |
| Non-Potable (Projection Only, No Plan)              | \$ 1,290          | \$ 4,000,000         |                      |                 |
| Amenities/Parks/Open Space                          | \$ 6,479          | \$ 20,086,201        |                      |                 |
| Adjacent Reimbursements                             | \$ 1,290          | \$ 4,000,000         | 95th/SS/7th WT       |                 |
| Reimbursement from City on Oversizing               | (\$645)           | (\$2,000,000)        | WT/SS/SD             |                 |
| Reimbursables From Others                           | (\$323)           | (\$1,000,000)        |                      |                 |
|                                                     | <b>\$ 24,664</b>  | <b>\$ 76,458,530</b> |                      |                 |
| <b>Planning Areas</b>                               | <b>Units</b>      | <b>\$/Unit</b>       | <b>Cost</b>          | <b>Comments</b> |
| A East                                              | 73                | \$ 64,127            | \$ 4,681,300         | SFE/Patio       |
| A West                                              | 49                | \$ 78,784            | \$ 3,860,431         | SFE             |
| B - East                                            | 350               | \$ 42,702            | \$ 14,945,662        | SFE/SFD/SFA     |
| B - West                                            | 350               | \$ 34,810            | \$ 12,183,425        | SFE/SFD/SFA     |
| C - Estate(East)                                    | 125               | \$ 53,436            | \$ 6,679,537         | SFE             |
| C - Southwest                                       | 400               | \$ 32,252            | \$ 12,900,734        | SFD/SFA         |
| D - East                                            | 250               | \$ 40,000            | \$ 10,000,000        | SFC             |
| D - West                                            | 700               | \$ 35,000            | \$ 24,500,000        | SFC/SFD/SFA     |
| E - East                                            | 301               | \$ 40,000            | \$ 12,040,000        | TH              |
| E - West                                            | 502               | \$ 7,500             | \$ 3,765,000         | MF              |
| E - Commercial                                      | 0                 | \$ -                 | \$ 500,000           | Commercial      |
| F - Future Inclusion                                | TBD               | \$ -                 | \$ 11,500,000        | Residential     |
|                                                     | <b>3100</b>       | <b>\$ 37,921</b>     | <b>\$117,556,088</b> |                 |





## THE CACHE - 95TH AVENUE

April 13, 2024

|                       |         |              |
|-----------------------|---------|--------------|
| PROJECT TOTAL         | 0       | \$ 9,097,376 |
| COST PER LOT/PER FOOT | #DIV/0! | \$2,022      |
| CENTERLINE ROADWAY    | 4500    |              |
| CENTERLINE            | 0       |              |
| CENTERLINE            | 0       |              |

| PROFESSIONAL SERVICES                     | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS |
|-------------------------------------------|----------------|-------|-------|-------------------|----------|
| AGENCY REVIEW FEES                        | \$ 10,500      | LS    | 1     | \$ 10,500.00      | 0.15%    |
| SURVEY & SUE                              | \$ 35,000      | LS    | 1     | \$ 35,000.00      | 0.50%    |
| PLANNING & LANDSCAPE ARCHITECTURE         | \$ 245,000     | LS    | 1     | \$ 245,000.00     | 3.50%    |
| ENGINEERING                               | \$ 105,000     | LS    | 1     | \$ 105,000.00     | 1.50%    |
| SURVEY & GEOTECH                          | \$ 210,000     | LS    | 1     | \$ 210,000.00     | 3.00%    |
| CONSTRUCTION SERVICES                     | \$ 70,000      | LS    | 1     | \$ 70,000.00      | 1.00%    |
| RECORD DRAWINGS/CLOSE OUT                 | \$ 35,000      | LS    | 1     | \$ 35,000.00      | 0.50%    |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 710,500</b> |          |
| GRADING                                   | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS |
| TOPSOIL                                   | \$ 2.50        | CY    | 4000  | \$ 10,000.00      | 10%      |
| OVERLOT GRADING                           | \$ 2.75        | CY    | 40000 | \$ 110,000.00     | 4        |
| SUBEXCAVATION                             | \$ 2.75        | CY    | 0     | \$ -              |          |
| ROCK EXCAVATION                           | \$ 8.00        | CY    | 0     | \$ -              | 0%       |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 120,000</b> |          |
| EROSION CONTROL                           | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS |
| EROSION CONTROL                           | \$ 20          | LF    | 4500  | \$ 90,000.00      |          |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 90,000</b>  |          |
| DEMOLITION                                | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS |
| DEMOLITION                                | \$ 50,000      | LS    | 1     | \$ 50,000.00      |          |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 50,000</b>  |          |
| UTILITY CHARGES                           | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS |
| ELECTRIC DISTRIBUTION                     | \$ 25          | LF    | 4500  | \$ 112,500.00     | Backbone |
| GAS DISTRIBUTION                          | \$ -           | LF    | 4500  | \$ -              | Backbone |
| TELECOMMUNICATION DISTRIBUTION            | \$ -           | LF    | 4500  | \$ -              | Backbone |
| CONDUITS                                  | \$ 25          | INT   | 3     | \$ 75,000.00      | 1,000    |
| TRAFFIC SIGNAL                            | \$ -           | LS    | 1     | \$ -              |          |
| STREET LIGHTS                             | \$ 10,500      | EA    | 20    | \$ 210,000.00     | 225      |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 397,500</b> |          |
| SANITARY SEWER IMPROVEMENTS               | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS |
| 4" SDR UD                                 | \$ 28.35       | LF    | 0     | \$ -              |          |
| 6" SDR UD                                 | \$ 35.70       | LF    | 0     | \$ -              |          |
| 8" PVC W/BEDDING                          | \$ 84.00       | LF    | 0     | \$ -              | 0%       |
| 10" PVC W/BEDDING                         | \$ 100.80      | LF    | 0     | \$ -              | 0%       |
| 12" PVC W/BEDDING                         | \$ 107.10      | LF    | 0     | \$ -              | 0%       |
| 15" PVC W/BEDDING                         | \$ 135.00      | LF    | 0     | \$ -              | 0%       |
| 6" PVC FORCEMAIN                          | \$ 95.00       | LF    | 0     | \$ -              | 0%       |
| ROCK CUT                                  | \$ 25.00       | CY    | 0     | \$ -              |          |
| M.H. - 4" DIA (0-10')                     | \$ 8,250.00    | EA    | 0     | \$ -              | 300      |
| M.H. - 5" DIA (0-10')                     | \$ 9,700.00    | EA    | 0     | \$ -              | 300      |
| 6" CLEANOUT ASSEMBLY                      | \$ 1,000.00    | EA    | 0     | \$ -              |          |
| 4" PVC SERVICE (40' AVG)                  | \$ -           | EA    | 0     | \$ -              |          |
| TIE TO EXISTING STUB                      | \$ 3,500.00    | EA    | 1     | \$ 3,500.00       |          |
| MAIN INSPECTION/TESTING                   | \$ 4.25        | LF    | 0     | \$ -              |          |
| SPECIAL                                   | \$ 5,000.00    | LS    | 0     | \$ -              |          |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 3,500</b>   |          |
| STORM DRAINAGE IMPROVEMENTS               | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS |
| 15" RCP w/bedding                         | \$ 76.00       | LF    | 0     | \$ -              | 0%       |
| 18" RCP w/bedding                         | \$ 85.00       | LF    | 1125  | \$ 95,625.00      | 25%      |
| 21" RCP w/bedding                         | \$ 116.00      | LF    | 0     | \$ -              | 0%       |
| 24" RCP w/bedding                         | \$ 130.00      | LF    | 1125  | \$ 146,250.00     | 25%      |
| 30" RCP w/bedding                         | \$ 149.00      | LF    | 0     | \$ -              | 0%       |
| 36" RCP w/bedding                         | \$ 156.00      | LF    | 675   | \$ 105,300.00     | 15%      |
| 42" RCP w/bedding                         | \$ 200.00      | LF    | 0     | \$ -              | 0%       |
| 48" RCP w/bedding                         | \$ 230.00      | LF    | 450   | \$ 103,500.00     | 10%      |
| 54" RCP w/bedding                         | \$ 261.00      | LF    | 0     | \$ -              | 0%       |
| 60" RCP w/bedding                         | \$ 300.00      | LF    | 0     | \$ -              | 0%       |
| 72" RCP w/bedding                         | \$ 465.00      | LF    | 0     | \$ -              | 0%       |
| 84" RCP w/bedding                         | \$ 535.00      | LF    | 0     | \$ -              | 0%       |
| 96" RCP w/bedding                         | \$ 580.00      | LF    | 0     | \$ -              | 0%       |
| ROCK CUT                                  | \$ 25.00       | CY    | 0     | \$ -              | 0%       |
| 24" FES                                   | \$ 4,200.00    | EA    | 0     | \$ -              |          |
| 30" FES                                   | \$ 5,450.00    | EA    | 0     | \$ -              |          |
| 36" FES                                   | \$ 5,900.00    | EA    | 0     | \$ -              |          |
| 42" FES                                   | \$ 6,525.00    | EA    | 0     | \$ -              |          |
| 48" FES                                   | \$ 6,775.00    | EA    | 0     | \$ -              |          |
| 54" FES                                   | \$ 7,850.00    | EA    | 0     | \$ -              |          |
| 60" FES                                   | \$ 8,200.00    | EA    | 0     | \$ -              |          |
| 4" Diameter MH (0-8) w/24" Cover          | \$ 6,300.00    | EA    | 6     | \$ 37,800.00      | 400      |
| 5" Diameter MH (0-8) w/24" Cover          | \$ 7,650.00    | EA    | 2     | \$ 15,300.00      | 400      |
| 6" MH (0-8' depth) & 24" Cover            | \$ 8,910.00    | EA    | 1     | \$ 10,023.75      | 400      |
| Box Base Manhole                          | \$ 17,850.00   | EA    | 0     | \$ -              | 200      |
| Riprap, Grouted (Type M/L/H)              | \$ 280.00      | CY    | 0     | \$ -              |          |
| Riprap, Grouted 2' Boulders               | \$ 375.00      | CY    | 0     | \$ -              |          |
| Riprap, Grouted 3' Boulders               | \$ 410.00      | CY    | 0     | \$ -              |          |
| Riprap, Placed (Type M/L/H)               | \$ 89.00       | TN    | 0     | \$ -              |          |
| Riprap, Placed Type VH                    | \$ 107.00      | TN    | 0     | \$ -              |          |
| Soil Riprap Placed                        | \$ 83.00       | TN    | 0     | \$ -              |          |
| 5" Type 'R' Inlet                         | \$ 8,700.00    | EA    | 2     | \$ 17,400.00      |          |
| 10" Type 'R' Inlet                        | \$ 16,500.00   | EA    | 2     | \$ 33,000.00      |          |
| 15" Type 'R' Inlet                        | \$ 19,250.00   | EA    | 2     | \$ 38,500.00      |          |
| 20" Type 'R' Inlet                        | \$ 24,130.00   | EA    | 0     | \$ -              |          |
| Single No. 13 & 16                        | \$ 5,225.00    | EA    | 0     | \$ -              |          |
| Double No. 13 & 16                        | \$ 8,312.50    | EA    | 0     | \$ -              |          |
| Triple No. 13 & 16                        | \$ 14,725.00   | EA    | 0     | \$ -              |          |
| OUTLET STRUCTURE                          | \$ 45,000.00   | EA    | 0     | \$ -              |          |
| CHECK STRUCTURES                          | \$ 147.25      | LF    | 0     | \$ -              |          |
| CONNECT TO EXISTING PIPE                  | \$ 3,325.00    | LS    | 1     | \$ 3,325.00       |          |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 606,024</b> |          |
| WATER IMPROVEMENTS                        | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS |
| 8" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 64.76       | LF    | 0     | \$ -              | 0%       |





**THE CACHE - 95TH AVENUE**

April 13, 2024

|                                            |               |              |         |                 |          |
|--------------------------------------------|---------------|--------------|---------|-----------------|----------|
| PROJECT TOTAL                              |               | \$ 9,097,376 |         |                 |          |
| COST PER LOT/PER FOOT                      | 0             | #DIV/0!      | \$2,022 |                 |          |
| CENTERLINE ROADWAY                         | 4500          |              |         |                 |          |
| CENTERLINE                                 | 0             |              |         |                 |          |
| CENTERLINE                                 | 0             |              |         |                 |          |
| 10" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 79.80      | LF           | 0       | \$ -            | 0%       |
| 12" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 105.00     | LF           | 2250    | \$ 236,250.00   | 50%      |
| 16" PVC w/Bedding & 12ga Tracer wire       | \$ 147.00     | LF           | 0       | \$ -            | 0%       |
| 20" PVC w/Bedding & 12ga Tracer wire       | \$ 189.00     | LF           | 2250    | \$ 425,250.00   | 50%      |
| 24" PVC w/Bedding & 12ga Tracer wire       | \$ 231.00     | LF           | 0       | \$ -            | 0%       |
| 30" PVC w/Bedding & 12ga Tracer wire       | \$ 483.00     | LF           | 0       | \$ -            | 0%       |
| 8" MJ Gate Valve W/Box & Restraints        | \$ 2,520.00   | EA           | 0       | \$ -            | 500      |
| 10" MJ Gate Valve W/Box & Restraints       | \$ 3,240.36   | EA           | 0       | \$ -            | 500      |
| 12" MJ Gate Valve W/Box & Restraints       | \$ 4,232.00   | EA           | 5       | \$ 21,160.00    | 500      |
| 16" BF Valve W/Box & Restraints            | \$ 17,240.00  | EA           | 0       | \$ -            | 500      |
| 20" BF Valve W/Box & Restraints            | \$ 22,400.00  | EA           | 3       | \$ 67,200.00    | 750      |
| 24" BF Valve W/Box & Restraints            | \$ 27,600.00  | EA           | 0       | \$ -            | 500      |
| 30" BF Valve W/Box & Restraints            | \$ 36,000.00  | EA           | 0       | \$ -            | 500      |
| Vaults for BFV                             | \$ 23,000.00  | EA           | 3       | \$ 69,000.00    |          |
| Fire Hydrants                              | \$ 9,200.00   | EA           | 9       | \$ 82,800.00    | 500      |
| 8" Fittings                                | \$ 880.00     | EA           | 0       | \$ -            | 500      |
| 10" Fittings                               | \$ 1,040.00   | EA           | 0       | \$ -            | 500      |
| 12" Fittings                               | \$ 1,280.00   | EA           | 5       | \$ 6,400.00     | 500      |
| 16" Fittings                               | \$ 2,800.00   | EA           | 0       | \$ -            | 500      |
| 20" Fittings                               | \$ 3,360.00   | EA           | 3       | \$ 10,080.00    | 750      |
| 24" Fittings                               | \$ 3,760.00   | EA           | 0       | \$ -            | 500      |
| 30" Fittings                               | \$ 8,000.00   | EA           | 0       | \$ -            | 500      |
| CONNECT TO EXISITNG WATER SERVICE          | \$ 2,800.00   | EA           | 2       | \$ 5,600.00     |          |
| SPECIAL                                    | \$ -          | EA           | 0       | \$ -            |          |
|                                            | \$ 50,000.00  | LS           | 1       | \$ 50,000.00    |          |
| SUBTOTAL                                   | #DIV/0!       |              |         | \$ 973,740      |          |
| RETAINING WALLS                            | UNIT PRICE    | UNITS        | QTY     | COST            | COMMENTS |
| RETAINING WALLS                            | \$ 55.00      | LF           | 0       | \$ -            |          |
| SUBTOTAL                                   | #DIV/0!       |              |         | \$ -            |          |
| ASPHALT PAVING IMPROVEMENTS                | UNIT PRICE    | UNITS        | QTY     | COST            | COMMENTS |
| ROAD BASE - 8"                             | \$ 15.65      | SY           | 21000   | \$ 328,650.00   | 42.00    |
| PAVING - 5"                                | \$ 32.50      | SY           | 0       | \$ -            | -        |
| PAVING - 6"                                | \$ 39.00      | SY           | 0       | \$ -            | -        |
| PAVING - 9"                                | \$ 58.50      | SY           | 17500   | \$ 1,023,750.00 | 35.00    |
| PAVING - SUBGRADE PREPARATION              | \$ 3.25       | SY           | 21000   | \$ 68,250.00    |          |
| SUBEXCAVATION                              | \$ 4.80       | CY           | 10000   | \$ 48,000.00    | 3.0      |
| PAVING 2                                   | \$ 21.00      | SY           | 0       | \$ -            | -        |
| PAVEMENT MARKINGS                          | \$ 2.15       | LF           | 13500   | \$ 29,025.00    | 3.0      |
| SIGNAGE                                    | \$ 575.00     | EA           | 15      | \$ 8,625.00     | 300      |
| TRAFFIC CONTROL                            | \$ 20,000.00  | LS           | 1       | \$ 20,000.00    |          |
| SLEEVES                                    | \$ 25.00      | LF           | 1600    | \$ 40,000.00    | 4        |
| RAISE WATER VALVES                         | \$ 515.00     | EA           | 5       | \$ 2,575.00     |          |
| RAISE MANHOLES                             | \$ 675.00     | EA           | 12      | \$ 8,184.38     |          |
| RAISE RANGEBOXES                           | \$ 410.00     | EA           | 0       | \$ -            |          |
| SUBTOTAL                                   | #DIV/0!       |              |         | \$ 1,577,059    |          |
| CONCRETE IMPROVEMENTS                      | UNIT PRICE    | UNITS        | QTY     | COST            | COMMENTS |
| CURB & GUTTER - 1' GUTTER                  | \$ 28.75      | LF           | 0       | \$ -            | -        |
| CURB & GUTTER - 2' GUTTER                  | \$ 29.50      | LF           | 9000    | \$ 265,500.00   | 2        |
| CURB & GUTTER - 2' MOUNTABLE               | \$ 32.00      | LF           | 0       | \$ -            | -        |
| ALLEYS - 6" CONCRETE                       | \$ 12.15      | SF           | 0       | \$ -            | 16       |
| CURB AND GUTTER SUB GRADE PREPARATION      | \$ 3.50       | LF           | 9000    | \$ 31,500.00    |          |
| SUBEXCAVATION ALLEYS                       | \$ 4.50       | CY           | 0       | \$ -            | 3.0      |
| CROSS PANS                                 | \$ 16.85      | SF           | 0       | \$ -            | -        |
| HANDICAP RAMPS (CORNER)                    | \$ 3,250.00   | EA           | 4       | \$ 13,000.00    | 1        |
| MIDBLOCK HANDICAP RAMPS                    | \$ 2,400.00   | EA           | 4       | \$ 9,600.00     | 2        |
| 4' SIDEWALK - 6"                           | \$ 7.15       | SF           | 36000   | \$ 257,400.00   | 2        |
| 5' SIDEWALK - 6"                           | \$ 7.15       | SF           | 22500   | \$ 160,875.00   | 1        |
| 8' TRAIL - 6"                              | \$ 7.15       | SF           | 100800  | \$ 720,720.00   | 1.5      |
| SIDEWALK SUB GRADE PREP                    | \$ 3.50       | LF           | 159300  | \$ 557,550.00   |          |
| SUBTOTAL                                   | #DIV/0!       |              |         | \$ 2,016,145    |          |
| LANDSCAPING IMPROVEMENTS                   | UNIT PRICE    | UNITS        | QTY     | COST            | COMMENTS |
| OPEN SPACE                                 | \$ 3.95       | SF           | 45000   | \$ 177,750.00   | 10       |
| FORMAL - STREETS                           | \$ 10.25      | SF           | 134400  | \$ 1,377,600.00 | 16       |
| FORMAL - PARKS                             | \$ 10.25      | SF           | 0       | \$ -            |          |
| MONUMENTS                                  | \$ 50,000.00  | LS           | 0       | \$ -            |          |
| FENCING                                    | \$ 16.50      | LF           | 0       | \$ -            | 50       |
| TRAILS                                     | \$ 5.10       | SF           | 0       | \$ -            |          |
| MAIL BOXES                                 | \$ 3,375.00   | EA           | 0       | \$ -            | 18       |
| AMENITY                                    | \$ 100,000.00 | EA           | 0       | \$ -            |          |
| SUBTOTAL                                   | #DIV/0!       |              |         | \$ 1,555,350    |          |
| ADDITIONAL COSTS                           | UNIT PRICE    | UNITS        | QTY     | COST            | COMMENTS |
| LETTERS OF CREDIT/BONDS                    | \$ 7,389,318  | LS           | 0.5%    | \$ 36,947       |          |
| WARRANTY                                   | \$ 7,389,318  | LS           | 3.0%    | \$ 221,680      |          |
| MOBILIZATION                               | \$ 7,389,318  | LS           | 5.0%    | \$ 369,466      |          |
| CONTINGENCY                                | \$ 7,389,318  | LS           | 5.0%    | \$ 369,466      |          |
|                                            | \$ -          |              |         | \$ -            |          |
| SUBTOTAL                                   | #DIV/0!       |              |         | \$ 997,558      |          |
| PROJECT TOTAL                              | #DIV/0!       |              |         | \$ 9,097,376    |          |



## THE CACHE - CACHE PARKWAY

April 13, 2024

|                              |             |                      |                |
|------------------------------|-------------|----------------------|----------------|
| <b>PROJECT TOTAL</b>         | <b>0</b>    | <b>\$ 14,227,926</b> |                |
| <b>COST PER LOT/PER FOOT</b> | <b>7300</b> | <b>#DIV/0!</b>       | <b>\$1,949</b> |
| <b>CENTERLINE ROADWAY</b>    | <b>0</b>    |                      |                |
| <b>CENTERLINE</b>            | <b>0</b>    |                      |                |
| <b>CENTERLINE</b>            | <b>0</b>    |                      |                |

| PROFESSIONAL SERVICES                     | UNIT PRICE     | UNITS | QTY    | COST                | COMMENTS |
|-------------------------------------------|----------------|-------|--------|---------------------|----------|
| AGENCY REVIEW FEES                        | \$ 18,150      | LS    | 1      | \$ 18,150.00        | 0.15%    |
| SURVEY & SUE                              | \$ 60,500      | LS    | 1      | \$ 60,500.00        | 0.50%    |
| PLANNING & LANDSCAPE ARCHITECTURE         | \$ 423,500     | LS    | 1      | \$ 423,500.00       | 3.50%    |
| ENGINEERING                               | \$ 181,500     | LS    | 1      | \$ 181,500.00       | 1.50%    |
| SURVEY & GEOTECH                          | \$ 363,000     | LS    | 1      | \$ 363,000.00       | 3.00%    |
| CONSTRUCTION SERVICES                     | \$ 121,000     | LS    | 1      | \$ 121,000.00       | 1.00%    |
| RECORD DRAWINGS/CLOSE OUT                 | \$ 60,500      | LS    | 1      | \$ 60,500.00        | 0.50%    |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |        | <b>\$ 1,228,150</b> |          |
| GRADING                                   | UNIT PRICE     | UNITS | QTY    | COST                | COMMENTS |
| TOPSOIL                                   | \$ 2.50        | CY    | 13519  | \$ 33,796.30        | 10%      |
| OVERLOT GRADING                           | \$ 2.75        | CY    | 135185 | \$ 371,759.26       | 5        |
| SUBEXCAVATION                             | \$ 2.75        | CY    | 0      | \$ -                |          |
| ROCK EXCAVATION                           | \$ 8.00        | CY    | 0      | \$ -                | 0%       |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |        | <b>\$ 405,556</b>   |          |
| EROSION CONTROL                           | UNIT PRICE     | UNITS | QTY    | COST                | COMMENTS |
| EROSION CONTROL                           | \$ 20          | LF    | 7300   | \$ 146,000.00       |          |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |        | <b>\$ 146,000</b>   |          |
| DEMOLITION                                | UNIT PRICE     | UNITS | QTY    | COST                | COMMENTS |
| DEMOLITION                                | \$ 50,000      | LS    | 1      | \$ 50,000.00        |          |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |        | <b>\$ 50,000</b>    |          |
| UTILITY CHARGES                           | UNIT PRICE     | UNITS | QTY    | COST                | COMMENTS |
| ELECTRIC DISTRIBUTION                     | \$ 25          | LF    | 7300   | \$ 182,500.00       | Backbone |
| GAS DISTRIBUTION                          | \$ -           | LF    | 7300   | \$ -                | Backbone |
| TELECOMMUNICATION DISTRIBUTION            | \$ -           | LF    | 7300   | \$ -                | Backbone |
| CONDUITS                                  | \$ 25          | INT   | 4      | \$ 100,000.00       | 1,000    |
| TRAFFIC SIGNAL                            | \$ 500,000     | LS    | 1      | \$ 500,000.00       |          |
| STREET LIGHTS                             | \$ 10,500      | EA    | 33     | \$ 346,500.00       | 225      |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |        | <b>\$ 1,129,000</b> |          |
| SANITARY SEWER IMPROVEMENTS               | UNIT PRICE     | UNITS | QTY    | COST                | COMMENTS |
| 4" SDR UD                                 | \$ 28.35       | LF    | 4745   | \$ 134,520.75       |          |
| 6" SDR UD                                 | \$ 35.70       | LF    | 0      | \$ -                |          |
| 8" PVC W/BEDDING                          | \$ 84.00       | LF    | 4745   | \$ 398,580.00       | 65%      |
| 10" PVC W/BEDDING                         | \$ 100.80      | LF    | 0      | \$ -                | 0%       |
| 12" PVC W/BEDDING                         | \$ 107.10      | LF    | 0      | \$ -                | 0%       |
| 15" PVC W/BEDDING                         | \$ 135.00      | LF    | 0      | \$ -                | 0%       |
| 6" PVC FORCEMAIN                          | \$ 95.00       | LF    | 0      | \$ -                | 0%       |
| ROCK CUT                                  | \$ 25.00       | CY    | 0      | \$ -                |          |
| M.H. - 4' DIA (0-10')                     | \$ 8,250.00    | EA    | 14     | \$ 115,500.00       | 350      |
| M.H. - 5' DIA (0-10')                     | \$ 9,700.00    | EA    | 0      | \$ -                | 350      |
| 6" CLEANOUT ASSEMBLY                      | \$ 1,000.00    | EA    | 14     | \$ 14,000.00        |          |
| 4" PVC SERVICE (40' AVG)                  | \$ -           | EA    | 50     | \$ -                |          |
| TIE TO EXISTING STUB                      | \$ 3,500.00    | EA    | 1      | \$ 3,500.00         |          |
| MAIN INSPECTION/TESTING                   | \$ 4.25        | LF    | 4745   | \$ 20,166.25        |          |
| SPECIAL                                   | \$ 50,000.00   | LS    | 1      | \$ 50,000.00        |          |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |        | <b>\$ 736,267</b>   |          |
| STORM DRAINAGE IMPROVEMENTS               | UNIT PRICE     | UNITS | QTY    | COST                | COMMENTS |
| 15" RCP w/bedding                         | \$ 76.00       | LF    | 0      | \$ -                | 0%       |
| 18" RCP w/bedding                         | \$ 85.00       | LF    | 1825   | \$ 155,125.00       | 25%      |
| 21" RCP w/bedding                         | \$ 116.00      | LF    | 0      | \$ -                | 0%       |
| 24" RCP w/bedding                         | \$ 130.00      | LF    | 1825   | \$ 237,250.00       | 25%      |
| 30" RCP w/bedding                         | \$ 149.00      | LF    | 0      | \$ -                | 0%       |
| 36" RCP w/bedding                         | \$ 156.00      | LF    | 1825   | \$ 284,700.00       | 25%      |
| 42" RCP w/bedding                         | \$ 200.00      | LF    | 0      | \$ -                | 0%       |
| 48" RCP w/bedding                         | \$ 230.00      | LF    | 0      | \$ -                | 0%       |
| 54" RCP w/bedding                         | \$ 261.00      | LF    | 0      | \$ -                | 0%       |
| 60" RCP w/bedding                         | \$ 300.00      | LF    | 0      | \$ -                | 0%       |
| 72" RCP w/bedding                         | \$ 465.00      | LF    | 0      | \$ -                | 0%       |
| 84" RCP w/bedding                         | \$ 535.00      | LF    | 0      | \$ -                | 0%       |
| 96" RCP w/bedding                         | \$ 580.00      | LF    | 730    | \$ 423,400.00       | 10%      |
| ROCK CUT                                  | \$ 25.00       | CY    | 0      | \$ -                | 0%       |
| 24" FES                                   | \$ 4,200.00    | EA    | 0      | \$ -                |          |
| 30" FES                                   | \$ 5,450.00    | EA    | 0      | \$ -                |          |
| 36" FES                                   | \$ 5,900.00    | EA    | 0      | \$ -                |          |
| 42" FES                                   | \$ 6,525.00    | EA    | 0      | \$ -                |          |
| 48" FES                                   | \$ 6,775.00    | EA    | 0      | \$ -                |          |
| 54" FES                                   | \$ 7,850.00    | EA    | 0      | \$ -                |          |
| 60" FES                                   | \$ 8,200.00    | EA    | 0      | \$ -                |          |
| 4' Diameter MH (0-8) w/24" Cover          | \$ 6,300.00    | EA    | 11     | \$ 69,300.00        | 350      |
| 5' Diameter MH (0-8) w/24" Cover          | \$ 7,650.00    | EA    | 6      | \$ 45,900.00        | 350      |
| 6' MH (0-8' depth) & 24" Cover            | \$ 8,910.00    | EA    | 0      | \$ -                | 350      |
| Box Base Manhole                          | \$ 17,850.00   | EA    | 3      | \$ 53,550.00        | 350      |
| Riprap, Grouted (Type ML/H)               | \$ 280.00      | CY    | 0      | \$ -                |          |
| Riprap, Grouted 2' Boulders               | \$ 375.00      | CY    | 0      | \$ -                |          |
| Riprap, Grouted 3' Boulders               | \$ 410.00      | CY    | 0      | \$ -                |          |
| Riprap, Placed (Type ML/H)                | \$ 89.00       | TN    | 0      | \$ -                |          |
| Riprap, Placed Type VH                    | \$ 107.00      | TN    | 0      | \$ -                |          |
| Soil Riprap Placed                        | \$ 83.00       | TN    | 0      | \$ -                |          |
| 5' Type 'R' Inlet                         | \$ 8,700.00    | EA    | 6      | \$ 52,200.00        |          |
| 10' Type 'R' Inlet                        | \$ 16,500.00   | EA    | 6      | \$ 99,000.00        |          |
| 15' Type 'R' Inlet                        | \$ 19,250.00   | EA    | 6      | \$ 115,500.00       |          |
| 20' Type 'R' Inlet                        | \$ 24,130.00   | EA    | 4      | \$ 96,520.00        |          |
| Single No. 13 & 16                        | \$ 5,225.00    | EA    | 0      | \$ -                |          |
| Double No. 13 & 16                        | \$ 8,312.50    | EA    | 0      | \$ -                |          |
| Triple No. 13 & 16                        | \$ 14,725.00   | EA    | 0      | \$ -                |          |
| OUTLET STRUCTURE                          | \$ 50,000.00   | EA    | 0      | \$ -                |          |
| CHECK STRUCTURES                          | \$ 50,000.00   | LF    | 1      | \$ 50,000.00        |          |
| CONNECT TO EXISTING PIPE                  | \$ 3,325.00    | LS    | 0      | \$ -                |          |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |        | <b>\$ 1,682,445</b> |          |
| WATER IMPROVEMENTS                        | UNIT PRICE     | UNITS | QTY    | COST                | COMMENTS |
| 8" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 64.76       | LF    | 0      | \$ -                | 0%       |



**THE CACHE - CACHE PARKWAY**

April 13, 2024

| PROJECT TOTAL                              |               |       | \$ 14,227,926 |                 |                |
|--------------------------------------------|---------------|-------|---------------|-----------------|----------------|
| COST PER LOT/PER FOOT                      |               |       | 0             | #DIV/0!         | \$1,949        |
| CENTERLINE ROADWAY                         |               |       | 7300          |                 |                |
| CENTERLINE                                 |               |       | 0             |                 |                |
| CENTERLINE                                 |               |       | 0             |                 |                |
| 10" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 79.80      | LF    | 0             | \$ -            | 0%             |
| 12" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 105.00     | LF    | 0             | \$ -            | 0%             |
| 16" PVC w/Bedding & 12ga Tracer wire       | \$ 147.00     | LF    | 7300          | \$ 1,073,100.00 | 100%           |
| 20" PVC w/Bedding & 12ga Tracer wire       | \$ 189.00     | LF    | 0             | \$ -            | 0%             |
| 24" PVC w/Bedding & 12ga Tracer wire       | \$ 231.00     | LF    | 0             | \$ -            | 0%             |
| 30" PVC w/Bedding & 12ga Tracer wire       | \$ 483.00     | LF    | 0             | \$ -            | 0%             |
| 8" MJ Gate Valve W/Box & Restraints        | \$ 2,520.00   | EA    | 0             | \$ -            | 500            |
| 10" MJ Gate Valve W/Box & Restraints       | \$ 3,240.36   | EA    | 0             | \$ -            | 750            |
| 12" MJ Gate Valve W/Box & Restraints       | \$ 4,232.00   | EA    | 0             | \$ -            | 250            |
| 16" BF Valve W/Box & Restraints            | \$ 17,240.00  | EA    | 10            | \$ 172,400.00   | 750            |
| 20" BF Valve W/Box & Restraints            | \$ 22,400.00  | EA    | 0             | \$ -            | 750            |
| 24" BF Valve W/Box & Restraints            | \$ 27,600.00  | EA    | 0             | \$ -            | 750            |
| 30" BF Valve W/Box & Restraints            | \$ 36,000.00  | EA    | 0             | \$ -            | 750            |
| Vaults for BFV                             | \$ 23,000.00  | EA    | 10            | \$ 230,000.00   |                |
| Fire Hydrants                              | \$ 9,200.00   | EA    | 25            | \$ 230,000.00   | 300            |
| 8" Fittings                                | \$ 880.00     | EA    | 0             | \$ -            | 500            |
| 10" Fittings                               | \$ 1,040.00   | EA    | 0             | \$ -            | 750            |
| 12" Fittings                               | \$ 1,280.00   | EA    | 0             | \$ -            | 250            |
| 16" Fittings                               | \$ 2,800.00   | EA    | 10            | \$ 28,000.00    | 750            |
| 20" Fittings                               | \$ 3,360.00   | EA    | 0             | \$ -            | 750            |
| 24" Fittings                               | \$ 3,760.00   | EA    | 0             | \$ -            | 750            |
| 30" Fittings                               | \$ 8,000.00   | EA    | 0             | \$ -            | 750            |
| CONNECT TO EXISITNG WATER SERVICE          | \$ 2,800.00   | EA    | 2             | \$ 5,600.00     |                |
| SPECIAL                                    | \$ 50,000.00  | LS    | 1             | \$ 50,000.00    | Misc Crossings |
| SUBTOTAL                                   | #DIV/0!       |       |               | \$ 1,789,100    |                |
| RETAINING WALLS                            | UNIT PRICE    | UNITS | QTY           | COST            | COMMENTS       |
| RETAINING WALLS                            | \$ 55.00      | LF    | 0             | \$ -            |                |
| SUBTOTAL                                   | #DIV/0!       |       |               | \$ -            |                |
| ASPHALT PAVING IMPROVEMENTS                | UNIT PRICE    | UNITS | QTY           | COST            | COMMENTS       |
| ROAD BASE - 8"                             | \$ 15.65      | SY    | 30417         | \$ 476,020.83   | 37.50          |
| PAVING - 5"                                | \$ 32.50      | SY    | 0             | \$ -            | -              |
| PAVING - 6"                                | \$ 39.00      | SY    | 0             | \$ -            | -              |
| PAVING - 9"                                | \$ 58.50      | SY    | 24739         | \$ 1,447,225.00 | 30.50          |
| PAVING - SUBGRADE PREPARATION              | \$ 3.25       | SY    | 30417         | \$ 98,854.17    |                |
| SUBEXCAVATION                              | \$ 4.80       | CY    | 0             | \$ -            | -              |
| PAVING 2                                   | \$ 21.00      | SY    | 0             | \$ -            | -              |
| PAVEMENT MARKINGS                          | \$ 2.15       | LF    | 21900         | \$ 47,085.00    | 3.0            |
| SIGNAGE                                    | \$ 575.00     | EA    | 10            | \$ 5,750.00     | 750            |
| TRAFFIC CONTROL                            | \$ 5,000.00   | LS    | 1             | \$ 5,000.00     |                |
| SLEEVES                                    | \$ 25.00      | LF    | 1600          | \$ 40,000.00    | 4              |
| RAISE WATER VALVES                         | \$ 515.00     | EA    | 14            | \$ 7,210.00     |                |
| RAISE MANHOLES                             | \$ 675.00     | EA    | 44            | \$ 29,700.00    |                |
| RAISE RANGEBOXES                           | \$ 410.00     | EA    | 0             | \$ -            |                |
| SUBTOTAL                                   | #DIV/0!       |       |               | \$ 2,156,845    |                |
| CONCRETE IMPROVEMENTS                      | UNIT PRICE    | UNITS | QTY           | COST            | COMMENTS       |
| CURB & GUTTER - 1' GUTTER                  | \$ 28.75      | LF    | 0             | \$ -            | -              |
| CURB & GUTTER - 2' GUTTER                  | \$ 29.50      | LF    | 14600         | \$ 430,700.00   | 2              |
| CURB & GUTTER - 2' MOUNTABLE               | \$ 32.00      | LF    | 0             | \$ -            | -              |
| ALLEYS - 6" CONCRETE                       | \$ 12.15      | SF    | 0             | \$ -            | 16             |
| CURB AND GUTTER SUB GRADE PREPARATION      | \$ 3.50       | LF    | 14600         | \$ 51,100.00    |                |
| SUBEXCAVATION ALLEYS                       | \$ 4.50       | CY    | 0             | \$ -            | 3.0            |
| CROSS PANS                                 | \$ 16.85      | SF    | 0             | \$ -            | -              |
| HANDICAP RAMPS (CORNER)                    | \$ 3,250.00   | EA    | 16            | \$ 52,000.00    | 4              |
| MIDBLOCK HANDICAP RAMPS                    | \$ 2,400.00   | EA    | 6             | \$ 14,400.00    | 3              |
| 4' SIDEWALK - 6"                           | \$ 7.15       | SF    | 0             | \$ -            | -              |
| 5' SIDEWALK - 6"                           | \$ 7.15       | SF    | 43800         | \$ 313,170.00   | 1              |
| 8' TRAIL - 6"                              | \$ 7.15       | SF    | 87600         | \$ 626,340.00   | 1.5            |
| SIDEWALK SUB GRADE PREP                    | \$ 3.50       | LF    | 131400        | \$ 459,900.00   |                |
| SUBTOTAL                                   | #DIV/0!       |       |               | \$ 1,947,610    |                |
| LANDSCAPING IMPROVEMENTS                   | UNIT PRICE    | UNITS | QTY           | COST            | COMMENTS       |
| OPEN SPACE                                 | \$ 3.95       | SF    | 73000         | \$ 288,350.00   | 10             |
| FORMAL - STREETS                           | \$ 10.25      | SF    | 109500        | \$ 1,122,375.00 | 15             |
| FORMAL - PARKS                             | \$ 10.25      | SF    | 0             | \$ -            | -              |
| MONUMENTS                                  | \$ 50,000.00  | LS    | 0             | \$ -            | -              |
| FENCING                                    | \$ 16.50      | LF    | 0             | \$ -            | 50             |
| TRAILS                                     | \$ 5.10       | SF    | 0             | \$ -            | -              |
| MAIL BOXES                                 | \$ 3,375.00   | EA    | 0             | \$ -            | 18             |
| AMENITY                                    | \$ 100,000.00 | EA    | 0             | \$ -            |                |
| SUBTOTAL                                   | #DIV/0!       |       |               | \$ 1,410,725    |                |
| ADDITIONAL COSTS                           | UNIT PRICE    | UNITS | QTY           | COST            | COMMENTS       |
| LETTERS OF CREDIT/BONDS                    | \$ 11,453,548 | LS    | 0.5%          | \$ 57,268       |                |
| WARRANTY                                   | \$ 11,453,548 | LS    | 3.0%          | \$ 343,808      |                |
| MOBILIZATION                               | \$ 11,453,548 | LS    | 5.0%          | \$ 572,677      |                |
| CONTINGENCY                                | \$ 11,453,548 | LS    | 5.0%          | \$ 572,677      |                |
| SUBTOTAL                                   | #DIV/0!       |       |               | \$ 1,546,229    |                |
| PROJECT TOTAL                              | #DIV/0!       |       |               | \$ 14,227,926   |                |





## THE CACHE - 83RD AVENUE

April 13, 2024

|                       |      |              |
|-----------------------|------|--------------|
| PROJECT TOTAL         | 0    | \$ 1,078,815 |
| COST PER LOT/PER FOOT | 1300 | #DIV/0!      |
| CENTERLINE ROADWAY    | 0    | \$830        |
| CENTERLINE            | 0    |              |
| CENTERLINE            | 0    |              |

| PROFESSIONAL SERVICES                     | UNIT PRICE     | UNITS | QTY  | COST              | COMMENTS       |
|-------------------------------------------|----------------|-------|------|-------------------|----------------|
| AGENCY REVIEW FEES                        | \$ 1,425       | LS    | 1    | \$ 1,425.00       | 0.15%          |
| SURVEY & SUE                              | \$ 4,750       | LS    | 1    | \$ 4,750.00       | 0.50%          |
| PLANNING & LANDSCAPE ARCHITECTURE         | \$ 33,250      | LS    | 1    | \$ 33,250.00      | 3.50%          |
| ENGINEERING                               | \$ 14,250      | LS    | 1    | \$ 14,250.00      | 1.50%          |
| SURVEY & GEOTECH                          | \$ 28,500      | LS    | 1    | \$ 28,500.00      | 3.00%          |
| CONSTRUCTION SERVICES                     | \$ 9,500       | LS    | 1    | \$ 9,500.00       | 1.00%          |
| RECORD DRAWINGS/CLOSE OUT                 | \$ 4,750       | LS    | 1    | \$ 4,750.00       | 0.50%          |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |      | <b>\$ 96,425</b>  |                |
| GRADING                                   | UNIT PRICE     | UNITS | QTY  | COST              | COMMENTS       |
| TOPSOIL                                   | \$ 2.50        | CY    | 674  | \$ 1,685.19       | 10%            |
| OVERLOT GRADING                           | \$ 2.75        | CY    | 6741 | \$ 18,537.04      | 4              |
| SUBEXCAVATION                             | \$ 2.75        | CY    | 0    | \$ -              |                |
| ROCK EXCAVATION                           | \$ 8.00        | CY    | 0    | \$ -              | 0%             |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |      | <b>\$ 20,222</b>  |                |
| EROSION CONTROL                           | UNIT PRICE     | UNITS | QTY  | COST              | COMMENTS       |
| EROSION CONTROL                           | \$ 20          | LF    | 1300 | \$ 26,000.00      |                |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |      | <b>\$ 26,000</b>  |                |
| DEMOLITION                                | UNIT PRICE     | UNITS | QTY  | COST              | COMMENTS       |
| DEMOLITION                                | \$ 25,000      | LS    | 1    | \$ 25,000.00      |                |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |      | <b>\$ 25,000</b>  |                |
| UTILITY CHARGES                           | UNIT PRICE     | UNITS | QTY  | COST              | COMMENTS       |
| ELECTRIC DISTRIBUTION                     | \$ 25          | LF    | 1300 | \$ 32,500.00      | Backbone       |
| GAS DISTRIBUTION                          | \$ -           | LF    | 1300 | \$ -              | Backbone       |
| TELECOMMUNICATION DISTRIBUTION            | \$ -           | LF    | 1300 | \$ -              | Backbone       |
| CONDUITS                                  | \$ 25          | INT   | 1    | \$ 25,000.00      | 1,000          |
| TRAFFIC SIGNAL                            | \$ -           | LS    | 1    | \$ -              |                |
| STREET LIGHTS                             | \$ 10,500      | EA    | 6    | \$ 63,000.00      | 225            |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |      | <b>\$ 120,500</b> |                |
| SANITARY SEWER IMPROVEMENTS               | UNIT PRICE     | UNITS | QTY  | COST              | COMMENTS       |
| 4" SDR UD                                 | \$ 28.35       | LF    | 0    | \$ -              |                |
| 6" SDR UD                                 | \$ 35.70       | LF    | 0    | \$ -              |                |
| 8" PVC W/BEDDING                          | \$ 84.00       | LF    | 0    | \$ -              | 0%             |
| 10" PVC W/BEDDING                         | \$ 100.80      | LF    | 0    | \$ -              | 0%             |
| 12" PVC W/BEDDING                         | \$ 107.10      | LF    | 0    | \$ -              | 0%             |
| 15" PVC W/BEDDING                         | \$ 135.00      | LF    | 0    | \$ -              | 0%             |
| 6" PVC FORCEMAIN                          | \$ 95.00       | LF    | 0    | \$ -              | 0%             |
| ROCK CUT                                  | \$ 25.00       | CY    | 0    | \$ -              | 0%             |
| M.H. - 4' DIA (0-10')                     | \$ 8,250.00    | EA    | 0    | \$ -              | 300            |
| M.H. - 5' DIA (0-10')                     | \$ 9,700.00    | EA    | 0    | \$ -              | 300            |
| 6" CLEANOUT ASSEMBLY                      | \$ 1,000.00    | EA    | 0    | \$ -              |                |
| 4" PVC SERVICE (40' AVG)                  | \$ -           | EA    | 0    | \$ -              |                |
| TIE TO EXISTING STUB                      | \$ 3,500.00    | EA    | 0    | \$ -              |                |
| MAIN INSPECTION/TESTING                   | \$ 4.25        | LF    | 0    | \$ -              |                |
| SPECIAL                                   | \$ 5,000.00    | LS    | 0    | \$ -              |                |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |      | <b>\$ -</b>       |                |
| STORM DRAINAGE IMPROVEMENTS               | UNIT PRICE     | UNITS | QTY  | COST              | COMMENTS       |
| 15" RCP w/bedding                         | \$ 76.00       | LF    | 0    | \$ -              | 0%             |
| 18" RCP w/bedding                         | \$ 85.00       | LF    | 195  | \$ 16,575.00      | 15%            |
| 21" RCP w/bedding                         | \$ 116.00      | LF    | 0    | \$ -              | 0%             |
| 24" RCP w/bedding                         | \$ 130.00      | LF    | 195  | \$ 25,350.00      | 15%            |
| 30" RCP w/bedding                         | \$ 149.00      | LF    | 0    | \$ -              | 0%             |
| 36" RCP w/bedding                         | \$ 156.00      | LF    | 0    | \$ -              | 0%             |
| 42" RCP w/bedding                         | \$ 200.00      | LF    | 0    | \$ -              | 0%             |
| 48" RCP w/bedding                         | \$ 230.00      | LF    | 0    | \$ -              | 0%             |
| 54" RCP w/bedding                         | \$ 261.00      | LF    | 0    | \$ -              | 0%             |
| 60" RCP w/bedding                         | \$ 300.00      | LF    | 0    | \$ -              | 0%             |
| 72" RCP w/bedding                         | \$ 465.00      | LF    | 0    | \$ -              | 0%             |
| 84" RCP w/bedding                         | \$ 535.00      | LF    | 0    | \$ -              | 0%             |
| 96" RCP w/bedding                         | \$ 580.00      | LF    | 0    | \$ -              | 0%             |
| ROCK CUT                                  | \$ 25.00       | CY    | 0    | \$ -              | 0%             |
| 24" FES                                   | \$ 4,200.00    | EA    | 0    | \$ -              |                |
| 30" FES                                   | \$ 5,450.00    | EA    | 0    | \$ -              |                |
| 36" FES                                   | \$ 5,900.00    | EA    | 0    | \$ -              |                |
| 42" FES                                   | \$ 6,525.00    | EA    | 0    | \$ -              |                |
| 48" FES                                   | \$ 6,775.00    | EA    | 0    | \$ -              |                |
| 54" FES                                   | \$ 7,850.00    | EA    | 0    | \$ -              |                |
| 60" FES                                   | \$ 8,200.00    | EA    | 0    | \$ -              |                |
| 4' Diameter MH (0-8) w/24" Cover          | \$ 6,300.00    | EA    | 2    | \$ 12,600.00      | 350            |
| 5' Diameter MH (0-8) w/24" Cover          | \$ 7,650.00    | EA    | 0    | \$ -              | 250            |
| 6' MH (0-8' depth) & 24" Cover            | \$ 8,910.00    | EA    | 0    | \$ -              | 250            |
| Box Base Manhole                          | \$ 17,850.00   | EA    | 0    | \$ -              | 250            |
| Riprap, Grouted (Type M/L/H)              | \$ 280.00      | CY    | 0    | \$ -              |                |
| Riprap, Grouted 2' Boulders               | \$ 375.00      | CY    | 0    | \$ -              |                |
| Riprap, Grouted 3' Boulders               | \$ 410.00      | CY    | 0    | \$ -              |                |
| Riprap, Placed (Type M/L/H)               | \$ 89.00       | TN    | 0    | \$ -              |                |
| Riprap, Placed Type VH                    | \$ 107.00      | TN    | 0    | \$ -              |                |
| Soil Riprap Placed                        | \$ 83.00       | TN    | 0    | \$ -              |                |
| 5' Type 'R' Inlet                         | \$ 8,700.00    | EA    | 2    | \$ 17,400.00      |                |
| 10' Type 'R' Inlet                        | \$ 16,500.00   | EA    | 2    | \$ 33,000.00      |                |
| 15' Type 'R' Inlet                        | \$ 19,250.00   | EA    | 0    | \$ -              |                |
| 20' Type 'R' Inlet                        | \$ 24,130.00   | EA    | 0    | \$ -              |                |
| Single No. 13 & 16                        | \$ 5,225.00    | EA    | 0    | \$ -              |                |
| Double No. 13 & 16                        | \$ 8,312.50    | EA    | 0    | \$ -              |                |
| Triple No. 13 & 16                        | \$ 14,725.00   | EA    | 0    | \$ -              |                |
| OUTLET STRUCTURE                          | \$ 45,000.00   | EA    | 0    | \$ -              |                |
| CHECK STRUCTURES                          | \$ 25,000.00   | LF    | 1    | \$ 25,000.00      | Misc Crossings |
| CONNECT TO EXISTING PIPE                  | \$ 3,325.00    | LS    | 0    | \$ -              |                |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |      | <b>\$ 129,925</b> |                |
| WATER IMPROVEMENTS                        | UNIT PRICE     | UNITS | QTY  | COST              | COMMENTS       |
| 8" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 64.76       | LF    | 0    | \$ -              | 0%             |



**THE CACHE - 83RD AVENUE**

April 13, 2024

|                                            |            |            |              |       |           |            |       |
|--------------------------------------------|------------|------------|--------------|-------|-----------|------------|-------|
| PROJECT TOTAL                              |            |            | \$ 1,078,815 |       |           |            |       |
| COST PER LOT/PER FOOT                      |            |            | 0            |       | #DIV/0!   | \$830      |       |
| CENTERLINE ROADWAY                         |            |            | 1300         |       |           |            |       |
| CENTERLINE                                 |            |            | 0            |       |           |            |       |
| CENTERLINE                                 |            |            | 0            |       |           |            |       |
|                                            |            |            |              |       |           |            |       |
| 10" PVC C-200 w/Bedding & 12ga Tracer wire | \$         | 79.80      | LF           | 0     | \$        | -          | 0%    |
| 12" PVC C-200 w/Bedding & 12ga Tracer wire | \$         | 105.00     | LF           | 0     | \$        | -          | 0%    |
| 16" PVC w/Bedding & 12ga Tracer wire       | \$         | 147.00     | LF           | 0     | \$        | -          | 0%    |
| 20" PVC w/Bedding & 12ga Tracer wire       | \$         | 189.00     | LF           | 0     | \$        | -          | 0%    |
| 24" PVC w/Bedding & 12ga Tracer wire       | \$         | 231.00     | LF           | 0     | \$        | -          | 0%    |
| 30" PVC w/Bedding & 12ga Tracer wire       | \$         | 483.00     | LF           | 0     | \$        | -          | 0%    |
| 8" MJ Gate Valve W/Box & Restraints        | \$         | 2,520.00   | EA           | 0     | \$        | -          | 500   |
| 10" MJ Gate Valve W/Box & Restraints       | \$         | 3,240.36   | EA           | 0     | \$        | -          | 750   |
| 12" MJ Gate Valve W/Box & Restraints       | \$         | 4,232.00   | EA           | 0     | \$        | -          | 250   |
| 16" BF Valve W/Box & Restraints            | \$         | 17,240.00  | EA           | 0     | \$        | -          | 750   |
| 20" BF Valve W/Box & Restraints            | \$         | 22,400.00  | EA           | 0     | \$        | -          | 750   |
| 24" BF Valve W/Box & Restraints            | \$         | 27,600.00  | EA           | 0     | \$        | -          | 750   |
| 30" BF Valve W/Box & Restraints            | \$         | 36,000.00  | EA           | 0     | \$        | -          | 750   |
| Vaults for BFV                             | \$         | 23,000.00  | EA           | 0     | \$        | -          |       |
| Fire Hydrants                              | \$         | 9,200.00   | EA           | 0     | \$        | -          | 300   |
| 8" Fittings                                | \$         | 880.00     | EA           | 0     | \$        | -          | 500   |
| 10" Fittings                               | \$         | 1,040.00   | EA           | 0     | \$        | -          | 750   |
| 12" Fittings                               | \$         | 1,280.00   | EA           | 0     | \$        | -          | 250   |
| 16" Fittings                               | \$         | 2,800.00   | EA           | 0     | \$        | -          | 750   |
| 20" Fittings                               | \$         | 3,360.00   | EA           | 0     | \$        | -          | 750   |
| 24" Fittings                               | \$         | 3,760.00   | EA           | 0     | \$        | -          | 750   |
| 30" Fittings                               | \$         | 8,000.00   | EA           | 0     | \$        | -          | 750   |
| CONNECT TO EXISITNG                        | \$         | 2,800.00   | EA           | 2     | \$        | 5,600.00   |       |
| WATER SERVICE                              | \$         | -          | EA           | 0     | \$        | -          |       |
| SPECIAL                                    | \$         | 4,000.00   | LS           | 0     | \$        | -          |       |
| SUBTOTAL                                   |            | #DIV/0!    |              | \$    | 5,600     |            |       |
|                                            |            |            |              |       |           |            |       |
| RETAINING WALLS                            | UNIT PRICE | UNITS      | QTY          | COST  | COMMENTS  |            |       |
| RETAINING WALLS                            | \$         | 55.00      | LF           | 1     | \$        | 55.00      |       |
| SUBTOTAL                                   |            | #DIV/0!    |              | \$    | 55        |            |       |
|                                            |            |            |              |       |           |            |       |
| ASPHALT PAVING IMPROVEMENTS                | UNIT PRICE | UNITS      | QTY          | COST  | COMMENTS  |            |       |
| ROAD BASE - 8"                             | \$         | 15.65      | SY           | 3467  | \$        | 54,253.33  | 24.00 |
| PAVING - 5"                                | \$         | 32.50      | SY           | 0     | \$        | -          |       |
| PAVING - 6"                                | \$         | 39.00      | SY           | 0     | \$        | -          |       |
| PAVING - 9"                                | \$         | 58.50      | SY           | 2889  | \$        | 169,000.00 | 20.00 |
| PAVING - SUBGRADE PREPARATION              | \$         | 3.25       | SY           | 3467  | \$        | 11,266.67  |       |
| SUBEXCAVATION                              | \$         | 4.80       | CY           | 0     | \$        | -          |       |
| PAVING 2                                   | \$         | 21.00      | SY           | 2500  | \$        | 52,500.00  |       |
| PAVEMENT MARKINGS                          | \$         | 2.15       | LF           | 3900  | \$        | 8,385.00   | 3.00  |
| SIGNAGE                                    | \$         | 575.00     | EA           | 5     | \$        | 2,875.00   | 300   |
| TRAFFIC CONTROL                            | \$         | 30,000.00  | LS           | 1     | \$        | 30,000.00  |       |
| SLEEVES                                    | \$         | 25.00      | LF           | 1600  | \$        | 40,000.00  |       |
| RAISE WATER VALVES                         | \$         | 515.00     | EA           | 0     | \$        | -          |       |
| RAISE MANHOLES                             | \$         | 675.00     | EA           | 2     | \$        | 1,350.00   |       |
| RAISE RANGEBOXES                           | \$         | 410.00     | EA           | 0     | \$        | -          |       |
| SUBTOTAL                                   |            | #DIV/0!    |              | \$    | 369,630   |            |       |
|                                            |            |            |              |       |           |            |       |
| CONCRETE IMPROVEMENTS                      | UNIT PRICE | UNITS      | QTY          | COST  | COMMENTS  |            |       |
| CURB & GUTTER - 1' GUTTER                  | \$         | 28.75      | LF           | 0     | \$        | -          | -     |
| CURB & GUTTER - 2' GUTTER                  | \$         | 29.50      | LF           | 0     | \$        | -          | -     |
| CURB & GUTTER - 2' MOUNTABLE               | \$         | 32.00      | LF           | 0     | \$        | -          | -     |
| ALLEYS - 6" CONCRETE                       | \$         | 12.15      | SF           | 0     | \$        | -          | 16    |
| CURB AND GUTTER SUB GRADE PREPARATION      | \$         | 3.50       | LF           | 0     | \$        | -          |       |
| SUBEXCAVATION ALLEYS                       | \$         | 4.50       | CY           | 0     | \$        | -          | 3.00  |
| CROSS PANS                                 | \$         | 16.85      | SF           | 0     | \$        | -          |       |
| HANDICAP RAMPS (CORNER)                    | \$         | 3,250.00   | EA           | 2     | \$        | 6,500.00   |       |
| MIDBLOCK HANDICAP RAMPS                    | \$         | 2,400.00   | EA           | 0     | \$        | -          |       |
| 4' SIDEWALK - 6"                           | \$         | 7.15       | SF           | 0     | \$        | -          |       |
| 5' SIDEWALK - 6"                           | \$         | 7.15       | SF           | 0     | \$        | -          |       |
| 8' TRAIL - 6"                              | \$         | 7.15       | SF           | 10400 | \$        | 74,360.00  | 1.00  |
| SIDEWALK SUB GRADE PREP                    | \$         | 3.50       | LF           | 10400 | \$        | 36,400.00  |       |
| SUBTOTAL                                   |            | #DIV/0!    |              | \$    | 117,260   |            |       |
|                                            |            |            |              |       |           |            |       |
| LANDSCAPING IMPROVEMENTS                   | UNIT PRICE | UNITS      | QTY          | COST  | COMMENTS  |            |       |
| OPEN SPACE                                 | \$         | 3.95       | SF           | 13000 | \$        | 51,350.00  | 10    |
| FORMAL - STREETS                           | \$         | 10.25      | SF           | 0     | \$        | -          | -     |
| FORMAL - PARKS                             | \$         | 10.25      | SF           | 0     | \$        | -          |       |
| MONUMENTS                                  | \$         | 50,000.00  | LS           | 0     | \$        | -          |       |
| FENCING                                    | \$         | 16.50      | LF           | 0     | \$        | -          | 50    |
| TRAILS                                     | \$         | 5.10       | SF           | 0     | \$        | -          |       |
| MAIL BOXES                                 | \$         | 3,375.00   | EA           | 0     | \$        | -          | 18    |
| AMENITY                                    | \$         | 100,000.00 | EA           | 0     | \$        | -          |       |
| SUBTOTAL                                   |            | #DIV/0!    |              | \$    | 51,350    |            |       |
|                                            |            |            |              |       |           |            |       |
| ADDITIONAL COSTS                           | UNIT PRICE | UNITS      | QTY          | COST  | COMMENTS  |            |       |
| LETTERS OF CREDIT/BONDS                    | \$         | 865,542    | LS           | 0.5%  | \$        | 4,328      |       |
| WARRANTY                                   | \$         | 865,542    | LS           | 3.0%  | \$        | 25,966     |       |
| MOBILIZATION                               | \$         | 865,542    | LS           | 5.0%  | \$        | 43,277     |       |
| CONTINGENCY                                | \$         | 865,542    | LS           | 5.0%  | \$        | 43,277     |       |
| SUBTOTAL                                   |            | #DIV/0!    |              | \$    | 116,848   |            |       |
| PROJECT TOTAL                              |            | #DIV/0!    |              | \$    | 1,078,815 |            |       |



**THE CACHE - POUDRE RIVER ROAD**

April 13, 2024

|                              |                     |
|------------------------------|---------------------|
| <b>PROJECT TOTAL</b>         | <b>\$ 7,362,197</b> |
| <b>COST PER LOT/PER FOOT</b> | <b>#DIV/0!</b>      |
| <b>CENTERLINE ROADWAY</b>    | <b>5850</b>         |
| <b>CENTERLINE</b>            | <b>0</b>            |
| <b>CENTERLINE</b>            | <b>0</b>            |

| PROFESSIONAL SERVICES                     | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS       |
|-------------------------------------------|----------------|-------|-------|-------------------|----------------|
| AGENCY REVIEW FEES                        | \$ 9,450       | LS    | 1     | \$ 9,450.00       | 0.15%          |
| SURVEY & SUE                              | \$ 31,500      | LS    | 1     | \$ 31,500.00      | 0.50%          |
| PLANNING & LANDSCAPE ARCHITECTURE         | \$ 220,500     | LS    | 1     | \$ 220,500.00     | 3.50%          |
| ENGINEERING                               | \$ 94,500      | LS    | 1     | \$ 94,500.00      | 1.50%          |
| SURVEY & GEOTECH                          | \$ 189,000     | LS    | 1     | \$ 189,000.00     | 3.00%          |
| CONSTRUCTION SERVICES                     | \$ 63,000      | LS    | 1     | \$ 63,000.00      | 1.00%          |
| RECORD DRAWINGS/CLOSE OUT                 | \$ 31,500      | LS    | 1     | \$ 31,500.00      | 0.50%          |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 639,450</b> |                |
| GRADING                                   | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS       |
| TOPSOIL                                   | \$ 2.50        | CY    | 1950  | \$ 4,875.00       | 10%            |
| OVERLOT GRADING                           | \$ 2.75        | CY    | 19500 | \$ 53,625.00      | 3              |
| SUBEXCAVATION                             | \$ 2.75        | CY    | 0     | \$ -              |                |
| ROCK EXCAVATION                           | \$ 8.00        | CY    | 0     | \$ -              | 0%             |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 58,500</b>  |                |
| EROSION CONTROL                           | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS       |
| EROSION CONTROL                           | \$ 20          | LF    | 5850  | \$ 117,000.00     |                |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 117,000</b> |                |
| DEMOLITION                                | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS       |
| DEMOLITION                                | \$ 35,000      | LS    | 1     | \$ 35,000.00      |                |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 35,000</b>  |                |
| UTILITY CHARGES                           | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS       |
| ELECTRIC DISTRIBUTION                     | \$ 25          | LF    | 5850  | \$ 146,250.00     | Backbone       |
| GAS DISTRIBUTION                          | \$ -           | LF    | 5850  | \$ -              | Backbone       |
| TELECOMMUNICATION DISTRIBUTION            | \$ -           | LF    | 5850  | \$ -              | Backbone       |
| CONDUITS                                  | \$ 25          | INT   | 2     | \$ 50,000.00      | 1,000          |
| TRAFFIC SIGNAL                            | \$ -           | LS    | 1     | \$ -              |                |
| STREET LIGHTS                             | \$ 10,500      | EA    | 26    | \$ 273,000.00     | 225            |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 469,250</b> |                |
| SANITARY SEWER IMPROVEMENTS               | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS       |
| 4" SDR UD                                 | \$ 28.35       | LF    | 0     | \$ -              |                |
| 6" SDR UD                                 | \$ 35.70       | LF    | 0     | \$ -              |                |
| 8" PVC W/BEDDING                          | \$ 84.00       | LF    | 0     | \$ -              | 0%             |
| 10" PVC W/BEDDING                         | \$ 100.80      | LF    | 0     | \$ -              | 0%             |
| 12" PVC W/BEDDING                         | \$ 107.10      | LF    | 0     | \$ -              | 0%             |
| 15" PVC W/BEDDING                         | \$ 135.00      | LF    | 0     | \$ -              | 0%             |
| 6" PVC FORCEMAIN                          | \$ 95.00       | LF    | 0     | \$ -              | 0%             |
| ROCK CUT                                  | \$ 25.00       | CY    | 0     | \$ -              |                |
| M.H. - 4' DIA (0-10')                     | \$ 8,250.00    | EA    | 0     | \$ -              | 300            |
| M.H. - 5' DIA (0-10')                     | \$ 9,700.00    | EA    | 0     | \$ -              | 300            |
| 6" CLEANOUT ASSEMBLY                      | \$ 1,000.00    | EA    | 0     | \$ -              |                |
| 4" PVC SERVICE (40' AVG)                  | \$ -           | EA    | 0     | \$ -              |                |
| TIE TO EXISTING STUB                      | \$ 3,500.00    | EA    | 0     | \$ -              |                |
| MAIN INSPECTION/TESTING                   | \$ 4.25        | LF    | 0     | \$ -              |                |
| SPECIAL                                   | \$ 5,000.00    | LS    | 0     | \$ -              |                |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ -</b>       |                |
| STORM DRAINAGE IMPROVEMENTS               | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS       |
| 15" RCP w/bedding                         | \$ 76.00       | LF    | 0     | \$ -              | 0%             |
| 18" RCP w/bedding                         | \$ 85.00       | LF    | 1755  | \$ 149,175.00     | 30%            |
| 21" RCP w/bedding                         | \$ 116.00      | LF    | 0     | \$ -              | 0%             |
| 24" RCP w/bedding                         | \$ 130.00      | LF    | 1755  | \$ 228,150.00     | 30%            |
| 30" RCP w/bedding                         | \$ 149.00      | LF    | 0     | \$ -              | 0%             |
| 36" RCP w/bedding                         | \$ 156.00      | LF    | 0     | \$ -              | 0%             |
| 42" RCP w/bedding                         | \$ 200.00      | LF    | 0     | \$ -              | 0%             |
| 48" RCP w/bedding                         | \$ 230.00      | LF    | 0     | \$ -              | 0%             |
| 54" RCP w/bedding                         | \$ 261.00      | LF    | 0     | \$ -              | 0%             |
| 60" RCP w/bedding                         | \$ 300.00      | LF    | 0     | \$ -              | 0%             |
| 72" RCP w/bedding                         | \$ 465.00      | LF    | 0     | \$ -              | 0%             |
| 84" RCP w/bedding                         | \$ 535.00      | LF    | 0     | \$ -              | 0%             |
| 96" RCP w/bedding                         | \$ 580.00      | LF    | 0     | \$ -              | 0%             |
| ROCK CUT                                  | \$ 25.00       | CY    | 0     | \$ -              | 0%             |
| 24" FES                                   | \$ 4,200.00    | EA    | 0     | \$ -              |                |
| 30" FES                                   | \$ 5,450.00    | EA    | 0     | \$ -              |                |
| 36" FES                                   | \$ 5,900.00    | EA    | 0     | \$ -              |                |
| 42" FES                                   | \$ 6,525.00    | EA    | 0     | \$ -              |                |
| 48" FES                                   | \$ 6,775.00    | EA    | 0     | \$ -              |                |
| 54" FES                                   | \$ 7,850.00    | EA    | 0     | \$ -              |                |
| 60" FES                                   | \$ 8,200.00    | EA    | 0     | \$ -              |                |
| 4' Diameter MH (0-8) w/24" Cover          | \$ 6,300.00    | EA    | 6     | \$ 37,800.00      | 600            |
| 5' Diameter MH (0-8) w/24" Cover          | \$ 7,650.00    | EA    | 0     | \$ -              | 250            |
| 6' MH (0-8' depth) & 24" Cover            | \$ 8,910.00    | EA    | 0     | \$ -              | 250            |
| Box Base Manhole                          | \$ 17,850.00   | EA    | 0     | \$ -              | 250            |
| Riprap, Grouted (Type M/L/H)              | \$ 280.00      | CY    | 0     | \$ -              |                |
| Riprap, Grouted 2' Boulders               | \$ 375.00      | CY    | 0     | \$ -              |                |
| Riprap, Grouted 3' Boulders               | \$ 410.00      | CY    | 0     | \$ -              |                |
| Riprap, Placed (Type M/L/H)               | \$ 89.00       | TN    | 0     | \$ -              |                |
| Riprap, Placed Type VH                    | \$ 107.00      | TN    | 0     | \$ -              |                |
| Soil Riprap Placed                        | \$ 83.00       | TN    | 0     | \$ -              |                |
| 5' Type 'R' Inlet                         | \$ 8,700.00    | EA    | 3     | \$ 26,100.00      |                |
| 10' Type 'R' Inlet                        | \$ 16,500.00   | EA    | 3     | \$ 49,500.00      |                |
| 15' Type 'R' Inlet                        | \$ 19,250.00   | EA    | 0     | \$ -              |                |
| 20' Type 'R' Inlet                        | \$ 24,130.00   | EA    | 0     | \$ -              |                |
| Single No. 13 & 16                        | \$ 5,225.00    | EA    | 0     | \$ -              |                |
| Double No. 13 & 16                        | \$ 8,312.50    | EA    | 0     | \$ -              |                |
| Triple No. 13 & 16                        | \$ 14,725.00   | EA    | 0     | \$ -              |                |
| OUTLET STRUCTURE                          | \$ 45,000.00   | EA    | 0     | \$ -              |                |
| CHECK STRUCTURES                          | \$ 50,000.00   | LS    | 1     | \$ 50,000.00      | Misc Crossings |
| CONNECT TO EXISTING PIPE                  | \$ 3,325.00    | LS    | 0     | \$ -              |                |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 540,725</b> |                |
| WATER IMPROVEMENTS                        | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS       |
| 8" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 64.76       | LF    | 0     | \$ -              | 0%             |





**THE CACHE - POUDRE RIVER ROAD**

April 13, 2024

|                                            |               |              |         |               |                |
|--------------------------------------------|---------------|--------------|---------|---------------|----------------|
| PROJECT TOTAL                              |               | \$ 7,362,197 |         |               |                |
| COST PER LOT/PER FOOT                      | 0             | #DIV/0!      | \$1,258 |               |                |
| CENTERLINE ROADWAY                         | 5850          |              |         |               |                |
| CENTERLINE                                 | 0             |              |         |               |                |
| CENTERLINE                                 | 0             |              |         |               |                |
| 10" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 79.80      | LF           | 0       | \$ -          | 0%             |
| 12" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 105.00     | LF           | 0       | \$ -          | 0%             |
| 16" PVC w/Bedding & 12ga Tracer wire       | \$ 147.00     | LF           | 5850    | \$ 859,950.00 | 100%           |
| 20" PVC w/Bedding & 12ga Tracer wire       | \$ 189.00     | LF           | 0       | \$ -          | 0%             |
| 24" PVC w/Bedding & 12ga Tracer wire       | \$ 231.00     | LF           | 0       | \$ -          | 0%             |
| 30" PVC w/Bedding & 12ga Tracer wire       | \$ 483.00     | LF           | 0       | \$ -          | 0%             |
| 8" MJ Gate Valve W/Box & Restraints        | \$ 2,520.00   | EA           | 0       | \$ -          | 500            |
| 10" MJ Gate Valve W/Box & Restraints       | \$ 3,240.36   | EA           | 0       | \$ -          | 750            |
| 12" MJ Gate Valve W/Box & Restraints       | \$ 4,232.00   | EA           | 0       | \$ -          | 250            |
| 16" BF Valve W/Box & Restraints            | \$ 17,240.00  | EA           | 8       | \$ 137,920.00 | 750            |
| 20" BF Valve W/Box & Restraints            | \$ 22,400.00  | EA           | 0       | \$ -          | 750            |
| 24" BF Valve W/Box & Restraints            | \$ 27,600.00  | EA           | 0       | \$ -          | 750            |
| 30" BF Valve W/Box & Restraints            | \$ 36,000.00  | EA           | 0       | \$ -          | 750            |
| Vaults for BFV                             | \$ 23,000.00  | EA           | 8       | \$ 184,000.00 |                |
| Fire Hydrants                              | \$ 9,200.00   | EA           | 20      | \$ 184,000.00 | 300            |
| 8" Fittings                                | \$ 880.00     | EA           | 0       | \$ -          | 500            |
| 10" Fittings                               | \$ 1,040.00   | EA           | 0       | \$ -          | 750            |
| 12" Fittings                               | \$ 1,280.00   | EA           | 0       | \$ -          | 250            |
| 16" Fittings                               | \$ 2,800.00   | EA           | 8       | \$ 22,400.00  | 750            |
| 20" Fittings                               | \$ 3,360.00   | EA           | 0       | \$ -          | 750            |
| 24" Fittings                               | \$ 3,760.00   | EA           | 0       | \$ -          | 750            |
| 30" Fittings                               | \$ 8,000.00   | EA           | 0       | \$ -          | 750            |
| CONNECT TO EXISITNG                        | \$ 2,800.00   | EA           | 2       | \$ 5,600.00   |                |
| WATER SERVICE                              | \$ -          | EA           | 0       | \$ -          |                |
| SPECIAL                                    | \$ 50,000.00  | LS           | 1.00    | \$ 50,000.00  | Misc Crossings |
| SUBTOTAL                                   | #DIV/0!       |              |         | \$ 1,443,870  |                |
| RETAINING WALLS                            | UNIT PRICE    | UNITS        | QTY     | COST          | COMMENTS       |
| RETAINING WALLS                            | \$ 55.00      | LF           | 0       | \$ -          |                |
| SUBTOTAL                                   | #DIV/0!       |              |         | \$ -          |                |
| ASPHALT PAVING IMPROVEMENTS                | UNIT PRICE    | UNITS        | QTY     | COST          | COMMENTS       |
| ROAD BASE - 8"                             | \$ 15.65      | SY           | 17550   | \$ 274,657.50 | 27.00          |
| PAVING - 5"                                | \$ 32.50      | SY           | 0       | \$ -          | -              |
| PAVING - 6"                                | \$ 39.00      | SY           | 0       | \$ -          | -              |
| PAVING - 9"                                | \$ 58.50      | SY           | 15600   | \$ 912,600.00 | 24.00          |
| PAVING - SUBGRADE PREPARATION              | \$ 3.25       | SY           | 17550   | \$ 57,037.50  |                |
| SUBEXCAVATION                              | \$ 4.80       | CY           | 0       | \$ -          | -              |
| PAVING 2                                   | \$ 21.00      | SY           | 0       | \$ -          | -              |
| PAVEMENT MARKINGS                          | \$ 2.15       | LF           | 17550   | \$ 37,732.50  | 3.0            |
| SIGNAGE                                    | \$ 575.00     | EA           | 24      | \$ 13,800.00  | 250            |
| TRAFFIC CONTROL                            | \$ 25,000.00  | LS           | 1       | \$ 25,000.00  |                |
| SLEEVES                                    | \$ 25.00      | LF           | 1600    | \$ 40,000.00  | 4              |
| RAISE WATER VALVES                         | \$ 515.00     | EA           | 0       | \$ -          |                |
| RAISE MANHOLES                             | \$ 675.00     | EA           | 14      | \$ 9,450.00   |                |
| RAISE RANGEBOXES                           | \$ 410.00     | EA           | 0       | \$ -          |                |
| SUBTOTAL                                   | #DIV/0!       |              |         | \$ 1,370,278  |                |
| CONCRETE IMPROVEMENTS                      | UNIT PRICE    | UNITS        | QTY     | COST          | COMMENTS       |
| CURB & GUTTER - 1' GUTTER                  | \$ 28.75      | LF           | 0       | \$ -          | -              |
| CURB & GUTTER - 2' GUTTER                  | \$ 29.50      | LF           | 11700   | \$ 345,150.00 | 2              |
| CURB & GUTTER - 2' MOUNTABLE               | \$ 32.00      | LF           | 0       | \$ -          | -              |
| ALLEYS - 6" CONCRETE                       | \$ 12.15      | SF           | 0       | \$ -          | 16             |
| CURB AND GUTTER SUB GRADE PREPARATION      | \$ 3.50       | LF           | 11700   | \$ 40,950.00  |                |
| SUBEXCAVATION ALLEYS                       | \$ 4.50       | CY           | 0       | \$ -          | 3.0            |
| CROSS PANS                                 | \$ 16.85      | SF           | 0       | \$ -          | -              |
| HANDICAP RAMPS (CORNER)                    | \$ 3,250.00   | EA           | 16      | \$ 52,000.00  | 4              |
| MIDBLOCK HANDICAP RAMPS                    | \$ 2,400.00   | EA           | 8       | \$ 19,200.00  | 4              |
| 4' SIDEWALK - 6"                           | \$ 7.15       | SF           | 0       | \$ -          | -              |
| 5' SIDEWALK - 6"                           | \$ 7.15       | SF           | 35100   | \$ 250,965.00 | 1              |
| 8' TRAIL - 6"                              | \$ 7.15       | SF           | 0       | \$ -          | -              |
| SIDEWALK SUB GRADE PREP                    | \$ 3.50       | LF           | 35100   | \$ 122,850.00 |                |
| SUBTOTAL                                   | #DIV/0!       |              |         | \$ 831,115    |                |
| LANDSCAPING IMPROVEMENTS                   | UNIT PRICE    | UNITS        | QTY     | COST          | COMMENTS       |
| OPEN SPACE                                 | \$ 3.95       | SF           | 146250  | \$ 577,687.50 | 25             |
| FORMAL - STREETS                           | \$ 10.25      | SF           | 46800   | \$ 479,700.00 | 8              |
| FORMAL - PARKS                             | \$ 10.25      | SF           | 0       | \$ -          |                |
| MONUMENTS                                  | \$ 50,000.00  | LS           | 0       | \$ -          |                |
| FENCING                                    | \$ 16.50      | LF           | 0       | \$ -          | 50             |
| TRAILS                                     | \$ 5.10       | SF           | 0       | \$ -          |                |
| MAIL BOXES                                 | \$ 3,375.00   | EA           | 0       | \$ -          | 18             |
| AMENITY                                    | \$ 100,000.00 | EA           | 0       | \$ -          |                |
| SUBTOTAL                                   | #DIV/0!       |              |         | \$ 1,057,388  |                |
| ADDITIONAL COSTS                           | UNIT PRICE    | UNITS        | QTY     | COST          | COMMENTS       |
| LETTERS OF CREDIT/BONDS                    | \$ 5,923,125  | LS           | 0.5%    | \$ 29,616     |                |
| WARRANTY                                   | \$ 5,923,125  | LS           | 3.0%    | \$ 177,694    |                |
| MOBILIZATION                               | \$ 5,923,125  | LS           | 5.0%    | \$ 296,156    |                |
| CONTINGENCY                                | \$ 5,923,125  | LS           | 5.0%    | \$ 296,156    |                |
| SUBTOTAL                                   | #DIV/0!       |              |         | \$ 799,622    |                |
| PROJECT TOTAL                              | #DIV/0!       |              |         | \$ 7,362,197  |                |



## THE CACHE - 4TH STREET

April 13, 2024

|                       |         |              |
|-----------------------|---------|--------------|
| PROJECT TOTAL         | 0       | \$ 5,753,225 |
| COST PER LOT/PER FOOT | #DIV/0! | \$2,055      |
| CENTERLINE ROADWAY    | 2800    |              |
| CENTERLINE            | 0       |              |
| CENTERLINE            | 0       |              |

| PROFESSIONAL SERVICES                     | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS               |
|-------------------------------------------|----------------|-------|-------|-------------------|------------------------|
| AGENCY REVIEW FEES                        | \$ 7,200       | LS    | 1     | \$ 7,200.00       | 0.15%                  |
| SURVEY & SUE                              | \$ 24,000      | LS    | 1     | \$ 24,000.00      | 0.50%                  |
| PLANNING & LANDSCAPE ARCHITECTURE         | \$ 168,000     | LS    | 1     | \$ 168,000.00     | 3.50%                  |
| ENGINEERING                               | \$ 72,000      | LS    | 1     | \$ 72,000.00      | 1.50%                  |
| SURVEY & GEOTECH                          | \$ 144,000     | LS    | 1     | \$ 144,000.00     | 3.00%                  |
| CONSTRUCTION SERVICES                     | \$ 48,000      | LS    | 1     | \$ 48,000.00      | 1.00%                  |
| RECORD DRAWINGS/CLOSE OUT                 | \$ 24,000      | LS    | 1     | \$ 24,000.00      | 0.50%                  |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 487,200</b> |                        |
| GRADING                                   | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS               |
| TOPSOIL                                   | \$ 2.50        | CY    | 4148  | \$ 10,370.37      | 10%                    |
| OVERLOT GRADING                           | \$ 2.75        | CY    | 41481 | \$ 114,074.07     | 5                      |
| SUBEXCAVATION                             | \$ 2.75        | CY    | 0     | \$ -              | builder responsibility |
| ROCK EXCAVATION                           | \$ 8.00        | CY    | 0     | \$ -              | 0%                     |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 124,444</b> |                        |
| EROSION CONTROL                           | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS               |
| EROSION CONTROL                           | \$ 20          | LF    | 2800  | \$ 56,000.00      |                        |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 56,000</b>  |                        |
| DEMOLITION                                | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS               |
| DEMOLITION                                | \$ 25,000      | LS    | 1     | \$ 25,000.00      |                        |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 25,000</b>  |                        |
| UTILITY CHARGES                           | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS               |
| ELECTRIC DISTRIBUTION                     | \$ 25          | LF    | 2800  | \$ 70,000.00      | Backbone               |
| GAS DISTRIBUTION                          | \$ -           | LF    | 2800  | \$ -              | Backbone               |
| TELECOMMUNICATION DISTRIBUTION            | \$ -           | LF    | 2800  | \$ -              | Backbone               |
| CONDUITS                                  | \$ 25          | INT   | 4     | \$ 100,000.00     | 1,000                  |
| TRAFFIC SIGNAL                            | \$ -           | LS    | 1     | \$ -              |                        |
| STREET LIGHTS                             | \$ 10,500      | EA    | 13    | \$ 136,500.00     | 225                    |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 306,500</b> |                        |
| SANITARY SEWER IMPROVEMENTS               | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS               |
| 4" SDR UD                                 | \$ 28.35       | LF    | 1120  | \$ 31,752.00      |                        |
| 6" SDR UD                                 | \$ 35.70       | LF    | 0     | \$ -              |                        |
| 8" PVC W/BEDDING                          | \$ 84.00       | LF    | 1120  | \$ 94,080.00      | 40%                    |
| 10" PVC W/BEDDING                         | \$ 100.80      | LF    | 0     | \$ -              | 0%                     |
| 12" PVC W/BEDDING                         | \$ 107.10      | LF    | 0     | \$ -              | 0%                     |
| 15" PVC W/BEDDING                         | \$ 135.00      | LF    | 0     | \$ -              | 0%                     |
| 6" PVC FORCEMAIN                          | \$ 95.00       | LF    | 0     | \$ -              | 0%                     |
| ROCK CUT                                  | \$ 25.00       | CY    | 0     | \$ -              |                        |
| M.H. - 4" DIA (0-10')                     | \$ 8,250.00    | EA    | 4     | \$ 33,000.00      | 350                    |
| M.H. - 5" DIA (0-10')                     | \$ 9,700.00    | EA    | 0     | \$ -              | 350                    |
| 6" CLEANOUT ASSEMBLY                      | \$ 1,000.00    | EA    | 4     | \$ 4,000.00       |                        |
| 4" PVC SERVICE (40' AVG)                  | \$ -           | EA    | 0     | \$ -              |                        |
| TIE TO EXISTING STUB                      | \$ 3,500.00    | EA    | 1     | \$ 3,500.00       |                        |
| MAIN INSPECTION/TESTING                   | \$ 4.25        | LF    | 1120  | \$ 4,760.00       |                        |
| SPECIAL                                   | \$ 50,000.00   | LS    | 0.00  | \$ -              | Misc Crossings         |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 171,092</b> |                        |
| STORM DRAINAGE IMPROVEMENTS               | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS               |
| 15" RCP w/bedding                         | \$ 76.00       | LF    | 0     | \$ -              | 0%                     |
| 18" RCP w/bedding                         | \$ 85.00       | LF    | 700   | \$ 59,500.00      | 25%                    |
| 21" RCP w/bedding                         | \$ 116.00      | LF    | 0     | \$ -              | 0%                     |
| 24" RCP w/bedding                         | \$ 130.00      | LF    | 700   | \$ 91,000.00      | 25%                    |
| 30" RCP w/bedding                         | \$ 149.00      | LF    | 0     | \$ -              | 0%                     |
| 36" RCP w/bedding                         | \$ 156.00      | LF    | 560   | \$ 87,360.00      | 20%                    |
| 42" RCP w/bedding                         | \$ 200.00      | LF    | 0     | \$ -              | 0%                     |
| 48" RCP w/bedding                         | \$ 230.00      | LF    | 140   | \$ 32,200.00      | 5%                     |
| 54" RCP w/bedding                         | \$ 261.00      | LF    | 0     | \$ -              | 0%                     |
| 60" RCP w/bedding                         | \$ 300.00      | LF    | 0     | \$ -              | 0%                     |
| 72" RCP w/bedding                         | \$ 465.00      | LF    | 0     | \$ -              | 0%                     |
| 84" RCP w/bedding                         | \$ 535.00      | LF    | 0     | \$ -              | 0%                     |
| 96" RCP w/bedding                         | \$ 580.00      | LF    | 0     | \$ -              | 0%                     |
| ROCK CUT                                  | \$ 25.00       | CY    | 0     | \$ -              | 0%                     |
| 24" FES                                   | \$ 4,200.00    | EA    | 0     | \$ -              |                        |
| 30" FES                                   | \$ 5,450.00    | EA    | 0     | \$ -              |                        |
| 36" FES                                   | \$ 5,900.00    | EA    | 0     | \$ -              |                        |
| 42" FES                                   | \$ 6,525.00    | EA    | 0     | \$ -              |                        |
| 48" FES                                   | \$ 6,775.00    | EA    | 0     | \$ -              |                        |
| 54" FES                                   | \$ 7,850.00    | EA    | 0     | \$ -              |                        |
| 60" FES                                   | \$ 8,200.00    | EA    | 0     | \$ -              |                        |
| 4" Diameter MH (0-8) w/24" Cover          | \$ 6,300.00    | EA    | 4     | \$ 25,200.00      | 350                    |
| 5" Diameter MH (0-8) w/24" Cover          | \$ 7,650.00    | EA    | 2     | \$ 15,300.00      | 350                    |
| 6" MH (0-8'depth) & 24" Cover             | \$ 8,910.00    | EA    | 0     | \$ 3,564.00       | 350                    |
| Box Base Manhole                          | \$ 17,850.00   | EA    | 0     | \$ -              | 350                    |
| Riprap, Grouted (Type M/L/H)              | \$ 280.00      | CY    | 0     | \$ -              |                        |
| Riprap, Grouted 2' Boulders               | \$ 375.00      | CY    | 0     | \$ -              |                        |
| Riprap, Grouted 3' Boulders               | \$ 410.00      | CY    | 0     | \$ -              |                        |
| Riprap, Placed (Type M/L/H)               | \$ 89.00       | TN    | 0     | \$ -              |                        |
| Riprap, Placed Type VH                    | \$ 107.00      | TN    | 0     | \$ -              |                        |
| Soil Riprap Placed                        | \$ 83.00       | TN    | 0     | \$ -              |                        |
| 5' Type 'R' Inlet                         | \$ 8,700.00    | EA    | 2     | \$ 17,400.00      |                        |
| 10' Type 'R' Inlet                        | \$ 16,500.00   | EA    | 2     | \$ 33,000.00      |                        |
| 15' Type 'R' Inlet                        | \$ 19,250.00   | EA    | 2     | \$ 38,500.00      |                        |
| 20' Type 'R' Inlet                        | \$ 24,130.00   | EA    | 2     | \$ 48,260.00      |                        |
| Single No. 13 & 16                        | \$ 5,225.00    | EA    | 0     | \$ -              |                        |
| Double No. 13 & 16                        | \$ 8,312.50    | EA    | 0     | \$ -              |                        |
| Triple No. 13 & 16                        | \$ 14,725.00   | EA    | 0     | \$ -              |                        |
| OUTLET STRUCTURE                          | \$ 45,000.00   | EA    | 0     | \$ -              |                        |
| CHECK STRUCTURES                          | \$ 50,000.00   | LS    | 1.00  | \$ 50,000.00      | Misc Crossings         |
| CONNECT TO EXISTING PIPE                  | \$ 3,325.00    | LS    | 1     | \$ 3,325.00       |                        |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 504,609</b> |                        |
| WATER IMPROVEMENTS                        | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS               |
| 8" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 64.76       | LF    | 0     | \$ -              | 0%                     |







**THE CACHE - 4TH STREET**

April 13, 2024

|                                            |               |              |         |               |                |
|--------------------------------------------|---------------|--------------|---------|---------------|----------------|
| PROJECT TOTAL                              |               | \$ 5,753,225 |         |               |                |
| COST PER LOT/PER FOOT                      |               | 0            | #DIV/0! | \$2,055       |                |
| CENTERLINE ROADWAY                         |               | 2800         |         |               |                |
| CENTERLINE                                 |               | 0            |         |               |                |
| CENTERLINE                                 |               | 0            |         |               |                |
| 10" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 79.80      | LF           | 0       | \$ -          | 0%             |
| 12" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 105.00     | LF           | 2800    | \$ 294,000.00 | 100%           |
| 16" PVC w/Bedding & 12ga Tracer wire       | \$ 147.00     | LF           | 0       | \$ -          | 0%             |
| 20" PVC w/Bedding & 12ga Tracer wire       | \$ 189.00     | LF           | 0       | \$ -          | 0%             |
| 24" PVC w/Bedding & 12ga Tracer wire       | \$ 231.00     | LF           | 0       | \$ -          | 0%             |
| 30" PVC w/Bedding & 12ga Tracer wire       | \$ 483.00     | LF           | 0       | \$ -          | 0%             |
| 8" MJ Gate Valve W/Box & Restraints        | \$ 2,520.00   | EA           | 0       | \$ -          | 500            |
| 10" MJ Gate Valve W/Box & Restraints       | \$ 3,240.36   | EA           | 0       | \$ -          | 750            |
| 12" MJ Gate Valve W/Box & Restraints       | \$ 4,232.00   | EA           | 12      | \$ 50,784.00  | 250            |
| 16" BF Valve W/Box & Restraints            | \$ 17,240.00  | EA           | 0       | \$ -          | 750            |
| 20" BF Valve W/Box & Restraints            | \$ 22,400.00  | EA           | 0       | \$ -          | 750            |
| 24" BF Valve W/Box & Restraints            | \$ 27,600.00  | EA           | 0       | \$ -          | 750            |
| 30" BF Valve W/Box & Restraints            | \$ 36,000.00  | EA           | 0       | \$ -          | 750            |
| Vaults for BFV                             | \$ 23,000.00  | EA           | 0       | \$ -          |                |
| Fire Hydrants                              | \$ 9,200.00   | EA           | 10      | \$ 92,000.00  | 300            |
| 8" Fittings                                | \$ 880.00     | EA           | 0       | \$ -          | 500            |
| 10" Fittings                               | \$ 1,040.00   | EA           | 0       | \$ -          | 750            |
| 12" Fittings                               | \$ 1,280.00   | EA           | 12      | \$ 15,360.00  | 250            |
| 16" Fittings                               | \$ 2,800.00   | EA           | 0       | \$ -          | 750            |
| 20" Fittings                               | \$ 3,360.00   | EA           | 0       | \$ -          | 750            |
| 24" Fittings                               | \$ 3,760.00   | EA           | 0       | \$ -          | 750            |
| 30" Fittings                               | \$ 8,000.00   | EA           | 0       | \$ -          | 750            |
| CONNECT TO EXISITNG                        | \$ 2,800.00   | EA           | 2       | \$ 5,600.00   |                |
| WATER SERVICE                              | \$ -          | EA           | 0       | \$ -          |                |
| SPECIAL                                    | \$ 25,000.00  | LS           | 1.00    | \$ 25,000.00  | Misc Crossings |
| SUBTOTAL                                   | #DIV/0!       |              |         | \$ 482,744    |                |
| RETAINING WALLS                            | UNIT PRICE    | UNITS        | QTY     | COST          | COMMENTS       |
| RETAINING WALLS                            | \$ 55.00      | LF           | 0       | \$ -          |                |
| SUBTOTAL                                   | #DIV/0!       |              |         | \$ -          |                |
| ASPHALT PAVING IMPROVEMENTS                | UNIT PRICE    | UNITS        | QTY     | COST          | COMMENTS       |
| ROAD BASE - 8"                             | \$ 15.65      | SY           | 12444   | \$ 194,755.56 | 40.00          |
| PAVING - 5"                                | \$ 32.50      | SY           | 0       | \$ -          | -              |
| PAVING - 6"                                | \$ 39.00      | SY           | 0       | \$ -          | -              |
| PAVING - 9"                                | \$ 58.50      | SY           | 10578   | \$ 618,800.00 | 34.00          |
| PAVING - SUBGRADE PREPARATION              | \$ 3.25       | SY           | 12444   | \$ 40,444.44  |                |
| SUBEXCAVATION                              | \$ 4.80       | CY           | 0       | \$ -          | -              |
| PAVING 2                                   | \$ 21.00      | SY           | 0       | \$ -          | -              |
| PAVEMENT MARKINGS                          | \$ 2.15       | LF           | 5600    | \$ 12,040.00  | 2.0            |
| SIGNAGE                                    | \$ 575.00     | EA           | 12      | \$ 6,900.00   | 250            |
| TRAFFIC CONTROL                            | \$ 5,000.00   | LS           | 1       | \$ 5,000.00   |                |
| SLEEVES                                    | \$ 25.00      | LF           | 1600    | \$ 40,000.00  | 4              |
| RAISE WATER VALVES                         | \$ 515.00     | EA           | 16      | \$ 8,240.00   |                |
| RAISE MANHOLES                             | \$ 675.00     | EA           | 10      | \$ 7,020.00   |                |
| RAISE RANGEBOXES                           | \$ 410.00     | EA           | 0       | \$ -          |                |
| SUBTOTAL                                   | #DIV/0!       |              |         | \$ 933,200    |                |
| CONCRETE IMPROVEMENTS                      | UNIT PRICE    | UNITS        | QTY     | COST          | COMMENTS       |
| CURB & GUTTER - 1' GUTTER                  | \$ 28.75      | LF           | 0       | \$ -          | -              |
| CURB & GUTTER - 2' GUTTER                  | \$ 29.50      | LF           | 5600    | \$ 165,200.00 | 2              |
| CURB & GUTTER - 2' MOUNTABLE               | \$ 32.00      | LF           | 0       | \$ -          | -              |
| ALLEYS - 6" CONCRETE                       | \$ 12.15      | SF           | 0       | \$ -          | 16             |
| CURB AND GUTTER SUB GRADE PREPARATION      | \$ 3.50       | LF           | 5600    | \$ 19,600.00  |                |
| SUBEXCAVATION ALLEYS                       | \$ 4.50       | CY           | 0       | \$ -          | 3.0            |
| CROSS PANS                                 | \$ 16.85      | SF           | 0       | \$ -          | -              |
| HANDICAP RAMPS (CORNER)                    | \$ 3,250.00   | EA           | 12      | \$ 39,000.00  | 3              |
| MIDBLOCK HANDICAP RAMPS                    | \$ 2,400.00   | EA           | 6       | \$ 14,400.00  | 3              |
| 4' SIDEWALK - 6"                           | \$ 7.15       | SF           | 0       | \$ -          | -              |
| 5' SIDEWALK - 6"                           | \$ 7.15       | SF           | 0       | \$ -          | -              |
| 8' TRAIL - 6"                              | \$ 7.15       | SF           | 67200   | \$ 480,480.00 | 3.0            |
| SIDEWALK SUB GRADE PREP                    | \$ 3.50       | LF           | 67200   | \$ 235,200.00 |                |
| SUBTOTAL                                   | #DIV/0!       |              |         | \$ 953,880    |                |
| LANDSCAPING IMPROVEMENTS                   | UNIT PRICE    | UNITS        | QTY     | COST          | COMMENTS       |
| OPEN SPACE                                 | \$ 3.95       | SF           | 56000   | \$ 221,200.00 | 20             |
| FORMAL - STREETS                           | \$ 10.25      | SF           | 84000   | \$ 861,000.00 | 30             |
| FORMAL - PARKS                             | \$ 10.25      | SF           | 0       | \$ -          |                |
| MONUMENTS                                  | \$ 50,000.00  | LS           | 0       | \$ -          |                |
| FENCING                                    | \$ 16.50      | LF           | 0       | \$ -          | -              |
| TRAILS                                     | \$ 5.10       | SF           | 0       | \$ -          |                |
| MAIL BOXES                                 | \$ 3,375.00   | EA           | 0       | \$ -          | 18             |
| AMENITY                                    | \$ 100,000.00 | EA           | 0       | \$ -          |                |
| SUBTOTAL                                   | #DIV/0!       |              |         | \$ 1,082,200  |                |
| ADDITIONAL COSTS                           | UNIT PRICE    | UNITS        | QTY     | COST          | COMMENTS       |
| LETTERS OF CREDIT/BONDS                    | \$ 4,639,669  | LS           | 0.5%    | \$ 23,198     |                |
| WARRANTY                                   | \$ 4,639,669  | LS           | 3.0%    | \$ 139,190    |                |
| MOBILIZATION                               | \$ 4,639,669  | LS           | 5.0%    | \$ 231,983    |                |
| CONTINGENCY                                | \$ 4,639,669  | LS           | 5.0%    | \$ 231,983    |                |
| SUBTOTAL                                   | #DIV/0!       |              |         | \$ 626,355    |                |
| PROJECT TOTAL                              | #DIV/0!       |              |         | \$ 5,753,225  |                |



## THE CACHE - 7TH STREET

April 13, 2024

|                       |         |              |
|-----------------------|---------|--------------|
| PROJECT TOTAL         | 0       | \$ 3,735,720 |
| COST PER LOT/PER FOOT | #DIV/0! | \$1,384      |
| CENTERLINE ROADWAY    | 2700    |              |
| CENTERLINE            | 0       |              |
| CENTERLINE            | 0       |              |

| PROFESSIONAL SERVICES                     | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS       |
|-------------------------------------------|----------------|-------|-------|-------------------|----------------|
| AGENCY REVIEW FEES                        | \$ 4,800       | LS    | 1     | \$ 4,800.00       | 0.15%          |
| SURVEY & SUE                              | \$ 16,000      | LS    | 1     | \$ 16,000.00      | 0.50%          |
| PLANNING & LANDSCAPE ARCHITECTURE         | \$ 112,000     | LS    | 1     | \$ 112,000.00     | 3.50%          |
| ENGINEERING                               | \$ 48,000      | LS    | 1     | \$ 48,000.00      | 1.50%          |
| SURVEY & GEOTECH                          | \$ 96,000      | LS    | 1     | \$ 96,000.00      | 3.00%          |
| CONSTRUCTION SERVICES                     | \$ 32,000      | LS    | 1     | \$ 32,000.00      | 1.00%          |
| RECORD DRAWINGS/CLOSE OUT                 | \$ 16,000      | LS    | 1     | \$ 16,000.00      | 0.50%          |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 324,800</b> |                |
| GRADING                                   | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS       |
| TOPSOIL                                   | \$ 2.50        | CY    | 2400  | \$ 6,000.00       | 10%            |
| OVERLOT GRADING                           | \$ 2.75        | CY    | 24000 | \$ 66,000.00      | 3              |
| SUBEXCAVATION                             | \$ 2.75        | CY    | 0     | \$ -              |                |
| ROCK EXCAVATION                           | \$ 8.00        | CY    | 0     | \$ -              | 0%             |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 72,000</b>  |                |
| EROSION CONTROL                           | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS       |
| EROSION CONTROL                           | \$ 20          | LF    | 2700  | \$ 54,000.00      |                |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 54,000</b>  |                |
| DEMOLITION                                | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS       |
| DEMOLITION                                | \$ 25,000      | LS    | 1     | \$ 25,000.00      |                |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 25,000</b>  |                |
| UTILITY CHARGES                           | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS       |
| ELECTRIC DISTRIBUTION                     | \$ 25          | LF    | 2700  | \$ 67,500.00      | Backbone       |
| GAS DISTRIBUTION                          | \$ -           | LF    | 2700  | \$ -              | Backbone       |
| TELECOMMUNICATION DISTRIBUTION            | \$ -           | LF    | 2700  | \$ -              | Backbone       |
| CONDUITS                                  | \$ 25          | INT   | 1     | \$ 25,000.00      | 1,000          |
| TRAFFIC SIGNAL                            | \$ -           | LS    | 1     | \$ -              |                |
| STREET LIGHTS                             | \$ 10,500      | EA    | 12    | \$ 126,000.00     | 225            |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 218,500</b> |                |
| SANITARY SEWER IMPROVEMENTS               | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS       |
| 4" SDR UD                                 | \$ 28.35       | LF    | 2160  | \$ 61,236.00      |                |
| 6" SDR UD                                 | \$ 35.70       | LF    | 0     | \$ -              |                |
| 8" PVC W/BEDDING                          | \$ 84.00       | LF    | 2160  | \$ 181,440.00     | 80%            |
| 10" PVC W/BEDDING                         | \$ 100.80      | LF    | 0     | \$ -              | 0%             |
| 12" PVC W/BEDDING                         | \$ 107.10      | LF    | 0     | \$ -              | 0%             |
| 15" PVC W/BEDDING                         | \$ 135.00      | LF    | 0     | \$ -              | 0%             |
| 6" PVC FORCEMAIN                          | \$ 95.00       | LF    | 0     | \$ -              | 0%             |
| ROCK CUT                                  | \$ 25.00       | CY    | 0     | \$ -              |                |
| M.H. - 4" DIA (0-10')                     | \$ 8,250.00    | EA    | 7     | \$ 57,750.00      | 350            |
| M.H. - 5" DIA (0-10')                     | \$ 9,700.00    | EA    | 0     | \$ -              | 350            |
| 6" CLEANOUT ASSEMBLY                      | \$ 1,000.00    | EA    | 7     | \$ 7,000.00       |                |
| 4" PVC SERVICE (40' AVG)                  | \$ -           | EA    | 0     | \$ -              |                |
| TIE TO EXISTING STUB                      | \$ 3,500.00    | EA    | 0     | \$ -              |                |
| MAIN INSPECTION/TESTING                   | \$ 4.25        | LF    | 2160  | \$ 9,180.00       |                |
| SPECIAL                                   | \$ 15,000.00   | LS    | 1.00  | \$ 15,000.00      | Misc Crossings |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 331,606</b> |                |
| STORM DRAINAGE IMPROVEMENTS               | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS       |
| 15" RCP w/bedding                         | \$ 76.00       | LF    | 0     | \$ -              | 0%             |
| 18" RCP w/bedding                         | \$ 85.00       | LF    | 675   | \$ 57,375.00      | 25%            |
| 21" RCP w/bedding                         | \$ 116.00      | LF    | 0     | \$ -              | 0%             |
| 24" RCP w/bedding                         | \$ 130.00      | LF    | 675   | \$ 87,750.00      | 25%            |
| 30" RCP w/bedding                         | \$ 149.00      | LF    | 0     | \$ -              | 0%             |
| 36" RCP w/bedding                         | \$ 156.00      | LF    | 270   | \$ 42,120.00      | 10%            |
| 42" RCP w/bedding                         | \$ 200.00      | LF    | 0     | \$ -              | 0%             |
| 48" RCP w/bedding                         | \$ 230.00      | LF    | 0     | \$ -              | 0%             |
| 54" RCP w/bedding                         | \$ 261.00      | LF    | 0     | \$ -              | 0%             |
| 60" RCP w/bedding                         | \$ 300.00      | LF    | 0     | \$ -              | 0%             |
| 72" RCP w/bedding                         | \$ 465.00      | LF    | 0     | \$ -              | 0%             |
| 84" RCP w/bedding                         | \$ 535.00      | LF    | 0     | \$ -              | 0%             |
| 96" RCP w/bedding                         | \$ 580.00      | LF    | 0     | \$ -              | 0%             |
| ROCK CUT                                  | \$ 25.00       | CY    | 0     | \$ -              | 0%             |
| 24" FES                                   | \$ 4,200.00    | EA    | 0     | \$ -              |                |
| 30" FES                                   | \$ 5,450.00    | EA    | 0     | \$ -              |                |
| 36" FES                                   | \$ 5,900.00    | EA    | 0     | \$ -              |                |
| 42" FES                                   | \$ 6,525.00    | EA    | 0     | \$ -              |                |
| 48" FES                                   | \$ 6,775.00    | EA    | 0     | \$ -              |                |
| 54" FES                                   | \$ 7,850.00    | EA    | 0     | \$ -              |                |
| 60" FES                                   | \$ 8,200.00    | EA    | 0     | \$ -              |                |
| 4" Diameter MH (0-8) w/24" Cover          | \$ 6,300.00    | EA    | 4     | \$ 25,200.00      | 350            |
| 5" Diameter MH (0-8) w/24" Cover          | \$ 7,650.00    | EA    | 1     | \$ 7,650.00       | 350            |
| 6" MH (0-8' depth) & 24" Cover            | \$ 8,910.00    | EA    | 0     | \$ -              | 350            |
| Box Base Manhole                          | \$ 17,850.00   | EA    | 0     | \$ -              | 350            |
| Riprap, Grouted (Type M/L/H)              | \$ 280.00      | CY    | 0     | \$ -              |                |
| Riprap, Grouted 2' Boulders               | \$ 375.00      | CY    | 0     | \$ -              |                |
| Riprap, Grouted 3' Boulders               | \$ 410.00      | CY    | 0     | \$ -              |                |
| Riprap, Placed (Type M/L/H)               | \$ 89.00       | TN    | 0     | \$ -              |                |
| Riprap, Placed Type VH                    | \$ 107.00      | TN    | 0     | \$ -              |                |
| Soil Riprap Placed                        | \$ 83.00       | TN    | 0     | \$ -              |                |
| 5" Type 'R' Inlet                         | \$ 8,700.00    | EA    | 2     | \$ 17,400.00      |                |
| 10" Type 'R' Inlet                        | \$ 16,500.00   | EA    | 2     | \$ 33,000.00      |                |
| 15" Type 'R' Inlet                        | \$ 19,250.00   | EA    | 1     | \$ 19,250.00      |                |
| 20" Type 'R' Inlet                        | \$ 24,130.00   | EA    | 0     | \$ -              |                |
| Single No. 13 & 16                        | \$ 5,225.00    | EA    | 0     | \$ -              |                |
| Double No. 13 & 16                        | \$ 8,312.50    | EA    | 0     | \$ -              |                |
| Triple No. 13 & 16                        | \$ 14,725.00   | EA    | 0     | \$ -              |                |
| OUTLET STRUCTURE                          | \$ 45,000.00   | EA    | 0     | \$ -              |                |
| CHECK STRUCTURES                          | \$ 15,000.00   | LS    | 1.00  | \$ 15,000.00      | Misc Crossings |
| CONNECT TO EXISTING PIPE                  | \$ 3,325.00    | LS    | 0     | \$ -              |                |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 304,745</b> |                |
| WATER IMPROVEMENTS                        | UNIT PRICE     | UNITS | QTY   | COST              | COMMENTS       |
| 8" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 64.76       | LF    | 0     | \$ -              | 0%             |



## THE CACHE - 7TH STREET

April 13, 2024

|                                            |               |         |       |               |          |
|--------------------------------------------|---------------|---------|-------|---------------|----------|
| PROJECT TOTAL                              |               |         |       | \$ 3,735,720  |          |
| COST PER LOT/PER FOOT                      |               | 0       |       | #DIV/0!       |          |
| CENTERLINE ROADWAY                         |               | 2700    |       | \$1,384       |          |
| CENTERLINE                                 |               | 0       |       |               |          |
| CENTERLINE                                 |               | 0       |       |               |          |
|                                            |               |         |       |               |          |
| 10" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 79.80      | LF      | 0     | \$ -          | 0%       |
| 12" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 105.00     | LF      | 0     | \$ -          | 0%       |
| 16" PVC w/Bedding & 12ga Tracer wire       | \$ 147.00     | LF      | 0     | \$ -          | 0%       |
| 20" PVC w/Bedding & 12ga Tracer wire       | \$ 189.00     | LF      | 0     | \$ -          | 0%       |
| 24" PVC w/Bedding & 12ga Tracer wire       | \$ 231.00     | LF      | 0     | \$ -          | 0%       |
| 30" PVC w/Bedding & 12ga Tracer wire       | \$ 483.00     | LF      | 0     | \$ -          | 0%       |
| 8" MJ Gate Valve W/Box & Restraints        | \$ 2,520.00   | EA      | 0     | \$ -          | 500      |
| 10" MJ Gate Valve W/Box & Restraints       | \$ 3,240.36   | EA      | 0     | \$ -          | 750      |
| 12" MJ Gate Valve W/Box & Restraints       | \$ 4,232.00   | EA      | 0     | \$ -          | 250      |
| 16" BF Valve W/Box & Restraints            | \$ 17,240.00  | EA      | 0     | \$ -          | 750      |
| 20" BF Valve W/Box & Restraints            | \$ 22,400.00  | EA      | 0     | \$ -          | 750      |
| 24" BF Valve W/Box & Restraints            | \$ 27,600.00  | EA      | 0     | \$ -          | 750      |
| 30" BF Valve W/Box & Restraints            | \$ 36,000.00  | EA      | 0     | \$ -          | 750      |
| Vaults for BFV                             | \$ 23,000.00  | EA      | 0     | \$ -          |          |
| Fire Hydrants                              | \$ 9,200.00   | EA      | 0     | \$ -          | 300      |
| 8" Fittings                                | \$ 880.00     | EA      | 0     | \$ -          | 500      |
| 10" Fittings                               | \$ 1,040.00   | EA      | 0     | \$ -          | 750      |
| 12" Fittings                               | \$ 1,280.00   | EA      | 0     | \$ -          | 250      |
| 16" Fittings                               | \$ 2,800.00   | EA      | 0     | \$ -          | 750      |
| 20" Fittings                               | \$ 3,360.00   | EA      | 0     | \$ -          | 750      |
| 24" Fittings                               | \$ 3,760.00   | EA      | 0     | \$ -          | 750      |
| 30" Fittings                               | \$ 8,000.00   | EA      | 0     | \$ -          | 750      |
| CONNECT TO EXISITNG                        | \$ 2,800.00   | EA      | 0     | \$ -          |          |
| WATER SERVICE                              | \$ -          | EA      | 0     | \$ -          |          |
| SPECIAL                                    | \$ 4,000.00   | LS      | 0     | \$ -          |          |
| SUBTOTAL                                   |               | #DIV/0! |       | \$ -          |          |
|                                            |               |         |       |               |          |
| RETAINING WALLS                            | UNIT PRICE    | UNITS   | QTY   | COST          | COMMENTS |
| RETAINING WALLS                            | \$ 55.00      | LF      | 0     | \$ -          |          |
| SUBTOTAL                                   |               | #DIV/0! |       | \$ -          |          |
|                                            |               |         |       |               |          |
| ASPHALT PAVING IMPROVEMENTS                | UNIT PRICE    | UNITS   | QTY   | COST          | COMMENTS |
| ROAD BASE - 8"                             | \$ 15.65      | SY      | 11400 | \$ 178,410.00 | 38.00    |
| PAVING - 5"                                | \$ 32.50      | SY      | 0     | \$ -          |          |
| PAVING - 6"                                | \$ 39.00      | SY      | 0     | \$ -          |          |
| PAVING - 9"                                | \$ 58.50      | SY      | 9600  | \$ 561,600.00 | 32.00    |
| PAVING - SUBGRADE PREPARATION              | \$ 3.25       | SY      | 11400 | \$ 37,050.00  |          |
| SUBEXCAVATION                              | \$ 4.80       | CY      | 0     | \$ -          |          |
| PAVING 2                                   | \$ 21.00      | SY      | 0     | \$ -          |          |
| PAVEMENT MARKINGS                          | \$ 2.15       | LF      | 5400  | \$ 11,610.00  | 2.0      |
| SIGNAGE                                    | \$ 575.00     | EA      | 11    | \$ 6,325.00   | 250      |
| TRAFFIC CONTROL                            | \$ 15,000.00  | LS      | 1     | \$ 15,000.00  |          |
| SLEEVES                                    | \$ 25.00      | LF      | 1600  | \$ 40,000.00  | 4        |
| RAISE WATER VALVES                         | \$ 515.00     | EA      | 7     | \$ 3,605.00   |          |
| RAISE MANHOLES                             | \$ 675.00     | EA      | 12    | \$ 8,100.00   |          |
| RAISE RANGEBOXES                           | \$ 410.00     | EA      | 0     | \$ -          |          |
| SUBTOTAL                                   |               | #DIV/0! |       | \$ 861,700    |          |
|                                            |               |         |       |               |          |
| CONCRETE IMPROVEMENTS                      | UNIT PRICE    | UNITS   | QTY   | COST          | COMMENTS |
| CURB & GUTTER - 1' GUTTER                  | \$ 28.75      | LF      | 0     | \$ -          | -        |
| CURB & GUTTER - 2' GUTTER                  | \$ 29.50      | LF      | 5400  | \$ 159,300.00 | 2        |
| CURB & GUTTER - 2' MOUNTABLE               | \$ 32.00      | LF      | 0     | \$ -          | -        |
| ALLEYS - 6" CONCRETE                       | \$ 12.15      | SF      | 0     | \$ -          | 16       |
| CURB AND GUTTER SUB GRADE PREPARATION      | \$ 3.50       | LF      | 5400  | \$ 18,900.00  |          |
| SUBEXCAVATION ALLEYS                       | \$ 4.50       | CY      | 0     | \$ -          | 3.0      |
| CROSS PANS                                 | \$ 16.85      | SF      | 0     | \$ -          | -        |
| HANDICAP RAMPS (CORNER)                    | \$ 3,250.00   | EA      | 8     | \$ 26,000.00  | 2        |
| MIDBLOCK HANDICAP RAMPS                    | \$ 2,400.00   | EA      | 2     | \$ 4,800.00   | 1        |
| 4' SIDEWALK - 6"                           | \$ 7.15       | SF      | 0     | \$ -          | -        |
| 5' SIDEWALK - 6"                           | \$ 7.15       | SF      | 16200 | \$ 115,830.00 | 1        |
| 8' TRAIL - 6"                              | \$ 7.15       | SF      | 32400 | \$ 231,660.00 | 1.5      |
| SIDEWALK SUB GRADE PREP                    | \$ 3.50       | LF      | 48600 | \$ 170,100.00 |          |
| SUBTOTAL                                   |               | #DIV/0! |       | \$ 726,590    |          |
|                                            |               |         |       |               |          |
| LANDSCAPING IMPROVEMENTS                   | UNIT PRICE    | UNITS   | QTY   | COST          | COMMENTS |
| OPEN SPACE                                 | \$ 3.95       | SF      | 27000 | \$ 106,650.00 | 10       |
| FORMAL - STREETS                           | \$ 10.25      | SF      | 29700 | \$ 304,425.00 | 11       |
| FORMAL - PARKS                             | \$ 10.25      | SF      | 0     | \$ -          |          |
| MONUMENTS                                  | \$ 50,000.00  | LS      | 0     | \$ -          |          |
| FENCING                                    | \$ 16.50      | LF      | 0     | \$ -          | -        |
| TRAILS                                     | \$ 5.10       | SF      | 0     | \$ -          |          |
| MAIL BOXES                                 | \$ 3,375.00   | EA      | 0     | \$ -          | 18       |
| AMENITY                                    | \$ 100,000.00 | EA      | 0     | \$ -          |          |
| SUBTOTAL                                   |               | #DIV/0! |       | \$ 411,075    |          |
|                                            |               |         |       |               |          |
| ADDITIONAL COSTS                           | UNIT PRICE    | UNITS   | QTY   | COST          | COMMENTS |
| LETTERS OF CREDIT/BONDS                    | \$ 3,005,216  | LS      | 0.5%  | \$ 15,026     |          |
| WARRANTY                                   | \$ 3,005,216  | LS      | 3.0%  | \$ 90,156     |          |
| MOBILIZATION                               | \$ 3,005,216  | LS      | 5.0%  | \$ 150,261    |          |
| CONTINGENCY                                | \$ 3,005,216  | LS      | 5.0%  | \$ 150,261    |          |
| SUBTOTAL                                   |               | #DIV/0! |       | \$ 405,704    |          |
| PROJECT TOTAL                              |               | #DIV/0! |       | \$ 3,735,720  |          |





**THE CACHE - 10TH STREET**

April 13, 2024

|                              |                   |
|------------------------------|-------------------|
| <b>PROJECT TOTAL</b>         | <b>\$ 962,126</b> |
| <b>COST PER LOT/PER FOOT</b> | <b>#DIV/0!</b>    |
| <b>CENTERLINE ROADWAY</b>    | <b>1500</b>       |
| <b>CENTERLINE</b>            | <b>0</b>          |
| <b>CENTERLINE</b>            | <b>0</b>          |

| PROFESSIONAL SERVICES                     | UNIT PRICE     | UNITS | QTY  | COST              | COMMENTS       |
|-------------------------------------------|----------------|-------|------|-------------------|----------------|
| AGENCY REVIEW FEES                        | \$ 1,275       | LS    | 1    | \$ 1,275.00       | 0.15%          |
| SURVEY & SUE                              | \$ 4,250       | LS    | 1    | \$ 4,250.00       | 0.50%          |
| PLANNING & LANDSCAPE ARCHITECTURE         | \$ 29,750      | LS    | 1    | \$ 29,750.00      | 3.50%          |
| ENGINEERING                               | \$ 12,750      | LS    | 1    | \$ 12,750.00      | 1.50%          |
| SURVEY & GEOTECH                          | \$ 25,500      | LS    | 1    | \$ 25,500.00      | 3.00%          |
| CONSTRUCTION SERVICES                     | \$ 8,500       | LS    | 1    | \$ 8,500.00       | 1.00%          |
| RECORD DRAWINGS/CLOSE OUT                 | \$ 4,250       | LS    | 1    | \$ 4,250.00       | 0.50%          |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |      | <b>\$ 86,275</b>  |                |
| GRADING                                   | UNIT PRICE     | UNITS | QTY  | COST              | COMMENTS       |
| TOPSOIL                                   | \$ 2.50        | CY    | 667  | \$ 1,666.67       | 10%            |
| OVERLOT GRADING                           | \$ 2.75        | CY    | 6667 | \$ 18,333.33      | 3              |
| SUBEXCAVATION                             | \$ 2.75        | CY    | 0    | \$ -              |                |
| ROCK EXCAVATION                           | \$ 8.00        | CY    | 0    | \$ -              | 0%             |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |      | <b>\$ 20,000</b>  |                |
| EROSION CONTROL                           | UNIT PRICE     | UNITS | QTY  | COST              | COMMENTS       |
| EROSION CONTROL                           | \$ 20          | LF    | 1500 | \$ 30,000.00      |                |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |      | <b>\$ 30,000</b>  |                |
| DEMOLITION                                | UNIT PRICE     | UNITS | QTY  | COST              | COMMENTS       |
| DEMOLITION                                | \$ 25,000      | LS    | 1    | \$ 25,000.00      |                |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |      | <b>\$ 25,000</b>  |                |
| UTILITY CHARGES                           | UNIT PRICE     | UNITS | QTY  | COST              | COMMENTS       |
| ELECTRIC DISTRIBUTION                     | \$ 25          | LF    | 1500 | \$ 37,500.00      | Backbone       |
| GAS DISTRIBUTION                          | \$ -           | LF    | 1500 | \$ -              | Backbone       |
| TELECOMMUNICATION DISTRIBUTION            | \$ -           | LF    | 1500 | \$ -              | Backbone       |
| CONDUITS                                  | \$ 25          | INT   | 0    | \$ -              | 1,000          |
| TRAFFIC SIGNAL                            | \$ -           | LS    | 1    | \$ -              |                |
| STREET LIGHTS                             | \$ 10,500      | EA    | 7    | \$ 73,500.00      | 225            |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |      | <b>\$ 111,000</b> |                |
| SANITARY SEWER IMPROVEMENTS               | UNIT PRICE     | UNITS | QTY  | COST              | COMMENTS       |
| 4" SDR UD                                 | \$ 28.35       | LF    | 0    | \$ -              |                |
| 6" SDR UD                                 | \$ 35.70       | LF    | 0    | \$ -              |                |
| 8" PVC W/BEDDING                          | \$ 84.00       | LF    | 0    | \$ -              | 0%             |
| 10" PVC W/BEDDING                         | \$ 100.80      | LF    | 0    | \$ -              | 0%             |
| 12" PVC W/BEDDING                         | \$ 107.10      | LF    | 0    | \$ -              | 0%             |
| 15" PVC W/BEDDING                         | \$ 135.00      | LF    | 0    | \$ -              | 0%             |
| 6" PVC FORCEMAIN                          | \$ 95.00       | LF    | 0    | \$ -              | 0%             |
| ROCK CUT                                  | \$ 25.00       | CY    | 0    | \$ -              |                |
| M.H. - 4" DIA (0-10')                     | \$ 8,250.00    | EA    | 0    | \$ -              | 300            |
| M.H. - 5" DIA (0-10')                     | \$ 9,700.00    | EA    | 0    | \$ -              | 300            |
| 6" CLEANOUT ASSEMBLY                      | \$ 1,000.00    | EA    | 0    | \$ -              |                |
| 4" PVC SERVICE (40' AVG)                  | \$ -           | EA    | 0    | \$ -              |                |
| TIE TO EXISTING STUB                      | \$ 3,500.00    | EA    | 0    | \$ -              |                |
| MAIN INSPECTION/TESTING                   | \$ 4.25        | LF    | 0    | \$ -              |                |
| SPECIAL                                   | \$ 5,000.00    | LS    | 0    | \$ -              |                |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |      | <b>\$ -</b>       |                |
| STORM DRAINAGE IMPROVEMENTS               | UNIT PRICE     | UNITS | QTY  | COST              | COMMENTS       |
| 15" RCP w/bedding                         | \$ 76.00       | LF    | 0    | \$ -              | 0%             |
| 18" RCP w/bedding                         | \$ 85.00       | LF    | 300  | \$ 25,500.00      | 20%            |
| 21" RCP w/bedding                         | \$ 116.00      | LF    | 0    | \$ -              | 0%             |
| 24" RCP w/bedding                         | \$ 130.00      | LF    | 300  | \$ 39,000.00      | 20%            |
| 30" RCP w/bedding                         | \$ 149.00      | LF    | 0    | \$ -              | 0%             |
| 36" RCP w/bedding                         | \$ 156.00      | LF    | 0    | \$ -              | 0%             |
| 42" RCP w/bedding                         | \$ 200.00      | LF    | 0    | \$ -              | 0%             |
| 48" RCP w/bedding                         | \$ 230.00      | LF    | 0    | \$ -              | 0%             |
| 54" RCP w/bedding                         | \$ 261.00      | LF    | 0    | \$ -              | 0%             |
| 60" RCP w/bedding                         | \$ 300.00      | LF    | 0    | \$ -              | 0%             |
| 72" RCP w/bedding                         | \$ 465.00      | LF    | 0    | \$ -              | 0%             |
| 84" RCP w/bedding                         | \$ 535.00      | LF    | 0    | \$ -              | 0%             |
| 96" RCP w/bedding                         | \$ 580.00      | LF    | 0    | \$ -              | 0%             |
| ROCK CUT                                  | \$ 25.00       | CY    | 0    | \$ -              | 0%             |
| 24" FES                                   | \$ 4,200.00    | EA    | 0    | \$ -              |                |
| 30" FES                                   | \$ 5,450.00    | EA    | 0    | \$ -              |                |
| 36" FES                                   | \$ 5,900.00    | EA    | 0    | \$ -              |                |
| 42" FES                                   | \$ 6,525.00    | EA    | 0    | \$ -              |                |
| 48" FES                                   | \$ 6,775.00    | EA    | 0    | \$ -              |                |
| 54" FES                                   | \$ 7,850.00    | EA    | 0    | \$ -              |                |
| 60" FES                                   | \$ 8,200.00    | EA    | 0    | \$ -              |                |
| 4" Diameter MH (0-8) w/24" Cover          | \$ 6,300.00    | EA    | 2    | \$ 12,600.00      | 350            |
| 5" Diameter MH (0-8) w/24" Cover          | \$ 7,650.00    | EA    | 0    | \$ -              | 350            |
| 6" MH (0-8)depth & 24" Cover              | \$ 8,910.00    | EA    | 0    | \$ -              | 350            |
| Box Base Manhole                          | \$ 17,850.00   | EA    | 0    | \$ -              | 350            |
| Riprap, Grouted (Type M/L/H)              | \$ 280.00      | CY    | 0    | \$ -              |                |
| Riprap, Grouted 2' Boulders               | \$ 375.00      | CY    | 0    | \$ -              |                |
| Riprap, Grouted 3' Boulders               | \$ 410.00      | CY    | 0    | \$ -              |                |
| Riprap, Placed (Type M/L/H)               | \$ 89.00       | TN    | 0    | \$ -              |                |
| Riprap, Placed Type VH                    | \$ 107.00      | TN    | 0    | \$ -              |                |
| Soil Riprap Placed                        | \$ 83.00       | TN    | 0    | \$ -              |                |
| 5" Type 'R' Inlet                         | \$ 8,700.00    | EA    | 0    | \$ -              |                |
| 10" Type 'R' Inlet                        | \$ 16,500.00   | EA    | 2    | \$ 33,000.00      |                |
| 15" Type 'R' Inlet                        | \$ 19,250.00   | EA    | 0    | \$ -              |                |
| 20" Type 'R' Inlet                        | \$ 24,130.00   | EA    | 0    | \$ -              |                |
| Single No. 13 & 16                        | \$ 5,225.00    | EA    | 0    | \$ -              |                |
| Double No. 13 & 16                        | \$ 8,312.50    | EA    | 0    | \$ -              |                |
| Triple No. 13 & 16                        | \$ 14,725.00   | EA    | 0    | \$ -              |                |
| OUTLET STRUCTURE                          | \$ 45,000.00   | EA    | 0    | \$ -              |                |
| CHECK STRUCTURES                          | \$ 25,000.00   | LS    | 1.00 | \$ 25,000.00      | Misc Crossings |
| CONNECT TO EXISTING PIPE                  | \$ 3,325.00    | LS    | 0    | \$ -              |                |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |      | <b>\$ 135,100</b> |                |
| WATER IMPROVEMENTS                        | UNIT PRICE     | UNITS | QTY  | COST              | COMMENTS       |
| 8" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 64.76       | LF    | 0    | \$ -              | 0%             |



**THE CACHE - 10TH STREET**

April 13, 2024

|                                            |               |            |       |               |          |
|--------------------------------------------|---------------|------------|-------|---------------|----------|
| PROJECT TOTAL                              |               | \$ 962,126 |       |               |          |
| COST PER LOT/PER FOOT                      |               | 0          |       |               |          |
| CENTERLINE ROADWAY                         |               | 1500       |       |               |          |
| CENTERLINE                                 |               | 0          |       |               |          |
| CENTERLINE                                 |               | 0          |       |               |          |
|                                            |               |            |       |               |          |
| 10" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 79.80      | LF         | 0     | \$ -          | 0%       |
| 12" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 105.00     | LF         | 0     | \$ -          | 0%       |
| 16" PVC w/Bedding & 12ga Tracer wire       | \$ 147.00     | LF         | 0     | \$ -          | 0%       |
| 20" PVC w/Bedding & 12ga Tracer wire       | \$ 189.00     | LF         | 0     | \$ -          | 0%       |
| 24" PVC w/Bedding & 12ga Tracer wire       | \$ 231.00     | LF         | 0     | \$ -          | 0%       |
| 30" PVC w/Bedding & 12ga Tracer wire       | \$ 483.00     | LF         | 0     | \$ -          | 0%       |
| 8" MJ Gate Valve W/Box & Restraints        | \$ 2,520.00   | EA         | 0     | \$ -          | 500      |
| 10" MJ Gate Valve W/Box & Restraints       | \$ 3,240.36   | EA         | 0     | \$ -          | 750      |
| 12" MJ Gate Valve W/Box & Restraints       | \$ 4,232.00   | EA         | 0     | \$ -          | 250      |
| 16" BF Valve W/Box & Restraints            | \$ 17,240.00  | EA         | 0     | \$ -          | 750      |
| 20" BF Valve W/Box & Restraints            | \$ 22,400.00  | EA         | 0     | \$ -          | 750      |
| 24" BF Valve W/Box & Restraints            | \$ 27,600.00  | EA         | 0     | \$ -          | 750      |
| 30" BF Valve W/Box & Restraints            | \$ 36,000.00  | EA         | 0     | \$ -          | 750      |
| Vaults for BFV                             | \$ 23,000.00  | EA         | 0     | \$ -          |          |
| Fire Hydrants                              | \$ 9,200.00   | EA         | 0     | \$ -          | 300      |
| 8" Fittings                                | \$ 880.00     | EA         | 0     | \$ -          | 500      |
| 10" Fittings                               | \$ 1,040.00   | EA         | 0     | \$ -          | 750      |
| 12" Fittings                               | \$ 1,280.00   | EA         | 0     | \$ -          | 250      |
| 16" Fittings                               | \$ 2,800.00   | EA         | 0     | \$ -          | 750      |
| 20" Fittings                               | \$ 3,360.00   | EA         | 0     | \$ -          | 750      |
| 24" Fittings                               | \$ 3,760.00   | EA         | 0     | \$ -          | 750      |
| 30" Fittings                               | \$ 8,000.00   | EA         | 0     | \$ -          | 750      |
| CONNECT TO EXISITNG                        | \$ 2,800.00   | EA         | 0     | \$ -          |          |
| WATER SERVICE                              | \$ -          | EA         | 0     | \$ -          |          |
| SPECIAL                                    | \$ 4,000.00   | LS         | 0     | \$ -          |          |
| SUBTOTAL                                   |               | #DIV/0!    |       | \$ -          |          |
| RETAINING WALLS                            |               |            |       |               |          |
| RETAINING WALLS                            | \$ 55.00      | LF         | 0     | \$ -          |          |
| SUBTOTAL                                   |               | #DIV/0!    |       | \$ -          |          |
| ASPHALT PAVING IMPROVEMENTS                |               |            |       |               |          |
| UNIT PRICE                                 |               | UNITS      | QTY   | COST          | COMMENTS |
| ROAD BASE - 8"                             | \$ 15.65      | SY         | 2500  | \$ 39,125.00  | 15.00    |
| PAVING - 5"                                | \$ 32.50      | SY         | 0     | \$ -          |          |
| PAVING - 6"                                | \$ 39.00      | SY         | 0     | \$ -          |          |
| PAVING - 9"                                | \$ 58.50      | SY         | 0     | \$ -          |          |
| PAVING - SUBGRADE PREPARATION              | \$ 3.25       | SY         | 2500  | \$ 8,125.00   |          |
| SUBEXCAVATION                              | \$ 4.80       | CY         | 0     | \$ -          |          |
| PAVING 2                                   | \$ 21.00      | SY         | 0     | \$ -          |          |
| PAVEMENT MARKINGS                          | \$ 2.15       | LF         | 7500  | \$ 16,125.00  | 5.0      |
| SIGNAGE                                    | \$ 575.00     | EA         | 6     | \$ 3,450.00   | 250      |
| TRAFFIC CONTROL                            | \$ 15,000.00  | LS         | 1     | \$ 15,000.00  |          |
| SLEEVES                                    | \$ 25.00      | LF         | 1600  | \$ 40,000.00  |          |
| RAISE WATER VALVES                         | \$ 515.00     | EA         | 0     | \$ -          |          |
| RAISE MANHOLES                             | \$ 675.00     | EA         | 2     | \$ 1,350.00   |          |
| RAISE RANGEBOXES                           | \$ 410.00     | EA         | 0     | \$ -          |          |
| SUBTOTAL                                   |               | #DIV/0!    |       | \$ 123,175    |          |
| CONCRETE IMPROVEMENTS                      |               |            |       |               |          |
| UNIT PRICE                                 |               | UNITS      | QTY   | COST          | COMMENTS |
| CURB & GUTTER - 1' GUTTER                  | \$ 28.75      | LF         | 0     | \$ -          | -        |
| CURB & GUTTER - 2' GUTTER                  | \$ 29.50      | LF         | 0     | \$ -          | -        |
| CURB & GUTTER - 2' MOUNTABLE               | \$ 32.00      | LF         | 0     | \$ -          | -        |
| ALLEYS - 6" CONCRETE                       | \$ 12.15      | SF         | 21000 | \$ 255,150.00 | 14       |
| CURB AND GUTTER SUB GRADE PREPARATION      | \$ 3.50       | LF         | 0     | \$ -          |          |
| SUBEXCAVATION ALLEYS                       | \$ 4.50       | CY         | 0     | \$ -          | 3.0      |
| CROSS PANS                                 | \$ 16.85      | SF         | 0     | \$ -          |          |
| HANDICAP RAMPS (CORNER)                    | \$ 3,250.00   | EA         | 4     | \$ 13,000.00  |          |
| MIDBLOCK HANDICAP RAMPS                    | \$ 2,400.00   | EA         | 0     | \$ -          |          |
| 4' SIDEWALK - 6"                           | \$ 7.15       | SF         | 0     | \$ -          |          |
| 5' SIDEWALK - 6"                           | \$ 7.15       | SF         | 0     | \$ -          |          |
| 8' TRAIL - 6"                              | \$ 7.15       | SF         | 0     | \$ -          |          |
| SIDEWALK SUB GRADE PREP                    | \$ 3.50       | LF         | 0     | \$ -          |          |
| SUBTOTAL                                   |               | #DIV/0!    |       | \$ 268,150    |          |
| LANDSCAPING IMPROVEMENTS                   |               |            |       |               |          |
| UNIT PRICE                                 |               | UNITS      | QTY   | COST          | COMMENTS |
| OPEN SPACE                                 | \$ 3.95       | SF         | 15000 | \$ 59,250.00  | 10       |
| FORMAL - STREETS                           | \$ 10.25      | SF         | 0     | \$ -          | -        |
| FORMAL - PARKS                             | \$ 10.25      | SF         | 0     | \$ -          | -        |
| MONUMENTS                                  | \$ 50,000.00  | LS         | 0     | \$ -          | -        |
| FENCING                                    | \$ 16.50      | LF         | 0     | \$ -          | -        |
| TRAILS                                     | \$ 5.10       | SF         | 0     | \$ -          | -        |
| MAIL BOXES                                 | \$ 3,375.00   | EA         | 0     | \$ -          | 18       |
| AMENITY                                    | \$ 100,000.00 | EA         | 0     | \$ -          |          |
| SUBTOTAL                                   |               | #DIV/0!    |       | \$ 59,250     |          |
| ADDITIONAL COSTS                           |               |            |       |               |          |
| UNIT PRICE                                 |               | UNITS      | QTY   | COST          | COMMENTS |
| LETTERS OF CREDIT/BONDS                    | \$ 771,675    | LS         | 0.5%  | \$ 3,858      |          |
| WARRANTY                                   | \$ 771,675    | LS         | 3.0%  | \$ 23,150     |          |
| MOBILIZATION                               | \$ 771,675    | LS         | 5.0%  | \$ 38,564     |          |
| CONTINGENCY                                | \$ 771,675    | LS         | 5.0%  | \$ 38,564     |          |
| SUBTOTAL                                   |               | #DIV/0!    |       | \$ -          |          |
| SUBTOTAL                                   |               | #DIV/0!    |       | \$ 104,176    |          |
| PROJECT TOTAL                              |               | #DIV/0!    |       | \$ 962,126    |          |



## THE CACHE - STORM DRAINAGE

April 13, 2024

PROJECT TOTAL  
COST PER LOT/PER FOOT  
CENTERLINE ROADWAY  
CENTERLINE  
CENTERLINE

0  
10000  
0  
0

\$ 9,154,943  
#DIV/0!  
\$915

| PROFESSIONAL SERVICES                     | UNIT PRICE     | UNITS | QTY    | COST                | COMMENTS       |
|-------------------------------------------|----------------|-------|--------|---------------------|----------------|
| AGENCY REVIEW FEES                        | \$ 11,100      | LS    | 1      | \$ 11,100.00        | 0.15%          |
| SURVEY & SUE                              | \$ 37,000      | LS    | 1      | \$ 37,000.00        | 0.50%          |
| PLANNING & LANDSCAPE ARCHITECTURE         | \$ 259,000     | LS    | 1      | \$ 259,000.00       | 3.50%          |
| ENGINEERING                               | \$ 111,000     | LS    | 1      | \$ 111,000.00       | 1.50%          |
| SURVEY & GEOTECH                          | \$ 222,000     | LS    | 1      | \$ 222,000.00       | 3.00%          |
| CONSTRUCTION SERVICES                     | \$ 74,000      | LS    | 1      | \$ 74,000.00        | 1.00%          |
| RECORD DRAWINGS/CLOSE OUT                 | \$ 37,000      | LS    | 1      | \$ 37,000.00        | 0.50%          |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |        | <b>\$ 751,100</b>   |                |
| GRADING                                   | UNIT PRICE     | UNITS | QTY    | COST                | COMMENTS       |
| TOPSOIL                                   | \$ 2.50        | CY    | 22222  | \$ 55,555.56        | 10%            |
| OVERLOT GRADING                           | \$ 2.75        | CY    | 222222 | \$ 611,111.11       | 3              |
| SUBEXCAVATION                             | \$ 2.75        | CY    | 0      | \$ -                |                |
| ROCK EXCAVATION                           | \$ 8.00        | CY    | 0      | \$ -                | 0%             |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |        | <b>\$ 666,667</b>   |                |
| EROSION CONTROL                           | UNIT PRICE     | UNITS | QTY    | COST                | COMMENTS       |
| EROSION CONTROL                           | \$ 20          | LF    | 10000  | \$ 200,000.00       |                |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |        | <b>\$ 200,000</b>   |                |
| DEMOLITION                                | UNIT PRICE     | UNITS | QTY    | COST                | COMMENTS       |
| DEMOLITION                                | \$ 25,000      | LS    | 1      | \$ 25,000.00        |                |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |        | <b>\$ 25,000</b>    |                |
| UTILITY CHARGES                           | UNIT PRICE     | UNITS | QTY    | COST                | COMMENTS       |
| ELECTRIC DISTRIBUTION                     | \$ 25          | LF    | 0      | \$ -                | Backbone       |
| GAS DISTRIBUTION                          | \$ -           | LF    | 0      | \$ -                | Backbone       |
| TELECOMMUNICATION DISTRIBUTION            | \$ -           | LF    | 0      | \$ -                | Backbone       |
| CONDUITS                                  | \$ 25          | INT   | 0      | \$ -                | 1,000          |
| TRAFFIC SIGNAL                            | \$ -           | LS    | 0      | \$ -                |                |
| STREET LIGHTS                             | \$ 10,500      | EA    | 0      | \$ -                | 225            |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |        | <b>\$ -</b>         |                |
| SANITARY SEWER IMPROVEMENTS               | UNIT PRICE     | UNITS | QTY    | COST                | COMMENTS       |
| 4" SDR UD                                 | \$ 28.35       | LF    | 0      | \$ -                |                |
| 6" SDR UD                                 | \$ 35.70       | LF    | 0      | \$ -                |                |
| 8" PVC W/BEDDING                          | \$ 84.00       | LF    | 0      | \$ -                | 0%             |
| 10" PVC W/BEDDING                         | \$ 100.80      | LF    | 0      | \$ -                | 0%             |
| 12" PVC W/BEDDING                         | \$ 107.10      | LF    | 0      | \$ -                | 0%             |
| 15" PVC W/BEDDING                         | \$ 135.00      | LF    | 0      | \$ -                | 0%             |
| 6" PVC FORCEMAIN                          | \$ 95.00       | LF    | 0      | \$ -                | 0%             |
| ROCK CUT                                  | \$ 25.00       | CY    | 0      | \$ -                |                |
| M.H. - 4' DIA (0-10')                     | \$ 8,250.00    | EA    | 0      | \$ -                | 300            |
| M.H. - 5' DIA (0-10')                     | \$ 9,700.00    | EA    | 0      | \$ -                | 300            |
| 6" CLEANOUT ASSEMBLY                      | \$ 1,000.00    | EA    | 0      | \$ -                |                |
| 4" PVC SERVICE (40' AVG)                  | \$ -           | EA    | 0      | \$ -                |                |
| TIE TO EXISTING STUB                      | \$ 3,500.00    | EA    | 0      | \$ -                |                |
| MAIN INSPECTION/TESTING                   | \$ 4.25        | LF    | 0      | \$ -                |                |
| SPECIAL                                   | \$ 5,000.00    | LS    | 0      | \$ -                |                |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |        | <b>\$ -</b>         |                |
| STORM DRAINAGE IMPROVEMENTS               | UNIT PRICE     | UNITS | QTY    | COST                | COMMENTS       |
| 15" RCP w/bedding                         | \$ 76.00       | LF    | 2000   | \$ 152,000.00       | 20%            |
| 18" RCP w/bedding                         | \$ 85.00       | LF    | 1000   | \$ 85,000.00        | 10%            |
| 21" RCP w/bedding                         | \$ 116.00      | LF    | 0      | \$ -                | 0%             |
| 24" RCP w/bedding                         | \$ 130.00      | LF    | 2500   | \$ 325,000.00       | 25%            |
| 30" RCP w/bedding                         | \$ 149.00      | LF    | 1000   | \$ 149,000.00       | 10%            |
| 36" RCP w/bedding                         | \$ 156.00      | LF    | 2000   | \$ 312,000.00       | 20%            |
| 42" RCP w/bedding                         | \$ 200.00      | LF    | 0      | \$ -                | 0%             |
| 48" RCP w/bedding                         | \$ 230.00      | LF    | 0      | \$ -                | 0%             |
| 54" RCP w/bedding                         | \$ 261.00      | LF    | 0      | \$ -                | 0%             |
| 60" RCP w/bedding                         | \$ 300.00      | LF    | 0      | \$ -                | 0%             |
| 72" RCP w/bedding                         | \$ 465.00      | LF    | 0      | \$ -                | 0%             |
| 84" RCP w/bedding                         | \$ 535.00      | LF    | 0      | \$ -                | 0%             |
| 96" RCP w/bedding                         | \$ 580.00      | LF    | 0      | \$ -                | 0%             |
| ROCK CUT                                  | \$ 25.00       | CY    | 0      | \$ -                | 0%             |
| 24" FES                                   | \$ 4,200.00    | EA    | 0      | \$ -                |                |
| 30" FES                                   | \$ 5,450.00    | EA    | 0      | \$ -                |                |
| 36" FES                                   | \$ 5,900.00    | EA    | 0      | \$ -                |                |
| 42" FES                                   | \$ 6,525.00    | EA    | 0      | \$ -                |                |
| 48" FES                                   | \$ 6,775.00    | EA    | 0      | \$ -                |                |
| 54" FES                                   | \$ 7,850.00    | EA    | 0      | \$ -                |                |
| 60" FES                                   | \$ 8,200.00    | EA    | 0      | \$ -                |                |
| 4' Diameter MH (0-8) w/24" Cover          | \$ 6,300.00    | EA    | 16     | \$ 100,800.00       | 350            |
| 5' Diameter MH (0-8) w/24" Cover          | \$ 7,650.00    | EA    | 9      | \$ 68,850.00        | 350            |
| 6' MH (0-8' depth) & 24" Cover            | \$ 8,910.00    | EA    | 0      | \$ -                | 350            |
| Box Base Manhole                          | \$ 17,850.00   | EA    | 0      | \$ -                | 350            |
| Riprap, Grouted (Type M/L/H)              | \$ 280.00      | CY    | 1000   | \$ 280,000.00       |                |
| Riprap, Grouted 2' Boulders               | \$ 375.00      | CY    | 1000   | \$ 375,000.00       |                |
| Riprap, Grouted 3' Boulders               | \$ 410.00      | CY    | 1000   | \$ 410,000.00       |                |
| Riprap, Placed (Type M/L/H)               | \$ 89.00       | TN    | 0      | \$ -                |                |
| Riprap, Placed Type VH                    | \$ 107.00      | TN    | 0      | \$ -                |                |
| Soil Riprap Placed                        | \$ 83.00       | TN    | 0      | \$ -                |                |
| 5' Type 'R' Inlet                         | \$ 8,700.00    | EA    | 0      | \$ -                |                |
| 10' Type 'R' Inlet                        | \$ 16,500.00   | EA    | 0      | \$ -                |                |
| 15' Type 'R' Inlet                        | \$ 19,250.00   | EA    | 0      | \$ -                |                |
| 20' Type 'R' Inlet                        | \$ 24,130.00   | EA    | 0      | \$ -                |                |
| Single No. 13 & 16                        | \$ 5,225.00    | EA    | 10     | \$ 52,250.00        |                |
| Double No. 13 & 16                        | \$ 8,312.50    | EA    | 0      | \$ -                |                |
| Triple No. 13 & 16                        | \$ 14,725.00   | EA    | 0      | \$ -                |                |
| OUTLET STRUCTURE                          | \$ 80,000.00   | EA    | 1      | \$ 80,000.00        |                |
| CHECK STRUCTURES                          | \$ 75,000.00   | LS    | 1.00   | \$ 75,000.00        | Misc Crossings |
| CONNECT TO EXISTING PIPE                  | \$ 3,325.00    | LS    | 1      | \$ 3,325.00         |                |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |        | <b>\$ 2,468,225</b> |                |
| WATER IMPROVEMENTS                        | UNIT PRICE     | UNITS | QTY    | COST                | COMMENTS       |
| 8" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 64.76       | LF    | 0      | \$ -                | 0%             |





## THE CACHE - STORM DRAINAGE

April 13, 2024

| PROJECT TOTAL                              |               | \$ 9,154,943 |               |
|--------------------------------------------|---------------|--------------|---------------|
| COST PER LOT/PER FOOT                      |               | 0            | #DIV/0!       |
| CENTERLINE ROADWAY                         |               | 10000        | \$915         |
| CENTERLINE                                 |               | 0            |               |
| CENTERLINE                                 |               | 0            |               |
| 10" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 79.80      | LF           | 0             |
| 12" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 105.00     | LF           | 0             |
| 16" PVC w/Bedding & 12ga Tracer wire       | \$ 147.00     | LF           | 0             |
| 20" PVC w/Bedding & 12ga Tracer wire       | \$ 189.00     | LF           | 0             |
| 24" PVC w/Bedding & 12ga Tracer wire       | \$ 231.00     | LF           | 0             |
| 30" PVC w/Bedding & 12ga Tracer wire       | \$ 483.00     | LF           | 0             |
| 8" MJ Gate Valve W/Box & Restraints        | \$ 2,520.00   | EA           | 0             |
| 10" MJ Gate Valve W/Box & Restraints       | \$ 3,240.36   | EA           | 0             |
| 12" MJ Gate Valve W/Box & Restraints       | \$ 4,232.00   | EA           | 0             |
| 16" BF Valve W/Box & Restraints            | \$ 17,240.00  | EA           | 0             |
| 20" BF Valve W/Box & Restraints            | \$ 22,400.00  | EA           | 0             |
| 24" BF Valve W/Box & Restraints            | \$ 27,600.00  | EA           | 0             |
| 30" BF Valve W/Box & Restraints            | \$ 36,000.00  | EA           | 0             |
| Vaults for BFV                             | \$ 23,000.00  | EA           | 0             |
| Fire Hydrants                              | \$ 9,200.00   | EA           | 0             |
| 8" Fittings                                | \$ 880.00     | EA           | 0             |
| 10" Fittings                               | \$ 1,040.00   | EA           | 0             |
| 12" Fittings                               | \$ 1,280.00   | EA           | 0             |
| 16" Fittings                               | \$ 2,800.00   | EA           | 0             |
| 20" Fittings                               | \$ 3,360.00   | EA           | 0             |
| 24" Fittings                               | \$ 3,760.00   | EA           | 0             |
| 30" Fittings                               | \$ 8,000.00   | EA           | 0             |
| CONNECT TO EXISITING WATER SERVICE         | \$ 2,800.00   | EA           | 0             |
| SPECIAL                                    | \$ 4,000.00   | LS           | 0             |
| SUBTOTAL                                   | #DIV/0!       |              | \$ -          |
| RETAINING WALLS                            | UNIT PRICE    | UNITS        | QTY           |
| RETAINING WALLS                            | \$ 55.00      | LF           | 0             |
| SUBTOTAL                                   | #DIV/0!       |              | \$ -          |
| ASPHALT PAVING IMPROVEMENTS                | UNIT PRICE    | UNITS        | QTY           |
| ROAD BASE - 8"                             | \$ 15.65      | SY           | 0             |
| PAVING - 5"                                | \$ 32.50      | SY           | 0             |
| PAVING - 6"                                | \$ 39.00      | SY           | 0             |
| PAVING - 9"                                | \$ 58.50      | SY           | 0             |
| PAVING - SUBGRADE PREPARATION              | \$ 3.25       | SY           | 0             |
| SUBEXCAVATION                              | \$ 4.80       | CY           | 0             |
| PAVING 2                                   | \$ 21.00      | SY           | 0             |
| PAVEMENT MARKINGS                          | \$ 2.15       | LF           | 0             |
| SIGNAGE                                    | \$ 575.00     | EA           | 0             |
| TRAFFIC CONTRÖL                            | \$ 5,000.00   | LS           | 0             |
| SLEEVES                                    | \$ 25.00      | LF           | 0             |
| RAISE WATER VALVES                         | \$ 515.00     | EA           | 0             |
| RAISE MANHOLES                             | \$ 675.00     | EA           | 25            |
| RAISE RANGEBOXES                           | \$ 410.00     | EA           | 0             |
| SUBTOTAL                                   | #DIV/0!       |              | \$ 16,875     |
| CONCRETE IMPROVEMENTS                      | UNIT PRICE    | UNITS        | QTY           |
| CURB & GUTTER - 1" GUTTER                  | \$ 28.75      | LF           | 0             |
| CURB & GUTTER - 2" GUTTER                  | \$ 29.50      | LF           | 0             |
| CURB & GUTTER - 2' MOUNTABLE               | \$ 32.00      | LF           | 0             |
| ALLEYS - 6" CONCRETE                       | \$ 12.15      | SF           | 0             |
| CURB AND GUTTER SUB GRADE PREPARATION      | \$ 3.50       | LF           | 0             |
| SUBEXCAVATION ALLEYS                       | \$ 4.50       | CY           | 0             |
| CROSS PANS                                 | \$ 16.85      | SF           | 0             |
| HANDICAP RAMPS (CORNER)                    | \$ 3,250.00   | EA           | 0             |
| MIDBLOCK HANDICAP RAMPS                    | \$ 2,400.00   | EA           | 0             |
| 4' SIDEWALK - 6"                           | \$ 7.15       | SF           | 0             |
| 5' SIDEWALK - 6"                           | \$ 7.15       | SF           | 0             |
| 8' TRAIL - 6"                              | \$ 7.15       | SF           | 100000        |
| SIDEWALK SUB GRADE PREP                    | \$ 3.50       | LF           | 100000        |
| SUBTOTAL                                   | #DIV/0!       |              | \$ 715,000.00 |
| LANDSCAPING IMPROVEMENTS                   | UNIT PRICE    | UNITS        | QTY           |
| OPEN SPACE                                 | \$ 3.95       | SF           | 750000        |
| FORMAL - STREETS                           | \$ 10.25      | SF           | 0             |
| FORMAL - PARKS                             | \$ 10.25      | SF           | 0             |
| MONUMENTS                                  | \$ 50,000.00  | LS           | 0             |
| FENCING                                    | \$ 16.50      | LF           | 0             |
| TRAILS                                     | \$ 5.10       | SF           | 0             |
| MAIL BOXES                                 | \$ 3,375.00   | EA           | 0             |
| AMENITY                                    | \$ 100,000.00 | EA           | 0             |
| SUBTOTAL                                   | #DIV/0!       |              | \$ 350,000.00 |
| ADDITIONAL COSTS                           | UNIT PRICE    | UNITS        | QTY           |
| LETTERS OF CREDIT/BONDS                    | \$ 7,404,267  | LS           | 0.5%          |
| WARRANTY                                   | \$ 7,404,267  | LS           | 3.0%          |
| MOBILIZATION                               | \$ 7,404,267  | LS           | 5.0%          |
| CONTINGENCY                                | \$ 7,404,267  | LS           | 5.0%          |
| SUBTOTAL                                   | #DIV/0!       |              | \$ 370,213    |
| PROJECT TOTAL                              | #DIV/0!       |              | \$ 999,576    |
| PROJECT TOTAL                              | #DIV/0!       |              | \$ 9,154,943  |





## THE CACHE - AMENITIES, OPEN SPACE, PARKS

April 13, 2024

|                       |   |               |         |
|-----------------------|---|---------------|---------|
| PROJECT TOTAL         |   | \$ 20,086,201 |         |
| COST PER LOT/PER FOOT | 0 | #DIV/0!       | #DIV/0! |
| CENTERLINE ROADWAY    | 0 |               |         |
| CENTERLINE            | 0 |               |         |
| CENTERLINE            | 0 |               |         |

| PROFESSIONAL SERVICES                     | UNIT PRICE     | UNITS | QTY   | COST                | COMMENTS |
|-------------------------------------------|----------------|-------|-------|---------------------|----------|
| AGENCY REVIEW FEES                        | \$ 50,000      | LS    | 1     | \$ 50,000.00        | 0.50%    |
| SURVEY & SUE                              | \$ 100,000     | LS    | 1     | \$ 100,000.00       | 1.00%    |
| PLANNING & LANDSCAPE ARCHITECTURE         | \$ 300,000     | LS    | 1     | \$ 300,000.00       | 3.00%    |
| ENGINEERING                               | \$ 300,000     | LS    | 1     | \$ 300,000.00       | 3.00%    |
| SURVEY & GEOTECH                          | \$ 250,000     | LS    | 1     | \$ 250,000.00       | 2.50%    |
| CONSTRUCTION SERVICES                     | \$ 100,000     | LS    | 1     | \$ 100,000.00       | 1.00%    |
| RECORD DRAWINGS/CLOSE OUT                 | \$ 50,000      | LS    | 1     | \$ 50,000.00        | 0.50%    |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 1,150,000</b> |          |
| GRADING                                   | UNIT PRICE     | UNITS | QTY   | COST                | COMMENTS |
| TOPSOIL                                   | \$ 2.50        | CY    | 9153  | \$ 22,881.48        | 10%      |
| OVERLOT GRADING                           | \$ 2.75        | CY    | 91526 | \$ 251,696.30       | 2        |
| SUBEXCAVATION                             | \$ 2.75        | CY    | 0     | \$ -                |          |
| ROCK EXCAVATION                           | \$ 8.00        | CY    | 0     | \$ -                | 0%       |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 274,578</b>   |          |
| EROSION CONTROL                           | UNIT PRICE     | UNITS | QTY   | COST                | COMMENTS |
| EROSION CONTROL                           | \$ 150,000     | LS    | 1     | \$ 150,000.00       |          |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ 150,000</b>   |          |
| DEMOLITION                                | UNIT PRICE     | UNITS | QTY   | COST                | COMMENTS |
| DEMOLITION                                | \$ 25,000      | LS    | 0     | \$ -                |          |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ -</b>         |          |
| UTILITY CHARGES                           | UNIT PRICE     | UNITS | QTY   | COST                | COMMENTS |
| ELECTRIC DISTRIBUTION                     | \$ 25          | LF    | 0     | \$ -                | Backbone |
| GAS DISTRIBUTION                          | \$ -           | LF    | 0     | \$ -                | Backbone |
| TELECOMMUNICATION DISTRIBUTION            | \$ -           | LF    | 0     | \$ -                | Backbone |
| CONDUITS                                  | \$ 25          | INT   | 0     | \$ -                | 1,000    |
| TRAFFIC SIGNAL                            | \$ -           | EA    | 1     | \$ -                |          |
| STREET LIGHTS                             | \$ 10,500      | EA    | 0     | \$ -                | 225      |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ -</b>         |          |
| SANITARY SEWER IMPROVEMENTS               | UNIT PRICE     | UNITS | QTY   | COST                | COMMENTS |
| 4" SDR UD                                 | \$ 28.35       | LF    | 0     | \$ -                |          |
| 6" SDR UD                                 | \$ 35.70       | LF    | 0     | \$ -                |          |
| 8" PVC W/BEDDING                          | \$ 84.00       | LF    | 0     | \$ -                | 0%       |
| 10" PVC W/BEDDING                         | \$ 100.80      | LF    | 0     | \$ -                | 0%       |
| 12" PVC W/BEDDING                         | \$ 107.10      | LF    | 0     | \$ -                | 0%       |
| 15" PVC W/BEDDING                         | \$ 135.00      | LF    | 0     | \$ -                | 0%       |
| 6" PVC FORCEMAIN                          | \$ 95.00       | LF    | 0     | \$ -                | 0%       |
| ROCK CUT                                  | \$ 25.00       | CY    | 0     | \$ -                |          |
| M.H. - 4" DIA (0-10')                     | \$ 8,250.00    | EA    | 0     | \$ -                | 300      |
| M.H. - 5" DIA (0-10')                     | \$ 9,700.00    | EA    | 0     | \$ -                | 300      |
| 6" CLEANOUT ASSEMBLY                      | \$ 1,000.00    | EA    | 0     | \$ -                |          |
| 4" PVC SERVICE (40' AVG)                  | \$ -           | EA    | 0     | \$ -                |          |
| TIE TO EXISTING STUB                      | \$ 3,500.00    | EA    | 0     | \$ -                |          |
| MAIN INSPECTION/TESTING                   | \$ 4.25        | LF    | 0     | \$ -                |          |
| SPECIAL                                   | \$ 5,000.00    | LS    | 0     | \$ -                |          |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ -</b>         |          |
| STORM DRAINAGE IMPROVEMENTS               | UNIT PRICE     | UNITS | QTY   | COST                | COMMENTS |
| 15" RCP w/bedding                         | \$ 76.00       | LF    | 0     | \$ -                | 0%       |
| 18" RCP w/bedding                         | \$ 85.00       | LF    | 0     | \$ -                | 0%       |
| 21" RCP w/bedding                         | \$ 116.00      | LF    | 0     | \$ -                | 0%       |
| 24" RCP w/bedding                         | \$ 130.00      | LF    | 0     | \$ -                | 0%       |
| 30" RCP w/bedding                         | \$ 149.00      | LF    | 0     | \$ -                | 0%       |
| 36" RCP w/bedding                         | \$ 156.00      | LF    | 0     | \$ -                | 0%       |
| 42" RCP w/bedding                         | \$ 200.00      | LF    | 0     | \$ -                | 0%       |
| 48" RCP w/bedding                         | \$ 230.00      | LF    | 0     | \$ -                | 0%       |
| 54" RCP w/bedding                         | \$ 261.00      | LF    | 0     | \$ -                | 0%       |
| 60" RCP w/bedding                         | \$ 300.00      | LF    | 0     | \$ -                | 0%       |
| 72" RCP w/bedding                         | \$ 465.00      | LF    | 0     | \$ -                | 0%       |
| 84" RCP w/bedding                         | \$ 535.00      | LF    | 0     | \$ -                | 0%       |
| 96" RCP w/bedding                         | \$ 580.00      | LF    | 0     | \$ -                | 0%       |
| ROCK CUT                                  | \$ 25.00       | CY    | 0     | \$ -                | 0%       |
| 24" FES                                   | \$ 4,200.00    | EA    | 0     | \$ -                |          |
| 30" FES                                   | \$ 5,450.00    | EA    | 0     | \$ -                |          |
| 36" FES                                   | \$ 5,900.00    | EA    | 0     | \$ -                |          |
| 42" FES                                   | \$ 6,525.00    | EA    | 0     | \$ -                |          |
| 48" FES                                   | \$ 6,775.00    | EA    | 0     | \$ -                |          |
| 54" FES                                   | \$ 7,850.00    | EA    | 0     | \$ -                |          |
| 60" FES                                   | \$ 8,200.00    | EA    | 0     | \$ -                |          |
| 4" Diameter MH (0-8) w/24" Cover          | \$ 6,300.00    | EA    | 0     | \$ -                | 250      |
| 5" Diameter MH (0-8) w/24" Cover          | \$ 7,650.00    | EA    | 0     | \$ -                | 250      |
| 6" MH (0-8' depth) & 24" Cover            | \$ 8,910.00    | EA    | 0     | \$ -                | 250      |
| Box Base Manhole                          | \$ 17,850.00   | EA    | 0     | \$ -                | 250      |
| Riprap, Grouted (Type M/L/H)              | \$ 280.00      | CY    | 0     | \$ -                |          |
| Riprap, Grouted 2' Boulders               | \$ 375.00      | CY    | 0     | \$ -                |          |
| Riprap, Grouted 3' Boulders               | \$ 410.00      | CY    | 0     | \$ -                |          |
| Riprap, Placed (Type M/L/H)               | \$ 89.00       | TN    | 0     | \$ -                |          |
| Riprap, Placed Type VH                    | \$ 107.00      | TN    | 0     | \$ -                |          |
| Soil Riprap Placed                        | \$ 83.00       | TN    | 0     | \$ -                |          |
| 5" Type 'R' Inlet                         | \$ 8,700.00    | EA    | 0     | \$ -                |          |
| 10" Type 'R' Inlet                        | \$ 16,500.00   | EA    | 0     | \$ -                |          |
| 15" Type 'R' Inlet                        | \$ 19,250.00   | EA    | 0     | \$ -                |          |
| 20" Type 'R' Inlet                        | \$ 24,130.00   | EA    | 0     | \$ -                |          |
| Single No. 13 & 16                        | \$ 5,225.00    | EA    | 0     | \$ -                |          |
| Double No. 13 & 16                        | \$ 8,312.50    | EA    | 0     | \$ -                |          |
| Triple No. 13 & 16                        | \$ 14,725.00   | EA    | 0     | \$ -                |          |
| OUTLET STRUCTURE                          | \$ 45,000.00   | EA    | 0     | \$ -                |          |
| CHECK STRUCTURES                          | \$ 147.25      | LF    | 0     | \$ -                |          |
| CONNECT TO EXISTING PIPE                  | \$ 3,325.00    | LS    | 0     | \$ -                |          |
| <b>SUBTOTAL</b>                           | <b>#DIV/0!</b> |       |       | <b>\$ -</b>         |          |
| WATER IMPROVEMENTS                        | UNIT PRICE     | UNITS | QTY   | COST                | COMMENTS |
| 8" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 64.76       | LF    | 0     | \$ -                | 0%       |



**THE CACHE - AMENITIES, OPEN SPACE, PARKS**

April 13, 2024

|                                            |                   |                |            |                      |                               |
|--------------------------------------------|-------------------|----------------|------------|----------------------|-------------------------------|
| <b>PROJECT TOTAL</b>                       |                   | \$ 20,086,201  |            |                      |                               |
| <b>COST PER LOT/PER FOOT</b>               | 0                 | <b>#DIV/0!</b> |            | <b>#DIV/0!</b>       |                               |
| <b>CENTERLINE ROADWAY</b>                  | 0                 |                |            |                      |                               |
| <b>CENTERLINE</b>                          | 0                 |                |            |                      |                               |
| <b>CENTERLINE</b>                          | 0                 |                |            |                      |                               |
| 10" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 79.80          | LF             | 0          | \$ -                 | 0%                            |
| 12" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 105.00         | LF             | 0          | \$ -                 | 0%                            |
| 16" PVC w/Bedding & 12ga Tracer wire       | \$ 147.00         | LF             | 0          | \$ -                 | 0%                            |
| 20" PVC w/Bedding & 12ga Tracer wire       | \$ 189.00         | LF             | 0          | \$ -                 | 0%                            |
| 24" PVC w/Bedding & 12ga Tracer wire       | \$ 231.00         | LF             | 0          | \$ -                 | 0%                            |
| 30" PVC w/Bedding & 12ga Tracer wire       | \$ 483.00         | LF             | 0          | \$ -                 | 0%                            |
| 8" MJ Gate Valve W/Box & Restraints        | \$ 2,520.00       | EA             | 0          | \$ -                 | 500                           |
| 10" MJ Gate Valve W/Box & Restraints       | \$ 3,240.36       | EA             | 0          | \$ -                 | 750                           |
| 12" MJ Gate Valve W/Box & Restraints       | \$ 4,232.00       | EA             | 0          | \$ -                 | 250                           |
| 16" BF Valve W/Box & Restraints            | \$ 17,240.00      | EA             | 0          | \$ -                 | 750                           |
| 20" BF Valve W/Box & Restraints            | \$ 22,400.00      | EA             | 0          | \$ -                 | 750                           |
| 24" BF Valve W/Box & Restraints            | \$ 27,600.00      | EA             | 0          | \$ -                 | 750                           |
| 30" BF Valve W/Box & Restraints            | \$ 36,000.00      | EA             | 0          | \$ -                 | 750                           |
| Vaults for BFV                             | \$ 23,000.00      | EA             | 0          | \$ -                 |                               |
| Fire Hydrants                              | \$ 9,200.00       | EA             | 0          | \$ -                 | 300                           |
| 8" Fittings                                | \$ 880.00         | EA             | 0          | \$ -                 | 500                           |
| 10" Fittings                               | \$ 1,040.00       | EA             | 0          | \$ -                 | 750                           |
| 12" Fittings                               | \$ 1,280.00       | EA             | 0          | \$ -                 | 250                           |
| 16" Fittings                               | \$ 2,800.00       | EA             | 0          | \$ -                 | 750                           |
| 20" Fittings                               | \$ 3,360.00       | EA             | 0          | \$ -                 | 750                           |
| 24" Fittings                               | \$ 3,760.00       | EA             | 0          | \$ -                 | 750                           |
| 30" Fittings                               | \$ 8,000.00       | EA             | 0          | \$ -                 | 750                           |
| CONNECT TO EXISTING WATER SERVICE          | \$ 2,800.00       | EA             | 0          | \$ -                 |                               |
| SPECIAL                                    | \$ 4,000.00       | LS             | 0          | \$ -                 |                               |
| <b>SUBTOTAL</b>                            | <b>#DIV/0!</b>    |                |            | <b>\$ -</b>          |                               |
| <b>RETAINING WALLS</b>                     | <b>UNIT PRICE</b> | <b>UNITS</b>   | <b>QTY</b> | <b>COST</b>          | <b>COMMENTS</b>               |
| RETAINING WALLS                            | \$ 55.00          | LF             | 0          | \$ -                 |                               |
| <b>SUBTOTAL</b>                            | <b>#DIV/0!</b>    |                |            | <b>\$ -</b>          |                               |
| <b>ASPHALT PAVING IMPROVEMENTS</b>         | <b>UNIT PRICE</b> | <b>UNITS</b>   | <b>QTY</b> | <b>COST</b>          | <b>COMMENTS</b>               |
| ROAD BASE - 8"                             | \$ 15.65          | SY             | 0          | \$ -                 | -                             |
| PAVING - 5"                                | \$ 32.50          | SY             | 0          | \$ -                 | -                             |
| PAVING - 6"                                | \$ 39.00          | SY             | 0          | \$ -                 | -                             |
| PAVING - 9"                                | \$ 58.50          | SY             | 0          | \$ -                 | -                             |
| PAVING - SUBGRADE PREPARATION              | \$ 3.25           | SY             | 0          | \$ -                 | -                             |
| SUBEXCAVATION                              | \$ 4.80           | CY             | 0          | \$ -                 | -                             |
| PAVING 2                                   | \$ 21.00          | SY             | 0          | \$ -                 | -                             |
| PAVEMENT MARKINGS                          | \$ 2.15           | LF             | 0          | \$ -                 | 3.0                           |
| SIGNAGE                                    | \$ 575.00         | EA             | 0          | \$ -                 | 750                           |
| TRAFFIC CONTROL                            | \$ 5,000.00       | LS             | 0          | \$ -                 | -                             |
| SLEEVES                                    | \$ 25.00          | LF             | 0          | \$ -                 | -                             |
| RAISE WATER VALVES                         | \$ 515.00         | EA             | 0          | \$ -                 | -                             |
| RAISE MANHOLES                             | \$ 675.00         | EA             | 0          | \$ -                 | -                             |
| RAISE RANGEBOXES                           | \$ 410.00         | EA             | 0          | \$ -                 | -                             |
| <b>SUBTOTAL</b>                            | <b>#DIV/0!</b>    |                |            | <b>\$ -</b>          |                               |
| <b>CONCRETE IMPROVEMENTS</b>               | <b>UNIT PRICE</b> | <b>UNITS</b>   | <b>QTY</b> | <b>COST</b>          | <b>COMMENTS</b>               |
| CURB & GUTTER - 1' GUTTER                  | \$ 28.75          | LF             | 0          | \$ -                 | -                             |
| CURB & GUTTER - 2' GUTTER                  | \$ 29.50          | LF             | 0          | \$ -                 | -                             |
| CURB & GUTTER - 2' MOUNTABLE               | \$ 32.00          | LF             | 0          | \$ -                 | -                             |
| ALLEYS - 6" CONCRETE                       | \$ 12.15          | SF             | 0          | \$ -                 | -                             |
| CURB AND GUTTER SUB GRADE PREPARATION      | \$ 3.50           | LF             | 0          | \$ -                 | -                             |
| SUBEXCAVATION ALLEYS                       | \$ 4.50           | CY             | 0          | \$ -                 | 0.0                           |
| CROSS PANS                                 | \$ 16.85          | SF             | 0          | \$ -                 | -                             |
| HANDICAP RAMPS (CORNER)                    | \$ 3,250.00       | EA             | 0          | \$ -                 | -                             |
| MIDBLOCK HANDICAP RAMPS                    | \$ 2,400.00       | EA             | 0          | \$ -                 | -                             |
| 4' SIDEWALK - 6"                           | \$ 7.15           | SF             | 0          | \$ -                 | -                             |
| 5' SIDEWALK - 6"                           | \$ 7.15           | SF             | 0          | \$ -                 | -                             |
| 8' TRAIL - 6"                              | \$ 7.15           | SF             | 150000     | \$ 1,072,500.00      | -                             |
| SIDEWALK SUB GRADE PREP                    | \$ 3.50           | LF             | 150000     | \$ 525,000.00        | -                             |
| <b>SUBTOTAL</b>                            | <b>#DIV/0!</b>    |                |            | <b>\$ 1,597,500</b>  |                               |
| <b>LANDSCAPING IMPROVEMENTS</b>            | <b>UNIT PRICE</b> | <b>UNITS</b>   | <b>QTY</b> | <b>COST</b>          | <b>COMMENTS</b>               |
| OPEN SPACE                                 | \$ 3.95           | SF             | 160000     | \$ 632,000.00        |                               |
| FORMAL - STREETS                           | \$ 10.25          | SF             | 0          | \$ -                 |                               |
| FORMAL - PARKS                             | \$ 10.25          | SF             | 871200     | \$ 8,929,800.00      |                               |
| MONUMENTS                                  | \$ 1,500,000.00   | LS             | 1          | \$ 1,500,000.00      | Project Monuments             |
| FENCING                                    | \$ 3,000,000.00   | LS             | 1          | \$ 3,000,000.00      | High Point Amenity/Rec Center |
| TRAILS                                     | \$ 600,000.00     | LS             | 1          | \$ 600,000.00        | Lake Amenities                |
| MISCELLANEOUS AMENITY                      | \$ -              | LS             | 0          | \$ -                 | 18                            |
| <b>SUBTOTAL</b>                            | <b>#DIV/0!</b>    |                |            | <b>\$ 14,661,800</b> |                               |
| <b>ADDITIONAL COSTS</b>                    | <b>UNIT PRICE</b> | <b>UNITS</b>   | <b>QTY</b> | <b>COST</b>          | <b>COMMENTS</b>               |
| LETTERS OF CREDIT/BONDS                    | \$ 16,683,878     | LS             | 0.5%       | \$ 83,419            |                               |
| WARRANTY                                   | \$ 16,683,878     | LS             | 3.0%       | \$ 500,516           |                               |
| MOBILIZATION                               | \$ 16,683,878     | LS             | 5.0%       | \$ 834,194           |                               |
| CONTINGENCY                                | \$ 16,683,878     | LS             | 5.0%       | \$ 834,194           |                               |
| <b>SUBTOTAL</b>                            | <b>#DIV/0!</b>    |                |            | <b>\$ 2,252,324</b>  |                               |
| <b>PROJECT TOTAL</b>                       | <b>#DIV/0!</b>    |                |            | <b>\$ 20,086,201</b> |                               |



## THE CACHE - A EAST

April 13, 2024

|                             |    |           |                 |
|-----------------------------|----|-----------|-----------------|
| PROJECT TOTAL               | \$ | 4,681,300 |                 |
| COST PER LOT/PER FOOT ENTRY |    | 73        | \$ 64,127 \$936 |
| PUBLIC ROAD                 |    | 400       |                 |
| CENTERLINE                  |    | 1600      |                 |
|                             |    | 3000      |                 |

| PROFESSIONAL SERVICES                     | UNIT PRICE      | UNITS | QTY   | COST              | COMMENTS |
|-------------------------------------------|-----------------|-------|-------|-------------------|----------|
| AGENCY REVIEW FEES                        | \$ 500          | LOT   | 73    | \$ 36,500.00      |          |
| SURVEY & SUE                              | \$ 350          | LOT   | 73    | \$ 25,550.00      |          |
| PLANNING & LANDSCAPE ARCHITECTURE         | \$ 1,800        | LOT   | 73    | \$ 131,400.00     |          |
| ENGINEERING                               | \$ 600          | LOT   | 73    | \$ 43,800.00      |          |
| SURVEY & GEOTECH                          | \$ 2,000        | LOT   | 73    | \$ 146,000.00     |          |
| CONSTRUCTION SERVICES                     | \$ 800          | LOT   | 73    | \$ 58,400.00      |          |
| RECORD DRAWINGS/CLOSE OUT                 | \$ 300          | LOT   | 73    | \$ 21,900.00      |          |
| <b>SUBTOTAL</b>                           | <b>\$ 6,350</b> |       |       | <b>\$ 463,550</b> |          |
| GRADING                                   | UNIT PRICE      | UNITS | QTY   | COST              | COMMENTS |
| TOPSOIL                                   | \$ 2.50         | CY    | 8760  | \$ 21,900.00      | 10%      |
| OVERLOT GRADING                           | \$ 2.75         | CY    | 87600 | \$ 240,900.00     | 1200     |
| SUBEXCAVATION                             | \$ 2.75         | CY    | 0     | \$ -              |          |
| ROCK EXCAVATION                           | \$ 8.00         | CY    | 0     | \$ -              | 0%       |
| <b>SUBTOTAL</b>                           | <b>\$ 3,600</b> |       |       | <b>\$ 262,800</b> |          |
| EROSION CONTROL                           | UNIT PRICE      | UNITS | QTY   | COST              | COMMENTS |
| EROSION CONTROL                           | \$ 950          | LOT   | 73    | \$ 69,350.00      |          |
| <b>SUBTOTAL</b>                           | <b>\$ 950</b>   |       |       | <b>\$ 69,350</b>  |          |
| DEMOLITION                                | UNIT PRICE      | UNITS | QTY   | COST              | COMMENTS |
| DEMOLITION                                | \$ 25,000.00    | LS    | 1     | \$ 25,000.00      |          |
| <b>SUBTOTAL</b>                           | <b>\$ 342</b>   |       |       | <b>\$ 25,000</b>  |          |
| UTILITY CHARGES                           | UNIT PRICE      | UNITS | QTY   | COST              | COMMENTS |
| ELECTRIC DISTRIBUTION                     | \$ 1,500        | LOT   | 73    | \$ 109,500.00     | Backbone |
| GAS DISTRIBUTION                          | \$ -            | LOT   | 73    | \$ -              | Backbone |
| TELECOMMUNICATION DISTRIBUTION            | \$ -            | LOT   | 73    | \$ -              | Backbone |
| CONDUITS                                  | \$ 25           | INT   | 2     | \$ 50,000.00      | 1,000    |
| TRAFFIC SIGNAL                            | \$ -            | LS    | 1     | \$ 84,000.00      |          |
| STREET LIGHTS                             | \$ 10,500       | EA    | 8     | \$ 84,000.00      | 250      |
| <b>SUBTOTAL</b>                           | <b>\$ 3,336</b> |       |       | <b>\$ 243,500</b> |          |
| SANITARY SEWER IMPROVEMENTS               | UNIT PRICE      | UNITS | QTY   | COST              | COMMENTS |
| 4" SDR UD                                 | \$ 28.35        | LF    | 1900  | \$ 53,665.00      |          |
| 6" SDR UD                                 | \$ 35.70        | LF    | 0     | \$ -              |          |
| 8" PVC W/BEDDING                          | \$ 84.00        | LF    | 1900  | \$ 159,600.00     | 95%      |
| 10" PVC W/BEDDING                         | \$ 100.80       | LF    | 0     | \$ -              | 0%       |
| 12" PVC W/BEDDING                         | \$ 107.10       | LF    | 0     | \$ -              | 0%       |
| 15" PVC W/BEDDING                         | \$ 135.00       | LF    | 0     | \$ -              | 0%       |
| 6" PVC FORCEMAIN                          | \$ 95.00        | LF    | 0     | \$ -              | 0%       |
| ROCK CUT                                  | \$ 25.00        | CY    | 0     | \$ -              |          |
| M.H. - 4' DIA (0-10')                     | \$ 8,250.00     | EA    | 22    | \$ 181,500.00     | 90       |
| M.H. - 5' DIA (0-10')                     | \$ 9,700.00     | EA    | 0     | \$ -              | 300      |
| 6" CLEANOUT ASSEMBLY                      | \$ 1,000.00     | EA    | 22    | \$ 22,000.00      |          |
| 4" PVC SERVICE (40' AVG)                  | \$ -            | EA    | 73    | \$ -              |          |
| TIE TO EXISTING STUB                      | \$ 3,500.00     | EA    | 1     | \$ 3,500.00       |          |
| MAIN INSPECTION/TESTING                   | \$ 4.25         | LF    | 1900  | \$ 8,075.00       |          |
| SPECIAL                                   | \$ 5,000.00     | LS    | 0     | \$ -              |          |
| <b>SUBTOTAL</b>                           | <b>\$ 5,870</b> |       |       | <b>\$ 428,540</b> |          |
| STORM DRAINAGE IMPROVEMENTS               | UNIT PRICE      | UNITS | QTY   | COST              | COMMENTS |
| 15" RCP w/bedding                         | \$ 76.00        | LF    | 500   | \$ 38,000.00      | 25%      |
| 18" RCP w/bedding                         | \$ 85.00        | LF    | 300   | \$ 25,500.00      | 15%      |
| 21" RCP w/bedding                         | \$ 116.00       | LF    | 0     | \$ -              | 0%       |
| 24" RCP w/bedding                         | \$ 130.00       | LF    | 300   | \$ 39,000.00      | 15%      |
| 30" RCP w/bedding                         | \$ 149.00       | LF    | 0     | \$ -              | 0%       |
| 36" RCP w/bedding                         | \$ 156.00       | LF    | 200   | \$ 31,200.00      | 10%      |
| 42" RCP w/bedding                         | \$ 200.00       | LF    | 0     | \$ -              | 0%       |
| 48" RCP w/bedding                         | \$ 230.00       | LF    | 0     | \$ -              | 0%       |
| 54" RCP w/bedding                         | \$ 261.00       | LF    | 0     | \$ -              | 0%       |
| 60" RCP w/bedding                         | \$ 300.00       | LF    | 0     | \$ -              | 0%       |
| 72" RCP w/bedding                         | \$ 465.00       | LF    | 0     | \$ -              | 0%       |
| 84" RCP w/bedding                         | \$ 535.00       | LF    | 0     | \$ -              | 0%       |
| 96" RCP w/bedding                         | \$ 580.00       | LF    | 0     | \$ -              | 0%       |
| ROCK CUT                                  | \$ 25.00        | CY    | 0     | \$ -              | 0%       |
| 24" FES                                   | \$ 4,200.00     | EA    | 0     | \$ -              |          |
| 30" FES                                   | \$ 5,450.00     | EA    | 0     | \$ -              |          |
| 36" FES                                   | \$ 5,900.00     | EA    | 0     | \$ -              |          |
| 42" FES                                   | \$ 6,525.00     | EA    | 0     | \$ -              |          |
| 48" FES                                   | \$ 6,775.00     | EA    | 0     | \$ -              |          |
| 54" FES                                   | \$ 7,850.00     | EA    | 0     | \$ -              |          |
| 60" FES                                   | \$ 8,200.00     | EA    | 0     | \$ -              |          |
| 4' Diameter MH (0-8) w/24" Cover          | \$ 6,300.00     | EA    | 8     | \$ 50,400.00      | 150      |
| 5' Diameter MH (0-8) w/24" Cover          | \$ 7,650.00     | EA    | 1     | \$ 7,650.00       | 200      |
| 6' MH (0-8' depth) & 24" Cover            | \$ 8,910.00     | EA    | 0     | \$ -              | 250      |
| Box Base Manhole                          | \$ 17,850.00    | EA    | 0     | \$ -              | 250      |
| Riprap, Grouted (Type M/L/H)              | \$ 280.00       | CY    | 0     | \$ -              |          |
| Riprap, Grouted 2' Boulders               | \$ 375.00       | CY    | 0     | \$ -              |          |
| Riprap, Grouted 3' Boulders               | \$ 410.00       | CY    | 0     | \$ -              |          |
| Riprap, Placed (Type M/L/H)               | \$ 89.00        | TN    | 0     | \$ -              |          |
| Riprap, Placed Type VH                    | \$ 107.00       | TN    | 0     | \$ -              |          |
| Soil Riprap Placed                        | \$ 83.00        | TN    | 0     | \$ -              |          |
| 5' Type 'R' Inlet                         | \$ 8,700.00     | EA    | 2     | \$ 17,400.00      |          |
| 10' Type 'R' Inlet                        | \$ 16,500.00    | EA    | 2     | \$ 33,000.00      |          |
| 15' Type 'R' Inlet                        | \$ 19,250.00    | EA    | 0     | \$ -              |          |
| 20' Type 'R' Inlet                        | \$ 24,130.00    | EA    | 0     | \$ -              |          |
| Single No. 13 & 16                        | \$ 5,225.00     | EA    | 4     | \$ 20,900.00      |          |
| Double No. 13 & 16                        | \$ 8,312.50     | EA    | 4     | \$ 33,250.00      |          |
| Triple No. 13 & 16                        | \$ 14,725.00    | EA    | 0     | \$ -              |          |
| OUTLET STRUCTURE                          | \$ 45,000.00    | EA    | 0     | \$ -              |          |
| CHECK STRUCTURES                          | \$ 147.25       | LF    | 0     | \$ -              |          |
| CONNECT TO EXISTING PIPE                  | \$ 3,325.00     | LS    | 1     | \$ 3,325.00       |          |
| <b>SUBTOTAL</b>                           | <b>\$ 4,104</b> |       |       | <b>\$ 299,625</b> |          |
| WATER IMPROVEMENTS                        | UNIT PRICE      | UNITS | QTY   | COST              | COMMENTS |
| 8" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 64.76        | LF    | 2000  | \$ 129,520.00     | 100%     |





## THE CACHE - A EAST

April 13, 2024

|                              |                           |
|------------------------------|---------------------------|
| <b>PROJECT TOTAL</b>         | <b>\$ 4,681,300</b>       |
| <b>COST PER LOT/PER FOOT</b> | <b>73 \$ 64,127 \$936</b> |
| <b>ENTRY</b>                 | <b>400</b>                |
| <b>PUBLIC ROAD</b>           | <b>1600</b>               |
| <b>CENTERLINE</b>            | <b>3000</b>               |

|                                            |                   |              |            |                     |                 |
|--------------------------------------------|-------------------|--------------|------------|---------------------|-----------------|
| 10" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 79.80          | LF           | 0          | \$ -                | 0%              |
| 12" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 105.00         | LF           | 0          | \$ -                | 0%              |
| 16" PVC w/Bedding & 12ga Tracer wire       | \$ 147.00         | LF           | 0          | \$ -                | 0%              |
| 20" PVC w/Bedding & 12ga Tracer wire       | \$ 189.00         | LF           | 0          | \$ -                | 0%              |
| 24" PVC w/Bedding & 12ga Tracer wire       | \$ 231.00         | LF           | 0          | \$ -                | 0%              |
| 30" PVC w/Bedding & 12ga Tracer wire       | \$ 483.00         | LF           | 0          | \$ -                | 0%              |
| 8" MJ Gate Valve W/Box & Restraints        | \$ 2,520.00       | EA           | 4          | \$ 10,080.00        | 500             |
| 10" MJ Gate Valve W/Box & Restraints       | \$ 3,240.36       | EA           | 0          | \$ -                | 750             |
| 12" MJ Gate Valve W/Box & Restraints       | \$ 4,232.00       | EA           | 0          | \$ -                | 250             |
| 16" BF Valve W/Box & Restraints            | \$ 17,240.00      | EA           | 0          | \$ -                | 750             |
| 20" BF Valve W/Box & Restraints            | \$ 22,400.00      | EA           | 0          | \$ -                | 750             |
| 24" BF Valve W/Box & Restraints            | \$ 27,600.00      | EA           | 0          | \$ -                | 750             |
| 30" BF Valve W/Box & Restraints            | \$ 36,000.00      | EA           | 0          | \$ -                | 750             |
| Vaults for BFV                             | \$ 23,000.00      | EA           | 0          | \$ -                |                 |
| Fire Hydrants                              | \$ 9,200.00       | EA           | 6          | \$ 55,200.00        | 350             |
| 8" Fittings                                | \$ 880.00         | EA           | 4          | \$ 3,520.00         | 500             |
| 10" Fittings                               | \$ 1,040.00       | EA           | 0          | \$ -                | 750             |
| 12" Fittings                               | \$ 1,280.00       | EA           | 0          | \$ -                | 250             |
| 16" Fittings                               | \$ 2,800.00       | EA           | 0          | \$ -                | 750             |
| 20" Fittings                               | \$ 3,360.00       | EA           | 0          | \$ -                | 750             |
| 24" Fittings                               | \$ 3,760.00       | EA           | 0          | \$ -                | 750             |
| 30" Fittings                               | \$ 8,000.00       | EA           | 0          | \$ -                | 750             |
| CONNECT TO EXISTING WATER SERVICE          | \$ 2,800.00       | EA           | 0          | \$ -                |                 |
| SPECIAL                                    | \$ 4,000.00       | LS           | 0          | \$ -                |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 2,717</b>   |              |            | <b>\$ 198,320</b>   |                 |
| <b>RETAINING WALLS</b>                     | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>         | <b>COMMENTS</b> |
| RETAINING WALLS                            | \$ 55.00          | LF           | 0          | \$ -                |                 |
| <b>SUBTOTAL</b>                            | <b>\$ -</b>       |              |            | <b>\$ -</b>         |                 |
| <b>ASPHALT PAVING IMPROVEMENTS</b>         | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>         | <b>COMMENTS</b> |
| ROAD BASE - 8"                             | \$ 15.65          | SY           | 5556       | \$ 86,944.44        | 25.00           |
| PAVING - 5"                                | \$ 32.50          | SY           | 4444       | \$ 144,444.44       | 20.00           |
| PAVING - 6"                                | \$ 39.00          | SY           | 0          | \$ -                | -               |
| PAVING - 9"                                | \$ 58.50          | SY           | 0          | \$ -                | -               |
| PAVING - SUBGRADE PREPARATION              | \$ 3.25           | SY           | 5556       | \$ 18,055.56        | -               |
| SUBEXCAVATION                              | \$ 4.80           | CY           | 0          | \$ -                | -               |
| PAVING 2                                   | \$ 21.00          | SY           | 0          | \$ -                | -               |
| PAVEMENT MARKINGS                          | \$ 2.15           | LF           | 4000       | \$ 8,600.00         | 2.0             |
| SIGNAGE                                    | \$ 575.00         | EA           | 14         | \$ 8,050.00         | 150             |
| TRAFFIC CONTROL                            | \$ 5,000.00       | LS           | 1          | \$ 5,000.00         |                 |
| SLEEVES                                    | \$ 25.00          | LF           | 1200       | \$ 30,000.00        | 3               |
| RAISE WATER VALVES                         | \$ 515.00         | EA           | 26         | \$ 13,390.00        |                 |
| RAISE MANHOLES                             | \$ 675.00         | EA           | 31         | \$ 20,925.00        |                 |
| RAISE RANGEBOXES                           | \$ 410.00         | EA           | 0          | \$ -                |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 4,595</b>   |              |            | <b>\$ 335,409</b>   |                 |
| <b>CONCRETE IMPROVEMENTS</b>               | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>         | <b>COMMENTS</b> |
| CURB & GUTTER - 1' GUTTER                  | \$ 28.75          | LF           | 0          | \$ -                | -               |
| CURB & GUTTER - 2' GUTTER                  | \$ 29.50          | LF           | 4000       | \$ 118,000.00       | 2               |
| CURB & GUTTER - 2' MOUNTABLE               | \$ 32.00          | LF           | 0          | \$ -                | -               |
| ALLEYS - 6" CONCRETE                       | \$ 12.15          | SF           | 48000      | \$ 583,200.00       | 16              |
| CURB AND GUTTER SUB GRADE PREPARATION      | \$ 3.50           | LF           | 4000       | \$ 14,000.00        |                 |
| SUBEXCAVATION ALLEYS                       | \$ 4.50           | CY           | 0          | \$ -                | 0.0             |
| CROSS PANS                                 | \$ 16.85          | SF           | 0          | \$ -                | -               |
| HANDICAP RAMPS (CORNER)                    | \$ 3,250.00       | EA           | 4          | \$ 13,000.00        | 1               |
| MIDBLOCK HANDICAP RAMPS                    | \$ 2,400.00       | EA           | 2          | \$ 4,800.00         | 1               |
| 4' SIDEWALK - 6"                           | \$ 7.15           | SF           | 12000      | \$ 85,800.00        | 1               |
| 5' SIDEWALK - 6"                           | \$ 7.15           | SF           | 0          | \$ -                | -               |
| 8' TRAIL - 6"                              | \$ 7.15           | SF           | 4000       | \$ 28,600.00        | 0.25            |
| SIDEWALK SUB GRADE PREP                    | \$ 3.50           | LF           | 16000      | \$ 56,000.00        |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 12,375</b>  |              |            | <b>\$ 903,400</b>   |                 |
| <b>LANDSCAPING IMPROVEMENTS</b>            | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>         | <b>COMMENTS</b> |
| OPEN SPACE                                 | \$ 3.95           | SF           | 5000       | \$ 19,750.00        | Reseeding only  |
| FORMAL - STREETS                           | \$ 10.25          | SF           | 20000      | \$ 205,000.00       | 10              |
| FORMAL - PARKS                             | \$ 10.25          | SF           | 50000      | \$ 512,500.00       |                 |
| MONUMENTS                                  | \$ 50,000.00      | LS           | 1          | \$ 50,000.00        |                 |
| FENCING                                    | \$ 16.50          | LF           | 2993       | \$ 49,364.50        | 41              |
| TRAILS                                     | \$ 5.10           | SF           | 0          | \$ -                |                 |
| MAIL BOXES                                 | \$ 3,375.00       | EA           | 4          | \$ 13,500.00        | 20              |
| AMENITY                                    | \$ 100,000.00     | EA           | 1          | \$ 100,000.00       |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 13,016</b>  |              |            | <b>\$ 950,135</b>   |                 |
| <b>ADDITIONAL COSTS</b>                    | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>         | <b>COMMENTS</b> |
| LETTERS OF CREDIT/BONDS                    | \$ 3,716.079      | LS           | 0.5%       | \$ 18,580           |                 |
| WARRANTY                                   | \$ 3,716.079      | LS           | 3.0%       | \$ 111,482          |                 |
| MOBILIZATION                               | \$ 3,716.079      | LS           | 5.0%       | \$ 185,804          |                 |
| CONTINGENCY                                | \$ 3,716.079      | LS           | 5.0%       | \$ 185,804          |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 6,872</b>   |              |            | <b>\$ 501,671</b>   |                 |
| <b>PROJECT TOTAL</b>                       | <b>\$ 64,127</b>  |              |            | <b>\$ 4,681,300</b> |                 |



## THE CACHE - A WEST

April 13, 2024

|                       |    |           |         |
|-----------------------|----|-----------|---------|
| PROJECT TOTAL         | \$ | 3,860,431 |         |
| COST PER LOT/PER FOOT | \$ | 78,784    | \$1,072 |
| ENTRY                 |    | 0         |         |
| PUBLIC ROAD           |    | 3600      |         |
| CENTERLINE            |    | 0         |         |

| PROFESSIONAL SERVICES                     | UNIT PRICE       | UNITS | QTY   | COST              | COMMENTS |
|-------------------------------------------|------------------|-------|-------|-------------------|----------|
| AGENCY REVIEW FEES                        | \$ 500           | LOT   | 49    | \$ 24,500.00      |          |
| SURVEY & SUE                              | \$ 350           | LOT   | 49    | \$ 17,150.00      |          |
| PLANNING & LANDSCAPE ARCHITECTURE         | \$ 1,800         | LOT   | 49    | \$ 88,200.00      |          |
| ENGINEERING                               | \$ 600           | LOT   | 49    | \$ 29,400.00      |          |
| SURVEY & GEOTECH                          | \$ 2,000         | LOT   | 49    | \$ 98,000.00      |          |
| CONSTRUCTION SERVICES                     | \$ 800           | LOT   | 49    | \$ 39,200.00      |          |
| RECORD DRAWINGS/CLOSE OUT                 | \$ 300           | LOT   | 49    | \$ 14,700.00      |          |
| <b>SUBTOTAL</b>                           | <b>\$ 6,350</b>  |       |       | <b>\$ 311,150</b> |          |
| GRADING                                   | UNIT PRICE       | UNITS | QTY   | COST              | COMMENTS |
| TOPSOIL                                   | \$ 2.50          | CY    | 5880  | \$ 14,700.00      | 10%      |
| OVERLOT GRADING                           | \$ 2.75          | CY    | 58800 | \$ 161,700.00     | 1200     |
| SUBEXCAVATION                             | \$ 2.75          | CY    | 0     | \$ -              |          |
| ROCK EXCAVATION                           | \$ 8.00          | CY    | 0     | \$ -              | 0%       |
| <b>SUBTOTAL</b>                           | <b>\$ 3,600</b>  |       |       | <b>\$ 176,400</b> |          |
| EROSION CONTROL                           | UNIT PRICE       | UNITS | QTY   | COST              | COMMENTS |
| EROSION CONTROL                           | \$ 950           | LOT   | 49    | \$ 46,550.00      |          |
| <b>SUBTOTAL</b>                           | <b>\$ 950</b>    |       |       | <b>\$ 46,550</b>  |          |
| DEMOLITION                                | UNIT PRICE       | UNITS | QTY   | COST              | COMMENTS |
| DEMOLITION                                | \$ 20,000        | LS    | 1     | \$ 20,000.00      |          |
| <b>SUBTOTAL</b>                           | <b>\$ 408</b>    |       |       | <b>\$ 20,000</b>  |          |
| UTILITY CHARGES                           | UNIT PRICE       | UNITS | QTY   | COST              | COMMENTS |
| ELECTRIC DISTRIBUTION                     | \$ 1,500         | LOT   | 49    | \$ 73,500.00      | Backbone |
| GAS DISTRIBUTION                          | \$ -             | LOT   | 49    | \$ -              | Backbone |
| TELECOMMUNICATION DISTRIBUTION            | \$ -             | LOT   | 49    | \$ -              | Backbone |
| CONDUITS                                  | \$ 25            | INT   | 0     | \$ -              | 1,000    |
| TRAFFIC SIGNAL                            | \$ -             | LS    | 1     | \$ -              |          |
| STREET LIGHTS                             | \$ 10,500        | EA    | 15    | \$ 157,500.00     | 250      |
| <b>SUBTOTAL</b>                           | <b>\$ 4,714</b>  |       |       | <b>\$ 231,000</b> |          |
| SANITARY SEWER IMPROVEMENTS               | UNIT PRICE       | UNITS | QTY   | COST              | COMMENTS |
| 4" SDR UD                                 | \$ 28.35         | LF    | 3420  | \$ 96,957.00      |          |
| 6" SDR UD                                 | \$ 35.70         | LF    | 0     | \$ -              |          |
| 8" PVC W/BEDDING                          | \$ 84.00         | LF    | 3420  | \$ 287,280.00     | 95%      |
| 10" PVC W/BEDDING                         | \$ 100.80        | LF    | 0     | \$ -              | 0%       |
| 12" PVC W/BEDDING                         | \$ 107.10        | LF    | 0     | \$ -              | 0%       |
| 15" PVC W/BEDDING                         | \$ 135.00        | LF    | 0     | \$ -              | 0%       |
| 6" PVC FORCEMAIN                          | \$ 95.00         | LF    | 0     | \$ -              | 0%       |
| ROCK CUT                                  | \$ 25.00         | CY    | 0     | \$ -              |          |
| M.H. - 4" DIA (0-10')                     | \$ 8,250.00      | EA    | 21    | \$ 173,250.00     | 170      |
| M.H. - 5" DIA (0-10')                     | \$ 9,700.00      | EA    | 0     | \$ -              | 300      |
| 6" CLEANOUT ASSEMBLY                      | \$ 1,000.00      | EA    | 21    | \$ 21,000.00      |          |
| 4" PVC SERVICE (40' AVG)                  | \$ -             | EA    | 49    | \$ -              |          |
| TIE TO EXISTING STUB                      | \$ 3,500.00      | EA    | 1     | \$ 3,500.00       |          |
| MAIN INSPECTION/TESTING                   | \$ 4.25          | LF    | 3420  | \$ 14,535.00      |          |
| SPECIAL                                   | \$ 5,000.00      | LS    | 0     | \$ -              |          |
| <b>SUBTOTAL</b>                           | <b>\$ 12,174</b> |       |       | <b>\$ 596,522</b> |          |
| STORM DRAINAGE IMPROVEMENTS               | UNIT PRICE       | UNITS | QTY   | COST              | COMMENTS |
| 15" RCP w/bedding                         | \$ 76.00         | LF    | 0     | \$ -              | 0%       |
| 18" RCP w/bedding                         | \$ 85.00         | LF    | 360   | \$ 30,600.00      | 10%      |
| 21" RCP w/bedding                         | \$ 116.00        | LF    | 0     | \$ -              | 0%       |
| 24" RCP w/bedding                         | \$ 130.00        | LF    | 360   | \$ 46,800.00      | 10%      |
| 30" RCP w/bedding                         | \$ 149.00        | LF    | 0     | \$ -              | 0%       |
| 36" RCP w/bedding                         | \$ 156.00        | LF    | 360   | \$ 56,160.00      | 10%      |
| 42" RCP w/bedding                         | \$ 200.00        | LF    | 0     | \$ -              | 0%       |
| 48" RCP w/bedding                         | \$ 230.00        | LF    | 0     | \$ -              | 0%       |
| 54" RCP w/bedding                         | \$ 261.00        | LF    | 0     | \$ -              | 0%       |
| 60" RCP w/bedding                         | \$ 300.00        | LF    | 0     | \$ -              | 0%       |
| 72" RCP w/bedding                         | \$ 465.00        | LF    | 0     | \$ -              | 0%       |
| 84" RCP w/bedding                         | \$ 535.00        | LF    | 0     | \$ -              | 0%       |
| 96" RCP w/bedding                         | \$ 580.00        | LF    | 0     | \$ -              | 0%       |
| ROCK CUT                                  | \$ 25.00         | CY    | 0     | \$ -              | 0%       |
| 24" FES                                   | \$ 4,200.00      | EA    | 0     | \$ -              |          |
| 30" FES                                   | \$ 5,450.00      | EA    | 0     | \$ -              |          |
| 36" FES                                   | \$ 5,900.00      | EA    | 0     | \$ -              |          |
| 42" FES                                   | \$ 6,525.00      | EA    | 0     | \$ -              |          |
| 48" FES                                   | \$ 6,775.00      | EA    | 0     | \$ -              |          |
| 54" FES                                   | \$ 7,850.00      | EA    | 0     | \$ -              |          |
| 60" FES                                   | \$ 8,200.00      | EA    | 0     | \$ -              |          |
| 4" Diameter MH (0-8) w/24" Cover          | \$ 6,300.00      | EA    | 3     | \$ 18,900.00      | 250      |
| 5" Diameter MH (0-8) w/24" Cover          | \$ 7,650.00      | EA    | 2     | \$ 15,300.00      | 250      |
| 6" MH (0-8' depth) & 24" Cover            | \$ 8,910.00      | EA    | 0     | \$ -              | 250      |
| Box Base Manhole                          | \$ 17,850.00     | EA    | 0     | \$ -              | 250      |
| Riprap, Grouted (Type M/L/H)              | \$ 280.00        | CY    | 0     | \$ -              |          |
| Riprap, Grouted 2' Boulders               | \$ 375.00        | CY    | 0     | \$ -              |          |
| Riprap, Grouted 3' Boulders               | \$ 410.00        | CY    | 0     | \$ -              |          |
| Riprap, Placed (Type M/L/H)               | \$ 89.00         | TN    | 0     | \$ -              |          |
| Riprap, Placed Type VH                    | \$ 107.00        | TN    | 0     | \$ -              |          |
| Soil Riprap Placed                        | \$ 83.00         | TN    | 0     | \$ -              |          |
| 5" Type 'R' Inlet                         | \$ 8,700.00      | EA    | 2     | \$ 17,400.00      |          |
| 10" Type 'R' Inlet                        | \$ 16,500.00     | EA    | 0     | \$ -              |          |
| 15" Type 'R' Inlet                        | \$ 19,250.00     | EA    | 0     | \$ -              |          |
| 20" Type 'R' Inlet                        | \$ 24,130.00     | EA    | 0     | \$ -              |          |
| Single No. 13 & 16                        | \$ 5,225.00      | EA    | 2     | \$ 10,450.00      |          |
| Double No. 13 & 16                        | \$ 8,312.50      | EA    | 0     | \$ -              |          |
| Triple No. 13 & 16                        | \$ 14,725.00     | EA    | 0     | \$ -              |          |
| OUTLET STRUCTURE                          | \$ 30,000.00     | EA    | 1     | \$ 30,000.00      |          |
| CHECK STRUCTURES                          | \$ 147.25        | LF    | 0     | \$ -              |          |
| CONNECT TO EXISTING PIPE                  | \$ 3,325.00      | LS    | 0     | \$ -              |          |
| <b>SUBTOTAL</b>                           | <b>\$ 4,604</b>  |       |       | <b>\$ 225,610</b> |          |
| WATER IMPROVEMENTS                        | UNIT PRICE       | UNITS | QTY   | COST              | COMMENTS |
| 8" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 64.76         | LF    | 3780  | \$ 244,792.80     | 105%     |



**THE CACHE - A WEST**

April 13, 2024

|                              |                          |
|------------------------------|--------------------------|
| <b>PROJECT TOTAL</b>         | <b>\$ 3,860,431</b>      |
| <b>COST PER LOT/PER FOOT</b> | <b>\$ 78,784 \$1,072</b> |
| <b>ENTRY</b>                 | <b>0</b>                 |
| <b>PUBLIC ROAD</b>           | <b>3600</b>              |
| <b>CENTERLINE</b>            | <b>0</b>                 |

|                                            |                   |              |            |                     |                 |
|--------------------------------------------|-------------------|--------------|------------|---------------------|-----------------|
| 10" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 79.80          | LF           | 0          | \$ -                | 0%              |
| 12" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 105.00         | LF           | 0          | \$ -                | 0%              |
| 16" PVC w/Bedding & 12ga Tracer wire       | \$ 147.00         | LF           | 0          | \$ -                | 0%              |
| 20" PVC w/Bedding & 12ga Tracer wire       | \$ 189.00         | LF           | 0          | \$ -                | 0%              |
| 24" PVC w/Bedding & 12ga Tracer wire       | \$ 231.00         | LF           | 0          | \$ -                | 0%              |
| 30" PVC w/Bedding & 12ga Tracer wire       | \$ 483.00         | LF           | 0          | \$ -                | 0%              |
| 8" MJ Gate Valve W/Box & Restraints        | \$ 2,520.00       | EA           | 8          | \$ 20,160.00        | 500             |
| 10" MJ Gate Valve W/Box & Restraints       | \$ 3,240.36       | EA           | 0          | \$ -                | 750             |
| 12" MJ Gate Valve W/Box & Restraints       | \$ 4,232.00       | EA           | 0          | \$ -                | 250             |
| 16" BF Valve W/Box & Restraints            | \$ 17,240.00      | EA           | 0          | \$ -                | 750             |
| 20" BF Valve W/Box & Restraints            | \$ 22,400.00      | EA           | 0          | \$ -                | 750             |
| 24" BF Valve W/Box & Restraints            | \$ 27,600.00      | EA           | 0          | \$ -                | 750             |
| 30" BF Valve W/Box & Restraints            | \$ 36,000.00      | EA           | 0          | \$ -                | 750             |
| Vaults for BFV                             | \$ 23,000.00      | EA           | 0          | \$ -                |                 |
| Fire Hydrants                              | \$ 9,200.00       | EA           | 11         | \$ 101,200.00       | 350             |
| 8" Fittings                                | \$ 880.00         | EA           | 8          | \$ 7,040.00         | 500             |
| 10" Fittings                               | \$ 1,040.00       | EA           | 0          | \$ -                | 750             |
| 12" Fittings                               | \$ 1,280.00       | EA           | 0          | \$ -                | 250             |
| 16" Fittings                               | \$ 2,800.00       | EA           | 0          | \$ -                | 750             |
| 20" Fittings                               | \$ 3,360.00       | EA           | 0          | \$ -                | 750             |
| 24" Fittings                               | \$ 3,760.00       | EA           | 0          | \$ -                | 750             |
| 30" Fittings                               | \$ 8,000.00       | EA           | 0          | \$ -                | 750             |
| CONNECT TO EXISTING                        | \$ 2,800.00       | EA           | 0          | \$ -                |                 |
| WATER SERVICE                              |                   | EA           | 49         | \$ -                |                 |
| SPECIAL                                    | \$ 4,000.00       | LS           | 0          | \$ -                |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 7,616</b>   |              |            | <b>\$ 373,193</b>   |                 |
| <b>RETAINING WALLS</b>                     | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>         | <b>COMMENTS</b> |
| RETAINING WALLS                            | \$ 55.00          | LF           | 0          | \$ -                |                 |
| <b>SUBTOTAL</b>                            | <b>\$ -</b>       |              |            | <b>\$ -</b>         |                 |
| <b>ASPHALT PAVING IMPROVEMENTS</b>         | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>         | <b>COMMENTS</b> |
| ROAD BASE - 8"                             | \$ 15.65          | SY           | 10000      | \$ 156,500.00       | 25.00           |
| PAVING - 5"                                | \$ 32.50          | SY           | 8000       | \$ 260,000.00       | 20.00           |
| PAVING - 6"                                | \$ 39.00          | SY           | 0          | \$ -                | -               |
| PAVING - 9"                                | \$ 58.50          | SY           | 0          | \$ -                | -               |
| PAVING - SUBGRADE PREPARATION              | \$ 3.25           | SY           | 10000      | \$ 32,500.00        | -               |
| SUBEXCAVATION                              | \$ 4.80           | CY           | 0          | \$ -                | -               |
| PAVING 2                                   | \$ 21.00          | SY           | 0          | \$ -                | -               |
| PAVEMENT MARKINGS                          | \$ 2.15           | LF           | 7200       | \$ 15,480.00        | 2.0             |
| SIGNAGE                                    | \$ 575.00         | EA           | 24         | \$ 13,800.00        | 150             |
| TRAFFIC CONTROL                            | \$ 10,000.00      | LS           | 1          | \$ 10,000.00        |                 |
| SLEEVES                                    | \$ 25.00          | LF           | 1200       | \$ 30,000.00        | 3               |
| RAISE WATER VALVES                         | \$ 515.00         | EA           | 29         | \$ 14,935.00        |                 |
| RAISE MANHOLES                             | \$ 675.00         | EA           | 26         | \$ 17,550.00        |                 |
| RAISE RANGEBOXES                           | \$ 410.00         | EA           | 0          | \$ -                |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 11,240</b>  |              |            | <b>\$ 550,765</b>   |                 |
| <b>CONCRETE IMPROVEMENTS</b>               | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>         | <b>COMMENTS</b> |
| CURB & GUTTER - 1' GUTTER                  | \$ 28.75          | LF           | 0          | \$ -                | -               |
| CURB & GUTTER - 2' GUTTER                  | \$ 29.50          | LF           | 7200       | \$ 212,400.00       | 2               |
| CURB & GUTTER - 2' MOUNTABLE               | \$ 32.00          | LF           | 0          | \$ -                | -               |
| ALLEYS - 6" CONCRETE                       | \$ 12.15          | SF           | 0          | \$ -                | 16              |
| CURB AND GUTTER SUB GRADE PREPARATION      | \$ 3.50           | LF           | 7200       | \$ 25,200.00        |                 |
| SUBEXCAVATION ALLEYS                       | \$ 4.50           | CY           | 0          | \$ -                | 3.0             |
| CROSS PANS                                 | \$ 16.85          | SF           | 0          | \$ -                | -               |
| HANDICAP RAMPS (CORNER)                    | \$ 3,250.00       | EA           | 4          | \$ 13,000.00        | 1               |
| MIDBLOCK HANDICAP RAMPS                    | \$ 2,400.00       | EA           | 2          | \$ 4,800.00         | 1               |
| 4' SIDEWALK - 6"                           | \$ 7.15           | SF           | 0          | \$ -                | -               |
| 5' SIDEWALK - 6"                           | \$ 7.15           | SF           | 0          | \$ -                | -               |
| 8' TRAIL - 6"                              | \$ 7.15           | SF           | 7200       | \$ 51,480.00        | 0.25            |
| SIDEWALK SUB GRADE PREP                    | \$ 3.50           | LF           | 7200       | \$ 25,200.00        |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 6,777</b>   |              |            | <b>\$ 332,080</b>   |                 |
| <b>LANDSCAPING IMPROVEMENTS</b>            | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>         | <b>COMMENTS</b> |
| OPEN SPACE                                 | \$ 3.95           | SF           | 65000      | \$ 256,750.00       |                 |
| FORMAL - STREETS                           | \$ 10.25          | SF           | 0          | \$ -                | -               |
| FORMAL - PARKS                             | \$ 10.25          | SF           | 15000      | \$ 153,750.00       |                 |
| MONUMENTS                                  | \$ 50,000.00      | LS           | 0          | \$ -                |                 |
| FENCING                                    | \$ 16.50          | LF           | 3500       | \$ 57,750.00        | 50              |
| TRAILS                                     | \$ 5.10           | SF           | 0          | \$ -                |                 |
| MAIL BOXES                                 | \$ 3,375.00       | EA           | 2          | \$ 6,750.00         | 25              |
| AMENITY                                    | \$ 100,000.00     | EA           | 1          | \$ 100,000.00       |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 11,735</b>  |              |            | <b>\$ 575,000</b>   |                 |
| <b>ADDITIONAL COSTS</b>                    | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>         | <b>COMMENTS</b> |
| LETTERS OF CREDIT/BONDS                    | \$ 3,127,120      | LS           | 0.5%       | \$ 15,636           |                 |
| WARRANTY                                   | \$ 3,127,120      | LS           | 3.0%       | \$ 93,814           |                 |
| MOBILIZATION                               | \$ 3,127,120      | LS           | 5.0%       | \$ 156,356          |                 |
| CONTINGENCY                                | \$ 3,127,120      | LS           | 5.0%       | \$ 156,356          |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 8,616</b>   |              |            | <b>\$ 422,161</b>   |                 |
| <b>PROJECT TOTAL</b>                       | <b>\$ 78,784</b>  |              |            | <b>\$ 3,860,431</b> |                 |





## THE CACHE - B EAST

April 13, 2024

|                              |                          |
|------------------------------|--------------------------|
| <b>PROJECT TOTAL</b>         | <b>\$ 14,945,662</b>     |
| <b>COST PER LOT/PER FOOT</b> | <b>\$ 42,702 \$1,834</b> |
| ENTRY(East)                  | 350                      |
| PUBLIC ROAD                  | 400                      |
| CENTERLINE                   | 7750                     |
|                              | 0                        |

| PROFESSIONAL SERVICES                     | UNIT PRICE      | UNITS | QTY   | COST                | COMMENTS |
|-------------------------------------------|-----------------|-------|-------|---------------------|----------|
| AGENCY REVIEW FEES                        | \$ 500          | LOT   | 350   | \$ 175,000.00       |          |
| SURVEY & SUE                              | \$ 350          | LOT   | 350   | \$ 122,500.00       |          |
| PLANNING & LANDSCAPE ARCHITECTURE         | \$ 1,800        | LOT   | 350   | \$ 630,000.00       |          |
| ENGINEERING                               | \$ 600          | LOT   | 350   | \$ 210,000.00       |          |
| SURVEY & GEOTECH                          | \$ 2,000        | LOT   | 350   | \$ 700,000.00       |          |
| CONSTRUCTION SERVICES                     | \$ 800          | LOT   | 350   | \$ 280,000.00       |          |
| RECORD DRAWINGS/CLOSE OUT                 | \$ 300          | LOT   | 350   | \$ 105,000.00       |          |
| <b>SUBTOTAL</b>                           | <b>\$ 6,350</b> |       |       | <b>\$ 2,222,500</b> |          |
| GRADING                                   | UNIT PRICE      | UNITS | QTY   | COST                | COMMENTS |
| TOPSOIL                                   | \$ 2.50         | CY    | 17500 | \$ 43,750.00        | 10%      |
| OVERLOT GRADING                           | \$ 2.75         | CY    | 17500 | \$ 481,250.00       | 500      |
| SUBEXCAVATION                             | \$ 2.75         | CY    | 0     | \$ -                |          |
| ROCK EXCAVATION                           | \$ 8.00         | CY    | 0     | \$ -                | 0%       |
| <b>SUBTOTAL</b>                           | <b>\$ 1,500</b> |       |       | <b>\$ 525,000</b>   |          |
| EROSION CONTROL                           | UNIT PRICE      | UNITS | QTY   | COST                | COMMENTS |
| EROSION CONTROL                           | \$ 950          | LOT   | 350   | \$ 332,500.00       |          |
| <b>SUBTOTAL</b>                           | <b>\$ 950</b>   |       |       | <b>\$ 332,500</b>   |          |
| DEMOLITION                                | UNIT PRICE      | UNITS | QTY   | COST                | COMMENTS |
| DEMOLITION                                | \$ 175,000      | LS    | 1     | \$ 175,000.00       |          |
| <b>SUBTOTAL</b>                           | <b>\$ 500</b>   |       |       | <b>\$ 175,000</b>   |          |
| UTILITY CHARGES                           | UNIT PRICE      | UNITS | QTY   | COST                | COMMENTS |
| ELECTRIC DISTRIBUTION                     | \$ 1,500        | LOT   | 350   | \$ 525,000.00       | Backbone |
| GAS DISTRIBUTION                          | \$ -            | LOT   | 350   | \$ -                | Backbone |
| TELECOMMUNICATION DISTRIBUTION            | \$ -            | LOT   | 350   | \$ -                | Backbone |
| CONDUITS                                  | \$ 25           | INT   | 4     | \$ 100,000.00       | 1,000    |
| TRAFFIC SIGNAL                            | \$ -            | LS    | 1     | \$ -                |          |
| STREET LIGHTS                             | \$ 10,500       | EA    | 33    | \$ 346,500.00       | 250      |
| <b>SUBTOTAL</b>                           | <b>\$ 2,776</b> |       |       | <b>\$ 971,500</b>   |          |
| SANITARY SEWER IMPROVEMENTS               | UNIT PRICE      | UNITS | QTY   | COST                | COMMENTS |
| 4" SDR UD                                 | \$ 28.35        | LF    | 8150  | \$ 231,052.50       |          |
| 6" SDR UD                                 | \$ 35.70        | LF    | 0     | \$ -                |          |
| 8" PVC W/BEDDING                          | \$ 84.00        | LF    | 8150  | \$ 684,600.00       | 100%     |
| 10" PVC W/BEDDING                         | \$ 100.80       | LF    | 0     | \$ -                | 0%       |
| 12" PVC W/BEDDING                         | \$ 107.10       | LF    | 0     | \$ -                | 0%       |
| 15" PVC W/BEDDING                         | \$ 135.00       | LF    | 0     | \$ -                | 0%       |
| 6" PVC FORCEMAIN                          | \$ 95.00        | LF    | 0     | \$ -                | 0%       |
| ROCK CUT                                  | \$ 25.00        | CY    | 0     | \$ -                |          |
| M.H. - 4' DIA (0-10')                     | \$ 8,250.00     | EA    | 24    | \$ 198,000.00       | 350      |
| M.H. - 5' DIA (0-10')                     | \$ 9,700.00     | EA    | 0     | \$ -                | 300      |
| 6" CLEANOUT ASSEMBLY                      | \$ 1,000.00     | EA    | 24    | \$ 24,000.00        |          |
| 4" PVC SERVICE (40' AVG)                  | \$ -            | EA    | 350   | \$ -                |          |
| TIE TO EXISTING STUB                      | \$ 3,500.00     | EA    | 1     | \$ 3,500.00         |          |
| MAIN INSPECTION/TESTING                   | \$ 4.25         | LF    | 8150  | \$ 34,637.50        |          |
| SPECIAL                                   | \$ 5,000.00     | LS    | 0     | \$ -                |          |
| <b>SUBTOTAL</b>                           | <b>\$ 3,359</b> |       |       | <b>\$ 1,175,790</b> |          |
| STORM DRAINAGE IMPROVEMENTS               | UNIT PRICE      | UNITS | QTY   | COST                | COMMENTS |
| 15" RCP w/bedding                         | \$ 76.00        | LF    | 0     | \$ -                | 0%       |
| 18" RCP w/bedding                         | \$ 85.00        | LF    | 1223  | \$ 103,912.50       | 15%      |
| 21" RCP w/bedding                         | \$ 116.00       | LF    | 0     | \$ -                | 0%       |
| 24" RCP w/bedding                         | \$ 130.00       | LF    | 2038  | \$ 264,875.00       | 25%      |
| 30" RCP w/bedding                         | \$ 149.00       | LF    | 0     | \$ -                | 0%       |
| 36" RCP w/bedding                         | \$ 156.00       | LF    | 2038  | \$ 317,850.00       | 25%      |
| 42" RCP w/bedding                         | \$ 200.00       | LF    | 815   | \$ 163,000.00       | 10%      |
| 48" RCP w/bedding                         | \$ 230.00       | LF    | 0     | \$ -                | 0%       |
| 54" RCP w/bedding                         | \$ 261.00       | LF    | 408   | \$ 106,357.50       | 5%       |
| 60" RCP w/bedding                         | \$ 300.00       | LF    | 0     | \$ -                | 0%       |
| 72" RCP w/bedding                         | \$ 465.00       | LF    | 0     | \$ -                | 0%       |
| 84" RCP w/bedding                         | \$ 535.00       | LF    | 0     | \$ -                | 0%       |
| 96" RCP w/bedding                         | \$ 580.00       | LF    | 0     | \$ -                | 0%       |
| ROCK CUT                                  | \$ 25.00        | CY    | 0     | \$ -                | 0%       |
| 24" FES                                   | \$ 4,200.00     | EA    | 0     | \$ -                |          |
| 30" FES                                   | \$ 5,450.00     | EA    | 0     | \$ -                |          |
| 36" FES                                   | \$ 5,900.00     | EA    | 0     | \$ -                |          |
| 42" FES                                   | \$ 6,525.00     | EA    | 0     | \$ -                |          |
| 48" FES                                   | \$ 6,775.00     | EA    | 0     | \$ -                |          |
| 54" FES                                   | \$ 7,850.00     | EA    | 0     | \$ -                |          |
| 60" FES                                   | \$ 8,200.00     | EA    | 0     | \$ -                |          |
| 4' Diameter MH (0-8) w/24" Cover          | \$ 6,300.00     | EA    | 10    | \$ 63,000.00        | 350      |
| 5' Diameter MH (0-8) w/24" Cover          | \$ 7,650.00     | EA    | 9     | \$ 68,850.00        | 350      |
| 6' MH (0-8' depth) & 24" Cover            | \$ 8,910.00     | EA    | 1     | \$ 10,386.51        | 350      |
| Box Base Manhole                          | \$ 17,850.00    | EA    | 0     | \$ -                | 250      |
| Riprap, Grouted (Type M/L/H)              | \$ 280.00       | CY    | 0     | \$ -                |          |
| Riprap, Grouted 2' Boulders               | \$ 375.00       | CY    | 0     | \$ -                |          |
| Riprap, Grouted 3' Boulders               | \$ 410.00       | CY    | 0     | \$ -                |          |
| Riprap, Placed (Type M/L/H)               | \$ 89.00        | TN    | 0     | \$ -                |          |
| Riprap, Placed Type VH                    | \$ 107.00       | TN    | 0     | \$ -                |          |
| Soil Riprap Placed                        | \$ 83.00        | TN    | 0     | \$ -                |          |
| 5' Type 'R' Inlet                         | \$ 8,700.00     | EA    | 10    | \$ 87,000.00        |          |
| 10' Type 'R' Inlet                        | \$ 16,500.00    | EA    | 10    | \$ 165,000.00       |          |
| 15' Type 'R' Inlet                        | \$ 19,250.00    | EA    | 6     | \$ 115,500.00       |          |
| 20' Type 'R' Inlet                        | \$ 24,130.00    | EA    | 6     | \$ 144,780.00       |          |
| Single No. 13 & 16                        | \$ 5,225.00     | EA    | 0     | \$ -                |          |
| Double No. 13 & 16                        | \$ 8,312.50     | EA    | 0     | \$ -                |          |
| Triple No. 13 & 16                        | \$ 14,725.00    | EA    | 0     | \$ -                |          |
| OUTLET STRUCTURE                          | \$ 45,000.00    | EA    | 0     | \$ -                |          |
| CHECK STRUCTURES                          | \$ 147.25       | LF    | 0     | \$ -                |          |
| CONNECT TO EXISTING PIPE                  | \$ 3,325.00     | LS    | 1     | \$ 3,325.00         |          |
| <b>SUBTOTAL</b>                           | <b>\$ 4,611</b> |       |       | <b>\$ 1,613,837</b> |          |
| WATER IMPROVEMENTS                        | UNIT PRICE      | UNITS | QTY   | COST                | COMMENTS |
| 8" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 64.76        | LF    | 8150  | \$ 527,794.00       | 100%     |



**THE CACHE - B EAST**

April 13, 2024

|                              |                          |
|------------------------------|--------------------------|
| <b>PROJECT TOTAL</b>         | <b>\$ 14,945,662</b>     |
| <b>COST PER LOT/PER FOOT</b> | <b>\$ 42,702 \$1,834</b> |
| <b>ENTRY(East)</b>           | <b>350</b>               |
| <b>PUBLIC ROAD</b>           | <b>400</b>               |
| <b>CENTERLINE</b>            | <b>7750</b>              |
|                              | <b>0</b>                 |

|                                            |                   |              |            |                      |                 |
|--------------------------------------------|-------------------|--------------|------------|----------------------|-----------------|
| 10" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 79.80          | LF           | 0          | \$ -                 | 0%              |
| 12" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 105.00         | LF           | 0          | \$ -                 | 0%              |
| 16" PVC w/Bedding & 12ga Tracer wire       | \$ 147.00         | LF           | 0          | \$ -                 | 0%              |
| 20" PVC w/Bedding & 12ga Tracer wire       | \$ 189.00         | LF           | 0          | \$ -                 | 0%              |
| 24" PVC w/Bedding & 12ga Tracer wire       | \$ 231.00         | LF           | 0          | \$ -                 | 0%              |
| 30" PVC w/Bedding & 12ga Tracer wire       | \$ 483.00         | LF           | 0          | \$ -                 | 0%              |
| 8" MJ Gate Valve W/Box & Restraints        | \$ 2,520.00       | EA           | 17         | \$ 42,840.00         | 500             |
| 10" MJ Gate Valve W/Box & Restraints       | \$ 3,240.36       | EA           | 0          | \$ -                 | 750             |
| 12" MJ Gate Valve W/Box & Restraints       | \$ 4,232.00       | EA           | 0          | \$ -                 | 250             |
| 16" BF Valve W/Box & Restraints            | \$ 17,240.00      | EA           | 0          | \$ -                 | 750             |
| 20" BF Valve W/Box & Restraints            | \$ 22,400.00      | EA           | 0          | \$ -                 | 750             |
| 24" BF Valve W/Box & Restraints            | \$ 27,600.00      | EA           | 0          | \$ -                 | 750             |
| 30" BF Valve W/Box & Restraints            | \$ 36,000.00      | EA           | 0          | \$ -                 | 750             |
| Vaults for BFV                             | \$ 23,000.00      | EA           | 0          | \$ -                 |                 |
| Fire Hydrants                              | \$ 9,200.00       | EA           | 21         | \$ 193,200.00        | 400             |
| 8" Fittings                                | \$ 880.00         | EA           | 17         | \$ 14,960.00         | 500             |
| 10" Fittings                               | \$ 1,040.00       | EA           | 0          | \$ -                 | 750             |
| 12" Fittings                               | \$ 1,280.00       | EA           | 0          | \$ -                 | 250             |
| 16" Fittings                               | \$ 2,800.00       | EA           | 0          | \$ -                 | 750             |
| 20" Fittings                               | \$ 3,360.00       | EA           | 0          | \$ -                 | 750             |
| 24" Fittings                               | \$ 3,760.00       | EA           | 0          | \$ -                 | 750             |
| 30" Fittings                               | \$ 8,000.00       | EA           | 0          | \$ -                 | 750             |
| CONNECT TO EXISTING                        | \$ 2,800.00       | EA           | 0          | \$ -                 |                 |
| WATER SERVICE                              | \$ -              | EA           | 350        | \$ -                 |                 |
| SPECIAL                                    | \$ 4,000.00       | LS           | 0          | \$ -                 |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 2,225</b>   |              |            | <b>\$ 778,794</b>    |                 |
| <b>RETAINING WALLS</b>                     | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>          | <b>COMMENTS</b> |
| RETAINING WALLS                            | \$ 55.00          | LF           | 15000      | \$ 825,000.00        |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 2,357</b>   |              |            | <b>\$ 825,000</b>    |                 |
| <b>ASPHALT PAVING IMPROVEMENTS</b>         | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>          | <b>COMMENTS</b> |
| ROAD BASE - 8"                             | \$ 15.65          | SY           | 31694      | \$ 496,018.06        | 35.00           |
| PAVING - 5"                                | \$ 32.50          | SY           | 27167      | \$ 882,916.67        | 30.00           |
| PAVING - 6"                                | \$ 39.00          | SY           | 0          | \$ -                 | -               |
| PAVING - 9"                                | \$ 58.50          | SY           | 0          | \$ -                 | -               |
| PAVING - SUBGRADE PREPARATION              | \$ 3.25           | SY           | 31694      | \$ 103,006.94        | -               |
| SUBEXCAVATION                              | \$ 4.90           | CY           | 0          | \$ -                 | -               |
| PAVING 2                                   | \$ 21.00          | SY           | 0          | \$ -                 | -               |
| PAVEMENT MARKINGS                          | \$ 2.15           | LF           | 16300      | \$ 35,045.00         | 2.0             |
| SIGNAGE                                    | \$ 575.00         | EA           | 33         | \$ 18,975.00         | 250             |
| TRAFFIC CONTROL                            | \$ 5,000.00       | LS           | 0          | \$ -                 | -               |
| SLEEVES                                    | \$ 25.00          | LF           | 1200       | \$ 30,000.00         | 3               |
| RAISE WATER VALVES                         | \$ 515.00         | EA           | 41         | \$ 21,115.00         | -               |
| RAISE MANHOLES                             | \$ 675.00         | EA           | 44         | \$ 29,811.86         | -               |
| RAISE RANGEBOXES                           | \$ 410.00         | EA           | 0          | \$ -                 | -               |
| <b>SUBTOTAL</b>                            | <b>\$ 4,620</b>   |              |            | <b>\$ 1,616,889</b>  |                 |
| <b>CONCRETE IMPROVEMENTS</b>               | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>          | <b>COMMENTS</b> |
| CURB & GUTTER - 1" GUTTER                  | \$ 28.75          | LF           | 0          | \$ -                 | -               |
| CURB & GUTTER - 2" GUTTER                  | \$ 29.50          | LF           | 0          | \$ -                 | -               |
| CURB & GUTTER - 2" MOUNTABLE               | \$ 32.00          | LF           | 16300      | \$ 521,600.00        | 2               |
| ALLEYS - 6" CONCRETE                       | \$ 12.15          | SF           | 0          | \$ -                 | 16              |
| CURB AND GUTTER SUB GRADE PREPARATION      | \$ 3.50           | LF           | 16300      | \$ 57,050.00         | -               |
| SUBEXCAVATION ALLEYS                       | \$ 4.50           | CY           | 0          | \$ -                 | 3.0             |
| CROSS PANS                                 | \$ 16.85          | SF           | 0          | \$ -                 | -               |
| HANDICAP RAMPS (CORNER)                    | \$ 3,250.00       | EA           | 32         | \$ 104,000.00        | 8               |
| MIDBLOCK HANDICAP RAMPS                    | \$ 2,400.00       | EA           | 16         | \$ 38,400.00         | 8               |
| 4" SIDEWALK - 6"                           | \$ 7.15           | SF           | 0          | \$ -                 | -               |
| 5" SIDEWALK - 6"                           | \$ 7.15           | SF           | 81500      | \$ 582,725.00        | 2               |
| 8" TRAIL - 6"                              | \$ 7.15           | SF           | 0          | \$ -                 | -               |
| SIDEWALK SUB GRADE PREP                    | \$ 3.50           | LF           | 81500      | \$ 285,250.00        | -               |
| <b>SUBTOTAL</b>                            | <b>\$ 4,540</b>   |              |            | <b>\$ 1,589,025</b>  |                 |
| <b>LANDSCAPING IMPROVEMENTS</b>            | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>          | <b>COMMENTS</b> |
| OPEN SPACE                                 | \$ 3.95           | SF           | 60000      | \$ 237,000.00        | -               |
| FORMAL - STREETS                           | \$ 10.25          | SF           | 0          | \$ -                 | -               |
| FORMAL - PARKS                             | \$ 10.25          | SF           | 60000      | \$ 615,000.00        | -               |
| MONUMENTS                                  | \$ 50,000.00      | LS           | 3          | \$ 150,000.00        | -               |
| FENCING                                    | \$ 16.50          | LF           | 6500       | \$ 107,250.00        | 50              |
| TRAILS                                     | \$ 5.10           | SF           | 0          | \$ -                 | -               |
| MAIL BOXES                                 | \$ 3,375.00       | EA           | 14         | \$ 47,250.00         | 25              |
| AMENITY                                    | \$ 100,000.00     | EA           | 4.5        | \$ 450,000.00        | -               |
| <b>SUBTOTAL</b>                            | <b>\$ 4,590</b>   |              |            | <b>\$ 1,606,500</b>  |                 |
| <b>ADDITIONAL COSTS</b>                    | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>          | <b>COMMENTS</b> |
| LETTERS OF CREDIT/BONDS                    | \$ 11,209,834     | LS           | 0.5%       | \$ 56,049            | -               |
| WARRANTY                                   | \$ 11,209,834     | LS           | 3.0%       | \$ 336,295           | -               |
| MOBILIZATION                               | \$ 11,209,834     | LS           | 5.0%       | \$ 560,492           | -               |
| CONTINGENCY                                | \$ 11,209,834     | LS           | 5.0%       | \$ 560,492           | -               |
| <b>SUBTOTAL</b>                            | <b>\$ 4,324</b>   |              |            | <b>\$ 1,513,328</b>  |                 |
| <b>PROJECT TOTAL</b>                       | <b>\$ 42,702</b>  |              |            | <b>\$ 14,945,662</b> |                 |





**THE CACHE - B WEST**

April 13, 2024

|                              |                      |
|------------------------------|----------------------|
| <b>PROJECT TOTAL</b>         | <b>\$ 12,183,425</b> |
| <b>COST PER LOT/PER FOOT</b> | <b>\$ 34,810</b>     |
| <b>ENTRY(East)</b>           | <b>\$ 1,779</b>      |
| <b>PUBLIC ROAD</b>           |                      |
| <b>CENTERLINE</b>            |                      |

|                                           | UNIT PRICE      | UNITS | QTY    | COST                | COMMENTS |
|-------------------------------------------|-----------------|-------|--------|---------------------|----------|
| <b>PROFESSIONAL SERVICES</b>              |                 |       |        |                     |          |
| AGENCY REVIEW FEES                        | \$ 500          | LOT   | 350    | \$ 175,000.00       |          |
| SURVEY & SUE                              | \$ 350          | LOT   | 350    | \$ 122,500.00       |          |
| PLANNING & LANDSCAPE ARCHITECTURE         | \$ 1,800        | LOT   | 350    | \$ 630,000.00       |          |
| ENGINEERING                               | \$ 600          | LOT   | 350    | \$ 210,000.00       |          |
| SURVEY & GEOTECH                          | \$ 2,000        | LOT   | 350    | \$ 700,000.00       |          |
| CONSTRUCTION SERVICES                     | \$ 800          | LOT   | 350    | \$ 280,000.00       |          |
| RECORD DRAWINGS/CLOSE OUT                 | \$ 300          | LOT   | 350    | \$ 105,000.00       |          |
| <b>SUBTOTAL</b>                           | <b>\$ 6,350</b> |       |        | <b>\$ 2,222,500</b> |          |
| <b>GRADING</b>                            |                 |       |        |                     |          |
| TOPSOIL                                   | \$ 2.50         | CY    | 17500  | \$ 43,750.00        | 10%      |
| OVERLOT GRADING                           | \$ 2.75         | CY    | 175000 | \$ 481,250.00       | 500      |
| SUBEXCAVATION                             | \$ 2.75         | CY    | 0      | \$ -                |          |
| ROCK EXCAVATION                           | \$ 8.00         | CY    | 0      | \$ -                | 0%       |
| <b>SUBTOTAL</b>                           | <b>\$ 1,500</b> |       |        | <b>\$ 525,000</b>   |          |
| <b>EROSION CONTROL</b>                    |                 |       |        |                     |          |
| EROSION CONTROL                           | \$ 950          | LOT   | 350    | \$ 332,500.00       |          |
| <b>SUBTOTAL</b>                           | <b>\$ 950</b>   |       |        | <b>\$ 332,500</b>   |          |
| <b>DEMOLITION</b>                         |                 |       |        |                     |          |
| DEMOLITION                                | \$ 35,000       | LS    | 1      | \$ 35,000.00        |          |
| <b>SUBTOTAL</b>                           | <b>\$ 100</b>   |       |        | <b>\$ 35,000</b>    |          |
| <b>UTILITY CHARGES</b>                    |                 |       |        |                     |          |
| ELECTRIC DISTRIBUTION                     | \$ 1,500        | LOT   | 350    | \$ 525,000.00       | Backbone |
| GAS DISTRIBUTION                          | \$ -            | LOT   | 350    | \$ -                | Backbone |
| TELECOMMUNICATION DISTRIBUTION            | \$ -            | LOT   | 350    | \$ -                | Backbone |
| CONDUITS                                  | \$ 25           | INT   | 8      | \$ 200,000.00       | 1,000    |
| TRAFFIC SIGNAL                            | \$ -            | LS    | 1      | \$ -                |          |
| STREET LIGHTS                             | \$ 10,500       | EA    | 28     | \$ 294,000.00       | 250      |
| <b>SUBTOTAL</b>                           | <b>\$ 2,911</b> |       |        | <b>\$ 1,019,000</b> |          |
| <b>SANITARY SEWER IMPROVEMENTS</b>        |                 |       |        |                     |          |
| 4" SDR UD                                 | \$ 28.35        | LF    | 6850   | \$ 194,197.50       |          |
| 6" SDR UD                                 | \$ 35.70        | LF    | 0      | \$ -                |          |
| 8" PVC W/BEDDING                          | \$ 84.00        | LF    | 6850   | \$ 575,400.00       | 100%     |
| 10" PVC W/BEDDING                         | \$ 100.80       | LF    | 0      | \$ -                | 0%       |
| 12" PVC W/BEDDING                         | \$ 107.10       | LF    | 0      | \$ -                | 0%       |
| 15" PVC W/BEDDING                         | \$ 135.00       | LF    | 0      | \$ -                | 0%       |
| 6" PVC FORCEMAIN                          | \$ 95.00        | LF    | 0      | \$ -                | 0%       |
| ROCK CUT                                  | \$ 25.00        | CY    | 0      | \$ -                |          |
| M.H. - 4" DIA (0-10')                     | \$ 8,250.00     | EA    | 20     | \$ 165,000.00       | 350      |
| M.H. - 5" DIA (0-10')                     | \$ 9,700.00     | EA    | 0      | \$ -                | 300      |
| 6" CLEANOUT ASSEMBLY                      | \$ 1,000.00     | EA    | 20     | \$ 20,000.00        |          |
| 4" PVC SERVICE (40' AVG)                  | \$ -            | EA    | 350    | \$ -                |          |
| TIE TO EXISTING STUB                      | \$ 3,500.00     | EA    | 1      | \$ 3,500.00         |          |
| MAIN INSPECTION/TESTING                   | \$ 4.25         | LF    | 6850   | \$ 29,112.50        |          |
| SPECIAL                                   | \$ 5,000.00     | LS    | 0      | \$ -                |          |
| <b>SUBTOTAL</b>                           | <b>\$ 2,821</b> |       |        | <b>\$ 987,210</b>   |          |
| <b>STORM DRAINAGE IMPROVEMENTS</b>        |                 |       |        |                     |          |
| 15" RCP w/bedding                         | \$ 76.00        | LF    | 0      | \$ -                | 0%       |
| 18" RCP w/bedding                         | \$ 85.00        | LF    | 1028   | \$ 87,337.50        | 15%      |
| 21" RCP w/bedding                         | \$ 116.00       | LF    | 0      | \$ -                | 0%       |
| 24" RCP w/bedding                         | \$ 130.00       | LF    | 1713   | \$ 222,625.00       | 25%      |
| 30" RCP w/bedding                         | \$ 149.00       | LF    | 0      | \$ -                | 0%       |
| 36" RCP w/bedding                         | \$ 156.00       | LF    | 1713   | \$ 267,150.00       | 25%      |
| 42" RCP w/bedding                         | \$ 200.00       | LF    | 0      | \$ -                | 0%       |
| 48" RCP w/bedding                         | \$ 230.00       | LF    | 343    | \$ 78,775.00        | 5%       |
| 54" RCP w/bedding                         | \$ 261.00       | LF    | 0      | \$ -                | 0%       |
| 60" RCP w/bedding                         | \$ 300.00       | LF    | 0      | \$ -                | 0%       |
| 72" RCP w/bedding                         | \$ 465.00       | LF    | 0      | \$ -                | 0%       |
| 84" RCP w/bedding                         | \$ 535.00       | LF    | 0      | \$ -                | 0%       |
| 96" RCP w/bedding                         | \$ 580.00       | LF    | 0      | \$ -                | 0%       |
| ROCK CUT                                  | \$ 25.00        | CY    | 0      | \$ -                | 0%       |
| 24" FES                                   | \$ 4,200.00     | EA    | 0      | \$ -                |          |
| 30" FES                                   | \$ 5,450.00     | EA    | 0      | \$ -                |          |
| 36" FES                                   | \$ 5,900.00     | EA    | 0      | \$ -                |          |
| 42" FES                                   | \$ 6,525.00     | EA    | 0      | \$ -                |          |
| 48" FES                                   | \$ 6,775.00     | EA    | 0      | \$ -                |          |
| 54" FES                                   | \$ 7,850.00     | EA    | 0      | \$ -                |          |
| 60" FES                                   | \$ 8,200.00     | EA    | 0      | \$ -                |          |
| 4" Diameter MH (0-8) w/24" Cover          | \$ 6,300.00     | EA    | 8      | \$ 50,400.00        | 350      |
| 5" Diameter MH (0-8) w/24" Cover          | \$ 7,650.00     | EA    | 5      | \$ 38,250.00        | 350      |
| 6" MH (0-8' depth) & 24" Cover            | \$ 8,910.00     | EA    | 1      | \$ 8,731.80         | 350      |
| Box Base Manhole                          | \$ 17,850.00    | EA    | 0      | \$ -                | 350      |
| Riprap, Grouted (Type M/L/H)              | \$ 280.00       | CY    | 0      | \$ -                |          |
| Riprap, Grouted 2' Boulders               | \$ 375.00       | CY    | 0      | \$ -                |          |
| Riprap, Grouted 3' Boulders               | \$ 410.00       | CY    | 0      | \$ -                |          |
| Riprap, Placed (Type M/L/H)               | \$ 89.00        | TN    | 0      | \$ -                |          |
| Riprap, Placed Type VH                    | \$ 107.00       | TN    | 0      | \$ -                |          |
| Soil Riprap Placed                        | \$ 83.00        | TN    | 0      | \$ -                |          |
| 5" Type 'R' Inlet                         | \$ 8,700.00     | EA    | 8      | \$ 69,600.00        |          |
| 10" Type 'R' Inlet                        | \$ 16,500.00    | EA    | 8      | \$ 132,000.00       |          |
| 15" Type 'R' Inlet                        | \$ 19,250.00    | EA    | 5      | \$ 96,250.00        |          |
| 20" Type 'R' Inlet                        | \$ 24,130.00    | EA    | 5      | \$ 120,650.00       |          |
| Single No. 13 & 16                        | \$ 5,225.00     | EA    | 0      | \$ -                |          |
| Double No. 13 & 16                        | \$ 8,312.50     | EA    | 0      | \$ -                |          |
| Triple No. 13 & 16                        | \$ 14,725.00    | EA    | 0      | \$ -                |          |
| OUTLET STRUCTURE                          | \$ 45,000.00    | EA    | 0      | \$ -                |          |
| CHECK STRUCTURES                          | \$ 147.25       | LF    | 0      | \$ -                |          |
| CONNECT TO EXISTING PIPE                  | \$ 3,325.00     | LS    | 1      | \$ 3,325.00         |          |
| <b>SUBTOTAL</b>                           | <b>\$ 3,357</b> |       |        | <b>\$ 1,175,094</b> |          |
| <b>WATER IMPROVEMENTS</b>                 |                 |       |        |                     |          |
| 8" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 64.76        | LF    | 6850   | \$ 443,606.00       | 100%     |



**THE CACHE - B WEST**

April 13, 2024

|                              |                              |
|------------------------------|------------------------------|
| <b>PROJECT TOTAL</b>         | <b>\$ 12,183,425</b>         |
| <b>COST PER LOT/PER FOOT</b> | <b>350 \$ 34,810 \$1,779</b> |
| <b>ENTRY(East)</b>           | <b>200</b>                   |
| <b>PUBLIC ROAD</b>           | <b>6650</b>                  |
| <b>CENTERLINE</b>            | <b>0</b>                     |

|                                            |                   |              |            |                      |                 |
|--------------------------------------------|-------------------|--------------|------------|----------------------|-----------------|
| 10" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 79.80          | LF           | 0          | \$ -                 | 0%              |
| 12" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 105.00         | LF           | 0          | \$ -                 | 0%              |
| 16" PVC w/Bedding & 12ga Tracer wire       | \$ 147.00         | LF           | 0          | \$ -                 | 0%              |
| 20" PVC w/Bedding & 12ga Tracer wire       | \$ 189.00         | LF           | 0          | \$ -                 | 0%              |
| 24" PVC w/Bedding & 12ga Tracer wire       | \$ 231.00         | LF           | 0          | \$ -                 | 0%              |
| 30" PVC w/Bedding & 12ga Tracer wire       | \$ 483.00         | LF           | 0          | \$ -                 | 0%              |
| 8" MJ Gate Valve W/Box & Restraints        | \$ 2,520.00       | EA           | 14         | \$ 35,280.00         | 500             |
| 10" MJ Gate Valve W/Box & Restraints       | \$ 3,240.36       | EA           | 0          | \$ -                 | 750             |
| 12" MJ Gate Valve W/Box & Restraints       | \$ 4,232.00       | EA           | 0          | \$ -                 | 250             |
| 16" BF Valve W/Box & Restraints            | \$ 17,240.00      | EA           | 0          | \$ -                 | 750             |
| 20" BF Valve W/Box & Restraints            | \$ 22,400.00      | EA           | 0          | \$ -                 | 750             |
| 24" BF Valve W/Box & Restraints            | \$ 27,600.00      | EA           | 0          | \$ -                 | 750             |
| 30" BF Valve W/Box & Restraints            | \$ 36,000.00      | EA           | 0          | \$ -                 | 750             |
| Vaults for BFV                             | \$ 23,000.00      | EA           | 0          | \$ -                 |                 |
| Fire Hydrants                              | \$ 9,200.00       | EA           | 18         | \$ 165,600.00        | 400             |
| 8" Fittings                                | \$ 880.00         | EA           | 14         | \$ 12,320.00         | 500             |
| 10" Fittings                               | \$ 1,040.00       | EA           | 0          | \$ -                 | 750             |
| 12" Fittings                               | \$ 1,280.00       | EA           | 0          | \$ -                 | 250             |
| 16" Fittings                               | \$ 2,800.00       | EA           | 0          | \$ -                 | 750             |
| 20" Fittings                               | \$ 3,360.00       | EA           | 0          | \$ -                 | 750             |
| 24" Fittings                               | \$ 3,760.00       | EA           | 0          | \$ -                 | 750             |
| 30" Fittings                               | \$ 8,000.00       | EA           | 0          | \$ -                 | 750             |
| CONNECT TO EXISTING                        | \$ 2,800.00       | EA           | 0          | \$ -                 |                 |
| WATER SERVICE                              | \$ -              | EA           | 350        | \$ -                 |                 |
| SPECIAL                                    | \$ 4,000.00       | LS           | 0          | \$ -                 |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 1,877</b>   |              |            | <b>\$ 656,806</b>    |                 |
| <b>RETAINING WALLS</b>                     | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>          | <b>COMMENTS</b> |
| RETAINING WALLS                            | \$ 55.00          | LF           | 0          | \$ -                 |                 |
| <b>SUBTOTAL</b>                            | <b>\$ -</b>       |              |            | <b>\$ -</b>          |                 |
| <b>ASPHALT PAVING IMPROVEMENTS</b>         | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>          | <b>COMMENTS</b> |
| ROAD BASE - 8"                             | \$ 15.65          | SY           | 26639      | \$ 416,898.61        | 35.00           |
| PAVING - 5"                                | \$ 32.50          | SY           | 22833      | \$ 742,063.33        | 30.00           |
| PAVING - 6"                                | \$ 39.00          | SY           | 0          | \$ -                 | -               |
| PAVING - 9"                                | \$ 58.50          | SY           | 0          | \$ -                 | -               |
| PAVING - SUBGRADE PREPARATION              | \$ 3.25           | SY           | 26639      | \$ 86,576.39         | -               |
| SUBEXCAVATION                              | \$ 4.80           | CY           | 0          | \$ -                 | -               |
| PAVING 2                                   | \$ 21.00          | SY           | 0          | \$ -                 | -               |
| PAVEMENT MARKINGS                          | \$ 2.15           | LF           | 13700      | \$ 29,455.00         | 2.0             |
| SIGNAGE                                    | \$ 575.00         | EA           | 28         | \$ 16,100.00         | 250             |
| TRAFFIC CONTROL                            | \$ 5,000.00       | LS           | 0          | \$ -                 |                 |
| SLEEVES                                    | \$ 25.00          | LF           | 1200       | \$ 30,000.00         | 3               |
| RAISE WATER VALVES                         | \$ 515.00         | EA           | 34         | \$ 17,510.00         |                 |
| RAISE MANHOLES                             | \$ 675.00         | EA           | 34         | \$ 22,936.50         |                 |
| RAISE RANGEBOXES                           | \$ 410.00         | EA           | 0          | \$ -                 |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 3,890</b>   |              |            | <b>\$ 1,361,560</b>  |                 |
| <b>CONCRETE IMPROVEMENTS</b>               | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>          | <b>COMMENTS</b> |
| CURB & GUTTER - 1' GUTTER                  | \$ 28.75          | LF           | 0          | \$ -                 | -               |
| CURB & GUTTER - 2' GUTTER                  | \$ 29.50          | LF           | 0          | \$ -                 | -               |
| CURB & GUTTER - 2' MOUNTABLE               | \$ 32.00          | LF           | 13700      | \$ 438,400.00        | 2               |
| ALLEYS - 6" CONCRETE                       | \$ 12.15          | SF           | 0          | \$ -                 | 16              |
| CURB AND GUTTER SUB GRADE PREPARATION      | \$ 3.50           | LF           | 13700      | \$ 47,950.00         |                 |
| SUBEXCAVATION ALLEYS                       | \$ 4.50           | CY           | 0          | \$ -                 | 3.0             |
| CROSS PANS                                 | \$ 16.85          | SF           | 0          | \$ -                 | -               |
| HANDICAP RAMPS (CORNER)                    | \$ 3,250.00       | EA           | 28         | \$ 91,000.00         | 7               |
| MIDBLOCK HANDICAP RAMPS                    | \$ 2,400.00       | EA           | 14         | \$ 33,600.00         | 7               |
| 4' SIDEWALK - 6"                           | \$ 7.15           | SF           | 0          | \$ -                 | -               |
| 5' SIDEWALK - 6"                           | \$ 7.15           | SF           | 68500      | \$ 489,775.00        | 2               |
| 8' TRAIL - 6"                              | \$ 7.15           | SF           | 0          | \$ -                 | -               |
| SIDEWALK SUB GRADE PREP                    | \$ 3.50           | LF           | 68500      | \$ 239,750.00        |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 3,830</b>   |              |            | <b>\$ 1,340,475</b>  |                 |
| <b>LANDSCAPING IMPROVEMENTS</b>            | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>          | <b>COMMENTS</b> |
| OPEN SPACE                                 | \$ 3.95           | SF           | 45000      | \$ 177,750.00        | Reseeding only  |
| FORMAL - STREETS                           | \$ 10.25          | SF           | 0          | \$ -                 | -               |
| FORMAL - PARKS                             | \$ 10.25          | SF           | 45000      | \$ 461,250.00        |                 |
| MONUMENTS                                  | \$ 50,000.00      | LS           | 2          | \$ 100,000.00        |                 |
| FENCING                                    | \$ 16.50          | LF           | 6500       | \$ 107,250.00        | 50              |
| TRAILS                                     | \$ 5.10           | SF           | 0          | \$ -                 |                 |
| MAIL BOXES                                 | \$ 3,375.00       | EA           | 14         | \$ 47,250.00         | 25              |
| AMENITY                                    | \$ 100,000.00     | EA           | 4.5        | \$ 450,000.00        |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 3,839</b>   |              |            | <b>\$ 1,343,500</b>  |                 |
| <b>ADDITIONAL COSTS</b>                    | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>          | <b>COMMENTS</b> |
| LETTERS OF CREDIT/BONDS                    | \$ 8,776.145      | LS           | 0.5%       | \$ 43,881            |                 |
| WARRANTY                                   | \$ 8,776.145      | LS           | 3.0%       | \$ 263,284           |                 |
| MOBILIZATION                               | \$ 8,776.145      | LS           | 5.0%       | \$ 438,807           |                 |
| CONTINGENCY                                | \$ 8,776.145      | LS           | 5.0%       | \$ 438,807           |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 3,385</b>   |              |            | <b>\$ 1,184,780</b>  |                 |
| <b>PROJECT TOTAL</b>                       | <b>\$ 34,810</b>  |              |            | <b>\$ 12,183,425</b> |                 |



## THE CACHE - C ESTATE

April 13, 2024

|                              |                     |                |
|------------------------------|---------------------|----------------|
| <b>PROJECT TOTAL</b>         | <b>\$ 6,679,537</b> |                |
| <b>COST PER LOT/PER FOOT</b> | <b>\$ 53,436</b>    | <b>\$2,087</b> |
| ENTRY(East)                  | 0                   |                |
| PUBLIC ROAD                  | 3200                |                |
| CENTERLINE                   | 0                   |                |

| PROFESSIONAL SERVICES                     | UNIT PRICE      | UNITS | QTY    | COST              | COMMENTS |
|-------------------------------------------|-----------------|-------|--------|-------------------|----------|
| AGENCY REVIEW FEES                        | \$ 500          | LOT   | 125    | \$ 62,500.00      |          |
| SURVEY & SUE                              | \$ 350          | LOT   | 125    | \$ 43,750.00      |          |
| PLANNING & LANDSCAPE ARCHITECTURE         | \$ 1,800        | LOT   | 125    | \$ 225,000.00     |          |
| ENGINEERING                               | \$ 600          | LOT   | 125    | \$ 75,000.00      |          |
| SURVEY & GEOTECH                          | \$ 2,000        | LOT   | 125    | \$ 250,000.00     |          |
| CONSTRUCTION SERVICES                     | \$ 800          | LOT   | 125    | \$ 100,000.00     |          |
| RECORD DRAWINGS/CLOSE OUT                 | \$ 300          | LOT   | 125    | \$ 37,500.00      |          |
| <b>SUBTOTAL</b>                           | <b>\$ 6,350</b> |       |        | <b>\$ 793,750</b> |          |
| GRADING                                   | UNIT PRICE      | UNITS | QTY    | COST              | COMMENTS |
| TOPSOIL                                   | \$ 2.50         | CY    | 18750  | \$ 46,875.00      | 10%      |
| OVERLOT GRADING                           | \$ 2.75         | CY    | 187500 | \$ 515,625.00     | 1500     |
| SUBEXCAVATION                             | \$ 2.75         | CY    | 0      | \$ -              |          |
| ROCK EXCAVATION                           | \$ 8.00         | CY    | 0      | \$ -              | 0%       |
| <b>SUBTOTAL</b>                           | <b>\$ 4,500</b> |       |        | <b>\$ 562,500</b> |          |
| EROSION CONTROL                           | UNIT PRICE      | UNITS | QTY    | COST              | COMMENTS |
| EROSION CONTROL                           | \$ 950          | LOT   | 125    | \$ 118,750.00     |          |
| <b>SUBTOTAL</b>                           | <b>\$ 950</b>   |       |        | <b>\$ 118,750</b> |          |
| DEMOLITION                                | UNIT PRICE      | UNITS | QTY    | COST              | COMMENTS |
| DEMOLITION                                | \$ 35,000       | LS    | 1      | \$ 35,000.00      |          |
| <b>SUBTOTAL</b>                           | <b>\$ 280</b>   |       |        | <b>\$ 35,000</b>  |          |
| UTILITY CHARGES                           | UNIT PRICE      | UNITS | QTY    | COST              | COMMENTS |
| ELECTRIC DISTRIBUTION                     | \$ 1,500        | LOT   | 125    | \$ 187,500.00     | Backbone |
| GAS DISTRIBUTION                          | \$ -            | LOT   | 125    | \$ -              | Backbone |
| TELECOMMUNICATION DISTRIBUTION            | \$ -            | LOT   | 125    | \$ -              | Backbone |
| CONDUITS                                  | \$ 25           | INT   | 3      | \$ 75,000.00      | 1,000    |
| TRAFFIC SIGNAL                            | \$ -            | LS    | 1      | \$ -              |          |
| STREET LIGHTS                             | \$ 10,500       | EA    | 15     | \$ 157,500.00     | 225      |
| <b>SUBTOTAL</b>                           | <b>\$ 3,360</b> |       |        | <b>\$ 420,000</b> |          |
| SANITARY SEWER IMPROVEMENTS               | UNIT PRICE      | UNITS | QTY    | COST              | COMMENTS |
| 4" SDR UD                                 | \$ 28.35        | LF    | 3200   | \$ 90,720.00      |          |
| 6" SDR UD                                 | \$ 35.70        | LF    | 0      | \$ -              |          |
| 8" PVC W/BEDDING                          | \$ 84.00        | LF    | 3200   | \$ 268,800.00     | 100%     |
| 10" PVC W/BEDDING                         | \$ 100.80       | LF    | 0      | \$ -              | 0%       |
| 12" PVC W/BEDDING                         | \$ 107.10       | LF    | 0      | \$ -              | 0%       |
| 15" PVC W/BEDDING                         | \$ 135.00       | LF    | 0      | \$ -              | 0%       |
| 6" PVC FORCEMAIN                          | \$ 95.00        | LF    | 0      | \$ -              | 0%       |
| ROCK CUT                                  | \$ 25.00        | CY    | 0      | \$ -              |          |
| M.H. - 4" DIA (0-10')                     | \$ 8,250.00     | EA    | 11     | \$ 90,750.00      | 300      |
| M.H. - 5" DIA (0-10')                     | \$ 9,700.00     | EA    | 0      | \$ -              | 300      |
| 6" CLEANOUT ASSEMBLY                      | \$ 1,000.00     | EA    | 11     | \$ 11,000.00      |          |
| 4" PVC SERVICE (40' AVG)                  | \$ -            | EA    | 125    | \$ -              |          |
| TIE TO EXISTING STUB                      | \$ 3,500.00     | EA    | 1      | \$ 3,500.00       |          |
| MAIN INSPECTION/TESTING                   | \$ 4.25         | LF    | 3200   | \$ 13,600.00      |          |
| SPECIAL                                   | \$ 5,000.00     | LS    | 0      | \$ -              |          |
| <b>SUBTOTAL</b>                           | <b>\$ 3,827</b> |       |        | <b>\$ 478,370</b> |          |
| STORM DRAINAGE IMPROVEMENTS               | UNIT PRICE      | UNITS | QTY    | COST              | COMMENTS |
| 15" RCP w/bedding                         | \$ 76.00        | LF    | 0      | \$ -              | 0%       |
| 18" RCP w/bedding                         | \$ 85.00        | LF    | 480    | \$ 40,800.00      | 15%      |
| 21" RCP w/bedding                         | \$ 116.00       | LF    | 0      | \$ -              | 0%       |
| 24" RCP w/bedding                         | \$ 130.00       | LF    | 800    | \$ 104,000.00     | 25%      |
| 30" RCP w/bedding                         | \$ 149.00       | LF    | 0      | \$ -              | 0%       |
| 36" RCP w/bedding                         | \$ 156.00       | LF    | 800    | \$ 124,800.00     | 25%      |
| 42" RCP w/bedding                         | \$ 200.00       | LF    | 0      | \$ -              | 0%       |
| 48" RCP w/bedding                         | \$ 230.00       | LF    | 160    | \$ 36,800.00      | 5%       |
| 54" RCP w/bedding                         | \$ 261.00       | LF    | 0      | \$ -              | 0%       |
| 60" RCP w/bedding                         | \$ 300.00       | LF    | 0      | \$ -              | 0%       |
| 72" RCP w/bedding                         | \$ 465.00       | LF    | 0      | \$ -              | 0%       |
| 84" RCP w/bedding                         | \$ 535.00       | LF    | 0      | \$ -              | 0%       |
| 96" RCP w/bedding                         | \$ 580.00       | LF    | 0      | \$ -              | 0%       |
| ROCK CUT                                  | \$ 25.00        | CY    | 0      | \$ -              | 0%       |
| 24" FES                                   | \$ 4,200.00     | EA    | 0      | \$ -              |          |
| 30" FES                                   | \$ 5,450.00     | EA    | 0      | \$ -              |          |
| 36" FES                                   | \$ 5,900.00     | EA    | 0      | \$ -              |          |
| 42" FES                                   | \$ 6,525.00     | EA    | 0      | \$ -              |          |
| 48" FES                                   | \$ 6,775.00     | EA    | 0      | \$ -              |          |
| 54" FES                                   | \$ 7,850.00     | EA    | 0      | \$ -              |          |
| 60" FES                                   | \$ 8,200.00     | EA    | 0      | \$ -              |          |
| 4" Diameter MH (0-8) w/24" Cover          | \$ 6,300.00     | EA    | 4      | \$ 25,200.00      | 350      |
| 5" Diameter MH (0-8) w/24" Cover          | \$ 7,650.00     | EA    | 3      | \$ 22,950.00      | 350      |
| 6" MH (0-8"depth) & 24" Cover             | \$ 8,910.00     | EA    | 0      | \$ 4,073.14       | 350      |
| Box Base Manhole                          | \$ 17,850.00    | EA    | 0      | \$ -              | 350      |
| Riprap, Grouted (Type M/L/H)              | \$ 280.00       | CY    | 0      | \$ -              |          |
| Riprap, Grouted 2' Boulders               | \$ 375.00       | CY    | 0      | \$ -              |          |
| Riprap, Grouted 3' Boulders               | \$ 410.00       | CY    | 0      | \$ -              |          |
| Riprap, Placed (Type M/L/H)               | \$ 89.00        | TN    | 0      | \$ -              |          |
| Riprap, Placed Type VH                    | \$ 107.00       | TN    | 0      | \$ -              |          |
| Soil Riprap Placed                        | \$ 83.00        | TN    | 0      | \$ -              |          |
| 5" Type 'R' Inlet                         | \$ 8,700.00     | EA    | 3      | \$ 26,100.00      |          |
| 10" Type 'R' Inlet                        | \$ 16,500.00    | EA    | 3      | \$ 49,500.00      |          |
| 15" Type 'R' Inlet                        | \$ 19,250.00    | EA    | 2      | \$ 38,500.00      |          |
| 20" Type 'R' Inlet                        | \$ 24,130.00    | EA    | 2      | \$ 48,260.00      |          |
| Single No. 13 & 16                        | \$ 5,225.00     | EA    | 0      | \$ -              |          |
| Double No. 13 & 16                        | \$ 8,312.50     | EA    | 0      | \$ -              |          |
| Triple No. 13 & 16                        | \$ 14,725.00    | EA    | 0      | \$ -              |          |
| OUTLET STRUCTURE                          | \$ 55,000.00    | EA    | 1      | \$ 55,000.00      |          |
| CHECK STRUCTURES                          | \$ 147.25       | LF    | 0      | \$ -              |          |
| CONNECT TO EXISTING PIPE                  | \$ 3,325.00     | LS    | 1      | \$ 3,325.00       |          |
| <b>SUBTOTAL</b>                           | <b>\$ 4,634</b> |       |        | <b>\$ 579,308</b> |          |
| WATER IMPROVEMENTS                        | UNIT PRICE      | UNITS | QTY    | COST              | COMMENTS |
| 8" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 64.76        | LF    | 3200   | \$ 207,232.00     | 100%     |





**THE CACHE - C ESTATE**

April 13, 2024

**PROJECT TOTAL** \$ 6,679,537  
**COST PER LOT/PER FOOT** 125 \$ 53,436 \$2,087  
**ENTRY(East)** 0  
**PUBLIC ROAD** 3200  
**CENTERLINE** 0

|                                            |                   |              |            |                     |                 |
|--------------------------------------------|-------------------|--------------|------------|---------------------|-----------------|
| 10" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 79.80          | LF           | 0          | \$ -                | 0%              |
| 12" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 105.00         | LF           | 0          | \$ -                | 0%              |
| 16" PVC w/Bedding & 12ga Tracer wire       | \$ 147.00         | LF           | 0          | \$ -                | 0%              |
| 20" PVC w/Bedding & 12ga Tracer wire       | \$ 189.00         | LF           | 0          | \$ -                | 0%              |
| 24" PVC w/Bedding & 12ga Tracer wire       | \$ 231.00         | LF           | 0          | \$ -                | 0%              |
| 30" PVC w/Bedding & 12ga Tracer wire       | \$ 483.00         | LF           | 0          | \$ -                | 0%              |
| 8" MJ Gate Valve W/Box & Restraints        | \$ 2,520.00       | EA           | 7          | \$ 17,640.00        | 500             |
| 10" MJ Gate Valve W/Box & Restraints       | \$ 3,240.36       | EA           | 0          | \$ -                | 750             |
| 12" MJ Gate Valve W/Box & Restraints       | \$ 4,232.00       | EA           | 0          | \$ -                | 250             |
| 16" BF Valve W/Box & Restraints            | \$ 17,240.00      | EA           | 0          | \$ -                | 750             |
| 20" BF Valve W/Box & Restraints            | \$ 22,400.00      | EA           | 0          | \$ -                | 750             |
| 24" BF Valve W/Box & Restraints            | \$ 27,600.00      | EA           | 0          | \$ -                | 750             |
| 30" BF Valve W/Box & Restraints            | \$ 36,000.00      | EA           | 0          | \$ -                | 750             |
| Vaults for BFV                             | \$ 23,000.00      | EA           | 0          | \$ -                |                 |
| Fire Hydrants                              | \$ 9,200.00       | EA           | 8          | \$ 73,600.00        | 400             |
| 8" Fittings                                | \$ 880.00         | EA           | 7          | \$ 6,160.00         | 500             |
| 10" Fittings                               | \$ 1,040.00       | EA           | 0          | \$ -                | 750             |
| 12" Fittings                               | \$ 1,280.00       | EA           | 0          | \$ -                | 250             |
| 16" Fittings                               | \$ 2,800.00       | EA           | 0          | \$ -                | 750             |
| 20" Fittings                               | \$ 3,360.00       | EA           | 0          | \$ -                | 750             |
| 24" Fittings                               | \$ 3,760.00       | EA           | 0          | \$ -                | 750             |
| 30" Fittings                               | \$ 8,000.00       | EA           | 0          | \$ -                | 750             |
| CONNECT TO EXISTING                        | \$ 2,800.00       | EA           | 0          | \$ -                |                 |
| WATER SERVICE                              | \$ -              | EA           | 125        | \$ -                |                 |
| SPECIAL                                    | \$ 4,000.00       | LS           | 0          | \$ -                |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 2,437</b>   |              |            | <b>\$ 304,632</b>   |                 |
| <b>RETAINING WALLS</b>                     | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>         | <b>COMMENTS</b> |
| RETAINING WALLS                            | \$ 55.00          | LF           | 15000      | \$ 825,000.00       |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 6,600</b>   |              |            | <b>\$ 825,000</b>   |                 |
| <b>ASPHALT PAVING IMPROVEMENTS</b>         | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>         | <b>COMMENTS</b> |
| ROAD BASE - 8"                             | \$ 15.65          | SY           | 12444      | \$ 194,755.56       | 35.00           |
| PAVING - 5"                                | \$ 32.50          | SY           | 10667      | \$ 346,666.67       | 30.00           |
| PAVING - 6"                                | \$ 39.00          | SY           | 0          | \$ -                | -               |
| PAVING - 9"                                | \$ 58.50          | SY           | 0          | \$ -                | -               |
| PAVING - SUBGRADE PREPARATION              | \$ 3.25           | SY           | 12444      | \$ 40,444.44        | -               |
| SUBEXCAVATION                              | \$ 4.80           | CY           | 0          | \$ -                | -               |
| PAVING 2                                   | \$ 21.00          | SY           | 0          | \$ -                | -               |
| PAVEMENT MARKINGS                          | \$ 2.15           | LF           | 6400       | \$ 13,760.00        | 2.0             |
| SIGNAGE                                    | \$ 575.00         | EA           | 13         | \$ 7,475.00         | 250             |
| TRAFFIC CONTROL                            | \$ 5,000.00       | LS           | 1          | \$ 5,000.00         |                 |
| SLEEVES                                    | \$ 25.00          | LF           | 1200       | \$ 30,000.00        | 3               |
| RAISE WATER VALVES                         | \$ 515.00         | EA           | 18         | \$ 9,270.00         |                 |
| RAISE MANHOLES                             | \$ 675.00         | EA           | 18         | \$ 12,458.57        |                 |
| RAISE RANGEBOXES                           | \$ 410.00         | EA           | 0          | \$ -                |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 5,279</b>   |              |            | <b>\$ 659,830</b>   |                 |
| <b>CONCRETE IMPROVEMENTS</b>               | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>         | <b>COMMENTS</b> |
| CURB & GUTTER - 1' GUTTER                  | \$ 28.75          | LF           | 0          | \$ -                | -               |
| CURB & GUTTER - 2' GUTTER                  | \$ 29.50          | LF           | 0          | \$ -                | -               |
| CURB & GUTTER - 2' MOUNTABLE               | \$ 32.00          | LF           | 6400       | \$ 204,800.00       | 2               |
| ALLEYS - 6" CONCRETE                       | \$ 12.15          | SF           | 0          | \$ -                | 16              |
| CURB AND GUTTER SUB GRADE PREPARATION      | \$ 3.50           | LF           | 6400       | \$ 22,400.00        |                 |
| SUBEXCAVATION ALLEYS                       | \$ 4.50           | CY           | 0          | \$ -                | 3.0             |
| CROSS PANS                                 | \$ 16.85          | SF           | 0          | \$ -                | -               |
| HANDICAP RAMPS (CORNER)                    | \$ 3,250.00       | EA           | 16         | \$ 52,000.00        | 4               |
| MIDBLOCK HANDICAP RAMPS                    | \$ 2,400.00       | EA           | 8          | \$ 19,200.00        | 4               |
| 4' SIDEWALK - 6"                           | \$ 7.15           | SF           | 0          | \$ -                | -               |
| 5' SIDEWALK - 6"                           | \$ 7.15           | SF           | 32000      | \$ 228,800.00       | 2               |
| 8' TRAIL - 6"                              | \$ 7.15           | SF           | 0          | \$ -                | -               |
| SIDEWALK SUB GRADE PREP                    | \$ 3.50           | LF           | 32000      | \$ 112,000.00       |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 5,114</b>   |              |            | <b>\$ 639,200</b>   |                 |
| <b>LANDSCAPING IMPROVEMENTS</b>            | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>         | <b>COMMENTS</b> |
| OPEN SPACE                                 | \$ 3.95           | SF           | 25000      | \$ 98,750.00        |                 |
| FORMAL - STREETS                           | \$ 10.25          | SF           | 0          | \$ -                | -               |
| FORMAL - PARKS                             | \$ 10.25          | SF           | 25000      | \$ 256,250.00       |                 |
| MONUMENTS                                  | \$ 50,000.00      | LS           | 2          | \$ 100,000.00       |                 |
| FENCING                                    | \$ 16.50          | LF           | 2500       | \$ 41,250.00        | 50              |
| TRAILS                                     | \$ 5.10           | SF           | 0          | \$ -                |                 |
| MAIL BOXES                                 | \$ 3,375.00       | EA           | 5          | \$ 16,875.00        | 25              |
| AMENITY                                    | \$ 50,000.00      | EA           | 1          | \$ 50,000.00        |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 4,505</b>   |              |            | <b>\$ 563,125</b>   |                 |
| <b>ADDITIONAL COSTS</b>                    | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>         | <b>COMMENTS</b> |
| LETTERS OF CREDIT/BONDS                    | \$ 5,185,715      | LS           | 0.5%       | \$ 25,929           |                 |
| WARRANTY                                   | \$ 5,185,715      | LS           | 3.0%       | \$ 155,571          |                 |
| MOBILIZATION                               | \$ 5,185,715      | LS           | 5.0%       | \$ 259,286          |                 |
| CONTINGENCY                                | \$ 5,185,715      | LS           | 5.0%       | \$ 259,286          |                 |
|                                            | \$ -              |              |            | \$ -                |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 5,601</b>   |              |            | <b>\$ 700,072</b>   |                 |
| <b>PROJECT TOTAL</b>                       | <b>\$ 53,436</b>  |              |            | <b>\$ 6,679,537</b> |                 |



## THE CACHE - C SOUTHWEST

April 13, 2024

|                              |                          |
|------------------------------|--------------------------|
| <b>PROJECT TOTAL</b>         | <b>\$ 12,900,734</b>     |
| <b>COST PER LOT/PER FOOT</b> | <b>\$ 32,252 \$2,505</b> |
| ENTRY(East)                  | 400                      |
| PUBLIC ROAD                  | 0                        |
| CENTERLINE                   | 5150                     |
|                              | 0                        |

| PROFESSIONAL SERVICES                     | UNIT PRICE      | UNITS | QTY    | COST                | COMMENTS |
|-------------------------------------------|-----------------|-------|--------|---------------------|----------|
| AGENCY REVIEW FEES                        | \$ 500          | LOT   | 400    | \$ 200,000.00       |          |
| SURVEY & SUE                              | \$ 350          | LOT   | 400    | \$ 140,000.00       |          |
| PLANNING & LANDSCAPE ARCHITECTURE         | \$ 1,800        | LOT   | 400    | \$ 720,000.00       |          |
| ENGINEERING                               | \$ 600          | LOT   | 400    | \$ 240,000.00       |          |
| SURVEY & GEOTECH                          | \$ 2,000        | LOT   | 400    | \$ 800,000.00       |          |
| CONSTRUCTION SERVICES                     | \$ 800          | LOT   | 400    | \$ 320,000.00       |          |
| RECORD DRAWINGS/CLOSE OUT                 | \$ 300          | LOT   | 400    | \$ 120,000.00       |          |
| <b>SUBTOTAL</b>                           | <b>\$ 6,350</b> |       |        | <b>\$ 2,540,000</b> |          |
| GRADING                                   | UNIT PRICE      | UNITS | QTY    | COST                | COMMENTS |
| TOPSOIL                                   | \$ 2.50         | CY    | 52000  | \$ 130,000.00       | 10%      |
| OVERLOT GRADING                           | \$ 2.75         | CY    | 520000 | \$ 1,430,000.00     | 1300     |
| SUBEXCAVATION                             | \$ 2.75         | CY    | 0      | \$ -                |          |
| ROCK EXCAVATION                           | \$ 8.00         | CY    | 0      | \$ -                | 0%       |
| <b>SUBTOTAL</b>                           | <b>\$ 3,900</b> |       |        | <b>\$ 1,560,000</b> |          |
| EROSION CONTROL                           | UNIT PRICE      | UNITS | QTY    | COST                | COMMENTS |
| EROSION CONTROL                           | \$ 950          | LOT   | 400    | \$ 380,000.00       |          |
| <b>SUBTOTAL</b>                           | <b>\$ 950</b>   |       |        | <b>\$ 380,000</b>   |          |
| DEMOLITION                                | UNIT PRICE      | UNITS | QTY    | COST                | COMMENTS |
| DEMOLITION                                | \$ 35,000       | LS    | 1      | \$ 35,000.00        |          |
| <b>SUBTOTAL</b>                           | <b>\$ 88</b>    |       |        | <b>\$ 35,000</b>    |          |
| UTILITY CHARGES                           | UNIT PRICE      | UNITS | QTY    | COST                | COMMENTS |
| ELECTRIC DISTRIBUTION                     | \$ 1,500        | LOT   | 400    | \$ 600,000.00       | Backbone |
| GAS DISTRIBUTION                          | \$ -            | LOT   | 400    | \$ -                | Backbone |
| TELECOMMUNICATION DISTRIBUTION            | \$ -            | LOT   | 400    | \$ -                | Backbone |
| CONDUITS                                  | \$ 25           | INT   | 6      | \$ 150,000.00       | 1,000    |
| TRAFFIC SIGNAL                            | \$ -            | LS    | 1      | \$ -                |          |
| STREET LIGHTS                             | \$ 10,500       | EA    | 21     | \$ 220,500.00       | 250      |
| <b>SUBTOTAL</b>                           | <b>\$ 2,426</b> |       |        | <b>\$ 970,500</b>   |          |
| SANITARY SEWER IMPROVEMENTS               | UNIT PRICE      | UNITS | QTY    | COST                | COMMENTS |
| 4" SDR UD                                 | \$ 28.35        | LF    | 5150   | \$ 146,002.50       |          |
| 6" SDR UD                                 | \$ 35.70        | LF    | 0      | \$ -                |          |
| 8" PVC W/BEDDING                          | \$ 84.00        | LF    | 5150   | \$ 432,600.00       | 100%     |
| 10" PVC W/BEDDING                         | \$ 100.80       | LF    | 0      | \$ -                | 0%       |
| 12" PVC W/BEDDING                         | \$ 107.10       | LF    | 0      | \$ -                | 0%       |
| 15" PVC W/BEDDING                         | \$ 135.00       | LF    | 0      | \$ -                | 0%       |
| 6" PVC FORCEMAIN                          | \$ 95.00        | LF    | 0      | \$ -                | 0%       |
| ROCK CUT                                  | \$ 25.00        | CY    | 0      | \$ -                | 0%       |
| M.H. - 4' DIA (0-10')                     | \$ 8,250.00     | EA    | 15     | \$ 123,750.00       | 350      |
| M.H. - 5' DIA (0-10')                     | \$ 9,700.00     | EA    | 0      | \$ -                | 300      |
| 6" CLEANOUT ASSEMBLY                      | \$ 1,000.00     | EA    | 15     | \$ 15,000.00        |          |
| 4" PVC SERVICE (40' AVG)                  | \$ -            | EA    | 400    | \$ -                |          |
| TIE TO EXISTING STUB                      | \$ 3,500.00     | EA    | 1      | \$ 3,500.00         |          |
| MAIN INSPECTION/TESTING                   | \$ 4.25         | LF    | 5150   | \$ 21,887.50        |          |
| SPECIAL                                   | \$ 5,000.00     | LS    | 0      | \$ -                |          |
| <b>SUBTOTAL</b>                           | <b>\$ 1,857</b> |       |        | <b>\$ 742,740</b>   |          |
| STORM DRAINAGE IMPROVEMENTS               | UNIT PRICE      | UNITS | QTY    | COST                | COMMENTS |
| 15" RCP w/bedding                         | \$ 76.00        | LF    | 0      | \$ -                | 0%       |
| 18" RCP w/bedding                         | \$ 85.00        | LF    | 1030   | \$ 87,550.00        | 20%      |
| 21" RCP w/bedding                         | \$ 116.00       | LF    | 0      | \$ -                | 0%       |
| 24" RCP w/bedding                         | \$ 130.00       | LF    | 1545   | \$ 200,850.00       | 30%      |
| 30" RCP w/bedding                         | \$ 149.00       | LF    | 0      | \$ -                | 0%       |
| 36" RCP w/bedding                         | \$ 156.00       | LF    | 1030   | \$ 160,680.00       | 20%      |
| 42" RCP w/bedding                         | \$ 200.00       | LF    | 0      | \$ -                | 0%       |
| 48" RCP w/bedding                         | \$ 230.00       | LF    | 515    | \$ 118,450.00       | 10%      |
| 54" RCP w/bedding                         | \$ 261.00       | LF    | 0      | \$ -                | 0%       |
| 60" RCP w/bedding                         | \$ 300.00       | LF    | 258    | \$ 77,250.00        | 5%       |
| 72" RCP w/bedding                         | \$ 465.00       | LF    | 0      | \$ -                | 0%       |
| 84" RCP w/bedding                         | \$ 535.00       | LF    | 0      | \$ -                | 0%       |
| 96" RCP w/bedding                         | \$ 580.00       | LF    | 0      | \$ -                | 0%       |
| ROCK CUT                                  | \$ 25.00        | CY    | 0      | \$ -                | 0%       |
| 24" FES                                   | \$ 4,200.00     | EA    | 0      | \$ -                |          |
| 30" FES                                   | \$ 5,450.00     | EA    | 0      | \$ -                |          |
| 36" FES                                   | \$ 5,900.00     | EA    | 0      | \$ -                |          |
| 42" FES                                   | \$ 6,525.00     | EA    | 0      | \$ -                |          |
| 48" FES                                   | \$ 6,775.00     | EA    | 0      | \$ -                |          |
| 54" FES                                   | \$ 7,850.00     | EA    | 0      | \$ -                |          |
| 60" FES                                   | \$ 8,200.00     | EA    | 0      | \$ -                |          |
| 4' Diameter MH (0-8) w/24" Cover          | \$ 6,300.00     | EA    | 8      | \$ 50,400.00        | 350      |
| 5' Diameter MH (0-8) w/24" Cover          | \$ 7,650.00     | EA    | 3      | \$ 22,950.00        | 350      |
| 6' MH (0-8' depth) & 24" Cover            | \$ 8,910.00     | EA    | 2      | \$ 19,678.37        | 350      |
| Box Base Manhole                          | \$ 17,850.00    | EA    | 0      | \$ -                | 350      |
| Riprap, Grouted (Type M/L/H)              | \$ 280.00       | CY    | 0      | \$ -                |          |
| Riprap, Grouted 2' Boulders               | \$ 375.00       | CY    | 0      | \$ -                |          |
| Riprap, Grouted 3' Boulders               | \$ 410.00       | CY    | 0      | \$ -                |          |
| Riprap, Placed (Type M/L/H)               | \$ 89.00        | TN    | 0      | \$ -                |          |
| Riprap, Placed Type VH                    | \$ 107.00       | TN    | 0      | \$ -                |          |
| Soil Riprap Placed                        | \$ 83.00        | TN    | 0      | \$ -                |          |
| 5' Type 'R' Inlet                         | \$ 8,700.00     | EA    | 4      | \$ 34,800.00        |          |
| 10' Type 'R' Inlet                        | \$ 16,500.00    | EA    | 4      | \$ 66,000.00        |          |
| 15' Type 'R' Inlet                        | \$ 19,250.00    | EA    | 4      | \$ 77,000.00        |          |
| 20' Type 'R' Inlet                        | \$ 24,130.00    | EA    | 4      | \$ 96,520.00        |          |
| Single No. 13 & 16                        | \$ 5,225.00     | EA    | 0      | \$ -                |          |
| Double No. 13 & 16                        | \$ 8,312.50     | EA    | 0      | \$ -                |          |
| Triple No. 13 & 16                        | \$ 14,725.00    | EA    | 0      | \$ -                |          |
| OUTLET STRUCTURE                          | \$ 45,000.00    | EA    | 0      | \$ -                |          |
| CHECK STRUCTURES                          | \$ 147.25       | LF    | 0      | \$ -                |          |
| CONNECT TO EXISTING PIPE                  | \$ 3,325.00     | LS    | 0      | \$ -                |          |
| <b>SUBTOTAL</b>                           | <b>\$ 2,530</b> |       |        | <b>\$ 1,012,128</b> |          |
| WATER IMPROVEMENTS                        | UNIT PRICE      | UNITS | QTY    | COST                | COMMENTS |
| 8" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 64.76        | LF    | 5150   | \$ 333,514.00       | 100%     |



**THE CACHE - C SOUTHWEST**

April 13, 2024

|                              |             |  |  |                          |
|------------------------------|-------------|--|--|--------------------------|
| <b>PROJECT TOTAL</b>         |             |  |  | <b>\$ 12,900,734</b>     |
| <b>COST PER LOT/PER FOOT</b> | <b>400</b>  |  |  | <b>\$ 32,252 \$2,505</b> |
| <b>ENTRY(East)</b>           | <b>0</b>    |  |  |                          |
| <b>PUBLIC ROAD</b>           | <b>5150</b> |  |  |                          |
| <b>CENTERLINE</b>            | <b>0</b>    |  |  |                          |

|                                            |                   |              |            |                      |                 |
|--------------------------------------------|-------------------|--------------|------------|----------------------|-----------------|
| 10" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 79.80          | LF           | 0          | \$ -                 | 0%              |
| 12" PVC C-200 w/Bedding & 12ga Tracer wire | \$ 105.00         | LF           | 0          | \$ -                 | 0%              |
| 16" PVC w/Bedding & 12ga Tracer wire       | \$ 147.00         | LF           | 0          | \$ -                 | 0%              |
| 20" PVC w/Bedding & 12ga Tracer wire       | \$ 189.00         | LF           | 0          | \$ -                 | 0%              |
| 24" PVC w/Bedding & 12ga Tracer wire       | \$ 231.00         | LF           | 0          | \$ -                 | 0%              |
| 30" PVC w/Bedding & 12ga Tracer wire       | \$ 483.00         | LF           | 0          | \$ -                 | 0%              |
| 8" MJ Gate Valve W/Box & Restraints        | \$ 2,520.00       | EA           | 11         | \$ 27,720.00         | 500             |
| 10" MJ Gate Valve W/Box & Restraints       | \$ 3,240.36       | EA           | 0          | \$ -                 | 750             |
| 12" MJ Gate Valve W/Box & Restraints       | \$ 4,232.00       | EA           | 0          | \$ -                 | 250             |
| 16" BF Valve W/Box & Restraints            | \$ 17,240.00      | EA           | 0          | \$ -                 | 750             |
| 20" BF Valve W/Box & Restraints            | \$ 22,400.00      | EA           | 0          | \$ -                 | 750             |
| 24" BF Valve W/Box & Restraints            | \$ 27,600.00      | EA           | 0          | \$ -                 | 750             |
| 30" BF Valve W/Box & Restraints            | \$ 36,000.00      | EA           | 0          | \$ -                 | 750             |
| Vaults for BFV                             | \$ 23,000.00      | EA           | 0          | \$ -                 |                 |
| Fire Hydrants                              | \$ 9,200.00       | EA           | 13         | \$ 119,600.00        | 400             |
| 8" Fittings                                | \$ 880.00         | EA           | 11         | \$ 9,680.00          | 500             |
| 10" Fittings                               | \$ 1,040.00       | EA           | 0          | \$ -                 | 750             |
| 12" Fittings                               | \$ 1,280.00       | EA           | 0          | \$ -                 | 250             |
| 16" Fittings                               | \$ 2,800.00       | EA           | 0          | \$ -                 | 750             |
| 20" Fittings                               | \$ 3,360.00       | EA           | 0          | \$ -                 | 750             |
| 24" Fittings                               | \$ 3,760.00       | EA           | 0          | \$ -                 | 750             |
| 30" Fittings                               | \$ 8,000.00       | EA           | 0          | \$ -                 | 750             |
| CONNECT TO EXISTING                        | \$ 2,800.00       | EA           | 0          | \$ -                 |                 |
| WATER SERVICE                              | \$ -              | EA           | 400        | \$ -                 |                 |
| SPECIAL                                    | \$ 4,000.00       | LS           | 0          | \$ -                 |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 1,226</b>   |              |            | <b>\$ 490,514</b>    |                 |
| <b>RETAINING WALLS</b>                     | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>          | <b>COMMENTS</b> |
| RETAINING WALLS                            | \$ 55.00          | LF           | 15000      | \$ 825,000.00        |                 |
| <b>SUBTOTAL</b>                            | <b>\$ 2,063</b>   |              |            | <b>\$ 825,000</b>    |                 |
| <b>ASPHALT PAVING IMPROVEMENTS</b>         | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>          | <b>COMMENTS</b> |
| ROAD BASE - 8"                             | \$ 15.65          | SY           | 20028      | \$ 313,434.72        | 35.00           |
| PAVING - 5"                                | \$ 32.50          | SY           | 17167      | \$ 557,916.67        | 30.00           |
| PAVING - 6"                                | \$ 39.00          | SY           | 0          | \$ -                 | -               |
| PAVING - 9"                                | \$ 58.50          | SY           | 0          | \$ -                 | -               |
| PAVING - SUBGRADE PREPARATION              | \$ 3.25           | SY           | 20028      | \$ 65,090.28         | -               |
| SUBEXCAVATION                              | \$ 4.80           | CY           | 0          | \$ -                 | -               |
| PAVING 2                                   | \$ 21.00          | SY           | 0          | \$ -                 | -               |
| PAVEMENT MARKINGS                          | \$ 2.15           | LF           | 10300      | \$ 22,145.00         | 2.0             |
| SIGNAGE                                    | \$ 575.00         | EA           | 21         | \$ 12,075.00         | 250             |
| TRAFFIC CONTROL                            | \$ 5,000.00       | LS           | 0          | \$ -                 | -               |
| SLEEVES                                    | \$ 25.00          | LF           | 1200       | \$ 30,000.00         | 3               |
| RAISE WATER VALVES                         | \$ 515.00         | EA           | 26         | \$ 13,390.00         | -               |
| RAISE MANHOLES                             | \$ 675.00         | EA           | 28         | \$ 19,040.79         | -               |
| RAISE RANGEBOXES                           | \$ 410.00         | EA           | 0          | \$ -                 | -               |
| <b>SUBTOTAL</b>                            | <b>\$ 2,583</b>   |              |            | <b>\$ 1,033,092</b>  |                 |
| <b>CONCRETE IMPROVEMENTS</b>               | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>          | <b>COMMENTS</b> |
| CURB & GUTTER - 1" GUTTER                  | \$ 28.75          | LF           | 0          | \$ -                 | -               |
| CURB & GUTTER - 2" GUTTER                  | \$ 29.50          | LF           | 0          | \$ -                 | -               |
| CURB & GUTTER - 2' MOUNTABLE               | \$ 32.00          | LF           | 10300      | \$ 329,600.00        | 2               |
| ALLEYS - 6" CONCRETE                       | \$ 12.15          | SF           | 0          | \$ -                 | 16              |
| CURB AND GUTTER SUB GRADE PREPARATION      | \$ 3.50           | LF           | 10300      | \$ 36,050.00         | -               |
| SUBEXCAVATION ALLEYS                       | \$ 4.50           | CY           | 0          | \$ -                 | 3.0             |
| CROSS PANS                                 | \$ 16.85          | SF           | 0          | \$ -                 | -               |
| HANDICAP RAMPS (CORNER)                    | \$ 3,250.00       | EA           | 24         | \$ 78,000.00         | 6               |
| MIDBLOCK HANDICAP RAMPS                    | \$ 2,400.00       | EA           | 12         | \$ 28,800.00         | 6               |
| 4' SIDEWALK - 6"                           | \$ 7.15           | SF           | 0          | \$ -                 | -               |
| 5' SIDEWALK - 6"                           | \$ 7.15           | SF           | 51500      | \$ 368,225.00        | 2               |
| 8' TRAIL - 6"                              | \$ 7.15           | SF           | 0          | \$ -                 | -               |
| SIDEWALK SUB GRADE PREP                    | \$ 3.50           | LF           | 51500      | \$ 180,250.00        | -               |
| <b>SUBTOTAL</b>                            | <b>\$ 2,552</b>   |              |            | <b>\$ 1,020,925</b>  |                 |
| <b>LANDSCAPING IMPROVEMENTS</b>            | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>          | <b>COMMENTS</b> |
| OPEN SPACE                                 | \$ 3.95           | SF           | 35000      | \$ 138,250.00        | -               |
| FORMAL - STREETS                           | \$ 10.25          | SF           | 0          | \$ -                 | -               |
| FORMAL - PARKS                             | \$ 10.25          | SF           | 35000      | \$ 358,750.00        | -               |
| MONUMENTS                                  | \$ 50,000.00      | LS           | 2          | \$ 100,000.00        | -               |
| FENCING                                    | \$ 16.50          | LF           | 5000       | \$ 82,500.00         | 50              |
| TRAILS                                     | \$ 5.10           | SF           | 0          | \$ -                 | -               |
| MAIL BOXES                                 | \$ 3,375.00       | EA           | 16         | \$ 54,000.00         | 25              |
| AMENITY                                    | \$ 100,000.00     | EA           | 3          | \$ 325,000.00        | -               |
| <b>SUBTOTAL</b>                            | <b>\$ 2,646</b>   |              |            | <b>\$ 1,058,500</b>  |                 |
| <b>ADDITIONAL COSTS</b>                    | <b>UNIT PRICE</b> | <b>UNITS</b> | <b>QTY</b> | <b>COST</b>          | <b>COMMENTS</b> |
| LETTERS OF CREDIT/BONDS                    | \$ 9,128,400      | LS           | 0.5%       | \$ 45,642            | -               |
| WARRANTY                                   | \$ 9,128,400      | LS           | 3.0%       | \$ 273,852           | -               |
| MOBILIZATION                               | \$ 9,128,400      | LS           | 5.0%       | \$ 456,420           | -               |
| CONTINGENCY                                | \$ 9,128,400      | LS           | 5.0%       | \$ 456,420           | -               |
| <b>SUBTOTAL</b>                            | <b>\$ 3,081</b>   |              |            | <b>\$ 1,232,334</b>  |                 |
| <b>PROJECT TOTAL</b>                       | <b>\$ 32,252</b>  |              |            | <b>\$ 12,900,734</b> |                 |

**EXHIBIT B**  
**FINANCIAL PLAN**

May 1, 2024

Cache Metropolitan District Nos. 1-8  
Attention: Jennifer Ivey  
Icenogle Seaver Pogue  
4725 South Monaco Street, Suite 360  
Denver, Colorado 80237

***RE: Cache Metropolitan District Nos. 1-8***

We have analyzed the bonding capacity for the Cache Metropolitan District Nos. 1-8 (together the “Districts” or the “District”). The analysis presented summarizes and presents information provided by Terra Forma Solutions, Inc. (the “Developer”) and does not include independently verifying the accuracy of the information or assumptions.

Assumptions

The following assumptions have been provided by the Developer and form the basis of the analysis. All prices below reflect 2024 market values.

*General Obligation Ad Valorem Bonds*

1. The development is planned for single family and multi-family uses as outlined below. In all cases, it is assumed values will increase at a rate of 2.00% annually during the construction period.
  - a. 46 80’ single-family detached homes, which are projected to be completed at a pace of 2 to 3 homes per year from 2025 through 2045. The average price is modeled at \$2,750,000 per home.
  - b. 56 50’ single-family detached homes, which are projected to be completed at a pace ranging from 8 to 12 homes per year from 2027 to 2031. The average price is modeled at \$750,000 per home.
  - c. 20 80’ single-family detached homes, which are projected to be completed at a pace of 2 homes per year from 2031 through 2040. The average price is modeled at \$2,000,000 per home.
  - d. 145 40’ single-family detached homes, which are projected to be completed at a pace ranging from 16 to 48 homes per year from 2029 through 2033. The average price is modeled at \$575,000.
  - e. 153 50’ single-family detached homes, which are projected to be completed at a pace of ranging from 3 to 42 homes per year from 2029 through 2034. The average price is modeled at \$610,000.
  - f. 185 60’ single-family detached homes, which are projected to be completed at a pace of 12 to 15 homes per year from 2029 through 2043. The average price is modeled at \$775,000.
  - g. 72 50’ single-family detached homes, which are projected to be completed at a pace of 6 homes per year from 2029 to 2040. The average price is modeled at \$650,000 per home.



- h. 60 60' single-family detached homes, which are projected to be completed at a pace of 6 homes per year from 2029 to 2038. The average price is modeled at \$850,000 per home.
  - i. 40 35' single-family attached homes, which are projected to be completed at a pace ranging from 10 to 30 homes per year from 2029 to 2030. The average price is modeled at \$490,000 per home.
  - j. 100 40' single-family detached homes, which are projected to be completed at a pace ranging from 10 to 30 homes per year from 2029 to 2032. The average price is modeled at \$550,000 per home.
  - k. 40 50' single-family detached homes, which are projected to be completed at a pace ranging from 10 to 18 homes per year from 2029 to 2031. The average price is modeled at \$610,000 per home.
  - l. 200 16' single-family detached homes, which are projected to be completed at a pace ranging from 14 to 36 homes per year from 2025 to 2026 and a pace ranging from 6 to 36 homes per year from 2028 to 2032. The average price is modeled at \$415,000 per home.
  - m. 100 20' single-family detached homes, which are projected to be completed at a pace ranging from 28 to 36 homes per year from 2025 to 2027. The average price is modeled at \$460,000 per home.
  - n. 240 25' single-family detached homes, which are projected to be completed at a pace ranging from 14 to 54 homes per year from 2027 to 2032. The average price is modeled at \$450,000 per home.
  - o. 120 20' single-family detached homes, which are projected to be completed at a pace ranging from 10 to 30 homes per year from 2027 to 2031. The average price is modeled at \$425,000 per home.
  - p. 120 30' single-family detached homes, which are projected to be completed at a pace ranging from 10 to 24 homes per year from 2027 to 2032. The average price is modeled at \$475,000 per home.
  - q. 50 25' single-family attached homes, which are projected to be completed at a pace ranging from 10 to 30 homes per year from 2025 to 2027. The average price is modeled at \$475,000 per home.
  - r. 50 35' single-family attached homes, which are projected to be completed at a pace ranging from 10 to 30 homes per year from 2025 to 2027. The average price is modeled at \$490,000 per home.
  - s. 150 20' single-family attached homes, which are projected to be completed at a pace ranging from 6 to 36 homes per year from 2028 to 2032. The average price is modeled at \$450,000 per home.
  - t. 380 multifamily units, which are projected to be completed at a pace ranging from 80 to 100 units per year from 2028 to 2031. The average price is modeled at \$275,000 per unit.
2. The residential debt service mill levy cap is 50 mills, adjusted from 2022, beginning in tax collection year 2025.
  3. The Metropolitan District is anticipated to impose and collect a Residential Facility Fee not to exceed \$5,000, not subject to annual inflation, imposed on each single-family detached residential unit; \$2,500, not subject to annual inflation, imposed on each single-family attached residential unit; and \$2,500, not subject to annual inflation, imposed on each single-family each multifamily

unit. Residential Facility Fees will be paid by the vertical builder at the time a building permit is issued.

4. The Metropolitan District is modeled to issue senior bonds and subordinate bonds in December 2024 with a par of \$69,827,000. An interest rate of 5.00% for the senior bond and an interest rate of 8.00% for the subordinate bond was modeled based upon an initial 30-year term. At issuance, it is projected that the Metropolitan District will fund \$1,762,110 in costs of issuance for the 2024 Bonds with bond proceeds. It is estimated that an additional \$8,740,500 will be deposited into a capitalized interest fund and \$4,970,000 will be deposited into a surplus fund. The remaining \$54,354,390 is projected to be deposited to the Metropolitan District's project fund to reimburse the Metropolitan District for eligible expenses.
5. The Metropolitan District is modeled to refinance the Series 2024 Bonds with another issuance in December 2034 with a par of \$120,255,000 and funds on hand of \$8,840,000. An interest rate of 4.00% for the senior bond and an interest rate of 7.50% for the subordinate bond was modeled based upon a 30-year term. At issuance, it is projected that the Metropolitan District will fund \$1,565,150 in costs of issuance for the 2034 Bonds with bond proceeds. It is estimated that \$82,225,489 will be used to refund the Series 2024 Bonds, \$5,327,000 will be used as part of a Reserve Fund, and the remaining \$39,977,361 is projected to be deposited to the Metropolitan District's project fund to reimburse the Metropolitan District for eligible expenses.
6. The senior bonds were modeled at 2.00% biennial inflation rate on residential assessments and the subordinate bonds were modeled at 6.00% biennial inflation rate on residential assessments. The bonding capacity could be higher if the rate of assessment inflation is greater, or conversely lower if the inflation rate is below such rates.
7. Specific Ownership Tax revenues have been calculated based on applying a factor of 6.00% to annual property tax revenues.

#### *Special Improvement District Bonds*

1. The development included in the Special Improvement District is planned to be the same as the residential uses as outlined in section 1 of the General Obligation Ad Valorem Bonds.
2. The Special Improvement District Bonds are anticipated to be secured by assessments, constituting a perpetual lien against each lot within the Special Improvement District.
3. The amount of the lien is estimated to be a 3:1 ratio based on the finished lot value of each lot. The average lien value per lot equates to \$36,975.
4. The Special Improvement District is modeled to issue a senior bond in December 2024 with a par of \$86,040,000. An interest rate of 7.00% was modeled based upon a 30-year term. At issuance, it is projected that the Special Improvement District will fund \$2,020,800 in costs of issuance for the 2024 Bonds with bond proceeds. It is estimated that an additional \$12,045,600 will be deposited into a capitalized interest fund and \$8,604,000 will be deposited into a reserve fund. The remaining \$63,369,600 is projected to be deposited to the Special Improvement District's project fund to reimburse the Special Improvement District for eligible expenses.

### Estimate of Potential Bonding Capacity

Total bonding capacity for the Metropolitan District Bonds based on the assumptions outlined, is projected to be approximately \$116,800,000 across the projected issuances, excluding refundings. Total bonding capacity for the Special Improvement District Bonds based on the assumptions outlined, is projected to be approximately \$86,100,00 across the projected senior issuances, excluding refundings.

Based upon the development assumptions provided and the financial assumptions contained in the attached projected Financing Plan for 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.

The assumptions disclosed in the Financial Plan are those of the Developer and have not been independently reviewed by Piper Sandler. 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 Piper Sandler 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. Piper Sandler has no responsibility or obligation to update this information or this financial model for events occurring after the date of this report.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Shelby Noble', with a long horizontal flourish extending to the right.

Shelby Noble  
Managing Director

Cache Metropolitan District No 1-8  
Weld County, Colorado

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General Obligation Bonds, Series 2024A
Subordinate Cash Flow Bonds, Series 2024B(3)
General Obligation Refunding & Improvement Bonds, Series 2034A
Subordinate Cash Flow Bonds, Series 2034B(3)

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Service Plan

| Bond Assumptions                    | Series 2024A | Series 2024B(3) | Series 2034A     | Series 2034B(3) | Total       |
|-------------------------------------|--------------|-----------------|------------------|-----------------|-------------|
| Closing Date                        | 12/1/2024    | 12/1/2024       | 12/1/2034        | 12/1/2034       |             |
| First Call Date                     | 12/1/2029    | 12/1/2029       | 12/1/2044        | 12/1/2039       |             |
| Final Maturity                      | 12/1/2054    | 12/15/2054      | 12/1/2064        | 12/15/2064      |             |
| Discharge Date                      | 12/2/2064    | 12/2/2064       | 12/2/2064        | 12/2/2064       |             |
| <b>Sources of Funds</b>             |              |                 |                  |                 |             |
| Par Amount                          | 58,270,000   | 11,557,000      | 89,700,000       | 30,555,000      | 190,082,000 |
| Funds on Hand                       | 0            | 0               | 8,840,000        | 0               | 8,840,000   |
| Total                               | 58,270,000   | 11,557,000      | 98,540,000       | 30,555,000      | 198,922,000 |
| <b>Uses of Funds</b>                |              |                 |                  |                 |             |
| Project Fund                        | 43,144,100   | 11,210,290      | 10,339,011       | 29,638,350      | 94,331,751  |
| Refunding Escrow                    | 0            | 0               | 82,225,489       | 0               | 82,225,489  |
| Capitalized Interest                | 8,740,500    | 0               | 0                | 0               | 8,740,500   |
| Reserve Fund                        | 0            | 0               | 5,327,000        | 0               | 5,327,000   |
| Surplus Deposit                     | 4,970,000    | 0               | 0                | 0               | 4,970,000   |
| Cost of Issuance                    | 1,415,400    | 346,710         | 648,500          | 916,650         | 3,327,260   |
| Total                               | 58,270,000   | 11,557,000      | 98,540,000       | 30,555,000      | 198,922,000 |
| <b>Debt Features</b>                |              |                 |                  |                 |             |
| Projected Coverage at Mill Levy Cap | 1.30x        | 1.00x           | 1.20x            | 1.00x           |             |
| Tax Status                          | Tax-Exempt   | Tax-Exempt      | Tax-Exempt       | Tax-Exempt      |             |
| Interest Payment Type               | Current      | Cash Flow       | Current          | Cash Flow       |             |
| Rating                              | Non-Rated    | Non-Rated       | Investment Grade | Non-Rated       |             |
| Coupon (Interest Rate)              | 5.000%       | 8.000%          | 4.000%           | 7.500%          |             |
| Annual Trustee Fee                  | \$4,000      | \$3,000         | \$4,000          | \$3,000         |             |
| <b>Biennial Reassessment</b>        |              |                 |                  |                 |             |
| Residential                         | 2.00%        | 6.00%           | 2.00%            | 6.00%           |             |
| <b>Tax Authority Assumptions</b>    |              |                 |                  |                 |             |
| Metropolitan District Revenue       |              |                 |                  |                 |             |
| Residential Assessment Ratio        |              |                 |                  |                 |             |
| Service Plan Base Year              |              |                 |                  | 2022            |             |
| Single Family Residential Base Rate |              |                 |                  | 7.15%           |             |
| Multi Family Residential Base Rate  |              |                 |                  | 7.15%           |             |
| Debt Service Mills                  |              |                 |                  |                 |             |
| Service Plan Mill Levy Cap          |              |                 |                  | 50.000          |             |
| Fee Revenue                         |              |                 |                  |                 |             |
| SFA Facility Fee                    |              |                 |                  | \$2,500         |             |
| SFD Facility Fee                    |              |                 |                  | \$5,000         |             |
| MF Facility Fee                     |              |                 |                  | \$2,500         |             |

Cache Metropolitan District No 1-8  
Development Summary

| Type<br><br>Statutory Actual<br>Value (2024) | Residential - MD No 2 |              |              |              |   |   |   |   |   | Total         |
|----------------------------------------------|-----------------------|--------------|--------------|--------------|---|---|---|---|---|---------------|
|                                              | SFE WF 80'            | SFP 50'      | SFE WF 80'   | SFE 80'      | - | - | - | - | - |               |
|                                              | SFD                   | SFD          | SFD          | SFD          | - | - | - | - | - |               |
|                                              | \$2,750,000           | \$750,000    | \$2,750,000  | \$2,000,000  | - | - | - | - | - |               |
| 2024                                         | -                     | -            | -            | -            | - | - | - | - | - | -             |
| 2025                                         | 2                     | -            | -            | -            | - | - | - | - | - | 2             |
| 2026                                         | 2                     | -            | -            | -            | - | - | - | - | - | 2             |
| 2027                                         | 2                     | 12           | -            | -            | - | - | - | - | - | 14            |
| 2028                                         | 2                     | 12           | -            | -            | - | - | - | - | - | 14            |
| 2029                                         | 2                     | 12           | -            | -            | - | - | - | - | - | 14            |
| 2030                                         | 2                     | 12           | -            | -            | - | - | - | - | - | 14            |
| 2031                                         | 2                     | 8            | 1            | 2            | - | - | - | - | - | 13            |
| 2032                                         | 2                     | -            | 2            | 2            | - | - | - | - | - | 6             |
| 2033                                         | 1                     | -            | 2            | 2            | - | - | - | - | - | 5             |
| 2034                                         | -                     | -            | 2            | 2            | - | - | - | - | - | 4             |
| 2035                                         | -                     | -            | 2            | 2            | - | - | - | - | - | 4             |
| 2036                                         | -                     | -            | 2            | 2            | - | - | - | - | - | 4             |
| 2037                                         | -                     | -            | 2            | 2            | - | - | - | - | - | 4             |
| 2038                                         | -                     | -            | 2            | 2            | - | - | - | - | - | 4             |
| 2039                                         | -                     | -            | 2            | 2            | - | - | - | - | - | 4             |
| 2040                                         | -                     | -            | 2            | 2            | - | - | - | - | - | 4             |
| 2041                                         | -                     | -            | 2            | -            | - | - | - | - | - | 2             |
| 2042                                         | -                     | -            | 2            | -            | - | - | - | - | - | 2             |
| 2043                                         | -                     | -            | 2            | -            | - | - | - | - | - | 2             |
| 2044                                         | -                     | -            | 2            | -            | - | - | - | - | - | 2             |
| 2045                                         | -                     | -            | 2            | -            | - | - | - | - | - | 2             |
| 2046                                         | -                     | -            | -            | -            | - | - | - | - | - | -             |
| 2047                                         | -                     | -            | -            | -            | - | - | - | - | - | -             |
| 2048                                         | -                     | -            | -            | -            | - | - | - | - | - | -             |
| 2049                                         | -                     | -            | -            | -            | - | - | - | - | - | -             |
| 2050                                         | -                     | -            | -            | -            | - | - | - | - | - | -             |
| 2051                                         | -                     | -            | -            | -            | - | - | - | - | - | -             |
| 2052                                         | -                     | -            | -            | -            | - | - | - | - | - | -             |
| 2053                                         | -                     | -            | -            | -            | - | - | - | - | - | -             |
| 2054                                         | -                     | -            | -            | -            | - | - | - | - | - | -             |
| 2055                                         | -                     | -            | -            | -            | - | - | - | - | - | -             |
| Total Units                                  | 17                    | 56           | 29           | 20           | - | - | - | - | - | 122           |
| Total Statutory<br>Actual Value              | \$46,750,000          | \$42,000,000 | \$79,750,000 | \$40,000,000 | - | - | - | - | - | \$208,500,000 |

Cache Metropolitan District No 1-8  
Development Summary

| Type<br><br>Statutory Actual<br>Value (2024) | Residential - MD No 3 |              |              |              |              |              |   |   |   | Total         |
|----------------------------------------------|-----------------------|--------------|--------------|--------------|--------------|--------------|---|---|---|---------------|
|                                              | SFD 40'               | SFD 50'      | SFD WF 60'   | SFD 40'      | SFD 50'      | SFD WF 60'   | - | - | - |               |
|                                              | SFD                   | SFD          | SFD          | SFD          | SFD          | SFD          | - | - | - |               |
|                                              | \$575,000             | \$610,000    | \$775,000    | \$575,000    | \$610,000    | \$775,000    | - | - | - |               |
| 2024                                         | -                     | -            | -            | -            | -            | -            | - | - | - | -             |
| 2025                                         | -                     | -            | -            | -            | -            | -            | - | - | - | -             |
| 2026                                         | -                     | -            | -            | -            | -            | -            | - | - | - | -             |
| 2027                                         | -                     | -            | -            | -            | -            | -            | - | - | - | -             |
| 2028                                         | -                     | -            | -            | -            | -            | -            | - | - | - | -             |
| 2029                                         | 18                    | 18           | 12           | -            | -            | -            | - | - | - | 48            |
| 2030                                         | 36                    | 18           | 12           | -            | -            | -            | - | - | - | 66            |
| 2031                                         | 16                    | 18           | 12           | -            | -            | -            | - | - | - | 46            |
| 2032                                         | -                     | 18           | 12           | 48           | 36           | -            | - | - | - | 114           |
| 2033                                         | -                     | 18           | 12           | 27           | 24           | -            | - | - | - | 81            |
| 2034                                         | -                     | 3            | 12           | -            | -            | 2            | - | - | - | 17            |
| 2035                                         | -                     | -            | 3            | -            | -            | 12           | - | - | - | 15            |
| 2036                                         | -                     | -            | -            | -            | -            | 12           | - | - | - | 12            |
| 2037                                         | -                     | -            | -            | -            | -            | 12           | - | - | - | 12            |
| 2038                                         | -                     | -            | -            | -            | -            | 12           | - | - | - | 12            |
| 2039                                         | -                     | -            | -            | -            | -            | 12           | - | - | - | 12            |
| 2040                                         | -                     | -            | -            | -            | -            | 12           | - | - | - | 12            |
| 2041                                         | -                     | -            | -            | -            | -            | 12           | - | - | - | 12            |
| 2042                                         | -                     | -            | -            | -            | -            | 12           | - | - | - | 12            |
| 2043                                         | -                     | -            | -            | -            | -            | 12           | - | - | - | 12            |
| 2044                                         | -                     | -            | -            | -            | -            | -            | - | - | - | -             |
| 2045                                         | -                     | -            | -            | -            | -            | -            | - | - | - | -             |
| 2046                                         | -                     | -            | -            | -            | -            | -            | - | - | - | -             |
| 2047                                         | -                     | -            | -            | -            | -            | -            | - | - | - | -             |
| 2048                                         | -                     | -            | -            | -            | -            | -            | - | - | - | -             |
| 2049                                         | -                     | -            | -            | -            | -            | -            | - | - | - | -             |
| 2050                                         | -                     | -            | -            | -            | -            | -            | - | - | - | -             |
| 2051                                         | -                     | -            | -            | -            | -            | -            | - | - | - | -             |
| 2052                                         | -                     | -            | -            | -            | -            | -            | - | - | - | -             |
| 2053                                         | -                     | -            | -            | -            | -            | -            | - | - | - | -             |
| 2054                                         | -                     | -            | -            | -            | -            | -            | - | - | - | -             |
| 2055                                         | -                     | -            | -            | -            | -            | -            | - | - | - | -             |
| Total Units                                  | 70                    | 93           | 75           | 75           | 60           | 110          | - | - | - | 483           |
| Total Statutory<br>Actual Value              | \$40,250,000          | \$56,730,000 | \$58,125,000 | \$43,125,000 | \$36,600,000 | \$85,250,000 | - | - | - | \$320,080,000 |

Cache Metropolitan District No 1-8  
Development Summary

| Type<br><br>Statutory Actual<br>Value (2024) | Residential - MD No 4 |              |              |              |              |   |   |   |   | Total |
|----------------------------------------------|-----------------------|--------------|--------------|--------------|--------------|---|---|---|---|-------|
|                                              | SFE 50'               | SFE 60'      | DUP 35'      | SFD 40'      | SFD 50'      | - | - | - | - |       |
|                                              | SFD                   | SFD          | SFA          | SFD          | SFD          | - | - | - | - |       |
|                                              | \$650,000             | \$850,000    | \$490,000    | \$550,000    | \$610,000    | - | - | - | - |       |
| 2024                                         | -                     | -            | -            | -            | -            | - | - | - | - |       |
| 2025                                         | -                     | -            | -            | -            | -            | - | - | - | - |       |
| 2026                                         | -                     | -            | -            | -            | -            | - | - | - | - |       |
| 2027                                         | -                     | -            | -            | -            | -            | - | - | - | - |       |
| 2028                                         | -                     | -            | -            | -            | -            | - | - | - | - |       |
| 2029                                         | 6                     | 6            | 10           | 10           | 10           | - | - | - | - |       |
| 2030                                         | 6                     | 6            | 30           | 30           | 18           | - | - | - | - |       |
| 2031                                         | 6                     | 6            | -            | 30           | 12           | - | - | - | - |       |
| 2032                                         | 6                     | 6            | -            | 30           | -            | - | - | - | - |       |
| 2033                                         | 6                     | 6            | -            | -            | -            | - | - | - | - |       |
| 2034                                         | 6                     | 6            | -            | -            | -            | - | - | - | - |       |
| 2035                                         | 6                     | 6            | -            | -            | -            | - | - | - | - |       |
| 2036                                         | 6                     | 6            | -            | -            | -            | - | - | - | - |       |
| 2037                                         | 6                     | 6            | -            | -            | -            | - | - | - | - |       |
| 2038                                         | 6                     | 6            | -            | -            | -            | - | - | - | - |       |
| 2039                                         | 6                     | -            | -            | -            | -            | - | - | - | - |       |
| 2040                                         | 6                     | -            | -            | -            | -            | - | - | - | - |       |
| 2041                                         | -                     | -            | -            | -            | -            | - | - | - | - |       |
| 2042                                         | -                     | -            | -            | -            | -            | - | - | - | - |       |
| 2043                                         | -                     | -            | -            | -            | -            | - | - | - | - |       |
| 2044                                         | -                     | -            | -            | -            | -            | - | - | - | - |       |
| 2045                                         | -                     | -            | -            | -            | -            | - | - | - | - |       |
| 2046                                         | -                     | -            | -            | -            | -            | - | - | - | - |       |
| 2047                                         | -                     | -            | -            | -            | -            | - | - | - | - |       |
| 2048                                         | -                     | -            | -            | -            | -            | - | - | - | - |       |
| 2049                                         | -                     | -            | -            | -            | -            | - | - | - | - |       |
| 2050                                         | -                     | -            | -            | -            | -            | - | - | - | - |       |
| 2051                                         | -                     | -            | -            | -            | -            | - | - | - | - |       |
| 2052                                         | -                     | -            | -            | -            | -            | - | - | - | - |       |
| 2053                                         | -                     | -            | -            | -            | -            | - | - | - | - |       |
| 2054                                         | -                     | -            | -            | -            | -            | - | - | - | - |       |
| 2055                                         | -                     | -            | -            | -            | -            | - | - | - | - |       |
| Total Units                                  | 72                    | 60           | 40           | 100          | 40           | - | - | - | - |       |
| Total Statutory<br>Actual Value              | \$46,800,000          | \$51,000,000 | \$19,600,000 | \$55,000,000 | \$24,400,000 | - | - | - | - |       |

Cache Metropolitan District No 1-8  
Development Summary

| Type<br><br>Statutory Actual<br>Value (2024) | Residential - MD No 5 |              |              |              |              |              |              |              |   | Total         |
|----------------------------------------------|-----------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---|---------------|
|                                              | SFC 16'               | SFD 20'      | SFD 25'      | SFD 20'      | SFD 25'      | SFD 30'      | DUP 25'      | DUP 35'      | - |               |
|                                              | SFD                   | SFD          | SFD          | SFD          | SFD          | SFD          | SFA          | SFA          | - |               |
|                                              | \$415,000             | \$460,000    | \$450,000    | \$425,000    | \$450,000    | \$475,000    | \$475,000    | \$490,000    | - |               |
| 2024                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2025                                         | 36                    | 36           | -            | -            | -            | -            | 10           | 10           | - | 92            |
| 2026                                         | 14                    | 36           | -            | -            | -            | -            | 30           | 30           | - | 110           |
| 2027                                         | -                     | 28           | 10           | 10           | 10           | 10           | 10           | 10           | - | 88            |
| 2028                                         | -                     | -            | 30           | 30           | 24           | 24           | -            | -            | - | 108           |
| 2029                                         | -                     | -            | 30           | 30           | 24           | 24           | -            | -            | - | 108           |
| 2030                                         | -                     | -            | 30           | 30           | 24           | 24           | -            | -            | - | 108           |
| 2031                                         | -                     | -            | 20           | 20           | 24           | 24           | -            | -            | - | 88            |
| 2032                                         | -                     | -            | -            | -            | 14           | 14           | -            | -            | - | 28            |
| 2033                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2034                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2035                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2036                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2037                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2038                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2039                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2040                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2041                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2042                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2043                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2044                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2045                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2046                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2047                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2048                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2049                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2050                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2051                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2052                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2053                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2054                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| 2055                                         | -                     | -            | -            | -            | -            | -            | -            | -            | - | -             |
| Total Units                                  | 50                    | 100          | 120          | 120          | 120          | 120          | 50           | 50           | - | 730           |
| Total Statutory<br>Actual Value              | \$20,750,000          | \$46,000,000 | \$54,000,000 | \$51,000,000 | \$54,000,000 | \$57,000,000 | \$23,750,000 | \$24,500,000 | - | \$331,000,000 |



Cache Metropolitan District No 1-8  
Development Summary

| Type<br>Statutory Actual<br>Value (2024) | Residential - MD No 6 |              |   |   |   |   |   |   |   |   | Total         |
|------------------------------------------|-----------------------|--------------|---|---|---|---|---|---|---|---|---------------|
|                                          | TH 16'                | TH 20'       | - | - | - | - | - | - | - | - |               |
|                                          | SFA                   | SFA          | - | - | - | - | - | - | - | - |               |
|                                          | \$415,000             | \$450,000    | - | - | - | - | - | - | - | - |               |
| 2024                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2025                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2026                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2027                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2028                                     | 36                    | 36           | - | - | - | - | - | - | - | - | 72            |
| 2029                                     | 36                    | 36           | - | - | - | - | - | - | - | - | 72            |
| 2030                                     | 36                    | 36           | - | - | - | - | - | - | - | - | 72            |
| 2031                                     | 36                    | 36           | - | - | - | - | - | - | - | - | 72            |
| 2032                                     | 6                     | 6            | - | - | - | - | - | - | - | - | 12            |
| 2033                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2034                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2035                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2036                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2037                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2038                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2039                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2040                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2041                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2042                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2043                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2044                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2045                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2046                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2047                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2048                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2049                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2050                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2051                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2052                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2053                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2054                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| 2055                                     | -                     | -            | - | - | - | - | - | - | - | - | -             |
| Total Units                              | 150                   | 150          | - | - | - | - | - | - | - | - | 300           |
| Total Statutory<br>Actual Value          | \$62,250,000          | \$67,500,000 | - | - | - | - | - | - | - | - | \$129,750,000 |

Cache Metropolitan District No 1-8  
Development Summary

| Type<br>Statutory Actual<br>Value (2024) | Residential - MD No 7 |   |   |   |   |   |   |   |   |   | Total         |
|------------------------------------------|-----------------------|---|---|---|---|---|---|---|---|---|---------------|
|                                          | Multifamily           | - | - | - | - | - | - | - | - | - |               |
|                                          | MF                    | - | - | - | - | - | - | - | - | - |               |
|                                          | \$275,000             | - | - | - | - | - | - | - | - | - |               |
| 2024                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2025                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2026                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2027                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2028                                     | 100                   | - | - | - | - | - | - | - | - | - | 100           |
| 2029                                     | 100                   | - | - | - | - | - | - | - | - | - | 100           |
| 2030                                     | 100                   | - | - | - | - | - | - | - | - | - | 100           |
| 2031                                     | 80                    | - | - | - | - | - | - | - | - | - | 80            |
| 2032                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2033                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2034                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2035                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2036                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2037                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2038                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2039                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2040                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2041                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2042                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2043                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2044                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2045                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2046                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2047                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2048                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2049                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2050                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2051                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2052                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2053                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2054                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| 2055                                     | -                     | - | - | - | - | - | - | - | - | - | -             |
| Total Units                              | 380                   | - | - | - | - | - | - | - | - | - | 380           |
| Total Statutory<br>Actual Value          | \$104,500,000         | - | - | - | - | - | - | - | - | - | \$104,500,000 |

**Cache Metropolitan District No 1-8**

**Assessed Value**

|       | Vacant and Improved Land <sup>1</sup> |                                                     | Single Family Residential   |                             |                                   |                 |                                              | Total                                        |
|-------|---------------------------------------|-----------------------------------------------------|-----------------------------|-----------------------------|-----------------------------------|-----------------|----------------------------------------------|----------------------------------------------|
|       | Cumulative Statutory Actual Value     | Assessed Value in Collection Year 2 Year Lag 29.00% | Residential Units Delivered | Biennial Reassessment 6.00% | Cumulative Statutory Actual Value | Assessment Rate | Assessed Value in Collection Year 2 Year Lag | Assessed Value in Collection Year 2 Year Lag |
| 2024  | 4,665,000                             | 0                                                   | -                           | -                           | 0                                 | 6.700%          | 0                                            | 0                                            |
| 2025  | 5,682,000                             | 0                                                   | 94                          | -                           | 47,583,000                        | 7.150%          | 0                                            | 0                                            |
| 2026  | 5,503,000                             | 1,352,850                                           | 112                         | 2,854,980                   | 109,553,508                       | 7.150%          | 0                                            | 1,352,850                                    |
| 2027  | 12,159,000                            | 1,647,780                                           | 102                         | -                           | 167,951,784                       | 7.150%          | 3,402,185                                    | 5,049,965                                    |
| 2028  | 17,772,000                            | 1,595,870                                           | 294                         | 10,077,107                  | 309,641,818                       | 7.150%          | 7,833,076                                    | 9,428,946                                    |
| 2029  | 21,375,000                            | 3,526,110                                           | 384                         | -                           | 505,859,058                       | 7.150%          | 12,008,553                                   | 15,534,663                                   |
| 2030  | 17,339,000                            | 5,153,880                                           | 450                         | 30,351,543                  | 776,927,819                       | 7.150%          | 22,139,390                                   | 27,293,270                                   |
| 2031  | 12,848,000                            | 6,198,750                                           | 353                         | -                           | 976,098,426                       | 7.150%          | 36,168,923                                   | 42,367,673                                   |
| 2032  | 7,169,500                             | 5,028,310                                           | 202                         | 58,565,906                  | 1,185,199,129                     | 7.150%          | 55,550,339                                   | 60,578,649                                   |
| 2033  | 3,118,000                             | 3,725,920                                           | 98                          | -                           | 1,270,881,291                     | 7.150%          | 69,791,037                                   | 73,516,957                                   |
| 2034  | 3,012,500                             | 2,079,155                                           | 33                          | 76,252,877                  | 1,385,142,415                     | 7.150%          | 84,741,738                                   | 86,820,893                                   |
| 2035  | 2,780,000                             | 904,220                                             | 31                          | -                           | 1,422,599,066                     | 7.150%          | 90,868,012                                   | 91,772,232                                   |
| 2036  | 2,780,000                             | 873,625                                             | 28                          | 85,355,944                  | 1,543,212,131                     | 7.150%          | 99,037,683                                   | 99,911,308                                   |
| 2037  | 2,780,000                             | 806,200                                             | 28                          | -                           | 1,579,174,396                     | 7.150%          | 101,715,833                                  | 102,522,033                                  |
| 2038  | 2,270,000                             | 806,200                                             | 28                          | 94,750,464                  | 1,710,606,369                     | 7.150%          | 110,339,667                                  | 111,145,867                                  |
| 2039  | 2,270,000                             | 806,200                                             | 22                          | -                           | 1,741,157,580                     | 7.150%          | 112,910,969                                  | 113,717,169                                  |
| 2040  | 1,480,000                             | 658,300                                             | 22                          | 104,469,455                 | 1,876,789,271                     | 7.150%          | 122,308,355                                  | 122,966,655                                  |
| 2041  | 1,480,000                             | 658,300                                             | 14                          | -                           | 1,897,512,844                     | 7.150%          | 124,492,767                                  | 125,151,067                                  |
| 2042  | 1,480,000                             | 429,200                                             | 14                          | 113,850,771                 | 2,032,501,659                     | 7.150%          | 134,190,433                                  | 134,619,633                                  |
| 2043  | 550,000                               | 429,200                                             | 14                          | -                           | 2,054,062,464                     | 7.150%          | 135,672,168                                  | 136,101,368                                  |
| 2044  | 550,000                               | 429,200                                             | 2                           | 123,243,748                 | 2,185,478,923                     | 7.150%          | 145,323,869                                  | 145,753,069                                  |
| 2045  | 0                                     | 159,500                                             | 2                           | -                           | 2,193,815,088                     | 7.150%          | 146,865,466                                  | 147,024,966                                  |
| 2046  | 0                                     | 159,500                                             | -                           | 131,628,905                 | 2,325,443,993                     | 7.150%          | 156,261,743                                  | 156,421,243                                  |
| 2047  | 0                                     | 0                                                   | -                           | -                           | 2,325,443,993                     | 7.150%          | 156,857,779                                  | 156,857,779                                  |
| 2048  | 0                                     | 0                                                   | -                           | 139,526,640                 | 2,464,970,632                     | 7.150%          | 166,269,245                                  | 166,269,245                                  |
| 2049  | 0                                     | 0                                                   | -                           | -                           | 2,464,970,632                     | 7.150%          | 166,269,245                                  | 166,269,245                                  |
| 2050  | 0                                     | 0                                                   | -                           | 147,898,238                 | 2,612,868,870                     | 7.150%          | 176,245,400                                  | 176,245,400                                  |
| 2051  | 0                                     | 0                                                   | -                           | -                           | 2,612,868,870                     | 7.150%          | 176,245,400                                  | 176,245,400                                  |
| 2052  | 0                                     | 0                                                   | -                           | 156,772,132                 | 2,769,641,003                     | 7.150%          | 186,820,124                                  | 186,820,124                                  |
| 2053  | 0                                     | 0                                                   | -                           | -                           | 2,769,641,003                     | 7.150%          | 186,820,124                                  | 186,820,124                                  |
| 2054  | 0                                     | 0                                                   | -                           | 166,178,460                 | 2,935,819,463                     | 7.150%          | 198,029,332                                  | 198,029,332                                  |
| 2055  | 0                                     | 0                                                   | -                           | -                           | 2,935,819,463                     | 7.150%          | 198,029,332                                  | 198,029,332                                  |
| 2056  | 0                                     | 0                                                   | -                           | 176,149,168                 | 3,111,968,630                     | 7.150%          | 209,911,092                                  | 209,911,092                                  |
| 2057  | 0                                     | 0                                                   | -                           | -                           | 3,111,968,630                     | 7.150%          | 209,911,092                                  | 209,911,092                                  |
| 2058  | 0                                     | 0                                                   | -                           | 186,718,118                 | 3,298,686,748                     | 7.150%          | 222,505,757                                  | 222,505,757                                  |
| 2059  | 0                                     | 0                                                   | -                           | -                           | 3,298,686,748                     | 7.150%          | 222,505,757                                  | 222,505,757                                  |
| 2060  | 0                                     | 0                                                   | -                           | 197,921,205                 | 3,496,607,953                     | 7.150%          | 235,856,103                                  | 235,856,103                                  |
| 2061  | 0                                     | 0                                                   | -                           | -                           | 3,496,607,953                     | 7.150%          | 235,856,103                                  | 235,856,103                                  |
| 2062  | 0                                     | 0                                                   | -                           | 209,796,477                 | 3,706,404,430                     | 7.150%          | 250,007,469                                  | 250,007,469                                  |
| 2063  | 0                                     | 0                                                   | -                           | -                           | 3,706,404,430                     | 7.150%          | 250,007,469                                  | 250,007,469                                  |
| 2064  | 0                                     | 0                                                   | -                           | 222,384,266                 | 3,928,788,696                     | 7.150%          | 265,007,917                                  | 265,007,917                                  |
| Total |                                       |                                                     | 2,327                       | 2,434,746,403               |                                   |                 |                                              |                                              |

1. Vacant land value calculated in year prior to construction as 10% build-out market value

**Cache Metropolitan District No 1-8  
Revenue**

|       | Total<br><br>Assessed Value in<br>Collection Year | District Mill Levy Revenue  |                               |                             | Fee Revenue     |                              |                |
|-------|---------------------------------------------------|-----------------------------|-------------------------------|-----------------------------|-----------------|------------------------------|----------------|
|       |                                                   | Debt Mill Levy              | Debt Mill Levy<br>Collections | Specific Ownership<br>Taxes | Units Delivered | Facility Fee per<br>Unit     | Fees Collected |
|       |                                                   | 50.000 Cap<br>50.000 Target | 99.50%                        | 6.00%                       | SFA             | \$2,500<br>Inflated at 0.00% |                |
| 2024  | 0                                                 | 0.000                       | 0                             | 0                           | -               | 0                            | 0              |
| 2025  | 0                                                 | 50.000                      | 0                             | 0                           | 20              | 2,500                        | 50,000         |
| 2026  | 1,352,850                                         | 50.000                      | 67,304                        | 4,038                       | 60              | 2,500                        | 150,000        |
| 2027  | 5,049,965                                         | 50.000                      | 251,236                       | 15,074                      | 20              | 2,500                        | 50,000         |
| 2028  | 9,428,946                                         | 50.000                      | 469,090                       | 28,145                      | 72              | 2,500                        | 180,000        |
| 2029  | 15,534,663                                        | 50.000                      | 772,849                       | 46,371                      | 82              | 2,500                        | 205,000        |
| 2030  | 27,293,270                                        | 50.000                      | 1,357,840                     | 81,470                      | 102             | 2,500                        | 255,000        |
| 2031  | 42,367,673                                        | 50.000                      | 2,107,792                     | 126,468                     | 72              | 2,500                        | 180,000        |
| 2032  | 60,578,649                                        | 50.000                      | 3,013,788                     | 180,827                     | 12              | 2,500                        | 30,000         |
| 2033  | 73,516,957                                        | 50.000                      | 3,657,469                     | 219,448                     | -               | 0                            | 0              |
| 2034  | 86,820,893                                        | 50.000                      | 4,319,339                     | 259,160                     | -               | 0                            | 0              |
| 2035  | 91,772,232                                        | 50.000                      | 4,565,669                     | 273,940                     | -               | 0                            | 0              |
| 2036  | 99,911,308                                        | 50.000                      | 4,970,588                     | 298,235                     | -               | 0                            | 0              |
| 2037  | 102,522,033                                       | 50.000                      | 5,100,471                     | 306,028                     | -               | 0                            | 0              |
| 2038  | 111,145,867                                       | 50.000                      | 5,529,507                     | 331,770                     | -               | 0                            | 0              |
| 2039  | 113,717,169                                       | 50.000                      | 5,657,429                     | 339,446                     | -               | 0                            | 0              |
| 2040  | 122,966,655                                       | 50.000                      | 6,117,591                     | 367,055                     | -               | 0                            | 0              |
| 2041  | 125,151,067                                       | 50.000                      | 6,226,266                     | 373,576                     | -               | 0                            | 0              |
| 2042  | 134,619,633                                       | 50.000                      | 6,697,327                     | 401,840                     | -               | 0                            | 0              |
| 2043  | 136,101,368                                       | 50.000                      | 6,771,043                     | 406,263                     | -               | 0                            | 0              |
| 2044  | 145,753,069                                       | 50.000                      | 7,251,215                     | 435,073                     | -               | 0                            | 0              |
| 2045  | 147,024,966                                       | 50.000                      | 7,314,492                     | 438,870                     | -               | 0                            | 0              |
| 2046  | 156,421,243                                       | 50.000                      | 7,781,957                     | 466,917                     | -               | 0                            | 0              |
| 2047  | 156,857,779                                       | 50.000                      | 7,803,674                     | 468,220                     | -               | 0                            | 0              |
| 2048  | 166,269,245                                       | 50.000                      | 8,271,895                     | 496,314                     | -               | 0                            | 0              |
| 2049  | 166,269,245                                       | 50.000                      | 8,271,895                     | 496,314                     | -               | 0                            | 0              |
| 2050  | 176,245,400                                       | 50.000                      | 8,768,209                     | 526,093                     | -               | 0                            | 0              |
| 2051  | 176,245,400                                       | 50.000                      | 8,768,209                     | 526,093                     | -               | 0                            | 0              |
| 2052  | 186,820,124                                       | 50.000                      | 9,294,301                     | 557,658                     | -               | 0                            | 0              |
| 2053  | 186,820,124                                       | 50.000                      | 9,294,301                     | 557,658                     | -               | 0                            | 0              |
| 2054  | 198,029,332                                       | 50.000                      | 9,851,959                     | 591,118                     | -               | 0                            | 0              |
| 2055  | 198,029,332                                       | 50.000                      | 9,851,959                     | 591,118                     | -               | 0                            | 0              |
| 2056  | 209,911,092                                       | 50.000                      | 10,443,077                    | 626,585                     | -               | 0                            | 0              |
| 2057  | 209,911,092                                       | 50.000                      | 10,443,077                    | 626,585                     | -               | 0                            | 0              |
| 2058  | 222,505,757                                       | 50.000                      | 11,069,661                    | 664,180                     | -               | 0                            | 0              |
| 2059  | 222,505,757                                       | 50.000                      | 11,069,661                    | 664,180                     | -               | 0                            | 0              |
| 2060  | 235,856,103                                       | 50.000                      | 11,733,841                    | 704,030                     | -               | 0                            | 0              |
| 2061  | 235,856,103                                       | 50.000                      | 11,733,841                    | 704,030                     | -               | 0                            | 0              |
| 2062  | 250,007,469                                       | 50.000                      | 12,437,872                    | 746,272                     | -               | 0                            | 0              |
| 2063  | 250,007,469                                       | 50.000                      | 12,437,872                    | 746,272                     | -               | 0                            | 0              |
| 2064  | 265,007,917                                       | 50.000                      | 13,184,144                    | 791,049                     | -               | 0                            | 0              |
| Total |                                                   |                             | 274,729,709                   | 16,483,783                  | 440             |                              | 1,100,000      |

**Cache Metropolitan District No 1-8  
Revenue**

|       | Fee Revenue     |                              |                | Fee Revenue     |                              |                | Expense              |                    | Total                              |
|-------|-----------------|------------------------------|----------------|-----------------|------------------------------|----------------|----------------------|--------------------|------------------------------------|
|       | Units Delivered | Facility Fee per Unit        | Fees Collected | Units Delivered | Facility Fee per Unit        | Fees Collected | County Treasurer Fee | Annual Trustee Fee | Revenue Available for Debt Service |
|       | <i>SFD</i>      | \$5,000<br>Inflated at 0.00% |                | <i>MF</i>       | \$2,500<br>Inflated at 0.00% |                | 1.50%                |                    |                                    |
| 2024  | -               | 0                            | 0              | -               | 0                            | 0              | 0                    | 0                  | 0                                  |
| 2025  | 74              | 5,000                        | 370,000        | -               | 0                            | 0              | 0                    | (7,000)            | 413,000                            |
| 2026  | 52              | 5,000                        | 260,000        | -               | 0                            | 0              | (1,010)              | (7,000)            | 473,333                            |
| 2027  | 82              | 5,000                        | 410,000        | -               | 0                            | 0              | (3,769)              | (7,000)            | 715,541                            |
| 2028  | 122             | 5,000                        | 610,000        | 100             | 2,500                        | 250,000        | (7,036)              | (7,000)            | 1,523,199                          |
| 2029  | 202             | 5,000                        | 1,010,000      | 100             | 2,500                        | 250,000        | (11,593)             | (7,000)            | 2,265,628                          |
| 2030  | 248             | 5,000                        | 1,240,000      | 100             | 2,500                        | 250,000        | (20,368)             | (7,000)            | 3,156,943                          |
| 2031  | 201             | 5,000                        | 1,005,000      | 80              | 2,500                        | 200,000        | (31,617)             | (7,000)            | 3,580,642                          |
| 2032  | 190             | 5,000                        | 950,000        | -               | 0                            | 0              | (45,207)             | (7,000)            | 4,122,408                          |
| 2033  | 98              | 5,000                        | 490,000        | -               | 0                            | 0              | (54,862)             | (7,000)            | 4,305,055                          |
| 2034  | 33              | 5,000                        | 165,000        | -               | 0                            | 0              | (64,790)             | (7,000)            | 4,671,710                          |
| 2035  | 31              | 5,000                        | 155,000        | -               | 0                            | 0              | (68,485)             | (7,000)            | 4,919,124                          |
| 2036  | 28              | 5,000                        | 140,000        | -               | 0                            | 0              | (74,559)             | (7,000)            | 5,327,264                          |
| 2037  | 28              | 5,000                        | 140,000        | -               | 0                            | 0              | (76,507)             | (7,000)            | 5,462,992                          |
| 2038  | 28              | 5,000                        | 140,000        | -               | 0                            | 0              | (82,943)             | (7,000)            | 5,911,335                          |
| 2039  | 22              | 5,000                        | 110,000        | -               | 0                            | 0              | (84,861)             | (7,000)            | 6,015,013                          |
| 2040  | 22              | 5,000                        | 110,000        | -               | 0                            | 0              | (91,764)             | (7,000)            | 6,495,883                          |
| 2041  | 14              | 5,000                        | 70,000         | -               | 0                            | 0              | (93,394)             | (7,000)            | 6,569,448                          |
| 2042  | 14              | 5,000                        | 70,000         | -               | 0                            | 0              | (100,460)            | (7,000)            | 7,061,706                          |
| 2043  | 14              | 5,000                        | 70,000         | -               | 0                            | 0              | (101,566)            | (7,000)            | 7,138,740                          |
| 2044  | 2               | 5,000                        | 10,000         | -               | 0                            | 0              | (108,768)            | (7,000)            | 7,580,520                          |
| 2045  | 2               | 5,000                        | 10,000         | -               | 0                            | 0              | (109,717)            | (7,000)            | 7,646,644                          |
| 2046  | -               | 0                            | 0              | -               | 0                            | 0              | (116,729)            | (7,000)            | 8,125,145                          |
| 2047  | -               | 0                            | 0              | -               | 0                            | 0              | (117,055)            | (7,000)            | 8,147,840                          |
| 2048  | -               | 0                            | 0              | -               | 0                            | 0              | (124,078)            | (7,000)            | 8,637,130                          |
| 2049  | -               | 0                            | 0              | -               | 0                            | 0              | (124,078)            | (7,000)            | 8,637,130                          |
| 2050  | -               | 0                            | 0              | -               | 0                            | 0              | (131,523)            | (7,000)            | 9,155,778                          |
| 2051  | -               | 0                            | 0              | -               | 0                            | 0              | (131,523)            | (7,000)            | 9,155,778                          |
| 2052  | -               | 0                            | 0              | -               | 0                            | 0              | (139,415)            | (7,000)            | 9,705,545                          |
| 2053  | -               | 0                            | 0              | -               | 0                            | 0              | (139,415)            | (7,000)            | 9,705,545                          |
| 2054  | -               | 0                            | 0              | -               | 0                            | 0              | (147,779)            | (7,000)            | 10,288,297                         |
| 2055  | -               | 0                            | 0              | -               | 0                            | 0              | (147,779)            | (7,000)            | 10,288,297                         |
| 2056  | -               | 0                            | 0              | -               | 0                            | 0              | (156,646)            | (7,000)            | 10,906,015                         |
| 2057  | -               | 0                            | 0              | -               | 0                            | 0              | (156,646)            | (7,000)            | 10,906,015                         |
| 2058  | -               | 0                            | 0              | -               | 0                            | 0              | (166,045)            | (7,000)            | 11,560,796                         |
| 2059  | -               | 0                            | 0              | -               | 0                            | 0              | (166,045)            | (7,000)            | 11,560,796                         |
| 2060  | -               | 0                            | 0              | -               | 0                            | 0              | (176,008)            | (7,000)            | 12,254,864                         |
| 2061  | -               | 0                            | 0              | -               | 0                            | 0              | (176,008)            | (7,000)            | 12,254,864                         |
| 2062  | -               | 0                            | 0              | -               | 0                            | 0              | (186,568)            | (7,000)            | 12,990,576                         |
| 2063  | -               | 0                            | 0              | -               | 0                            | 0              | (186,568)            | (7,000)            | 12,990,576                         |
| 2064  | -               | 0                            | 0              | -               | 0                            | 0              | (197,762)            | (7,000)            | 13,770,430                         |
| Total | 1,507           |                              | 7,535,000      | 380             |                              | 950,000        | (4,120,946)          | (280,000)          | 296,397,546                        |

**Cache Metropolitan District No 1-8**  
**Debt Service**

|       | Total<br><br>Revenue Available<br>for Debt Service | Net Debt Service                        |                                                               | Total       | Surplus Fund   |                                   |                                                   |                  | Ratio Analysis           |                                  |
|-------|----------------------------------------------------|-----------------------------------------|---------------------------------------------------------------|-------------|----------------|-----------------------------------|---------------------------------------------------|------------------|--------------------------|----------------------------------|
|       |                                                    | Series 2024A                            | Series 2034A                                                  |             | Annual Surplus | Funds on Hand<br>Used as a Source | Cumulative<br>Balance <sup>1</sup>                | Released Revenue | Debt Service<br>Coverage | Senior Debt to<br>Assessed Value |
|       |                                                    | Dated: 12/1/2024                        | Dated: 12/1/2034                                              |             |                |                                   |                                                   |                  |                          |                                  |
|       |                                                    | Par: \$58,270,000<br>Proj: \$43,144,100 | Par: \$89,700,000<br>Proj: \$10,339,011<br>Escr: \$82,225,489 |             |                |                                   |                                                   |                  |                          |                                  |
|       |                                                    |                                         |                                                               |             |                |                                   | Series 2024A:<br>11,654,000<br>Series 2034A:<br>- |                  |                          |                                  |
| 2024  | 0                                                  | 0                                       |                                                               | 0           | 0              |                                   | 4,970,000                                         | 0                | n/a                      | n/a                              |
| 2025  | 413,000                                            | 0                                       |                                                               | 0           | 413,000        |                                   | 5,383,000                                         | 0                | n/a                      | 4307%                            |
| 2026  | 473,333                                            | 0                                       |                                                               | 0           | 473,333        |                                   | 5,856,333                                         | 0                | n/a                      | 1154%                            |
| 2027  | 715,541                                            | 0                                       |                                                               | 0           | 715,541        |                                   | 6,571,874                                         | 0                | n/a                      | 618%                             |
| 2028  | 1,523,199                                          | 2,913,500                               |                                                               | 2,913,500   | (1,390,301)    |                                   | 5,181,573                                         | 0                | 52%                      | 375%                             |
| 2029  | 2,265,628                                          | 2,913,500                               |                                                               | 2,913,500   | (647,872)      |                                   | 4,533,701                                         | 0                | 78%                      | 213%                             |
| 2030  | 3,156,943                                          | 2,913,500                               |                                                               | 2,913,500   | 243,443        |                                   | 4,777,144                                         | 0                | 108%                     | 138%                             |
| 2031  | 3,580,642                                          | 2,913,500                               |                                                               | 2,913,500   | 667,142        |                                   | 5,444,286                                         | 0                | 123%                     | 96%                              |
| 2032  | 4,122,408                                          | 3,083,500                               |                                                               | 3,083,500   | 1,038,908      |                                   | 6,483,195                                         | 0                | 134%                     | 79%                              |
| 2033  | 4,305,055                                          | 3,225,000                               |                                                               | 3,225,000   | 1,080,055      |                                   | 7,563,249                                         | 0                | 133%                     | 67%                              |
| 2034  | 4,671,710                                          | 3,394,000                               | 0                                                             | 3,394,000   | 1,277,710      | 8,840,000                         | 0                                                 | 959              | 138%                     | 98%                              |
| 2035  | 4,919,124                                          | Refunded                                | 4,098,000                                                     | 4,098,000   | 821,124        |                                   | 0                                                 | 821,124          | 120%                     | 89%                              |
| 2036  | 5,327,264                                          |                                         | 4,437,600                                                     | 4,437,600   | 889,664        |                                   | 0                                                 | 889,664          | 120%                     | 86%                              |
| 2037  | 5,462,992                                          |                                         | 4,547,800                                                     | 4,547,800   | 915,192        |                                   | 0                                                 | 915,192          | 120%                     | 79%                              |
| 2038  | 5,911,335                                          |                                         | 4,747,200                                                     | 4,747,200   | 1,164,135      |                                   | 0                                                 | 1,164,135        | 125%                     | 76%                              |
| 2039  | 6,015,013                                          |                                         | 4,832,000                                                     | 4,832,000   | 1,183,013      |                                   | 0                                                 | 1,183,013        | 124%                     | 69%                              |
| 2040  | 6,495,883                                          |                                         | 5,036,400                                                     | 5,036,400   | 1,459,483      |                                   | 0                                                 | 1,459,483        | 129%                     | 66%                              |
| 2041  | 6,569,448                                          |                                         | 5,095,400                                                     | 5,095,400   | 1,474,048      |                                   | 0                                                 | 1,474,048        | 129%                     | 60%                              |
| 2042  | 7,061,706                                          |                                         | 5,284,400                                                     | 5,284,400   | 1,777,306      |                                   | 0                                                 | 1,777,306        | 134%                     | 58%                              |
| 2043  | 7,138,740                                          |                                         | 5,323,000                                                     | 5,323,000   | 1,815,740      |                                   | 0                                                 | 1,815,740        | 134%                     | 53%                              |
| 2044  | 7,580,520                                          |                                         | 5,326,800                                                     | 5,326,800   | 2,253,720      |                                   | 0                                                 | 2,253,720        | 142%                     | 51%                              |
| 2045  | 7,646,644                                          |                                         | 5,327,000                                                     | 5,327,000   | 2,319,644      |                                   | 0                                                 | 2,319,644        | 144%                     | 46%                              |
| 2046  | 8,125,145                                          |                                         | 5,323,600                                                     | 5,323,600   | 2,801,545      |                                   | 0                                                 | 2,801,545        | 153%                     | 45%                              |
| 2047  | 8,147,840                                          |                                         | 5,326,600                                                     | 5,326,600   | 2,821,240      |                                   | 0                                                 | 2,821,240        | 153%                     | 41%                              |
| 2048  | 8,637,130                                          |                                         | 5,325,600                                                     | 5,325,600   | 3,311,530      |                                   | 0                                                 | 3,311,530        | 162%                     | 39%                              |
| 2049  | 8,637,130                                          |                                         | 5,325,600                                                     | 5,325,600   | 3,311,530      |                                   | 0                                                 | 3,311,530        | 162%                     | 35%                              |
| 2050  | 9,155,778                                          |                                         | 5,326,400                                                     | 5,326,400   | 3,829,378      |                                   | 0                                                 | 3,829,378        | 172%                     | 34%                              |
| 2051  | 9,155,778                                          |                                         | 5,322,800                                                     | 5,322,800   | 3,832,978      |                                   | 0                                                 | 3,832,978        | 172%                     | 30%                              |
| 2052  | 9,705,545                                          |                                         | 5,324,800                                                     | 5,324,800   | 4,380,745      |                                   | 0                                                 | 4,380,745        | 182%                     | 29%                              |
| 2053  | 9,705,545                                          |                                         | 5,327,000                                                     | 5,327,000   | 4,378,545      |                                   | 0                                                 | 4,378,545        | 182%                     | 25%                              |
| 2054  | 10,288,297                                         |                                         | 5,324,200                                                     | 5,324,200   | 4,964,097      |                                   | 0                                                 | 4,964,097        | 193%                     | 24%                              |
| 2055  | 10,288,297                                         |                                         | 5,326,400                                                     | 5,326,400   | 4,961,897      |                                   | 0                                                 | 4,961,897        | 193%                     | 21%                              |
| 2056  | 10,906,015                                         |                                         | 5,323,200                                                     | 5,323,200   | 5,582,815      |                                   | 0                                                 | 5,582,815        | 205%                     | 19%                              |
| 2057  | 10,906,015                                         |                                         | 5,324,600                                                     | 5,324,600   | 5,581,415      |                                   | 0                                                 | 5,581,415        | 205%                     | 16%                              |
| 2058  | 11,560,796                                         |                                         | 5,325,200                                                     | 5,325,200   | 6,235,596      |                                   | 0                                                 | 6,235,596        | 217%                     | 14%                              |
| 2059  | 11,560,796                                         |                                         | 5,324,800                                                     | 5,324,800   | 6,235,996      |                                   | 0                                                 | 6,235,996        | 217%                     | 12%                              |
| 2060  | 12,254,864                                         |                                         | 5,323,200                                                     | 5,323,200   | 6,931,664      |                                   | 0                                                 | 6,931,664        | 230%                     | 10%                              |
| 2061  | 12,254,864                                         |                                         | 5,325,200                                                     | 5,325,200   | 6,929,664      |                                   | 0                                                 | 6,929,664        | 230%                     | 8%                               |
| 2062  | 12,990,576                                         |                                         | 5,325,400                                                     | 5,325,400   | 7,665,176      |                                   | 0                                                 | 7,665,176        | 244%                     | 6%                               |
| 2063  | 12,990,576                                         |                                         | 5,323,600                                                     | 5,323,600   | 7,666,976      |                                   | 0                                                 | 7,666,976        | 244%                     | 4%                               |
| 2064  | 13,770,430                                         |                                         | 5,322,600                                                     | 5,322,600   | 8,447,830      |                                   | 0                                                 | 8,447,830        | 259%                     | 0%                               |
| Total | 296,397,546                                        | 21,356,500                              | 155,226,400                                                   | 176,582,900 | 119,814,646    | 8,840,000                         |                                                   | 115,944,646      |                          |                                  |

1. Assumes \$4,970,000 Deposit to Surplus Fund at Closing

**Cache Metropolitan District No 1-8**  
**Subordinate Debt Service**

|            | Revenue Available<br>for Debt Service | Interest Payment<br><br>7.500% | Balance of<br>Accrued Interest | Principal Payment | Principal Balance | Debt Service                                                                           | Released<br>Revenue |
|------------|---------------------------------------|--------------------------------|--------------------------------|-------------------|-------------------|----------------------------------------------------------------------------------------|---------------------|
|            |                                       |                                |                                |                   |                   | Series 2034B(3)<br><br>Dated: 12/1/2034<br><br>Par: \$30,555,000<br>Proj: \$29,638,350 |                     |
| 12/15/2024 | -                                     | -                              | -                              | -                 | -                 | -                                                                                      | -                   |
| 12/15/2025 | -                                     | -                              | -                              | -                 | -                 | -                                                                                      | -                   |
| 12/15/2026 | -                                     | -                              | -                              | -                 | -                 | -                                                                                      | -                   |
| 12/15/2027 | -                                     | -                              | -                              | -                 | -                 | -                                                                                      | -                   |
| 12/15/2028 | -                                     | -                              | -                              | -                 | -                 | -                                                                                      | -                   |
| 12/15/2029 | -                                     | -                              | -                              | -                 | -                 | -                                                                                      | -                   |
| 12/15/2030 | -                                     | -                              | -                              | -                 | -                 | -                                                                                      | -                   |
| 12/15/2031 | -                                     | -                              | -                              | -                 | -                 | -                                                                                      | -                   |
| 12/15/2032 | -                                     | -                              | -                              | -                 | -                 | -                                                                                      | -                   |
| 12/15/2033 | -                                     | -                              | -                              | -                 | -                 | -                                                                                      | -                   |
| 12/1/2034  | -                                     | -                              | -                              | -                 | 30,555,000        | -                                                                                      | -                   |
| 12/15/2035 | 821,124                               | 821,124                        | 1,559,620                      | -                 | 30,555,000        | 821,124                                                                                | -                   |
| 12/15/2036 | 889,664                               | 889,664                        | 3,078,553                      | -                 | 30,555,000        | 889,664                                                                                | -                   |
| 12/15/2037 | 915,192                               | 915,192                        | 4,685,877                      | -                 | 30,555,000        | 915,192                                                                                | -                   |
| 12/15/2038 | 1,164,135                             | 1,164,135                      | 6,164,808                      | -                 | 30,555,000        | 1,164,135                                                                              | -                   |
| 12/15/2039 | 1,183,013                             | 1,183,013                      | 7,735,780                      | -                 | 30,555,000        | 1,183,013                                                                              | -                   |
| 12/15/2040 | 1,459,483                             | 1,459,483                      | 9,148,106                      | -                 | 30,555,000        | 1,459,483                                                                              | -                   |
| 12/15/2041 | 1,474,048                             | 1,474,048                      | 10,651,791                     | -                 | 30,555,000        | 1,474,048                                                                              | -                   |
| 12/15/2042 | 1,777,306                             | 1,777,306                      | 11,964,994                     | -                 | 30,555,000        | 1,777,306                                                                              | -                   |
| 12/15/2043 | 1,815,740                             | 1,815,740                      | 13,338,253                     | -                 | 30,555,000        | 1,815,740                                                                              | -                   |
| 12/15/2044 | 2,253,720                             | 2,253,720                      | 14,376,528                     | -                 | 30,555,000        | 2,253,720                                                                              | -                   |
| 12/15/2045 | 2,319,644                             | 2,319,644                      | 15,426,748                     | -                 | 30,555,000        | 2,319,644                                                                              | -                   |
| 12/15/2046 | 2,801,545                             | 2,801,545                      | 16,073,834                     | -                 | 30,555,000        | 2,801,545                                                                              | -                   |
| 12/15/2047 | 2,821,240                             | 2,821,240                      | 16,749,757                     | -                 | 30,555,000        | 2,821,240                                                                              | -                   |
| 12/15/2048 | 3,311,530                             | 3,311,530                      | 16,986,083                     | -                 | 30,555,000        | 3,311,530                                                                              | -                   |
| 12/15/2049 | 3,311,530                             | 3,311,530                      | 17,240,134                     | -                 | 30,555,000        | 3,311,530                                                                              | -                   |
| 12/15/2050 | 3,829,378                             | 3,829,378                      | 16,995,391                     | -                 | 30,555,000        | 3,829,378                                                                              | -                   |
| 12/15/2051 | 3,832,978                             | 3,832,978                      | 16,728,693                     | -                 | 30,555,000        | 3,832,978                                                                              | -                   |
| 12/15/2052 | 4,380,745                             | 4,380,745                      | 15,894,225                     | -                 | 30,555,000        | 4,380,745                                                                              | -                   |
| 12/15/2053 | 4,378,545                             | 4,378,545                      | 14,999,372                     | -                 | 30,555,000        | 4,378,545                                                                              | -                   |
| 12/15/2054 | 4,964,097                             | 4,964,097                      | 13,451,853                     | -                 | 30,555,000        | 4,964,097                                                                              | -                   |
| 12/15/2055 | 4,961,897                             | 4,961,897                      | 11,790,469                     | -                 | 30,555,000        | 4,961,897                                                                              | -                   |
| 12/15/2056 | 5,582,815                             | 5,582,815                      | 9,383,564                      | -                 | 30,555,000        | 5,582,815                                                                              | -                   |
| 12/15/2057 | 5,581,415                             | 5,581,415                      | 6,797,541                      | -                 | 30,555,000        | 5,581,415                                                                              | -                   |
| 12/15/2058 | 6,235,596                             | 6,235,596                      | 3,363,385                      | -                 | 30,555,000        | 6,235,596                                                                              | -                   |
| 12/15/2059 | 6,235,996                             | 5,907,264                      | -                              | 328,000           | 30,227,000        | 6,235,264                                                                              | -                   |
| 12/15/2060 | 6,931,664                             | 2,267,025                      | -                              | 4,665,000         | 25,562,000        | 6,932,025                                                                              | -                   |
| 12/15/2061 | 6,929,664                             | 1,917,150                      | -                              | 5,012,000         | 20,550,000        | 6,929,150                                                                              | -                   |
| 12/15/2062 | 7,665,176                             | 1,541,250                      | -                              | 6,124,000         | 14,426,000        | 7,665,250                                                                              | -                   |
| 12/15/2063 | 7,666,976                             | 1,081,950                      | -                              | 6,585,000         | 7,841,000         | 7,666,950                                                                              | -                   |
| 12/15/2064 | 8,447,830                             | 588,075                        | -                              | 7,841,000         | -                 | 8,429,075                                                                              | 19,592              |
|            | 115,943,687                           | 85,369,096                     |                                | 30,555,000        |                   | 115,924,096                                                                            | 19,592              |

Cache Metropolitan District No 1-8  
Subordinate Debt Service

|            | Revenue Available<br>for Debt Service | Refunding<br>Proceeds | Interest Payment<br><br>8.000% | Balance of<br>Accrued Interest | Principal Payment | Principal Balance | Debt Service                                                    | Released Revenue |
|------------|---------------------------------------|-----------------------|--------------------------------|--------------------------------|-------------------|-------------------|-----------------------------------------------------------------|------------------|
|            |                                       |                       |                                |                                |                   |                   | Series 2024B(3)                                                 |                  |
|            |                                       |                       |                                |                                |                   |                   | Dated: 12/1/2024<br><br>Par: \$11,557,000<br>Proj: \$10,910,290 |                  |
| 12/1/2024  | -                                     |                       | -                              | -                              | -                 | 11,557,000        | -                                                               | -                |
| 12/15/2025 | -                                     |                       | -                              | 960,515                        | -                 | 11,557,000        | -                                                               | -                |
| 12/15/2026 | -                                     |                       | -                              | 1,961,916                      | -                 | 11,557,000        | -                                                               | -                |
| 12/15/2027 | -                                     |                       | -                              | 3,043,430                      | -                 | 11,557,000        | -                                                               | -                |
| 12/15/2028 | -                                     |                       | -                              | 4,211,464                      | -                 | 11,557,000        | -                                                               | -                |
| 12/15/2029 | -                                     |                       | -                              | 5,472,941                      | -                 | 11,557,000        | -                                                               | -                |
| 12/15/2030 | -                                     |                       | -                              | 6,835,336                      | -                 | 11,557,000        | -                                                               | -                |
| 12/15/2031 | -                                     |                       | -                              | 8,306,723                      | -                 | 11,557,000        | -                                                               | -                |
| 12/15/2032 | -                                     |                       | -                              | 9,895,821                      | -                 | 11,557,000        | -                                                               | -                |
| 12/15/2033 | -                                     |                       | -                              | 11,612,047                     | -                 | 11,557,000        | -                                                               | -                |
| 12/1/2034  | -                                     | 24,950,489            | 13,393,489                     | -                              | 11,557,000        | -                 | 24,950,489<br>Refunded                                          | -                |
|            | -                                     |                       | 13,393,489                     |                                | 11,557,000        |                   | 24,950,489                                                      | -                |



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## SOURCES AND USES OF FUNDS

### CACHE METROPOLITAN DISTRICT NO 1-8 Weld County, Colorado

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GENERAL OBLIGATION BONDS, SERIES 2024A SUBORDINATE CASH FLOW BONDS, SERIES 2024B(3)

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#### Service Plan

Dated Date 12/01/2024  
Delivery Date 12/01/2024

| <i>Sources:</i> | <i>Series 2024A</i> | <i>Series<br/>2024B(3)</i> | <i>Total</i>  |
|-----------------|---------------------|----------------------------|---------------|
| Bond Proceeds:  |                     |                            |               |
| Par Amount      | 58,270,000.00       | 11,557,000.00              | 69,827,000.00 |
|                 | 58,270,000.00       | 11,557,000.00              | 69,827,000.00 |

| <i>Uses:</i>              | <i>Series 2024A</i> | <i>Series<br/>2024B(3)</i> | <i>Total</i>  |
|---------------------------|---------------------|----------------------------|---------------|
| Project Fund Deposits:    |                     |                            |               |
| Project Fund              | 43,144,100.00       | 11,210,290.00              | 54,354,390.00 |
| Other Fund Deposits:      |                     |                            |               |
| Capitalized Interest Fund | 8,740,500.00        |                            | 8,740,500.00  |
| Surplus Deposit           | 4,970,000.00        |                            | 4,970,000.00  |
|                           | 13,710,500.00       |                            | 13,710,500.00 |
| Cost of Issuance:         |                     |                            |               |
| Cost of Issuance          | 250,000.00          |                            | 250,000.00    |
| Delivery Date Expenses:   |                     |                            |               |
| Underwriter's Discount    | 1,165,400.00        | 346,710.00                 | 1,512,110.00  |
|                           | 58,270,000.00       | 11,557,000.00              | 69,827,000.00 |

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## SOURCES AND USES OF FUNDS

CACHE METROPOLITAN DISTRICT NO 1-8  
Weld County, Colorado

~~~  
GENERAL OBLIGATION BONDS, SERIES 2024A

~~~  
Service Plan

|               |            |
|---------------|------------|
| Dated Date    | 12/01/2024 |
| Delivery Date | 12/01/2024 |

### Sources:

|                |               |
|----------------|---------------|
| Bond Proceeds: |               |
| Par Amount     | 58,270,000.00 |
|                | <hr/>         |
|                | 58,270,000.00 |
|                | <hr/>         |

### Uses:

|                           |               |
|---------------------------|---------------|
| Project Fund Deposits:    |               |
| Project Fund              | 43,144,100.00 |
| Other Fund Deposits:      |               |
| Capitalized Interest Fund | 8,740,500.00  |
| Surplus Deposit           | <hr/>         |
|                           | 4,970,000.00  |
|                           | <hr/>         |
|                           | 13,710,500.00 |
| Cost of Issuance:         |               |
| Cost of Issuance          | 250,000.00    |
| Delivery Date Expenses:   |               |
| Underwriter's Discount    | 1,165,400.00  |
|                           | <hr/>         |
|                           | 1,165,400.00  |
|                           | <hr/>         |
|                           | 58,270,000.00 |
|                           | <hr/>         |

## BOND SUMMARY STATISTICS

### CACHE METROPOLITAN DISTRICT NO 1-8 Weld County, Colorado

#### GENERAL OBLIGATION BONDS, SERIES 2024A

##### Service Plan

|                                 |                |
|---------------------------------|----------------|
| Dated Date                      | 12/01/2024     |
| Delivery Date                   | 12/01/2024     |
| Last Maturity                   | 12/01/2054     |
| Arbitrage Yield                 | 5.000000%      |
| True Interest Cost (TIC)        | 5.150605%      |
| Net Interest Cost (NIC)         | 5.085128%      |
| All-In TIC                      | 5.183491%      |
| Average Coupon                  | 5.000000%      |
| Average Life (years)            | 23.494         |
| Duration of Issue (years)       | 13.699         |
| Par Amount                      | 58,270,000.00  |
| Bond Proceeds                   | 58,270,000.00  |
| Total Interest                  | 68,449,500.00  |
| Net Interest                    | 69,614,900.00  |
| Total Debt Service              | 126,719,500.00 |
| Maximum Annual Debt Service     | 10,221,750.00  |
| Average Annual Debt Service     | 4,223,983.33   |
| Underwriter's Fees (per \$1000) |                |
| Average Takedown                |                |
| Other Fee                       | 20.000000      |
| Total Underwriter's Discount    | 20.000000      |
| Bid Price                       | 98.000000      |

| <i>Bond Component</i> | <i>Par Value</i> | <i>Price</i> | <i>Average Coupon</i> | <i>Average Life</i> |
|-----------------------|------------------|--------------|-----------------------|---------------------|
| Term Bond Due 2054    | 58,270,000.00    | 100.000      | 5.000%                | 23.494              |
|                       | 58,270,000.00    |              |                       | 23.494              |

|                            | TIC            | All-In TIC     | Arbitrage Yield |
|----------------------------|----------------|----------------|-----------------|
| Par Value                  | 58,270,000.00  | 58,270,000.00  | 58,270,000.00   |
| + Accrued Interest         |                |                |                 |
| + Premium (Discount)       |                |                |                 |
| - Underwriter's Discount   | (1,165,400.00) | (1,165,400.00) |                 |
| - Cost of Issuance Expense |                | (250,000.00)   |                 |
| - Other Amounts            |                |                |                 |
| Target Value               | 57,104,600.00  | 56,854,600.00  | 58,270,000.00   |
| Target Date                | 12/01/2024     | 12/01/2024     | 12/01/2024      |
| Yield                      | 5.150605%      | 5.183491%      | 5.000000%       |

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## BOND PRICING

### CACHE METROPOLITAN DISTRICT NO 1-8 Weld County, Colorado

#### GENERAL OBLIGATION BONDS, SERIES 2024A

##### Service Plan

| <i>Bond Component</i> | <i>Maturity<br/>Date</i> | <i>Amount</i> | <i>Rate</i> | <i>Yield</i> | <i>Price</i> |
|-----------------------|--------------------------|---------------|-------------|--------------|--------------|
| Term Bond Due 2054:   |                          |               |             |              |              |
|                       | 12/01/2025               |               | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2026               |               | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2027               |               | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2028               |               | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2029               |               | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2030               |               | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2031               |               | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2032               | 170,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2033               | 320,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2034               | 505,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2035               | 720,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2036               | 920,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2037               | 1,070,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2038               | 1,300,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2039               | 1,445,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2040               | 1,695,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2041               | 1,840,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2042               | 2,095,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2043               | 2,260,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2044               | 2,475,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2045               | 2,650,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2046               | 2,895,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2047               | 3,055,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2048               | 3,305,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2049               | 3,470,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2050               | 3,745,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2051               | 3,930,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2052               | 4,230,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2053               | 4,440,000     | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2054               | 9,735,000     | 5.000%      | 5.000%       | 100.000      |
|                       |                          | 58,270,000    |             |              |              |

|               |            |
|---------------|------------|
| Dated Date    | 12/01/2024 |
| Delivery Date | 12/01/2024 |
| First Coupon  | 06/01/2025 |

|                         |               |
|-------------------------|---------------|
| Par Amount              | 58,270,000.00 |
| Original Issue Discount |               |

|                        |                |             |
|------------------------|----------------|-------------|
| Production             | 58,270,000.00  | 100.000000% |
| Underwriter's Discount | (1,165,400.00) | (2.000000%) |

|                  |               |            |
|------------------|---------------|------------|
| Purchase Price   | 57,104,600.00 | 98.000000% |
| Accrued Interest |               |            |

|              |               |
|--------------|---------------|
| Net Proceeds | 57,104,600.00 |
|--------------|---------------|

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## NET DEBT SERVICE

### CACHE METROPOLITAN DISTRICT NO 1-8

Weld County, Colorado

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GENERAL OBLIGATION BONDS, SERIES 2024A

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#### Service Plan

| <i>Period<br/>Ending</i> | <i>Principal</i> | <i>Coupon</i> | <i>Interest</i> | <i>Total<br/>Debt Service</i> | <i>Capitalized<br/>Interest<br/>Fund</i> | <i>Surplus<br/>Deposit</i> | <i>Net<br/>Debt Service</i> |
|--------------------------|------------------|---------------|-----------------|-------------------------------|------------------------------------------|----------------------------|-----------------------------|
| 12/01/2025               |                  |               | 2,913,500       | 2,913,500                     | 2,913,500                                |                            |                             |
| 12/01/2026               |                  |               | 2,913,500       | 2,913,500                     | 2,913,500                                |                            |                             |
| 12/01/2027               |                  |               | 2,913,500       | 2,913,500                     | 2,913,500                                |                            |                             |
| 12/01/2028               |                  |               | 2,913,500       | 2,913,500                     |                                          |                            | 2,913,500                   |
| 12/01/2029               |                  |               | 2,913,500       | 2,913,500                     |                                          |                            | 2,913,500                   |
| 12/01/2030               |                  |               | 2,913,500       | 2,913,500                     |                                          |                            | 2,913,500                   |
| 12/01/2031               |                  |               | 2,913,500       | 2,913,500                     |                                          |                            | 2,913,500                   |
| 12/01/2032               | 170,000          | 5.000%        | 2,913,500       | 3,083,500                     |                                          |                            | 3,083,500                   |
| 12/01/2033               | 320,000          | 5.000%        | 2,905,000       | 3,225,000                     |                                          |                            | 3,225,000                   |
| 12/01/2034               | 505,000          | 5.000%        | 2,889,000       | 3,394,000                     |                                          |                            | 3,394,000                   |
| 12/01/2035               | 720,000          | 5.000%        | 2,863,750       | 3,583,750                     |                                          |                            | 3,583,750                   |
| 12/01/2036               | 920,000          | 5.000%        | 2,827,750       | 3,747,750                     |                                          |                            | 3,747,750                   |
| 12/01/2037               | 1,070,000        | 5.000%        | 2,781,750       | 3,851,750                     |                                          |                            | 3,851,750                   |
| 12/01/2038               | 1,300,000        | 5.000%        | 2,728,250       | 4,028,250                     |                                          |                            | 4,028,250                   |
| 12/01/2039               | 1,445,000        | 5.000%        | 2,663,250       | 4,108,250                     |                                          |                            | 4,108,250                   |
| 12/01/2040               | 1,695,000        | 5.000%        | 2,591,000       | 4,286,000                     |                                          |                            | 4,286,000                   |
| 12/01/2041               | 1,840,000        | 5.000%        | 2,506,250       | 4,346,250                     |                                          |                            | 4,346,250                   |
| 12/01/2042               | 2,095,000        | 5.000%        | 2,414,250       | 4,509,250                     |                                          |                            | 4,509,250                   |
| 12/01/2043               | 2,260,000        | 5.000%        | 2,309,500       | 4,569,500                     |                                          |                            | 4,569,500                   |
| 12/01/2044               | 2,475,000        | 5.000%        | 2,196,500       | 4,671,500                     |                                          |                            | 4,671,500                   |
| 12/01/2045               | 2,650,000        | 5.000%        | 2,072,750       | 4,722,750                     |                                          |                            | 4,722,750                   |
| 12/01/2046               | 2,895,000        | 5.000%        | 1,940,250       | 4,835,250                     |                                          |                            | 4,835,250                   |
| 12/01/2047               | 3,055,000        | 5.000%        | 1,795,500       | 4,850,500                     |                                          |                            | 4,850,500                   |
| 12/01/2048               | 3,305,000        | 5.000%        | 1,642,750       | 4,947,750                     |                                          |                            | 4,947,750                   |
| 12/01/2049               | 3,470,000        | 5.000%        | 1,477,500       | 4,947,500                     |                                          |                            | 4,947,500                   |
| 12/01/2050               | 3,745,000        | 5.000%        | 1,304,000       | 5,049,000                     |                                          |                            | 5,049,000                   |
| 12/01/2051               | 3,930,000        | 5.000%        | 1,116,750       | 5,046,750                     |                                          |                            | 5,046,750                   |
| 12/01/2052               | 4,230,000        | 5.000%        | 920,250         | 5,150,250                     |                                          |                            | 5,150,250                   |
| 12/01/2053               | 4,440,000        | 5.000%        | 708,750         | 5,148,750                     |                                          |                            | 5,148,750                   |
| 12/01/2054               | 9,735,000        | 5.000%        | 486,750         | 10,221,750                    |                                          | 4,970,000                  | 5,251,750                   |
|                          | 58,270,000       |               | 68,449,500      | 126,719,500                   | 8,740,500                                | 4,970,000                  | 113,009,000                 |

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## BOND DEBT SERVICE

### CACHE METROPOLITAN DISTRICT NO 1-8 Weld County, Colorado

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GENERAL OBLIGATION BONDS, SERIES 2024A

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#### Service Plan

| <i>Period<br/>Ending</i> | <i>Principal</i> | <i>Coupon</i> | <i>Interest</i> | <i>Debt<br/>Service</i> | <i>Annual<br/>Debt<br/>Service</i> |
|--------------------------|------------------|---------------|-----------------|-------------------------|------------------------------------|
| 06/01/2025               |                  |               | 1,456,750       | 1,456,750               |                                    |
| 12/01/2025               |                  |               | 1,456,750       | 1,456,750               | 2,913,500                          |
| 06/01/2026               |                  |               | 1,456,750       | 1,456,750               |                                    |
| 12/01/2026               |                  |               | 1,456,750       | 1,456,750               | 2,913,500                          |
| 06/01/2027               |                  |               | 1,456,750       | 1,456,750               |                                    |
| 12/01/2027               |                  |               | 1,456,750       | 1,456,750               | 2,913,500                          |
| 06/01/2028               |                  |               | 1,456,750       | 1,456,750               |                                    |
| 12/01/2028               |                  |               | 1,456,750       | 1,456,750               | 2,913,500                          |
| 06/01/2029               |                  |               | 1,456,750       | 1,456,750               |                                    |
| 12/01/2029               |                  |               | 1,456,750       | 1,456,750               | 2,913,500                          |
| 06/01/2030               |                  |               | 1,456,750       | 1,456,750               |                                    |
| 12/01/2030               |                  |               | 1,456,750       | 1,456,750               | 2,913,500                          |
| 06/01/2031               |                  |               | 1,456,750       | 1,456,750               |                                    |
| 12/01/2031               |                  |               | 1,456,750       | 1,456,750               | 2,913,500                          |
| 06/01/2032               |                  |               | 1,456,750       | 1,456,750               |                                    |
| 12/01/2032               | 170,000          | 5.000%        | 1,456,750       | 1,626,750               | 3,083,500                          |
| 06/01/2033               |                  |               | 1,452,500       | 1,452,500               |                                    |
| 12/01/2033               | 320,000          | 5.000%        | 1,452,500       | 1,772,500               | 3,225,000                          |
| 06/01/2034               |                  |               | 1,444,500       | 1,444,500               |                                    |
| 12/01/2034               | 505,000          | 5.000%        | 1,444,500       | 1,949,500               | 3,394,000                          |
| 06/01/2035               |                  |               | 1,431,875       | 1,431,875               |                                    |
| 12/01/2035               | 720,000          | 5.000%        | 1,431,875       | 2,151,875               | 3,583,750                          |
| 06/01/2036               |                  |               | 1,413,875       | 1,413,875               |                                    |
| 12/01/2036               | 920,000          | 5.000%        | 1,413,875       | 2,333,875               | 3,747,750                          |
| 06/01/2037               |                  |               | 1,390,875       | 1,390,875               |                                    |
| 12/01/2037               | 1,070,000        | 5.000%        | 1,390,875       | 2,460,875               | 3,851,750                          |
| 06/01/2038               |                  |               | 1,364,125       | 1,364,125               |                                    |
| 12/01/2038               | 1,300,000        | 5.000%        | 1,364,125       | 2,664,125               | 4,028,250                          |
| 06/01/2039               |                  |               | 1,331,625       | 1,331,625               |                                    |
| 12/01/2039               | 1,445,000        | 5.000%        | 1,331,625       | 2,776,625               | 4,108,250                          |
| 06/01/2040               |                  |               | 1,295,500       | 1,295,500               |                                    |
| 12/01/2040               | 1,695,000        | 5.000%        | 1,295,500       | 2,990,500               | 4,286,000                          |
| 06/01/2041               |                  |               | 1,253,125       | 1,253,125               |                                    |
| 12/01/2041               | 1,840,000        | 5.000%        | 1,253,125       | 3,093,125               | 4,346,250                          |
| 06/01/2042               |                  |               | 1,207,125       | 1,207,125               |                                    |
| 12/01/2042               | 2,095,000        | 5.000%        | 1,207,125       | 3,302,125               | 4,509,250                          |
| 06/01/2043               |                  |               | 1,154,750       | 1,154,750               |                                    |
| 12/01/2043               | 2,260,000        | 5.000%        | 1,154,750       | 3,414,750               | 4,569,500                          |
| 06/01/2044               |                  |               | 1,098,250       | 1,098,250               |                                    |
| 12/01/2044               | 2,475,000        | 5.000%        | 1,098,250       | 3,573,250               | 4,671,500                          |
| 06/01/2045               |                  |               | 1,036,375       | 1,036,375               |                                    |
| 12/01/2045               | 2,650,000        | 5.000%        | 1,036,375       | 3,686,375               | 4,722,750                          |
| 06/01/2046               |                  |               | 970,125         | 970,125                 |                                    |
| 12/01/2046               | 2,895,000        | 5.000%        | 970,125         | 3,865,125               | 4,835,250                          |
| 06/01/2047               |                  |               | 897,750         | 897,750                 |                                    |
| 12/01/2047               | 3,055,000        | 5.000%        | 897,750         | 3,952,750               | 4,850,500                          |
| 06/01/2048               |                  |               | 821,375         | 821,375                 |                                    |
| 12/01/2048               | 3,305,000        | 5.000%        | 821,375         | 4,126,375               | 4,947,750                          |
| 06/01/2049               |                  |               | 738,750         | 738,750                 |                                    |
| 12/01/2049               | 3,470,000        | 5.000%        | 738,750         | 4,208,750               | 4,947,500                          |
| 06/01/2050               |                  |               | 652,000         | 652,000                 |                                    |
| 12/01/2050               | 3,745,000        | 5.000%        | 652,000         | 4,397,000               | 5,049,000                          |
| 06/01/2051               |                  |               | 558,375         | 558,375                 |                                    |
| 12/01/2051               | 3,930,000        | 5.000%        | 558,375         | 4,488,375               | 5,046,750                          |
| 06/01/2052               |                  |               | 460,125         | 460,125                 |                                    |
| 12/01/2052               | 4,230,000        | 5.000%        | 460,125         | 4,690,125               | 5,150,250                          |
| 06/01/2053               |                  |               | 354,375         | 354,375                 |                                    |
| 12/01/2053               | 4,440,000        | 5.000%        | 354,375         | 4,794,375               | 5,148,750                          |
| 06/01/2054               |                  |               | 243,375         | 243,375                 |                                    |
| 12/01/2054               | 9,735,000        | 5.000%        | 243,375         | 9,978,375               | 10,221,750                         |
|                          | 58,270,000       |               | 68,449,500      | 126,719,500             | 126,719,500                        |

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## CALL PROVISIONS

CACHE METROPOLITAN DISTRICT NO 1-8  
Weld County, Colorado

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GENERAL OBLIGATION BONDS, SERIES 2024A

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Service Plan

Call Table: CALL

| <i>Call Date</i> | <i>Call Price</i> |
|------------------|-------------------|
| 12/01/2029       | 103.00            |
| 12/01/2030       | 102.00            |
| 12/01/2031       | 101.00            |
| 12/01/2032       | 100.00            |

## BOND SOLUTION

### CACHE METROPOLITAN DISTRICT NO 1-8 Weld County, Colorado

#### GENERAL OBLIGATION BONDS, SERIES 2024A

##### Service Plan

| <i>Period<br/>Ending</i> | <i>Proposed<br/>Principal</i> | <i>Proposed<br/>Debt Service</i> | <i>Debt Service<br/>Adjustments</i> | <i>Total Adj<br/>Debt Service</i> | <i>Revenue<br/>Constraints</i> | <i>Unused<br/>Revenues</i> | <i>Debt Service<br/>Coverage</i> |
|--------------------------|-------------------------------|----------------------------------|-------------------------------------|-----------------------------------|--------------------------------|----------------------------|----------------------------------|
| 12/01/2025               |                               | 2,913,500                        | (2,913,500)                         |                                   | 413,000                        | 413,000                    |                                  |
| 12/01/2026               |                               | 2,913,500                        | (2,913,500)                         |                                   | 473,333                        | 473,333                    |                                  |
| 12/01/2027               |                               | 2,913,500                        | (2,913,500)                         |                                   | 715,541                        | 715,541                    |                                  |
| 12/01/2028               |                               | 2,913,500                        |                                     | 2,913,500                         | 1,516,124                      | (1,397,376)                | 52.04%                           |
| 12/01/2029               |                               | 2,913,500                        |                                     | 2,913,500                         | 2,258,553                      | (654,947)                  | 77.52%                           |
| 12/01/2030               |                               | 2,913,500                        |                                     | 2,913,500                         | 3,124,754                      | 211,254                    | 107.25%                          |
| 12/01/2031               |                               | 2,913,500                        |                                     | 2,913,500                         | 3,548,453                      | 634,953                    | 121.79%                          |
| 12/01/2032               | 170,000                       | 3,083,500                        |                                     | 3,083,500                         | 4,014,360                      | 930,860                    | 130.19%                          |
| 12/01/2033               | 320,000                       | 3,225,000                        |                                     | 3,225,000                         | 4,197,007                      | 972,007                    | 130.14%                          |
| 12/01/2034               | 505,000                       | 3,394,000                        |                                     | 3,394,000                         | 4,416,367                      | 1,022,367                  | 130.12%                          |
| 12/01/2035               | 720,000                       | 3,583,750                        |                                     | 3,583,750                         | 4,663,781                      | 1,080,031                  | 130.14%                          |
| 12/01/2036               | 920,000                       | 3,747,750                        |                                     | 3,747,750                         | 4,877,850                      | 1,130,100                  | 130.15%                          |
| 12/01/2037               | 1,070,000                     | 3,851,750                        |                                     | 3,851,750                         | 5,013,578                      | 1,161,828                  | 130.16%                          |
| 12/01/2038               | 1,300,000                     | 4,028,250                        |                                     | 4,028,250                         | 5,241,409                      | 1,213,159                  | 130.12%                          |
| 12/01/2039               | 1,445,000                     | 4,108,250                        |                                     | 4,108,250                         | 5,345,088                      | 1,236,838                  | 130.11%                          |
| 12/01/2040               | 1,695,000                     | 4,286,000                        |                                     | 4,286,000                         | 5,577,755                      | 1,291,755                  | 130.14%                          |
| 12/01/2041               | 1,840,000                     | 4,346,250                        |                                     | 4,346,250                         | 5,651,319                      | 1,305,069                  | 130.03%                          |
| 12/01/2042               | 2,095,000                     | 4,509,250                        |                                     | 4,509,250                         | 5,866,327                      | 1,357,077                  | 130.10%                          |
| 12/01/2043               | 2,260,000                     | 4,569,500                        |                                     | 4,569,500                         | 5,943,360                      | 1,373,860                  | 130.07%                          |
| 12/01/2044               | 2,475,000                     | 4,671,500                        |                                     | 4,671,500                         | 6,079,096                      | 1,407,596                  | 130.13%                          |
| 12/01/2045               | 2,650,000                     | 4,722,750                        |                                     | 4,722,750                         | 6,145,220                      | 1,422,470                  | 130.12%                          |
| 12/01/2046               | 2,895,000                     | 4,835,250                        |                                     | 4,835,250                         | 6,288,278                      | 1,453,028                  | 130.05%                          |
| 12/01/2047               | 3,055,000                     | 4,850,500                        |                                     | 4,850,500                         | 6,310,973                      | 1,460,473                  | 130.11%                          |
| 12/01/2048               | 3,305,000                     | 4,947,750                        |                                     | 4,947,750                         | 6,437,333                      | 1,489,583                  | 130.11%                          |
| 12/01/2049               | 3,470,000                     | 4,947,500                        |                                     | 4,947,500                         | 6,437,333                      | 1,489,833                  | 130.11%                          |
| 12/01/2050               | 3,745,000                     | 5,049,000                        |                                     | 5,049,000                         | 6,566,219                      | 1,517,219                  | 130.05%                          |
| 12/01/2051               | 3,930,000                     | 5,046,750                        |                                     | 5,046,750                         | 6,566,219                      | 1,519,469                  | 130.11%                          |
| 12/01/2052               | 4,230,000                     | 5,150,250                        |                                     | 5,150,250                         | 6,697,684                      | 1,547,434                  | 130.05%                          |
| 12/01/2053               | 4,440,000                     | 5,148,750                        |                                     | 5,148,750                         | 6,697,684                      | 1,548,934                  | 130.08%                          |
| 12/01/2054               | 9,735,000                     | 10,221,750                       | (4,970,000)                         | 5,251,750                         | 6,831,777                      | 1,580,027                  | 130.09%                          |
|                          | 58,270,000                    | 126,719,500                      | (13,710,500)                        | 113,009,000                       | 143,915,776                    | 30,906,776                 |                                  |



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## SOURCES AND USES OF FUNDS

CACHE METROPOLITAN DISTRICT NO 1-8  
Weld County, Colorado

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SUBORDINATE CASH FLOW BONDS, SERIES 2024B(3)

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Service Plan

|               |            |
|---------------|------------|
| Dated Date    | 12/01/2024 |
| Delivery Date | 12/01/2024 |

### Sources:

|                |               |
|----------------|---------------|
| Bond Proceeds: |               |
| Par Amount     | 11,557,000.00 |
|                |               |
|                | 11,557,000.00 |

### Uses:

|                         |               |
|-------------------------|---------------|
| Project Fund Deposits:  |               |
| Project Fund            | 11,210,290.00 |
|                         |               |
| Delivery Date Expenses: |               |
| Underwriter's Discount  | 346,710.00    |
|                         |               |
|                         | 11,557,000.00 |

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## BOND PRICING

### CACHE METROPOLITAN DISTRICT NO 1-8 Weld County, Colorado

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SUBORDINATE CASH FLOW BONDS, SERIES 2024B(3)

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**Service Plan**

| <i>Bond Component</i> | <i>Maturity<br/>Date</i> | <i>Amount</i> | <i>Rate</i> | <i>Yield</i> | <i>Price</i> |
|-----------------------|--------------------------|---------------|-------------|--------------|--------------|
| Term Bond Due 2054:   | 12/15/2054               | 11,557,000    | 8.000%      | 8.000%       | 100.000      |
|                       |                          | 11,557,000    |             |              |              |

|                         |               |             |
|-------------------------|---------------|-------------|
| Dated Date              | 12/01/2024    |             |
| Delivery Date           | 12/01/2024    |             |
| First Coupon            | 12/15/2024    |             |
| Par Amount              | 11,557,000.00 |             |
| Original Issue Discount |               |             |
| Production              | 11,557,000.00 | 100.000000% |
| Underwriter's Discount  | (346,710.00)  | (3.000000%) |
| Purchase Price          | 11,210,290.00 | 97.000000%  |
| Accrued Interest        |               |             |
| Net Proceeds            | 11,210,290.00 |             |

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## CALL PROVISIONS

CACHE METROPOLITAN DISTRICT NO 1-8  
Weld County, Colorado

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SUBORDINATE CASH FLOW BONDS, SERIES 2024B(3)

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Service Plan

Call Table: CALL

| <i>Call Date</i> | <i>Call Price</i> |
|------------------|-------------------|
| 12/01/2029       | 103.00            |
| 12/01/2030       | 102.00            |
| 12/01/2031       | 101.00            |
| 12/01/2032       | 100.00            |

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## SOURCES AND USES OF FUNDS

### CACHE METROPOLITAN DISTRICT NO 1-8 Weld County, Colorado

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GENERAL OBLIGATION BONDS, SERIES 2024A SUBORDINATE CASH FLOW BONDS, SERIES 2024B(3)

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#### Service Plan

Dated Date 12/01/2034  
Delivery Date 12/01/2034

| <i>Sources:</i>         | <i>Series 2034</i> | <i>Series<br/>2034B(3)</i> | <i>Total</i>   |
|-------------------------|--------------------|----------------------------|----------------|
| Bond Proceeds:          |                    |                            |                |
| Par Amount              | 89,700,000.00      | 30,555,000.00              | 120,255,000.00 |
| Other Sources of Funds: |                    |                            |                |
| Surplus Fund            | 8,840,000.00       |                            | 8,840,000.00   |
|                         | 98,540,000.00      | 30,555,000.00              | 129,095,000.00 |

| <i>Uses:</i>               | <i>Series 2034</i> | <i>Series<br/>2034B(3)</i> | <i>Total</i>   |
|----------------------------|--------------------|----------------------------|----------------|
| Project Fund Deposits:     |                    |                            |                |
| Project Fund               | 10,339,011.00      | 29,638,350.00              | 39,977,361.00  |
| Refunding Escrow Deposits: |                    |                            |                |
| Cash Deposit               | 82,225,489.00      |                            | 82,225,489.00  |
| Other Fund Deposits:       |                    |                            |                |
| Debt Service Reserve Fund  | 5,327,000.00       |                            | 5,327,000.00   |
| Cost of Issuance:          | 200,000.00         |                            | 200,000.00     |
| Delivery Date Expenses:    |                    |                            |                |
| Underwriter's Discount     | 448,500.00         | 916,650.00                 | 1,365,150.00   |
|                            | 98,540,000.00      | 30,555,000.00              | 129,095,000.00 |

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## SOURCES AND USES OF FUNDS

### CACHE METROPOLITAN DISTRICT NO 1-8 Weld County, Colorado

~~~  
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2034A

~~~  
**Service Plan**

|               |            |
|---------------|------------|
| Dated Date    | 12/01/2034 |
| Delivery Date | 12/01/2034 |

**Sources:**

|                         |               |
|-------------------------|---------------|
| <hr/>                   |               |
| Bond Proceeds:          |               |
| Par Amount              | 89,700,000.00 |
| Other Sources of Funds: |               |
| Surplus Fund            | 8,840,000.00  |
| <hr/>                   |               |
|                         | 98,540,000.00 |
| <hr/>                   |               |

**Uses:**

|                            |               |
|----------------------------|---------------|
| <hr/>                      |               |
| Project Fund Deposits:     |               |
| Project Fund               | 10,339,011.00 |
| Refunding Escrow Deposits: |               |
| Cash Deposit               | 82,225,489.00 |
| Other Fund Deposits:       |               |
| Debt Service Reserve Fund  | 5,327,000.00  |
| Cost of Issuance:          |               |
|                            | 200,000.00    |
| Delivery Date Expenses:    |               |
| Underwriter's Discount     | 448,500.00    |
| <hr/>                      |               |
|                            | 98,540,000.00 |
| <hr/>                      |               |

## BOND SUMMARY STATISTICS

### CACHE METROPOLITAN DISTRICT NO 1-8 Weld County, Colorado

#### GENERAL OBLIGATION REFUNDING BONDS, SERIES 2034A

##### Service Plan

|                                 |                |
|---------------------------------|----------------|
| Dated Date                      | 12/01/2034     |
| Delivery Date                   | 12/01/2034     |
| Last Maturity                   | 12/01/2064     |
| Arbitrage Yield                 | 4.000000%      |
| True Interest Cost (TIC)        | 4.038765%      |
| Net Interest Cost (NIC)         | 4.025320%      |
| All-In TIC                      | 4.056143%      |
| Average Coupon                  | 4.000000%      |
| Average Life (years)            | 19.747         |
| Duration of Issue (years)       | 13.177         |
| Par Amount                      | 89,700,000.00  |
| Bond Proceeds                   | 89,700,000.00  |
| Total Interest                  | 70,853,400.00  |
| Net Interest                    | 71,301,900.00  |
| Total Debt Service              | 160,553,400.00 |
| Maximum Annual Debt Service     | 10,649,600.00  |
| Average Annual Debt Service     | 5,351,780.00   |
| Underwriter's Fees (per \$1000) |                |
| Average Takedown                |                |
| Other Fee                       | 5.000000       |
| Total Underwriter's Discount    | 5.000000       |
| Bid Price                       | 99.500000      |

| <i>Bond Component</i> | <i>Par Value</i> | <i>Price</i> | <i>Average Coupon</i> | <i>Average Life</i> |
|-----------------------|------------------|--------------|-----------------------|---------------------|
| Term Bond due 2064    | 89,700,000.00    | 100.000      | 4.000%                | 19.747              |
|                       | 89,700,000.00    |              |                       | 19.747              |

|                            | TIC           | All-In TIC    | Arbitrage Yield |
|----------------------------|---------------|---------------|-----------------|
| Par Value                  | 89,700,000.00 | 89,700,000.00 | 89,700,000.00   |
| + Accrued Interest         |               |               |                 |
| + Premium (Discount)       |               |               |                 |
| - Underwriter's Discount   | (448,500.00)  | (448,500.00)  |                 |
| - Cost of Issuance Expense |               | (200,000.00)  |                 |
| - Other Amounts            |               |               |                 |
| Target Value               | 89,251,500.00 | 89,051,500.00 | 89,700,000.00   |
| Target Date                | 12/01/2034    | 12/01/2034    | 12/01/2034      |
| Yield                      | 4.038765%     | 4.056143%     | 4.000000%       |

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## BOND PRICING

### CACHE METROPOLITAN DISTRICT NO 1-8 Weld County, Colorado

~~~  
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2034A

~~~  
**Service Plan**

| <i>Bond Component</i> | <i>Maturity Date</i> | <i>Amount</i> | <i>Rate</i> | <i>Yield</i> | <i>Price</i> |
|-----------------------|----------------------|---------------|-------------|--------------|--------------|
| Term Bond due 2064:   |                      |               |             |              |              |
|                       | 12/01/2035           | 510,000       | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2036           | 870,000       | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2037           | 1,015,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2038           | 1,255,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2039           | 1,390,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2040           | 1,650,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2041           | 1,775,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2042           | 2,035,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2043           | 2,155,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2044           | 2,245,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2045           | 2,335,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2046           | 2,425,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2047           | 2,525,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2048           | 2,625,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2049           | 2,730,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2050           | 2,840,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2051           | 2,950,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2052           | 3,070,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2053           | 3,195,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2054           | 3,320,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2055           | 3,455,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2056           | 3,590,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2057           | 3,735,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2058           | 3,885,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2059           | 4,040,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2060           | 4,200,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2061           | 4,370,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2062           | 4,545,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2063           | 4,725,000     | 4.000%      | 4.000%       | 100.000      |
|                       | 12/01/2064           | 10,240,000    | 4.000%      | 4.000%       | 100.000      |
|                       |                      | 89,700,000    |             |              |              |

|               |            |
|---------------|------------|
| Dated Date    | 12/01/2034 |
| Delivery Date | 12/01/2034 |
| First Coupon  | 06/01/2035 |

|                         |               |
|-------------------------|---------------|
| Par Amount              | 89,700,000.00 |
| Original Issue Discount |               |

|                        |               |             |
|------------------------|---------------|-------------|
| Production             | 89,700,000.00 | 100.000000% |
| Underwriter's Discount | (448,500.00)  | (0.500000%) |

|                  |               |            |
|------------------|---------------|------------|
| Purchase Price   | 89,251,500.00 | 99.500000% |
| Accrued Interest |               |            |

|              |               |
|--------------|---------------|
| Net Proceeds | 89,251,500.00 |
|--------------|---------------|

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## NET DEBT SERVICE

### CACHE METROPOLITAN DISTRICT NO 1-8 Weld County, Colorado

~~~  
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2034A

~~~  
**Service Plan**

| <i>Period<br/>Ending</i> | <i>Principal</i> | <i>Coupon</i> | <i>Interest</i> | <i>Total<br/>Debt Service</i> | <i>Debt Service<br/>Reserve Fund</i> | <i>Net<br/>Debt Service</i> |
|--------------------------|------------------|---------------|-----------------|-------------------------------|--------------------------------------|-----------------------------|
| 12/01/2035               | 510,000          | 4.000%        | 3,588,000       | 4,098,000                     |                                      | 4,098,000                   |
| 12/01/2036               | 870,000          | 4.000%        | 3,567,600       | 4,437,600                     |                                      | 4,437,600                   |
| 12/01/2037               | 1,015,000        | 4.000%        | 3,532,800       | 4,547,800                     |                                      | 4,547,800                   |
| 12/01/2038               | 1,255,000        | 4.000%        | 3,492,200       | 4,747,200                     |                                      | 4,747,200                   |
| 12/01/2039               | 1,390,000        | 4.000%        | 3,442,000       | 4,832,000                     |                                      | 4,832,000                   |
| 12/01/2040               | 1,650,000        | 4.000%        | 3,386,400       | 5,036,400                     |                                      | 5,036,400                   |
| 12/01/2041               | 1,775,000        | 4.000%        | 3,320,400       | 5,095,400                     |                                      | 5,095,400                   |
| 12/01/2042               | 2,035,000        | 4.000%        | 3,249,400       | 5,284,400                     |                                      | 5,284,400                   |
| 12/01/2043               | 2,155,000        | 4.000%        | 3,168,000       | 5,323,000                     |                                      | 5,323,000                   |
| 12/01/2044               | 2,245,000        | 4.000%        | 3,081,800       | 5,326,800                     |                                      | 5,326,800                   |
| 12/01/2045               | 2,335,000        | 4.000%        | 2,992,000       | 5,327,000                     |                                      | 5,327,000                   |
| 12/01/2046               | 2,425,000        | 4.000%        | 2,898,600       | 5,323,600                     |                                      | 5,323,600                   |
| 12/01/2047               | 2,525,000        | 4.000%        | 2,801,600       | 5,326,600                     |                                      | 5,326,600                   |
| 12/01/2048               | 2,625,000        | 4.000%        | 2,700,600       | 5,325,600                     |                                      | 5,325,600                   |
| 12/01/2049               | 2,730,000        | 4.000%        | 2,595,600       | 5,325,600                     |                                      | 5,325,600                   |
| 12/01/2050               | 2,840,000        | 4.000%        | 2,486,400       | 5,326,400                     |                                      | 5,326,400                   |
| 12/01/2051               | 2,950,000        | 4.000%        | 2,372,800       | 5,322,800                     |                                      | 5,322,800                   |
| 12/01/2052               | 3,070,000        | 4.000%        | 2,254,800       | 5,324,800                     |                                      | 5,324,800                   |
| 12/01/2053               | 3,195,000        | 4.000%        | 2,132,000       | 5,327,000                     |                                      | 5,327,000                   |
| 12/01/2054               | 3,320,000        | 4.000%        | 2,004,200       | 5,324,200                     |                                      | 5,324,200                   |
| 12/01/2055               | 3,455,000        | 4.000%        | 1,871,400       | 5,326,400                     |                                      | 5,326,400                   |
| 12/01/2056               | 3,590,000        | 4.000%        | 1,733,200       | 5,323,200                     |                                      | 5,323,200                   |
| 12/01/2057               | 3,735,000        | 4.000%        | 1,589,600       | 5,324,600                     |                                      | 5,324,600                   |
| 12/01/2058               | 3,885,000        | 4.000%        | 1,440,200       | 5,325,200                     |                                      | 5,325,200                   |
| 12/01/2059               | 4,040,000        | 4.000%        | 1,284,800       | 5,324,800                     |                                      | 5,324,800                   |
| 12/01/2060               | 4,200,000        | 4.000%        | 1,123,200       | 5,323,200                     |                                      | 5,323,200                   |
| 12/01/2061               | 4,370,000        | 4.000%        | 955,200         | 5,325,200                     |                                      | 5,325,200                   |
| 12/01/2062               | 4,545,000        | 4.000%        | 780,400         | 5,325,400                     |                                      | 5,325,400                   |
| 12/01/2063               | 4,725,000        | 4.000%        | 598,600         | 5,323,600                     |                                      | 5,323,600                   |
| 12/01/2064               | 10,240,000       | 4.000%        | 409,600         | 10,649,600                    | 5,327,000                            | 5,322,600                   |
|                          | 89,700,000       |               | 70,853,400      | 160,553,400                   | 5,327,000                            | 155,226,400                 |



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## BOND DEBT SERVICE

### CACHE METROPOLITAN DISTRICT NO 1-8 Weld County, Colorado

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GENERAL OBLIGATION REFUNDING BONDS, SERIES 2034A

~~~

#### Service Plan

| <i>Period<br/>Ending</i> | <i>Principal</i> | <i>Coupon</i> | <i>Interest</i> | <i>Debt<br/>Service</i> | <i>Annual<br/>Debt<br/>Service</i> |
|--------------------------|------------------|---------------|-----------------|-------------------------|------------------------------------|
| 06/01/2035               |                  |               | 1,794,000       | 1,794,000               |                                    |
| 12/01/2035               | 510,000          | 4.000%        | 1,794,000       | 2,304,000               | 4,098,000                          |
| 06/01/2036               |                  |               | 1,783,800       | 1,783,800               |                                    |
| 12/01/2036               | 870,000          | 4.000%        | 1,783,800       | 2,653,800               | 4,437,600                          |
| 06/01/2037               |                  |               | 1,766,400       | 1,766,400               |                                    |
| 12/01/2037               | 1,015,000        | 4.000%        | 1,766,400       | 2,781,400               | 4,547,800                          |
| 06/01/2038               |                  |               | 1,746,100       | 1,746,100               |                                    |
| 12/01/2038               | 1,255,000        | 4.000%        | 1,746,100       | 3,001,100               | 4,747,200                          |
| 06/01/2039               |                  |               | 1,721,000       | 1,721,000               |                                    |
| 12/01/2039               | 1,390,000        | 4.000%        | 1,721,000       | 3,111,000               | 4,832,000                          |
| 06/01/2040               |                  |               | 1,693,200       | 1,693,200               |                                    |
| 12/01/2040               | 1,650,000        | 4.000%        | 1,693,200       | 3,343,200               | 5,036,400                          |
| 06/01/2041               |                  |               | 1,660,200       | 1,660,200               |                                    |
| 12/01/2041               | 1,775,000        | 4.000%        | 1,660,200       | 3,435,200               | 5,095,400                          |
| 06/01/2042               |                  |               | 1,624,700       | 1,624,700               |                                    |
| 12/01/2042               | 2,035,000        | 4.000%        | 1,624,700       | 3,659,700               | 5,284,400                          |
| 06/01/2043               |                  |               | 1,584,000       | 1,584,000               |                                    |
| 12/01/2043               | 2,155,000        | 4.000%        | 1,584,000       | 3,739,000               | 5,323,000                          |
| 06/01/2044               |                  |               | 1,540,900       | 1,540,900               |                                    |
| 12/01/2044               | 2,245,000        | 4.000%        | 1,540,900       | 3,785,900               | 5,326,800                          |
| 06/01/2045               |                  |               | 1,496,000       | 1,496,000               |                                    |
| 12/01/2045               | 2,335,000        | 4.000%        | 1,496,000       | 3,831,000               | 5,327,000                          |
| 06/01/2046               |                  |               | 1,449,300       | 1,449,300               |                                    |
| 12/01/2046               | 2,425,000        | 4.000%        | 1,449,300       | 3,874,300               | 5,323,600                          |
| 06/01/2047               |                  |               | 1,400,800       | 1,400,800               |                                    |
| 12/01/2047               | 2,525,000        | 4.000%        | 1,400,800       | 3,925,800               | 5,326,600                          |
| 06/01/2048               |                  |               | 1,350,300       | 1,350,300               |                                    |
| 12/01/2048               | 2,625,000        | 4.000%        | 1,350,300       | 3,975,300               | 5,325,600                          |
| 06/01/2049               |                  |               | 1,297,800       | 1,297,800               |                                    |
| 12/01/2049               | 2,730,000        | 4.000%        | 1,297,800       | 4,027,800               | 5,325,600                          |
| 06/01/2050               |                  |               | 1,243,200       | 1,243,200               |                                    |
| 12/01/2050               | 2,840,000        | 4.000%        | 1,243,200       | 4,083,200               | 5,326,400                          |
| 06/01/2051               |                  |               | 1,186,400       | 1,186,400               |                                    |
| 12/01/2051               | 2,950,000        | 4.000%        | 1,186,400       | 4,136,400               | 5,322,800                          |
| 06/01/2052               |                  |               | 1,127,400       | 1,127,400               |                                    |
| 12/01/2052               | 3,070,000        | 4.000%        | 1,127,400       | 4,197,400               | 5,324,800                          |
| 06/01/2053               |                  |               | 1,066,000       | 1,066,000               |                                    |
| 12/01/2053               | 3,195,000        | 4.000%        | 1,066,000       | 4,261,000               | 5,327,000                          |
| 06/01/2054               |                  |               | 1,002,100       | 1,002,100               |                                    |
| 12/01/2054               | 3,320,000        | 4.000%        | 1,002,100       | 4,322,100               | 5,324,200                          |
| 06/01/2055               |                  |               | 935,700         | 935,700                 |                                    |
| 12/01/2055               | 3,455,000        | 4.000%        | 935,700         | 4,390,700               | 5,326,400                          |
| 06/01/2056               |                  |               | 866,600         | 866,600                 |                                    |
| 12/01/2056               | 3,590,000        | 4.000%        | 866,600         | 4,456,600               | 5,323,200                          |
| 06/01/2057               |                  |               | 794,800         | 794,800                 |                                    |
| 12/01/2057               | 3,735,000        | 4.000%        | 794,800         | 4,529,800               | 5,324,600                          |
| 06/01/2058               |                  |               | 720,100         | 720,100                 |                                    |
| 12/01/2058               | 3,885,000        | 4.000%        | 720,100         | 4,605,100               | 5,325,200                          |
| 06/01/2059               |                  |               | 642,400         | 642,400                 |                                    |
| 12/01/2059               | 4,040,000        | 4.000%        | 642,400         | 4,682,400               | 5,324,800                          |
| 06/01/2060               |                  |               | 561,600         | 561,600                 |                                    |
| 12/01/2060               | 4,200,000        | 4.000%        | 561,600         | 4,761,600               | 5,323,200                          |
| 06/01/2061               |                  |               | 477,600         | 477,600                 |                                    |
| 12/01/2061               | 4,370,000        | 4.000%        | 477,600         | 4,847,600               | 5,325,200                          |
| 06/01/2062               |                  |               | 390,200         | 390,200                 |                                    |
| 12/01/2062               | 4,545,000        | 4.000%        | 390,200         | 4,935,200               | 5,325,400                          |
| 06/01/2063               |                  |               | 299,300         | 299,300                 |                                    |
| 12/01/2063               | 4,725,000        | 4.000%        | 299,300         | 5,024,300               | 5,323,600                          |
| 06/01/2064               |                  |               | 204,800         | 204,800                 |                                    |
| 12/01/2064               | 10,240,000       | 4.000%        | 204,800         | 10,444,800              | 10,649,600                         |
|                          | 89,700,000       |               | 70,853,400      | 160,553,400             | 160,553,400                        |

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## CALL PROVISIONS

CACHE METROPOLITAN DISTRICT NO 1-8  
Weld County, Colorado

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GENERAL OBLIGATION REFUNDING BONDS, SERIES 2034A

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Service Plan

Call Table: CALL

| <i>Call Date</i> | <i>Call Price</i> |
|------------------|-------------------|
| 12/01/2044       | 100.00            |

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## SUMMARY OF BONDS REFUNDED

### CACHE METROPOLITAN DISTRICT NO 1-8 Weld County, Colorado

~~~  
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2034A

~~~  
**Service Plan**

| <i>Bond</i>                  | <i>Maturity<br/>Date</i> | <i>Interest<br/>Rate</i> | <i>Par<br/>Amount</i> | <i>Call<br/>Date</i> | <i>Call<br/>Price</i> |
|------------------------------|--------------------------|--------------------------|-----------------------|----------------------|-----------------------|
| Series 2024A, 2024A, TERM54: |                          |                          |                       |                      |                       |
|                              | 12/01/2035               | 5.000%                   | 720,000               | 12/01/2034           | 100.000               |
|                              | 12/01/2036               | 5.000%                   | 920,000               | 12/01/2034           | 100.000               |
|                              | 12/01/2037               | 5.000%                   | 1,070,000             | 12/01/2034           | 100.000               |
|                              | 12/01/2038               | 5.000%                   | 1,300,000             | 12/01/2034           | 100.000               |
|                              | 12/01/2039               | 5.000%                   | 1,445,000             | 12/01/2034           | 100.000               |
|                              | 12/01/2040               | 5.000%                   | 1,695,000             | 12/01/2034           | 100.000               |
|                              | 12/01/2041               | 5.000%                   | 1,840,000             | 12/01/2034           | 100.000               |
|                              | 12/01/2042               | 5.000%                   | 2,095,000             | 12/01/2034           | 100.000               |
|                              | 12/01/2043               | 5.000%                   | 2,260,000             | 12/01/2034           | 100.000               |
|                              | 12/01/2044               | 5.000%                   | 2,475,000             | 12/01/2034           | 100.000               |
|                              | 12/01/2045               | 5.000%                   | 2,650,000             | 12/01/2034           | 100.000               |
|                              | 12/01/2046               | 5.000%                   | 2,895,000             | 12/01/2034           | 100.000               |
|                              | 12/01/2047               | 5.000%                   | 3,055,000             | 12/01/2034           | 100.000               |
|                              | 12/01/2048               | 5.000%                   | 3,305,000             | 12/01/2034           | 100.000               |
|                              | 12/01/2049               | 5.000%                   | 3,470,000             | 12/01/2034           | 100.000               |
|                              | 12/01/2050               | 5.000%                   | 3,745,000             | 12/01/2034           | 100.000               |
|                              | 12/01/2051               | 5.000%                   | 3,930,000             | 12/01/2034           | 100.000               |
|                              | 12/01/2052               | 5.000%                   | 4,230,000             | 12/01/2034           | 100.000               |
|                              | 12/01/2053               | 5.000%                   | 4,440,000             | 12/01/2034           | 100.000               |
|                              | 12/01/2054               | 5.000%                   | 9,735,000             | 12/01/2034           | 100.000               |
|                              |                          |                          | 57,275,000            |                      |                       |

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## ESCROW REQUIREMENTS

CACHE METROPOLITAN DISTRICT NO 1-8  
Weld County, Colorado

~~~

GENERAL OBLIGATION REFUNDING BONDS, SERIES 2034A

~~~

### Service Plan

|               |            |
|---------------|------------|
| Dated Date    | 12/01/2034 |
| Delivery Date | 12/01/2034 |

### Pay & Cancel Series 2024A (PC24A)

| <i>Period<br/>Ending</i> | <i>Principal<br/>Redeemed</i> | <i>Total</i>  |
|--------------------------|-------------------------------|---------------|
| 12/01/2034               | 57,275,000                    | 57,275,000.00 |
|                          | 57,275,000                    | 57,275,000.00 |

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## ESCROW REQUIREMENTS

CACHE METROPOLITAN DISTRICT NO 1-8  
Weld County, Colorado

~~~

GENERAL OBLIGATION REFUNDING BONDS, SERIES 2034A

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### Service Plan

|               |            |
|---------------|------------|
| Dated Date    | 12/01/2034 |
| Delivery Date | 12/01/2034 |

### Pay & Cancel Series 2024B(3) (PC24B3)

| <i>Period<br/>Ending</i> | <i>Interest</i> | <i>Principal<br/>Redeemed</i> | <i>Total</i>  |
|--------------------------|-----------------|-------------------------------|---------------|
| 12/01/2034               | 13,393,489.00   | 11,557,000                    | 24,950,489.00 |
|                          | 13,393,489.00   | 11,557,000                    | 24,950,489.00 |

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## BOND SOLUTION

### CACHE METROPOLITAN DISTRICT NO 1-8

Weld County, Colorado

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GENERAL OBLIGATION REFUNDING BONDS, SERIES 2034A

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#### Service Plan

| <i>Period<br/>Ending</i> | <i>Proposed<br/>Principal</i> | <i>Proposed<br/>Debt Service</i> | <i>Debt Service<br/>Adjustments</i> | <i>Total Adj<br/>Debt Service</i> | <i>Revenue<br/>Constraints</i> | <i>Unused<br/>Revenues</i> | <i>Debt Service<br/>Coverage</i> |
|--------------------------|-------------------------------|----------------------------------|-------------------------------------|-----------------------------------|--------------------------------|----------------------------|----------------------------------|
| 12/01/2035               | 510,000                       | 4,098,000                        |                                     | 4,098,000                         | 4,099,270                      | 1,270                      | 100.03%                          |
| 12/01/2036               | 870,000                       | 4,437,600                        |                                     | 4,437,600                         | 4,439,387                      | 1,787                      | 100.04%                          |
| 12/01/2037               | 1,015,000                     | 4,547,800                        |                                     | 4,547,800                         | 4,552,494                      | 4,694                      | 100.10%                          |
| 12/01/2038               | 1,255,000                     | 4,747,200                        |                                     | 4,747,200                         | 4,749,843                      | 2,643                      | 100.06%                          |
| 12/01/2039               | 1,390,000                     | 4,832,000                        |                                     | 4,832,000                         | 4,836,242                      | 4,242                      | 100.09%                          |
| 12/01/2040               | 1,650,000                     | 5,036,400                        |                                     | 5,036,400                         | 5,037,771                      | 1,371                      | 100.03%                          |
| 12/01/2041               | 1,775,000                     | 5,095,400                        |                                     | 5,095,400                         | 5,099,075                      | 3,675                      | 100.07%                          |
| 12/01/2042               | 2,035,000                     | 5,284,400                        |                                     | 5,284,400                         | 5,286,041                      | 1,641                      | 100.03%                          |
| 12/01/2043               | 2,155,000                     | 5,323,000                        |                                     | 5,323,000                         | 5,327,264                      | 4,264                      | 100.08%                          |
| 12/01/2044               | 2,245,000                     | 5,326,800                        |                                     | 5,326,800                         | 5,327,264                      | 464                        | 100.01%                          |
| 12/01/2045               | 2,335,000                     | 5,327,000                        |                                     | 5,327,000                         | 5,327,264                      | 264                        | 100.00%                          |
| 12/01/2046               | 2,425,000                     | 5,323,600                        |                                     | 5,323,600                         | 5,327,264                      | 3,664                      | 100.07%                          |
| 12/01/2047               | 2,525,000                     | 5,326,600                        |                                     | 5,326,600                         | 5,327,264                      | 664                        | 100.01%                          |
| 12/01/2048               | 2,625,000                     | 5,325,600                        |                                     | 5,325,600                         | 5,327,264                      | 1,664                      | 100.03%                          |
| 12/01/2049               | 2,730,000                     | 5,325,600                        |                                     | 5,325,600                         | 5,327,264                      | 1,664                      | 100.03%                          |
| 12/01/2050               | 2,840,000                     | 5,326,400                        |                                     | 5,326,400                         | 5,327,264                      | 864                        | 100.02%                          |
| 12/01/2051               | 2,950,000                     | 5,322,800                        |                                     | 5,322,800                         | 5,327,264                      | 4,464                      | 100.08%                          |
| 12/01/2052               | 3,070,000                     | 5,324,800                        |                                     | 5,324,800                         | 5,327,264                      | 2,464                      | 100.05%                          |
| 12/01/2053               | 3,195,000                     | 5,327,000                        |                                     | 5,327,000                         | 5,327,264                      | 264                        | 100.00%                          |
| 12/01/2054               | 3,320,000                     | 5,324,200                        |                                     | 5,324,200                         | 5,327,264                      | 3,064                      | 100.06%                          |
| 12/01/2055               | 3,455,000                     | 5,326,400                        |                                     | 5,326,400                         | 5,327,264                      | 864                        | 100.02%                          |
| 12/01/2056               | 3,590,000                     | 5,323,200                        |                                     | 5,323,200                         | 5,327,264                      | 4,064                      | 100.08%                          |
| 12/01/2057               | 3,735,000                     | 5,324,600                        |                                     | 5,324,600                         | 5,327,264                      | 2,664                      | 100.05%                          |
| 12/01/2058               | 3,885,000                     | 5,325,200                        |                                     | 5,325,200                         | 5,327,264                      | 2,064                      | 100.04%                          |
| 12/01/2059               | 4,040,000                     | 5,324,800                        |                                     | 5,324,800                         | 5,327,264                      | 2,464                      | 100.05%                          |
| 12/01/2060               | 4,200,000                     | 5,323,200                        |                                     | 5,323,200                         | 5,327,264                      | 4,064                      | 100.08%                          |
| 12/01/2061               | 4,370,000                     | 5,325,200                        |                                     | 5,325,200                         | 5,327,264                      | 2,064                      | 100.04%                          |
| 12/01/2062               | 4,545,000                     | 5,325,400                        |                                     | 5,325,400                         | 5,327,264                      | 1,864                      | 100.04%                          |
| 12/01/2063               | 4,725,000                     | 5,323,600                        |                                     | 5,323,600                         | 5,327,264                      | 3,664                      | 100.07%                          |
| 12/01/2064               | 10,240,000                    | 10,649,600                       | (5,327,000)                         | 5,322,600                         | 5,327,264                      | 4,664                      | 100.09%                          |
|                          | 89,700,000                    | 160,553,400                      | (5,327,000)                         | 155,226,400                       | 155,299,929                    | 73,529                     |                                  |

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## SOURCES AND USES OF FUNDS

CACHE METROPOLITAN DISTRICT NO 1-8  
Weld County, Colorado

~~~  
SUBORDINATE CASH FLOW BONDS, SERIES 2034B(3)

~~~  
Service Plan

|               |            |
|---------------|------------|
| Dated Date    | 12/01/2034 |
| Delivery Date | 12/01/2034 |

### Sources:

|                |               |
|----------------|---------------|
| Bond Proceeds: |               |
| Par Amount     | 30,555,000.00 |
|                |               |
|                | 30,555,000.00 |

### Uses:

|                         |               |
|-------------------------|---------------|
| Project Fund Deposits:  |               |
| Project Fund            | 29,638,350.00 |
|                         |               |
| Delivery Date Expenses: |               |
| Underwriter's Discount  | 916,650.00    |
|                         |               |
|                         | 30,555,000.00 |

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## BOND PRICING

### CACHE METROPOLITAN DISTRICT NO 1-8 Weld County, Colorado

### ~~~~ SUBORDINATE CASH FLOW BONDS, SERIES 2034B(3)

### ~~~~ Service Plan

| <i>Bond Component</i> | <i>Maturity<br/>Date</i> | <i>Amount</i> | <i>Rate</i> | <i>Yield</i> | <i>Price</i> |
|-----------------------|--------------------------|---------------|-------------|--------------|--------------|
| Term Bond Due 2064:   | 12/15/2064               | 30,555,000    | 7.500%      | 7.500%       | 100.000      |
|                       |                          | 30,555,000    |             |              |              |

|                         |               |             |
|-------------------------|---------------|-------------|
| Dated Date              | 12/01/2034    |             |
| Delivery Date           | 12/01/2034    |             |
| First Coupon            | 12/15/2034    |             |
| Par Amount              | 30,555,000.00 |             |
| Original Issue Discount |               |             |
| Production              | 30,555,000.00 | 100.000000% |
| Underwriter's Discount  | (916,650.00)  | (3.000000%) |
| Purchase Price          | 29,638,350.00 | 97.000000%  |
| Accrued Interest        |               |             |
| Net Proceeds            | 29,638,350.00 |             |



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## CALL PROVISIONS

CACHE METROPOLITAN DISTRICT NO 1-8  
Weld County, Colorado

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SUBORDINATE CASH FLOW BONDS, SERIES 2034B(3)

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Service Plan

Call Table: CALL

| <i>Call Date</i> | <i>Call Price</i> |
|------------------|-------------------|
| 12/01/2039       | 103.00            |
| 12/01/2040       | 102.00            |
| 12/01/2041       | 101.00            |
| 12/01/2042       | 100.00            |

**Cache Special Improvement District No. 1-8  
Weld County, Colorado**  
~~~  
Assessment Lien Bonds, Series 2024

Bond Assumptions	Series 2024
Closing Date	12/1/2024
First Call Date	TBD
Final Maturity	12/1/2054
Sources of Funds	
Par Amount	86,040,000
Total	86,040,000
Uses of Funds	
Project Fund	63,369,600
Capitalized Interest	12,045,600
Reserve Fund	8,604,000
Cost of Issuance	2,020,800
Total	86,040,000
Debt Features	
Tax Status	Tax-Exempt
Interest Payment Type	Current
Rating	Non-Rated
Coupon (Interest Rate)	7.000%
Lien Features	
Number of lots	2,327
Average Value per lot	\$110,927
Total Improved Land Value	\$258,126,000
Value to Lien Ratio	3:1
Average Lien Per Lot	\$36,975

Cache Special Improvement District No. 1-8
Development Summary

Lot Value	Residential - MD No 2									Total
	SFE WF 80'	SFP 50'	SFE WF 80'	SFE 80'	-	-	-	-	-	
	\$550,000	\$150,000	\$550,000	\$400,000	-	-	-	-	-	
2024	-	-	-	-	-	-	-	-	-	-
2025	2	-	-	-	-	-	-	-	-	2
2026	2	-	-	-	-	-	-	-	-	2
2027	2	12	-	-	-	-	-	-	-	14
2028	2	12	-	-	-	-	-	-	-	14
2029	2	12	-	-	-	-	-	-	-	14
2030	2	12	-	-	-	-	-	-	-	14
2031	2	8	1	2	-	-	-	-	-	13
2032	2	-	2	2	-	-	-	-	-	6
2033	1	-	2	2	-	-	-	-	-	5
2034	-	-	2	2	-	-	-	-	-	4
2035	-	-	2	2	-	-	-	-	-	4
2036	-	-	2	2	-	-	-	-	-	4
2037	-	-	2	2	-	-	-	-	-	4
2038	-	-	2	2	-	-	-	-	-	4
2039	-	-	2	2	-	-	-	-	-	4
2040	-	-	2	2	-	-	-	-	-	4
2041	-	-	2	-	-	-	-	-	-	2
2042	-	-	2	-	-	-	-	-	-	2
2043	-	-	2	-	-	-	-	-	-	2
2044	-	-	2	-	-	-	-	-	-	2
2045	-	-	2	-	-	-	-	-	-	2
2046	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-
Total Units	17	56	29	20	-	-	-	-	-	122
Total Improved Land Value	\$9,350,000	\$8,400,000	\$15,950,000	\$8,000,000	-	-	-	-	-	\$41,700,000

Cache Special Improvement District No. 1-8
Development Summary

Lot Value	Residential - MD No 3									Total
	SFD 40'	SFD 50'	SFD WF 60'	SFD 40'	SFD 50'	SFD WF 60'	-	-	-	
	\$115,000	\$122,000	\$155,000	\$115,000	\$122,000	\$155,000	-	-	-	
2024	-	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-	-
2029	18	18	12	-	-	-	-	-	-	48
2030	36	18	12	-	-	-	-	-	-	66
2031	16	18	12	-	-	-	-	-	-	46
2032	-	18	12	48	36	-	-	-	-	114
2033	-	18	12	27	24	-	-	-	-	81
2034	-	3	12	-	-	2	-	-	-	17
2035	-	-	3	-	-	12	-	-	-	15
2036	-	-	-	-	-	12	-	-	-	12
2037	-	-	-	-	-	12	-	-	-	12
2038	-	-	-	-	-	12	-	-	-	12
2039	-	-	-	-	-	12	-	-	-	12
2040	-	-	-	-	-	12	-	-	-	12
2041	-	-	-	-	-	12	-	-	-	12
2042	-	-	-	-	-	12	-	-	-	12
2043	-	-	-	-	-	12	-	-	-	12
2044	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-
Total Units	70	93	75	75	60	110	-	-	-	483
Total Improved Land Value	\$8,050,000	\$11,346,000	\$11,625,000	\$8,625,000	\$7,320,000	\$17,050,000	-	-	-	\$64,016,000

Cache Special Improvement District No. 1-8
Development Summary

Lot Value	Residential - MD No 4									Total
	SFE 50'	SFE 60'	DUP 35'	SFD 40'	SFD 50'	-	-	-	-	
	\$130,000	\$170,000	\$98,000	\$110,000	\$122,000	-	-	-	-	
2024	-	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-	-
2029	6	6	10	10	10	-	-	-	-	42
2030	6	6	30	30	18	-	-	-	-	90
2031	6	6	-	30	12	-	-	-	-	54
2032	6	6	-	30	-	-	-	-	-	42
2033	6	6	-	-	-	-	-	-	-	12
2034	6	6	-	-	-	-	-	-	-	12
2035	6	6	-	-	-	-	-	-	-	12
2036	6	6	-	-	-	-	-	-	-	12
2037	6	6	-	-	-	-	-	-	-	12
2038	6	6	-	-	-	-	-	-	-	12
2039	6	-	-	-	-	-	-	-	-	6
2040	6	-	-	-	-	-	-	-	-	6
2041	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-
Total Units	72	60	40	100	40	-	-	-	-	312
Total Improved Land Value	\$9,360,000	\$10,200,000	\$3,920,000	\$11,000,000	\$4,880,000	-	-	-	-	\$39,360,000

Cache Special Improvement District No. 1-8
Development Summary

Lot Value	Residential - MD No 5 Single Family									Total
	SFC 16'	SFD 20'	SFD 25'	SFD 20'	SFD 25'	SFD 30'	-	-	-	
	\$83,000	\$92,000	\$90,000	\$85,000	\$90,000	\$95,000	-	-	-	
2024	-	-	-	-	-	-	-	-	-	-
2025	36	36	-	-	-	-	-	-	-	72
2026	14	36	-	-	-	-	-	-	-	50
2027	-	28	10	10	10	10	-	-	-	68
2028	-	-	30	30	24	24	-	-	-	108
2029	-	-	30	30	24	24	-	-	-	108
2030	-	-	30	30	24	24	-	-	-	108
2031	-	-	20	20	24	24	-	-	-	88
2032	-	-	-	-	14	14	-	-	-	28
2033	-	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-
Total Units	50	100	120	120	120	120	-	-	-	630
Total Improved Land Value	\$4,150,000	\$9,200,000	\$10,800,000	\$10,200,000	\$10,800,000	\$11,400,000	-	-	-	\$56,550,000

Cache Special Improvement District No. 1-8
Development Summary

Lot Value	Residential - MD No. 5 Multifamily										Total
	DUP 25'	DUP 35'	-	-	-	-	-	-	-	-	
	\$95,000	\$98,000	-	-	-	-	-	-	-	-	
2024	-	-	-	-	-	-	-	-	-	-	-
2025	10	10	-	-	-	-	-	-	-	-	20
2026	30	30	-	-	-	-	-	-	-	-	60
2027	10	10	-	-	-	-	-	-	-	-	20
2028	-	-	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-	-
Total Units	50	50	-	-	-	-	-	-	-	-	100
Total Improved Land Value	\$4,750,000	\$4,900,000	-	-	-	-	-	-	-	-	\$9,650,000

Cache Special Improvement District No. 1-8
Development Summary

Lot Value	Residential - MD No 6										Total
	TH 16'	TH 20'	-	-	-	-	-	-	-	-	
	\$83,000	\$90,000	-	-	-	-	-	-	-	-	
2024	-	-	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-	-	-
2028	36	36	-	-	-	-	-	-	-	-	72
2029	36	36	-	-	-	-	-	-	-	-	72
2030	36	36	-	-	-	-	-	-	-	-	72
2031	36	36	-	-	-	-	-	-	-	-	72
2032	6	6	-	-	-	-	-	-	-	-	12
2033	-	-	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-	-
Total Units	150	150	-	-	-	-	-	-	-	-	300
Total Improved Land Value	\$12,450,000	\$13,500,000	-	-	-	-	-	-	-	-	\$25,950,000

Cache Special Improvement District No. 1-8
Development Summary

Lot Value	Residential - MD No 7										Total
	Multifamily	-	-	-	-	-	-	-	-	-	
	\$55,000	-	-	-	-	-	-	-	-	-	
2024	-	-	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-	-	-
2028	100	-	-	-	-	-	-	-	-	-	100
2029	100	-	-	-	-	-	-	-	-	-	100
2030	100	-	-	-	-	-	-	-	-	-	100
2031	80	-	-	-	-	-	-	-	-	-	80
2032	-	-	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-	-
Total Units	380	-	-	-	-	-	-	-	-	-	380
Total Improved Land Value	\$20,900,000	-	-	-	-	-	-	-	-	-	\$20,900,000

SOURCES AND USES OF FUNDS

CACHE SPECIAL IMPROVEMENT DISTRICT No 1-8 Weld County, Colorado

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#### ASSESSMENT LIEN BONDS, SERIES 2024

|               |            |
|---------------|------------|
| Dated Date    | 12/01/2024 |
| Delivery Date | 12/01/2024 |

##### Sources:

|                |               |
|----------------|---------------|
| Bond Proceeds: |               |
| Par Amount     | 86,040,000.00 |
|                | <hr/>         |
|                | 86,040,000.00 |
|                | <hr/>         |

##### Uses:

|                           |               |
|---------------------------|---------------|
| Project Fund Deposits:    |               |
| Project Fund              | 63,369,600.00 |
| Other Fund Deposits:      |               |
| Capitalized Interest Fund | 12,045,600.00 |
| Debt Service Reserve Fund | <hr/>         |
|                           | 8,604,000.00  |
|                           | 20,649,600.00 |
| Cost of Issuance:         |               |
| Cost of Issuance          | 300,000.00    |
| Delivery Date Expenses:   |               |
| Underwriter's Discount    | 1,720,800.00  |
|                           | <hr/>         |
|                           | 86,040,000.00 |
|                           | <hr/>         |

## BOND SUMMARY STATISTICS

### CACHE SPECIAL IMPROVEMENT DISTRICT No 1-8 Weld County, Colorado

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ASSESSMENT LIEN BONDS, SERIES 2024

Dated Date	12/01/2024
Delivery Date	12/01/2024
Last Maturity	12/01/2054
Arbitrage Yield	7.000000%
True Interest Cost (TIC)	7.194775%
Net Interest Cost (NIC)	7.094959%
All-In TIC	7.229379%
Average Coupon	7.000000%
Average Life (years)	21.062
Duration of Issue (years)	10.682
Par Amount	86,040,000.00
Bond Proceeds	86,040,000.00
Total Interest	126,850,850.00
Net Interest	128,571,650.00
Total Debt Service	212,890,850.00
Maximum Annual Debt Service	7,575,600.00
Average Annual Debt Service	7,096,361.67
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>
Term Bond Due 2044	86,040,000.00	100.000	7.000%	21.062
	86,040,000.00			21.062

	<u>TIC</u>	<u>All-In TIC</u>	<u>Arbitrage Yield</u>
Par Value	86,040,000.00	86,040,000.00	86,040,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(1,720,800.00)	(1,720,800.00)	
- Cost of Issuance Expense		(300,000.00)	
- Other Amounts			
Target Value	84,319,200.00	84,019,200.00	86,040,000.00
Target Date	12/01/2024	12/01/2024	12/01/2024
Yield	7.194775%	7.229379%	7.000000%

BOND PRICING

CACHE SPECIAL IMPROVEMENT DISTRICT No 1-8 Weld County, Colorado

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#### ASSESSMENT LIEN BONDS, SERIES 2024

| <i>Bond Component</i> | <i>Maturity<br/>Date</i> | <i>Amount</i> | <i>Rate</i> | <i>Yield</i> | <i>Price</i> |
|-----------------------|--------------------------|---------------|-------------|--------------|--------------|
| Term Bond Due 2044:   |                          |               |             |              |              |
|                       | 12/01/2025               |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2026               |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2027               | 935,000       | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2028               | 1,010,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2029               | 1,090,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2030               | 1,175,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2031               | 1,265,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2032               | 1,360,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2033               | 1,470,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2034               | 1,585,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2035               | 1,705,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2036               | 1,840,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2037               | 1,980,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2038               | 2,135,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2039               | 2,300,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2040               | 2,480,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2041               | 2,675,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2042               | 2,880,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2043               | 3,105,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2044               | 3,345,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2045               | 3,605,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2046               | 3,890,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2047               | 4,190,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2048               | 4,515,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2049               | 4,865,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2050               | 5,245,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2051               | 5,655,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2052               | 6,095,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2053               | 6,565,000     | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2054               | 7,080,000     | 7.000%      | 7.000%       | 100.000      |
|                       |                          | 86,040,000    |             |              |              |

|                         |                |             |
|-------------------------|----------------|-------------|
| Dated Date              | 12/01/2024     |             |
| Delivery Date           | 12/01/2024     |             |
| First Coupon            | 06/01/2025     |             |
| Par Amount              | 86,040,000.00  |             |
| Original Issue Discount |                |             |
| Production              | 86,040,000.00  | 100.000000% |
| Underwriter's Discount  | (1,720,800.00) | (2.000000%) |
| Purchase Price          | 84,319,200.00  | 98.000000%  |
| Accrued Interest        |                |             |
| Net Proceeds            | 84,319,200.00  |             |

## NET DEBT SERVICE

### CACHE SPECIAL IMPROVEMENT DISTRICT No 1-8

Weld County, Colorado

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ASSESSMENT LIEN BONDS, SERIES 2024

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Total Debt Service</i>	<i>Capitalized Interest Fund</i>	<i>Debt Service Reserve Fund</i>	<i>Net Debt Service</i>
12/01/2025			6,022,800	6,022,800	6,022,800		
12/01/2026			6,022,800	6,022,800	6,022,800		
12/01/2027	935,000	7.000%	6,022,800	6,957,800		93,500	6,864,300
12/01/2028	1,010,000	7.000%	5,957,350	6,967,350		101,000	6,866,350
12/01/2029	1,090,000	7.000%	5,886,650	6,976,650		109,000	6,867,650
12/01/2030	1,175,000	7.000%	5,810,350	6,985,350		117,500	6,867,850
12/01/2031	1,265,000	7.000%	5,728,100	6,993,100		126,500	6,866,600
12/01/2032	1,360,000	7.000%	5,639,550	6,999,550		136,000	6,863,550
12/01/2033	1,470,000	7.000%	5,544,350	7,014,350		147,000	6,867,350
12/01/2034	1,585,000	7.000%	5,441,450	7,026,450		158,500	6,867,950
12/01/2035	1,705,000	7.000%	5,330,500	7,035,500		170,500	6,865,000
12/01/2036	1,840,000	7.000%	5,211,150	7,051,150		184,000	6,867,150
12/01/2037	1,980,000	7.000%	5,082,350	7,062,350		198,000	6,864,350
12/01/2038	2,135,000	7.000%	4,943,750	7,078,750		213,500	6,865,250
12/01/2039	2,300,000	7.000%	4,794,300	7,094,300		230,000	6,864,300
12/01/2040	2,480,000	7.000%	4,633,300	7,113,300		248,000	6,865,300
12/01/2041	2,675,000	7.000%	4,459,700	7,134,700		267,500	6,867,200
12/01/2042	2,880,000	7.000%	4,272,450	7,152,450		288,000	6,864,450
12/01/2043	3,105,000	7.000%	4,070,850	7,175,850		310,500	6,865,350
12/01/2044	3,345,000	7.000%	3,853,500	7,198,500		334,500	6,864,000
12/01/2045	3,605,000	7.000%	3,619,350	7,224,350		360,500	6,863,850
12/01/2046	3,890,000	7.000%	3,367,000	7,257,000		389,000	6,868,000
12/01/2047	4,190,000	7.000%	3,094,700	7,284,700		419,000	6,865,700
12/01/2048	4,515,000	7.000%	2,801,400	7,316,400		451,500	6,864,900
12/01/2049	4,865,000	7.000%	2,485,350	7,350,350		486,500	6,863,850
12/01/2050	5,245,000	7.000%	2,144,800	7,389,800		524,500	6,865,300
12/01/2051	5,655,000	7.000%	1,777,650	7,432,650		565,500	6,867,150
12/01/2052	6,095,000	7.000%	1,381,800	7,476,800		609,500	6,867,300
12/01/2053	6,565,000	7.000%	955,150	7,520,150		656,500	6,863,650
12/01/2054	7,080,000	7.000%	495,600	7,575,600		708,000	6,867,600
	86,040,000		126,850,850	212,890,850	12,045,600	8,604,000	192,241,250

BOND DEBT SERVICE

CACHE SPECIAL IMPROVEMENT DISTRICT No 1-8 Weld County, Colorado

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#### ASSESSMENT LIEN BONDS, SERIES 2024

| <i>Period<br/>Ending</i> | <i>Principal</i> | <i>Coupon</i> | <i>Interest</i> | <i>Debt<br/>Service</i> | <i>Annual<br/>Debt<br/>Service</i> |
|--------------------------|------------------|---------------|-----------------|-------------------------|------------------------------------|
| 06/01/2025               |                  |               | 3,011,400       | 3,011,400               |                                    |
| 12/01/2025               |                  |               | 3,011,400       | 3,011,400               | 6,022,800                          |
| 06/01/2026               |                  |               | 3,011,400       | 3,011,400               |                                    |
| 12/01/2026               |                  |               | 3,011,400       | 3,011,400               | 6,022,800                          |
| 06/01/2027               |                  |               | 3,011,400       | 3,011,400               |                                    |
| 12/01/2027               | 935,000          | 7.000%        | 3,011,400       | 3,946,400               | 6,957,800                          |
| 06/01/2028               |                  |               | 2,978,675       | 2,978,675               |                                    |
| 12/01/2028               | 1,010,000        | 7.000%        | 2,978,675       | 3,988,675               | 6,967,350                          |
| 06/01/2029               |                  |               | 2,943,325       | 2,943,325               |                                    |
| 12/01/2029               | 1,090,000        | 7.000%        | 2,943,325       | 4,033,325               | 6,976,650                          |
| 06/01/2030               |                  |               | 2,905,175       | 2,905,175               |                                    |
| 12/01/2030               | 1,175,000        | 7.000%        | 2,905,175       | 4,080,175               | 6,985,350                          |
| 06/01/2031               |                  |               | 2,864,050       | 2,864,050               |                                    |
| 12/01/2031               | 1,265,000        | 7.000%        | 2,864,050       | 4,129,050               | 6,993,100                          |
| 06/01/2032               |                  |               | 2,819,775       | 2,819,775               |                                    |
| 12/01/2032               | 1,360,000        | 7.000%        | 2,819,775       | 4,179,775               | 6,999,550                          |
| 06/01/2033               |                  |               | 2,772,175       | 2,772,175               |                                    |
| 12/01/2033               | 1,470,000        | 7.000%        | 2,772,175       | 4,242,175               | 7,014,350                          |
| 06/01/2034               |                  |               | 2,720,725       | 2,720,725               |                                    |
| 12/01/2034               | 1,585,000        | 7.000%        | 2,720,725       | 4,305,725               | 7,026,450                          |
| 06/01/2035               |                  |               | 2,665,250       | 2,665,250               |                                    |
| 12/01/2035               | 1,705,000        | 7.000%        | 2,665,250       | 4,370,250               | 7,035,500                          |
| 06/01/2036               |                  |               | 2,605,575       | 2,605,575               |                                    |
| 12/01/2036               | 1,840,000        | 7.000%        | 2,605,575       | 4,445,575               | 7,051,150                          |
| 06/01/2037               |                  |               | 2,541,175       | 2,541,175               |                                    |
| 12/01/2037               | 1,980,000        | 7.000%        | 2,541,175       | 4,521,175               | 7,062,350                          |
| 06/01/2038               |                  |               | 2,471,875       | 2,471,875               |                                    |
| 12/01/2038               | 2,135,000        | 7.000%        | 2,471,875       | 4,606,875               | 7,078,750                          |
| 06/01/2039               |                  |               | 2,397,150       | 2,397,150               |                                    |
| 12/01/2039               | 2,300,000        | 7.000%        | 2,397,150       | 4,697,150               | 7,094,300                          |
| 06/01/2040               |                  |               | 2,316,650       | 2,316,650               |                                    |
| 12/01/2040               | 2,480,000        | 7.000%        | 2,316,650       | 4,796,650               | 7,113,300                          |
| 06/01/2041               |                  |               | 2,229,850       | 2,229,850               |                                    |
| 12/01/2041               | 2,675,000        | 7.000%        | 2,229,850       | 4,904,850               | 7,134,700                          |
| 06/01/2042               |                  |               | 2,136,225       | 2,136,225               |                                    |
| 12/01/2042               | 2,880,000        | 7.000%        | 2,136,225       | 5,016,225               | 7,152,450                          |
| 06/01/2043               |                  |               | 2,035,425       | 2,035,425               |                                    |
| 12/01/2043               | 3,105,000        | 7.000%        | 2,035,425       | 5,140,425               | 7,175,850                          |
| 06/01/2044               |                  |               | 1,926,750       | 1,926,750               |                                    |
| 12/01/2044               | 3,345,000        | 7.000%        | 1,926,750       | 5,271,750               | 7,198,500                          |
| 06/01/2045               |                  |               | 1,809,675       | 1,809,675               |                                    |
| 12/01/2045               | 3,605,000        | 7.000%        | 1,809,675       | 5,414,675               | 7,224,350                          |
| 06/01/2046               |                  |               | 1,683,500       | 1,683,500               |                                    |
| 12/01/2046               | 3,890,000        | 7.000%        | 1,683,500       | 5,573,500               | 7,257,000                          |
| 06/01/2047               |                  |               | 1,547,350       | 1,547,350               |                                    |
| 12/01/2047               | 4,190,000        | 7.000%        | 1,547,350       | 5,737,350               | 7,284,700                          |
| 06/01/2048               |                  |               | 1,400,700       | 1,400,700               |                                    |
| 12/01/2048               | 4,515,000        | 7.000%        | 1,400,700       | 5,915,700               | 7,316,400                          |
| 06/01/2049               |                  |               | 1,242,675       | 1,242,675               |                                    |
| 12/01/2049               | 4,865,000        | 7.000%        | 1,242,675       | 6,107,675               | 7,350,350                          |
| 06/01/2050               |                  |               | 1,072,400       | 1,072,400               |                                    |
| 12/01/2050               | 5,245,000        | 7.000%        | 1,072,400       | 6,317,400               | 7,389,800                          |
| 06/01/2051               |                  |               | 888,825         | 888,825                 |                                    |
| 12/01/2051               | 5,655,000        | 7.000%        | 888,825         | 6,543,825               | 7,432,650                          |
| 06/01/2052               |                  |               | 690,900         | 690,900                 |                                    |
| 12/01/2052               | 6,095,000        | 7.000%        | 690,900         | 6,785,900               | 7,476,800                          |
| 06/01/2053               |                  |               | 477,575         | 477,575                 |                                    |
| 12/01/2053               | 6,565,000        | 7.000%        | 477,575         | 7,042,575               | 7,520,150                          |
| 06/01/2054               |                  |               | 247,800         | 247,800                 |                                    |
| 12/01/2054               | 7,080,000        | 7.000%        | 247,800         | 7,327,800               | 7,575,600                          |
|                          | 86,040,000       |               | 126,850,850     | 212,890,850             | 212,890,850                        |

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## BOND PRICING

### CACHE SPECIAL IMPROVEMENT DISTRICT No 1-8 Weld County, Colorado

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ASSESSMENT LIEN BONDS, SERIES 2024

~~~  
**Accelerated Payments**

| <i>Bond Component</i> | <i>Maturity Date</i> | <i>Amount</i> | <i>Rate</i> | <i>Yield</i> | <i>Price</i> |
|-----------------------|----------------------|---------------|-------------|--------------|--------------|
| Term Bond Due 2044:   |                      |               |             |              |              |
|                       | 12/01/2025           | 2,269,640.29  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2026           | 2,269,640.29  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2027           | 5,983,597.12  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2028           | 5,983,597.12  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2029           | 5,983,597.12  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2030           | 5,983,597.12  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2031           | 7,531,079.14  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2032           | 6,189,928.06  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2033           | 5,055,107.91  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2034           | 3,920,287.77  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2035           | 3,920,287.77  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2036           | 3,920,287.77  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2037           | 3,920,287.77  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2038           | 3,920,287.77  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2039           | 3,920,287.77  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2040           | 3,920,287.77  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2041           | 2,269,640.29  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2042           | 2,269,640.29  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2043           | 2,269,640.29  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2044           | 2,269,640.29  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2045           | 2,269,640.29  | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2046           |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2047           |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2048           |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2049           |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2050           |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2051           |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2052           |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2053           |               | 7.000%      | 7.000%       | 100.000      |
|                       | 12/01/2054           |               | 7.000%      | 7.000%       | 100.000      |
|                       |                      | 86,040,000.01 |             |              |              |

|               |            |
|---------------|------------|
| Dated Date    | 12/01/2024 |
| Delivery Date | 12/01/2024 |
| First Coupon  | 06/01/2025 |

|                         |               |
|-------------------------|---------------|
| Par Amount              | 86,040,000.01 |
| Original Issue Discount |               |

|                        |                |             |
|------------------------|----------------|-------------|
| Production             | 86,040,000.01  | 100.000000% |
| Underwriter's Discount | (1,720,800.00) | (2.000000%) |

|                  |               |            |
|------------------|---------------|------------|
| Purchase Price   | 84,319,200.01 | 98.000000% |
| Accrued Interest |               |            |

|              |               |
|--------------|---------------|
| Net Proceeds | 84,319,200.01 |
|--------------|---------------|

**NET DEBT SERVICE**  
**CACHE SPECIAL IMPROVEMENT DISTRICT No 1-8**  
**Weld County, Colorado**

~ ~ ~  
**ASSESSMENT LIEN BONDS, SERIES 2024**

~ ~ ~  
**Accelerated Payments**

| <i>Period<br/>Ending</i> | <i>Principal</i> | <i>Coupon</i> | <i>Interest</i> | <i>Total<br/>Debt Service</i> | <i>Capitalized<br/>Interest Fund</i> | <i>Debt Service<br/>Reserve Fund</i> | <i>Net<br/>Debt Service</i> |
|--------------------------|------------------|---------------|-----------------|-------------------------------|--------------------------------------|--------------------------------------|-----------------------------|
| 12/01/2025               | 2,269,640.29     | 7.000%        | 6,022,800.00    | 8,292,440.29                  | 6,022,800.00                         | 226,964.03                           | 2,042,676.26                |
| 12/01/2026               | 2,269,640.29     | 7.000%        | 5,863,925.18    | 8,133,565.47                  | 5,863,925.18                         | 226,964.03                           | 2,042,676.26                |
| 12/01/2027               | 5,983,597.12     | 7.000%        | 5,705,050.36    | 11,688,647.48                 |                                      | 598,359.71                           | 11,090,287.77               |
| 12/01/2028               | 5,983,597.12     | 7.000%        | 5,286,198.56    | 11,269,795.68                 |                                      | 598,359.71                           | 10,671,435.97               |
| 12/01/2029               | 5,983,597.12     | 7.000%        | 4,867,346.76    | 10,850,943.88                 |                                      | 598,359.71                           | 10,252,584.17               |
| 12/01/2030               | 5,983,597.12     | 7.000%        | 4,448,494.96    | 10,432,092.08                 |                                      | 598,359.71                           | 9,833,732.37                |
| 12/01/2031               | 7,531,079.14     | 7.000%        | 4,029,643.16    | 11,560,722.30                 |                                      | 753,107.92                           | 10,807,614.38               |
| 12/01/2032               | 6,189,928.06     | 7.000%        | 3,502,467.62    | 9,692,395.68                  |                                      | 618,992.80                           | 9,073,402.88                |
| 12/01/2033               | 5,055,107.91     | 7.000%        | 3,069,172.66    | 8,124,280.57                  |                                      | 505,510.80                           | 7,618,769.77                |
| 12/01/2034               | 3,920,287.77     | 7.000%        | 2,715,315.10    | 6,635,602.87                  |                                      | 392,028.77                           | 6,243,574.10                |
| 12/01/2035               | 3,920,287.77     | 7.000%        | 2,440,894.96    | 6,361,182.73                  |                                      | 392,028.78                           | 5,969,153.95                |
| 12/01/2036               | 3,920,287.77     | 7.000%        | 2,166,474.82    | 6,086,762.59                  |                                      | 392,028.78                           | 5,694,733.81                |
| 12/01/2037               | 3,920,287.77     | 7.000%        | 1,892,054.68    | 5,812,342.45                  |                                      | 392,028.77                           | 5,420,313.68                |
| 12/01/2038               | 3,920,287.77     | 7.000%        | 1,617,634.54    | 5,537,922.31                  |                                      | 392,028.78                           | 5,145,893.53                |
| 12/01/2039               | 3,920,287.77     | 7.000%        | 1,343,214.38    | 5,263,502.15                  |                                      | 392,028.78                           | 4,871,473.37                |
| 12/01/2040               | 3,920,287.77     | 7.000%        | 1,068,794.24    | 4,989,082.01                  |                                      | 392,028.77                           | 4,597,053.24                |
| 12/01/2041               | 2,269,640.29     | 7.000%        | 794,374.10      | 3,064,014.39                  |                                      | 226,964.03                           | 2,837,050.36                |
| 12/01/2042               | 2,269,640.29     | 7.000%        | 635,499.28      | 2,905,139.57                  |                                      | 226,964.03                           | 2,678,175.54                |
| 12/01/2043               | 2,269,640.29     | 7.000%        | 476,624.46      | 2,746,264.75                  |                                      | 226,964.03                           | 2,519,300.72                |
| 12/01/2044               | 2,269,640.29     | 7.000%        | 317,749.64      | 2,587,389.93                  |                                      | 226,964.03                           | 2,360,425.90                |
| 12/01/2045               | 2,269,640.29     | 7.000%        | 158,874.82      | 2,428,515.11                  |                                      | 226,964.03                           | 2,201,551.08                |
|                          | 86,040,000.01    |               | 58,422,604.28   | 144,462,604.29                | 11,886,725.18                        | 8,604,000.00                         | 123,971,879.11              |



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## BOND DEBT SERVICE

### CACHE SPECIAL IMPROVEMENT DISTRICT No 1-8 Weld County, Colorado

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ASSESSMENT LIEN BONDS, SERIES 2024

~~~  
**Accelerated Payments**

| <i>Period<br/>Ending</i> | <i>Principal</i> | <i>Coupon</i> | <i>Interest</i> | <i>Debt Service</i> | <i>Annual<br/>Debt Service</i> |
|--------------------------|------------------|---------------|-----------------|---------------------|--------------------------------|
| 06/01/2025               |                  |               | 3,011,400.00    | 3,011,400.00        |                                |
| 12/01/2025               | 2,269,640.29     | 7.000%        | 3,011,400.00    | 5,281,040.29        | 8,292,440.29                   |
| 06/01/2026               |                  |               | 2,931,962.59    | 2,931,962.59        |                                |
| 12/01/2026               | 2,269,640.29     | 7.000%        | 2,931,962.59    | 5,201,602.88        | 8,133,565.47                   |
| 06/01/2027               |                  |               | 2,852,525.18    | 2,852,525.18        |                                |
| 12/01/2027               | 5,983,597.12     | 7.000%        | 2,852,525.18    | 8,836,122.30        | 11,688,647.48                  |
| 06/01/2028               |                  |               | 2,643,099.28    | 2,643,099.28        |                                |
| 12/01/2028               | 5,983,597.12     | 7.000%        | 2,643,099.28    | 8,626,696.40        | 11,269,795.68                  |
| 06/01/2029               |                  |               | 2,433,673.38    | 2,433,673.38        |                                |
| 12/01/2029               | 5,983,597.12     | 7.000%        | 2,433,673.38    | 8,417,270.50        | 10,850,943.88                  |
| 06/01/2030               |                  |               | 2,224,247.48    | 2,224,247.48        |                                |
| 12/01/2030               | 5,983,597.12     | 7.000%        | 2,224,247.48    | 8,207,844.60        | 10,432,092.08                  |
| 06/01/2031               |                  |               | 2,014,821.58    | 2,014,821.58        |                                |
| 12/01/2031               | 7,531,079.14     | 7.000%        | 2,014,821.58    | 9,545,900.72        | 11,560,722.30                  |
| 06/01/2032               |                  |               | 1,751,233.81    | 1,751,233.81        |                                |
| 12/01/2032               | 6,189,928.06     | 7.000%        | 1,751,233.81    | 7,941,161.87        | 9,692,395.68                   |
| 06/01/2033               |                  |               | 1,534,586.33    | 1,534,586.33        |                                |
| 12/01/2033               | 5,055,107.91     | 7.000%        | 1,534,586.33    | 6,589,694.24        | 8,124,280.57                   |
| 06/01/2034               |                  |               | 1,357,657.55    | 1,357,657.55        |                                |
| 12/01/2034               | 3,920,287.77     | 7.000%        | 1,357,657.55    | 5,277,945.32        | 6,635,602.87                   |
| 06/01/2035               |                  |               | 1,220,447.48    | 1,220,447.48        |                                |
| 12/01/2035               | 3,920,287.77     | 7.000%        | 1,220,447.48    | 5,140,735.25        | 6,361,182.73                   |
| 06/01/2036               |                  |               | 1,083,237.41    | 1,083,237.41        |                                |
| 12/01/2036               | 3,920,287.77     | 7.000%        | 1,083,237.41    | 5,003,525.18        | 6,086,762.59                   |
| 06/01/2037               |                  |               | 946,027.34      | 946,027.34          |                                |
| 12/01/2037               | 3,920,287.77     | 7.000%        | 946,027.34      | 4,866,315.11        | 5,812,342.45                   |
| 06/01/2038               |                  |               | 808,817.27      | 808,817.27          |                                |
| 12/01/2038               | 3,920,287.77     | 7.000%        | 808,817.27      | 4,729,105.04        | 5,537,922.31                   |
| 06/01/2039               |                  |               | 671,607.19      | 671,607.19          |                                |
| 12/01/2039               | 3,920,287.77     | 7.000%        | 671,607.19      | 4,591,894.96        | 5,263,502.15                   |
| 06/01/2040               |                  |               | 534,397.12      | 534,397.12          |                                |
| 12/01/2040               | 3,920,287.77     | 7.000%        | 534,397.12      | 4,454,684.89        | 4,989,082.01                   |
| 06/01/2041               |                  |               | 397,187.05      | 397,187.05          |                                |
| 12/01/2041               | 2,269,640.29     | 7.000%        | 397,187.05      | 2,666,827.34        | 3,064,014.39                   |
| 06/01/2042               |                  |               | 317,749.64      | 317,749.64          |                                |
| 12/01/2042               | 2,269,640.29     | 7.000%        | 317,749.64      | 2,587,389.93        | 2,905,139.57                   |
| 06/01/2043               |                  |               | 238,312.23      | 238,312.23          |                                |
| 12/01/2043               | 2,269,640.29     | 7.000%        | 238,312.23      | 2,507,952.52        | 2,746,264.75                   |
| 06/01/2044               |                  |               | 158,874.82      | 158,874.82          |                                |
| 12/01/2044               | 2,269,640.29     | 7.000%        | 158,874.82      | 2,428,515.11        | 2,587,389.93                   |
| 06/01/2045               |                  |               | 79,437.41       | 79,437.41           |                                |
| 12/01/2045               | 2,269,640.29     | 7.000%        | 79,437.41       | 2,349,077.70        | 2,428,515.11                   |
|                          | 86,040,000.01    |               | 58,422,604.28   | 144,462,604.29      | 144,462,604.29                 |

**CACHE METROPOLITAN DISTRICT NOS. 1-8**

**CERTIFICATE OF MAILING**

I hereby certify that a true and correct copy of the NOTICE OF PUBLIC HEARING ON SERVICE PLAN AMENDMENT, attached hereto as **EXHIBIT A**, was mailed on Wednesday, September 18, 2024, on behalf of the petitioner and pursuant to Section 24-1217 of the City Code of the City of Greeley, Colorado, and Sections 32-1-204 (1) and (1.5), C.R.S., by placing said Notice in an envelope with U.S. Mail, first-class postage prepaid and addressed to (1) the owners of record of all property within the Cache Metropolitan District Nos. 1-8 as such owners of record are listed in the records of the Weld County Assessor on the date requested, (2) the governing body of any municipality or Title 32 district which has levied an ad valorem tax within the next preceding tax year, and which has boundaries within a radius of three miles of the boundaries of the Cache Metropolitan District Nos. 1-8, and the (3) Division of Local Government, as set forth in **EXHIBIT B** attached hereto.

Dated this 18<sup>th</sup> day of September, 2024.

Thomas M. Gilida  
By: Thomas M. Gilida

STATE OF COLORADO                    )  
CITY AND                                    ) ss.  
COUNTY OF DENVER                    )

The foregoing instrument was acknowledged before me this 18 day of September 2024, by Maria Brooks as an individual.

WITNESS my hand and official seal.

My commission expires: 6/5/27

( S E A L )

MBrooks  
Notary Public

MARIA BROOKS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20234020980  
MY COMMISSION EXPIRES 06/05/2027

**EXHIBIT A**

**NOTICE OF PUBLIC HEARING ON SERVICE PLAN AMENDMENT**

**NOTICE OF PUBLIC HEARING ON SERVICE PLAN AMENDMENT**

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**PUBLIC NOTICE IS HEREBY GIVEN**, pursuant to Section 24-1217, Greeley City Code, that there has been filed with the City Clerk, City of Greeley (the “City”), Weld County, Colorado, a proposed “First Amendment to 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, and Cache Metropolitan District No. 8” and related documents (the “Service Plan Amendment”) for the Cache Metropolitan District Nos. 1-8 (the “Districts”). The Service Plan Amendment is now on file in the office of the City Clerk, 1000 10<sup>th</sup> Street, Greeley, Colorado 80631, and is available for public inspection.

**NOTICE IS HEREBY FURTHER GIVEN** that the City Council of the City (the “City Council”), Weld County, State of Colorado, will hold a public hearing at 6:00 P.M., on Tuesday, the 15<sup>th</sup> day of October, 2024, at City Council Chambers, 1001 11th Avenue, City Center South, Greeley, CO 80631, for the purpose of considering the adequacy of the Service Plan Amendment and to form a basis for adopting a resolution approving, disapproving or conditionally approving the Service Plan Amendment. The City also allows for virtual participation on the City’s YouTube channel at [www.youtube.com/Greeleygovernment](http://www.youtube.com/Greeleygovernment) or the City’s government access channel <https://greeleygov.com/government/ceo/social-media/gtv8>. Residents can find detailed instructions on how to view and virtually participate in the meeting on the first page of the Greeley City Council Agenda for the October 15, 2024, Regular Meeting which will be posted on the City’s website at [www.greeleygov.com](http://www.greeleygov.com).

The Districts are metropolitan districts as that term is defined in Section 32-1-103(10), C.R.S. The Districts are located entirely within the City, Weld County, Colorado and are generally described to be a portion of the Northwest Quarter of Section 6, Township 5 North, Range 66 West of the 6<sup>th</sup> Principal Meridian, City of Greeley, County of Weld, Colorado.

The purpose of the Service Plan Amendment is to provide the Districts with the ability to establish special improvement districts, as authorized by Section 32-1-1101.7(1), C.R.S., within the boundaries of the Districts to finance Public Improvements, as defined within the Service Plan Amendment, for the benefit of the Districts’ anticipated inhabitants and taxpayers. The maximum aggregate mill levy that may be imposed by the Districts for debt service, operations and maintenance, administrative or any other costs, shall not exceed seventy (70) mills, subject to adjustment as provided in the Districts’ service plan.

**NOTICE IS FURTHER GIVEN** that pursuant to Section 32-1-203(3.5), C.R.S., as amended, an owner of real property within the Districts may file a petition with the City Council, stating reasons why said property should not be included in the Districts and requesting that such real property be excluded from the Districts. Such petition may be filed no later than ten (10) days before the day fixed for the public hearing on the Service Plan Amendment, but the City Council shall not be limited in its action with respect to the exclusion of territory based upon such request. The Districts shall have the burden of proving that the exclusion of such property is not in the best interests of the Districts. All protests and objections must be submitted in writing to the City Council at or prior to the hearing or any continuance or postponement thereof in order to be considered. Any request for exclusion shall be acted upon before final action of the City Council. All protests and objections to the Districts shall be deemed waived unless presented at the time and in the manner specified.

Published in: Greeley Tribune  
Publish on: September 18, 2024

**EXHIBIT B**

**RECIPIENTS RECEIVING NOTICE OF HEARING AS DESCRIBED IN THE  
CERTIFICATE OF MAILING**

AIMS JUNIOR COLLEGE  
PO BOX 69  
GREELEY, CO 80632

CLEARVIEW LIBRARY  
720 THIRD STREET  
WINDSOR, CO 80550-5420

GREELEY CITY  
1000 10TH STREET  
GREELEY, CO 80631

NORTHERN COLORADO WATER  
220 WATER AVENUE  
BERTHOUD, CO 80513-9245

SCHOOL DISTRICT RE4 – WINDSOR  
PO BOX 609  
WINDSOR, CO 80550

WELD COUNTY  
1150 O STREET  
GREELEY, CO 80631

WEST GREELEY CONSERVATION  
4302 WEST 9<sup>TH</sup> STREET ROAD  
GREELEY, CO 80634

WINDSOR TOWN  
301 WALNUT STREET  
WINDSOR, CO 80550

CACHE LLC  
1813 61<sup>ST</sup> AVE STE 200  
GREELEY, CO 80634-8059

FUTURE LEGENDS SPORTS PARK BID  
C/O WHITE BEAR ANKELE TANAKA & WALDRON, PC  
2154 EAST COMMONS AVE, SUITE 2000  
CENTENNIAL, CO 80122

CITY CENTER WEST COMMERCIAL METRO DISTRICT  
C/O SPECIAL DISTRICT MANAGEMENT SERVICES, INC.  
141 UNION BOULEVARD, SUITE 150  
LAKEWOOD, CO 80228-1898

CITY CENTER WEST RESIDENTIAL METRO DISTRICT #1  
C/O SPECIAL DISTRICT MANAGEMENT SERVICES, INC.  
141 UNION BOULEVARD, SUITE 150  
DENVER, CO 80228-1898

CITY CENTER WEST RESIDENTIAL METRO DISTRICT #2  
C/O PINNACLE CONSULTING GROUP, INC  
550 W EISENHOWER BOULEVARD  
LOVELAND, CO 80537

COBBLESTONE METRO DISTRICT #1  
C/O WHITE BEAR ANKELE TANAKA & WALDRON, P.C.  
2154 EAST COMMONS AVENUE, SUITE 2000  
CENTENNIAL, CO 80122-1880

COBBLESTONE METRO DISTRICT #2  
C/O WHITE BEAR ANKELE TANAKA & WALDRON, P.C.  
2154 EAST COMMONS AVENUE, SUITE 2000  
CENTENNIAL, CO 80122-1880

COBBLESTONE METRO DISTRICT #3  
C/O WHITE BEAR ANKELE TANAKA & WALDRON, P.C.  
2154 EAST COMMONS AVENUE, SUITE 2000  
CENTENNIAL, CO 80122-1880

COBBLESTONE METRO DISTRICT #4  
C/O WHITE BEAR ANKELE TANAKA & WALDRON, P.C.  
2154 EAST COMMONS AVENUE, SUITE 2000  
CENTENNIAL, CO 80122-1880

EATON AREA PARK AND RECREATION DISTRICT  
1675 3RD STREET  
EATON, CO 80615

EATON FIRE  
312 COLLINS STREET  
EATON, CO 80615

EVANS CITY  
1100 37TH STREET  
EVANS COMMUNITY COMPLEX  
EVANS, CO 80620-2036

EVANS FIRE  
2100 EAST 37<sup>TH</sup> STREET  
EVANS, CO 80620

FUTURE LEGEND SPORTS PARK METRO DISTRICT #2  
250 11<sup>TH</sup> STREET  
WINDSOR, CO 80550

GREAT WESTERN METRO #2  
C/O PINNACLE CONSULTING GROUP, INC.  
550 WEST EISENHOWER BOULEVARD  
LOVELAND, CO 80537

GREAT WESTERN METRO #5  
C/O PINNACLE CONSULTING GROUP, INC.  
550 WEST EISENHOWER BOULEVARD  
LOVELAND, CO 80537

GREAT WESTERN METRO #7  
C/O PINNACLE CONSULTING GROUP, INC.  
550 WEST EISENHOWER BOULEVARD  
LOVELAND, CO 80537

HIGH PLAINS LIBRARY  
2650 WEST 29<sup>TH</sup> STREET  
GREELEY, CO 80631

LITTLE THOMPSON WATER (LTW)  
835 EAST STATE HIGHWAY 56  
BERTHOUD, CO 80513

MILLIKEN FIRE (BOND 2024)  
MILLIKEN FIRE PROTECTION DISTRICT  
101 SOUTH IRENE  
MILLIKEN, CO 80543

NORTHRIDGE ESTATES METRO DISTRICT #2  
C/O WHITE BEAR ANKELE TANAKA & WALDRON, P.C.  
2154 EAST COMMONS AVENUE, SUITE 2000  
CENTENNIAL, CO 80122-1880

NORTHRIDGE ESTATES METRO DISTRICT #3  
C/O WHITE BEAR ANKELE TANAKA & WALDRON P.C.  
2154 EAST COMMONS AVENUE, SUITE 2000  
CENTENNIAL, CO 80122-1880

FRONT RANGE FIRE RESCUE FIRE PROTECTION DISTRICT  
101 SOUTH IRENE AVENUE  
MILLIKEN, CO 80543

GREAT WESTERN METRO #1  
C/O PINNACLE CONSULTING GROUP, INC.  
550 WEST EISENHOWER BOULEVARD  
LOVELAND, CO 80537

GREAT WESTERN METRO #4  
C/O PINNACLE CONSULTING GROUP, INC.  
550 WEST EISENHOWER BOULEVARD  
LOVELAND, CO 80537

GREAT WESTERN METRO #6  
C/O PINNACLE CONSULTING GROUP, INC.  
550 WEST EISENHOWER BOULEVARD  
LOVELAND, CO 80537

LAKE BLUFF METRO DISTRICT #1  
C/O MCGEADY BECHER, P.C.  
450 EAST 17<sup>TH</sup> AVENUE, SUITE 400  
DENVER, CO 80203-1254

LAKE BLUFF METRO DISTRICT #2  
C/O MCGEADY BECHER, P.C.  
450 EAST 17<sup>TH</sup> AVENUE, SUITE 400  
DENVER, CO 80203-1254

LAKE BLUFF METRO DISTRICT #3  
C/O MCGEADY BECHER, P.C.  
450 EAST 17<sup>TH</sup> AVENUE, SUITE 400  
DENVER, CO 80203-1254

NORTH WELD COUNTY WATER (NWC)  
32825 WCR 39  
LUCERNE, CO 80646-0056

NORTHRIDGE ESTATES METRO DISTRICT #1  
C/O WHITE BEAR ANKELE TANAKA & WALDRON P.C.  
2154 EAST COMMONS AVENUE, SUITE 2000  
CENTENNIAL, CO 80122-1880

SCHOOL DIST #6-GREELEY  
1025 9<sup>TH</sup> AVENUE  
GREELEY, CO 80631

WINDSOR-SEVERANCE FIRE (BOND 2023)  
WINDSOR-SEVERANCE FIRE PROTECTION DISTRICT  
100 NORTH 7<sup>TH</sup> STREET  
WINDSOR, CO 80550

WINDSOR SEVERANCE FIRE  
100 NORTH 7<sup>TH</sup> STREET  
WINDSOR, CO 80550

SCHOOL DISTRICT RE2-EATON  
200 PARK AVENUE  
EATON, CO 80615

SCHOOL DISTRICT RE5J-JOHNSTOWN  
110 SOUTH CENTENNIAL DRIVE, SUITE A  
MILLIKEN, CO 80543

THOMPSON RIVER REC  
320 CENTENNIAL DRIVE, B  
MILLIKEN, CO 80543

TRIPLE CREEK METRO DISTRICT #1  
C/O WHITE BEAR ANKELE TANAKA & WALDRON, P.C.  
2154 EAST COMMONS AVENUE, SUITE 2000  
CENTENNIAL, CO 80122-1880

TRIPLE CREEK METRO DISTRICT #2  
C/O WHITE BEAR ANKELE TANAKA & WALDRON, P.C.  
2154 EAST COMMONS AVENUE, SUITE 2000  
CENTENNIAL, CO 80122-1880

TRI-POINT COMMERCIAL METRO  
4221 BRIGHTON BOULEVARD  
DENVER, CO 80216

TRI-POINT RESIDENTIAL METRO  
4221 BRIGHTON BOULEVARD  
DENVER, CO 80216

WATER VALLEY METRO 1  
C/O WHITE BEAR ANKELE TANAKA & WALDRON, P.C.  
2154 EAST COMMONS AVENUE, STE 2000  
CENTENNIAL, CO 80122

WATER VALLEY METRO 2  
C/O WHITE BEAR ANKELE TANAKA & WALDRON, P.C.  
2154 EAST COMMONS AVENUE, STE 2000  
CENTENNIAL, CO 80122

WESTERN HILLS FIRE  
1155 10<sup>TH</sup> AVENUE  
GREELEY, CO 80631-4255

WESTGATE METRO DISTRICT #1  
C/O PINNACLE CONSULTING GROUP, INC  
550 WEST EISENHOWER BOULEVARD  
LOVELAND, CO 80537

WESTGATE METRO DISTRICT #2  
C/O PINNACLE CONSULTING GROUP, INC  
550 WEST EISENHOWER BOULEVARD  
LOVELAND, CO 80537

WESTGATE METRO DISTRICT #3  
C/O PINNACLE CONSULTING GROUP, INC  
550 WEST EISENHOWER BOULEVARD  
LOVELAND, CO 80537

WESTGATE METRO DISTRICT #4  
C/O PINNACLE CONSULTING GROUP, INC  
550 W EISENHOWER BOULEVARD  
LOVELAND, CO 80537

GREAT WESTERN METRO #8  
C/O SPENCER FANE, LLP.  
1700 LINCOLN ST, STE 2000  
DENVER, CO 80203

GREAT WESTERN METRO #9  
C/O SPENCER FANE, LLP.  
1700 LINCOLN ST, STE 2000  
DENVER, CO 80203

GREAT WESTERN METRO #10  
C/O SPENCER FANE, LLP.  
1700 LINCOLN ST, STE 2000  
DENVER, CO 80203

GREAT WESTERN METRO #11  
C/O SPENCER FANE, LLP.  
1700 LINCOLN ST, STE 2000  
DENVER, CO 80203



POUDRE HEIGHTS METRO DISTRICT #1  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET, SUITE 360  
DENVER, CO 80237

POUDRE HEIGHTS METRO DISTRICT #3  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET, SUITE 360  
DENVER, CO 80237

POUDRE HEIGHTS METRO DISTRICT #5  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET, SUITE 360  
DENVER, CO 80237

CACHE METROPOLITAN DISTRICT NO. 1  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET, SUITE 360  
DENVER, CO 80237

CACHE METROPOLITAN DISTRICT NO. 3  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET, SUITE 360  
DENVER, CO 80237

CACHE METROPOLITAN DISTRICT NO. 5  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET, SUITE 360  
DENVER, CO 80237

CACHE METROPOLITAN DISTRICT NO. 7  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET, SUITE 360  
DENVER, CO 80237

DIVISION OF LOCAL GOVERNMENT  
1313 N SHERMAN STREET ROOM 521  
DENVER, CO 80203

POUDRE HEIGHTS METRO DISTRICT #2  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET, SUITE 360  
DENVER, CO 80237

POUDRE HEIGHTS METRO DISTRICT #4  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET, SUITE 360  
DENVER, CO 80237

TWO RIVERS MARKETPLACE METRO DISTRICT  
C/O WHITE BEAR ANKELE TANAKA & WALDRON, P.C.  
2154 EAST COMMONS AVENUE, SUITE 2000  
CENTENNIAL, CO 80122-1880

CACHE METROPOLITAN DISTRICT NO. 2  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET, SUITE 360  
DENVER, CO 80237

CACHE METROPOLITAN DISTRICT NO. 4  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET, SUITE 360  
DENVER, CO 80237

CACHE METROPOLITAN DISTRICT NO. 6  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET, SUITE 360  
DENVER, CO 80237

CACHE METROPOLITAN DISTRICT NO. 8  
C/O ICENOGLE SEAVER POGUE, P.C.  
4725 SOUTH MONACO STREET, SUITE 360  
DENVER, CO 80237

## THE CACHE PROJECT, VICINITY MAP





# The Cache Metropolitan District 1-8 Amendment (MD2024-0003)

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**Brian McBroom, Director of Community Development**

**Brian.McBroom@Greeleygov.com | 970-350-9786**

**City Council Meeting – October 15, 2024**



**Community Vitality**

# Agenda

- Request and Site Background
- Location
- Proposal
- Considerations
- Purpose: Adopt the resolution

# Request & Site Background

- Request: Amend an existing approved Consolidated Service Plan for The Cache Metropolitan District Nos. 1-8
- Background:
  - Site annexed in 2020
  - The Cache Planned Unit Development (PUD) approved in 2021
  - Consolidated Service Plan approved in 2020



-

# Proposal



- Establish special improvement districts (SID) within the boundaries of the existing Metropolitan Districts to better finance improvements
- Provides the ability to fund public improvements through SID Assessment Bonds

# Considerations

## Approval Criteria

- Service Plan Amendment Criteria, 24-1221 Nine Criteria Used to Evaluate Metropolitan District Applications
- The proposal is consistent with the criteria as outlined in your Summary

## Notification

- Notice letters sent to all petitioners, service districts, and jurisdictions within a 3-mile radius
- Web notice

## Recommendation

Community Development recommends approval



# Questions

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# THE CACHE

## METROPOLITAN DISTRICTS NO. 1-8

SERVICE PLAN AMENDMENT

City of Greeley City Council

October 15, 2024

# THE CACHE TEAM



**Todd Johnson, P.E.**  
Owners Representative



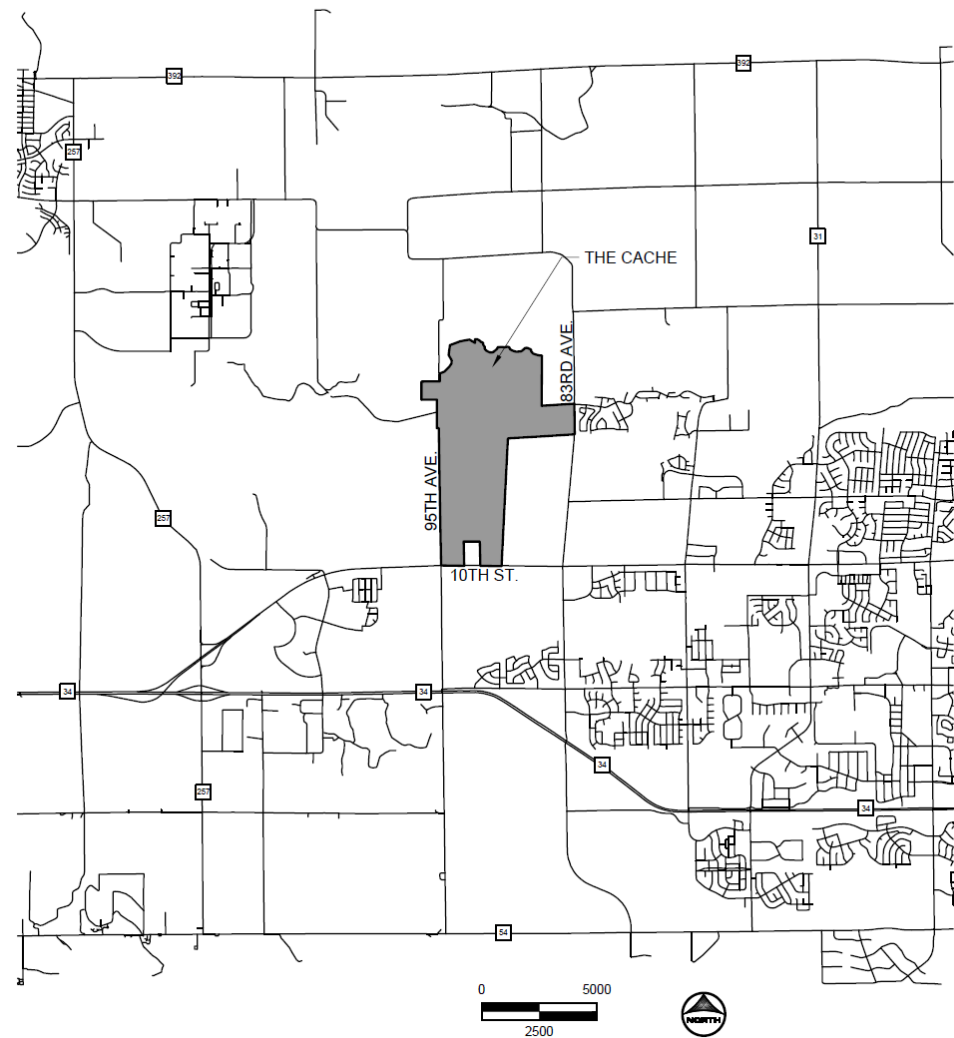
**Jennifer Ivey**  
Metro District Counsel



**Shelby Noble**  
Financial Analysis



# CACHE METROPOLITAN DISTRICT NOS. 1-8 VICINITY MAP

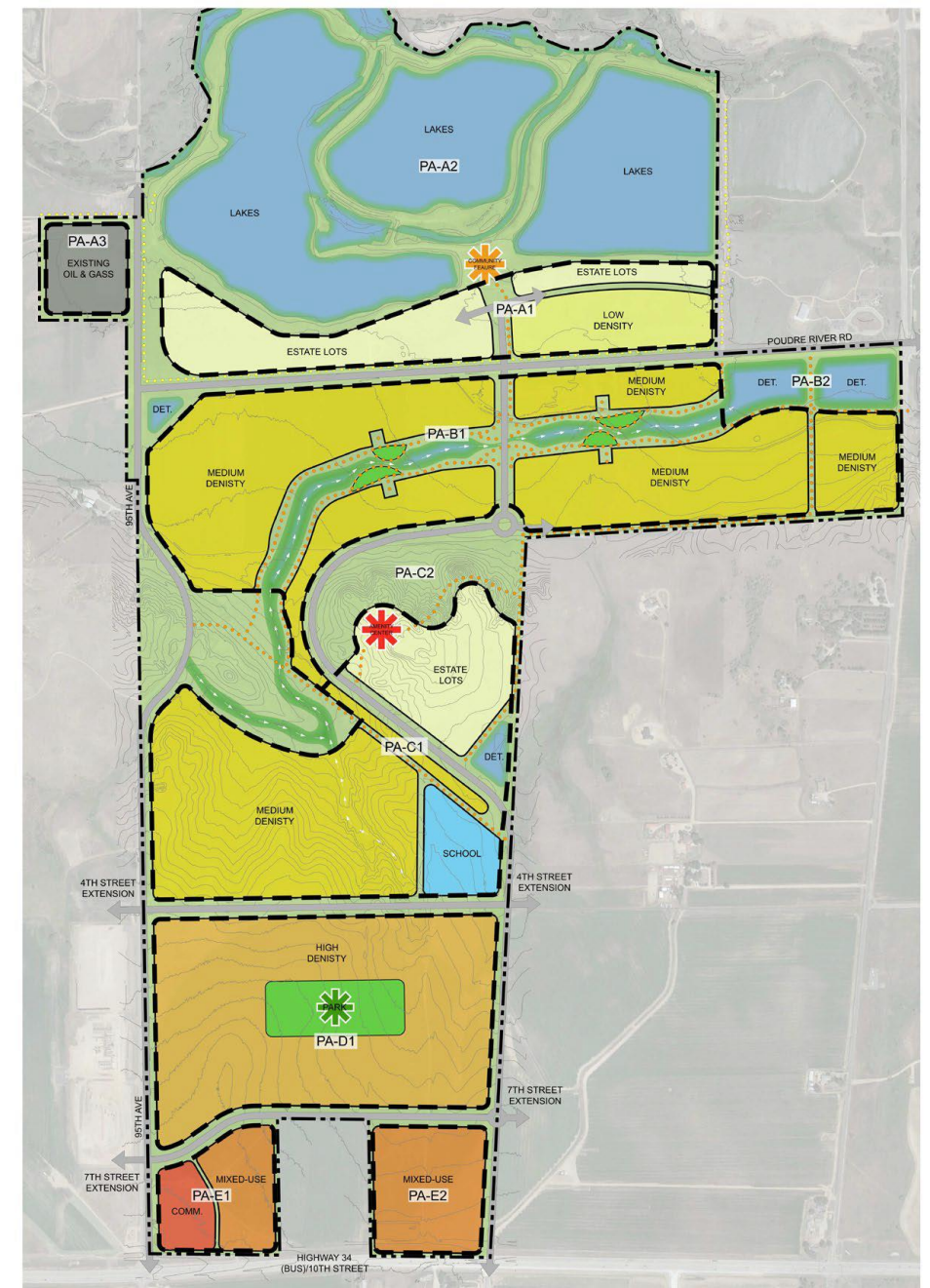


# PROJECT OVERVIEW

## 762 Acre Mixed Use Master Planned Community

### Preliminary PUD

- 762 Acres
- Mixed Use (Commercial/Residential)
- Approximately 30,000 SF/3,700 Units/7,000 Residents
- Approximately 230 Acres Open Space/Parks/Bluffs
- Broad Range of Residential Uses





# ORIGINAL SERVICE PLAN

Approved by the City on September 15, 2020

## Debt Limitations

- \$200,000,000 Total Debt (Combined all Districts)

## Fees

- one-time system development fee imposed by the Districts on a per-unit or per-square foot basis at or prior to the issuance of a building permit
  - \$5,000 per single-family detached unit
  - 2,500 per single-family attached unit or multifamily unit
  - \$2.00 per SQF of commercial space, to the extent applicable

## Mill Levy

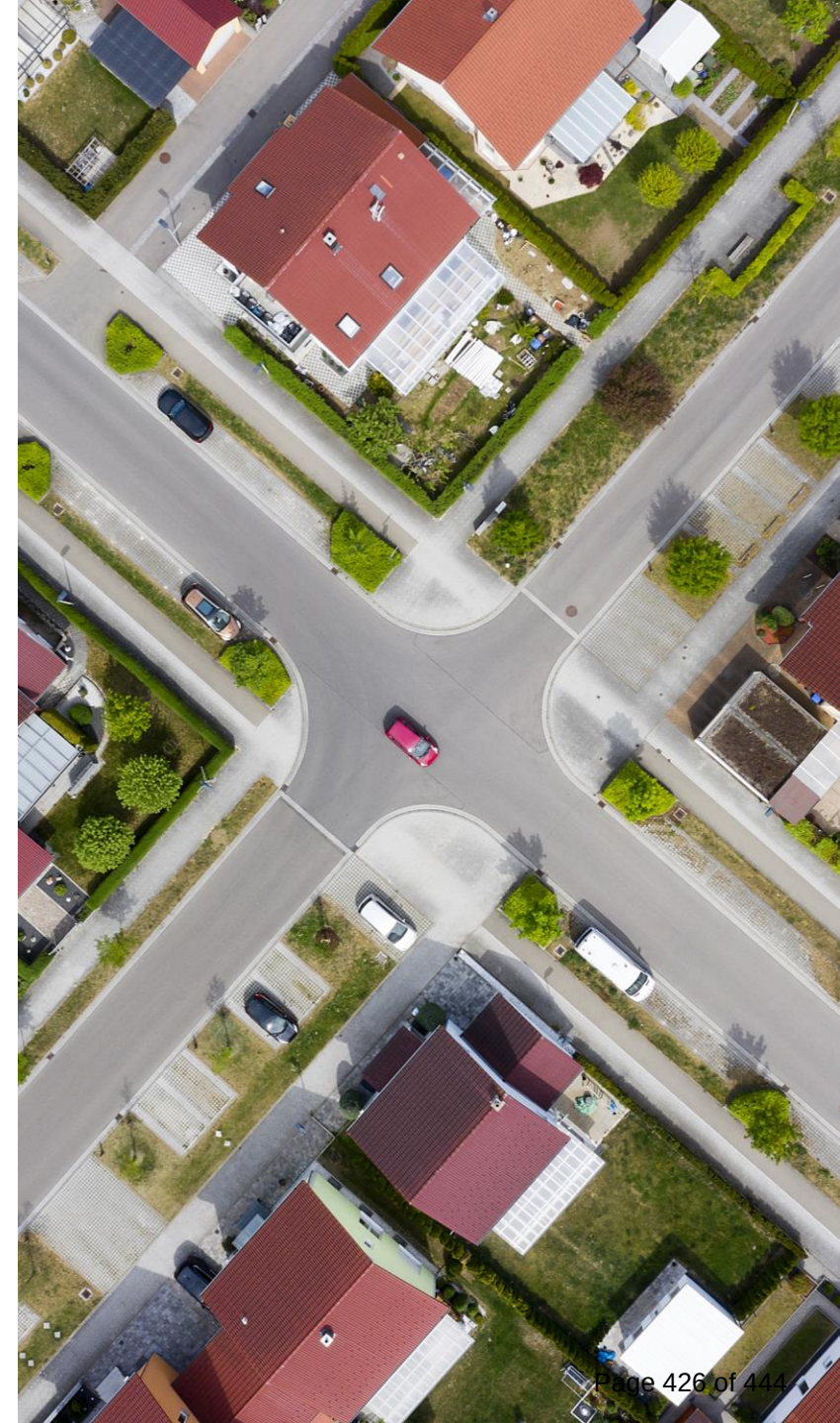
- Maximum Aggregate (Debt/Operations) – 70 Mills (subject to adjustment)

## Disclosure Requirements

- Annual Report to City
- Disclosure Statement recorded against all property
- District IGA's submitted to City in Advance of Execution

## Public Improvements

- Cost estimate of \$199,744,058 for public improvements to be constructed for the Districts





# SERVICE PLAN AMENDMENT

Limited Purpose of Amendment

## To Allow for the Creation of Special Improvement Districts

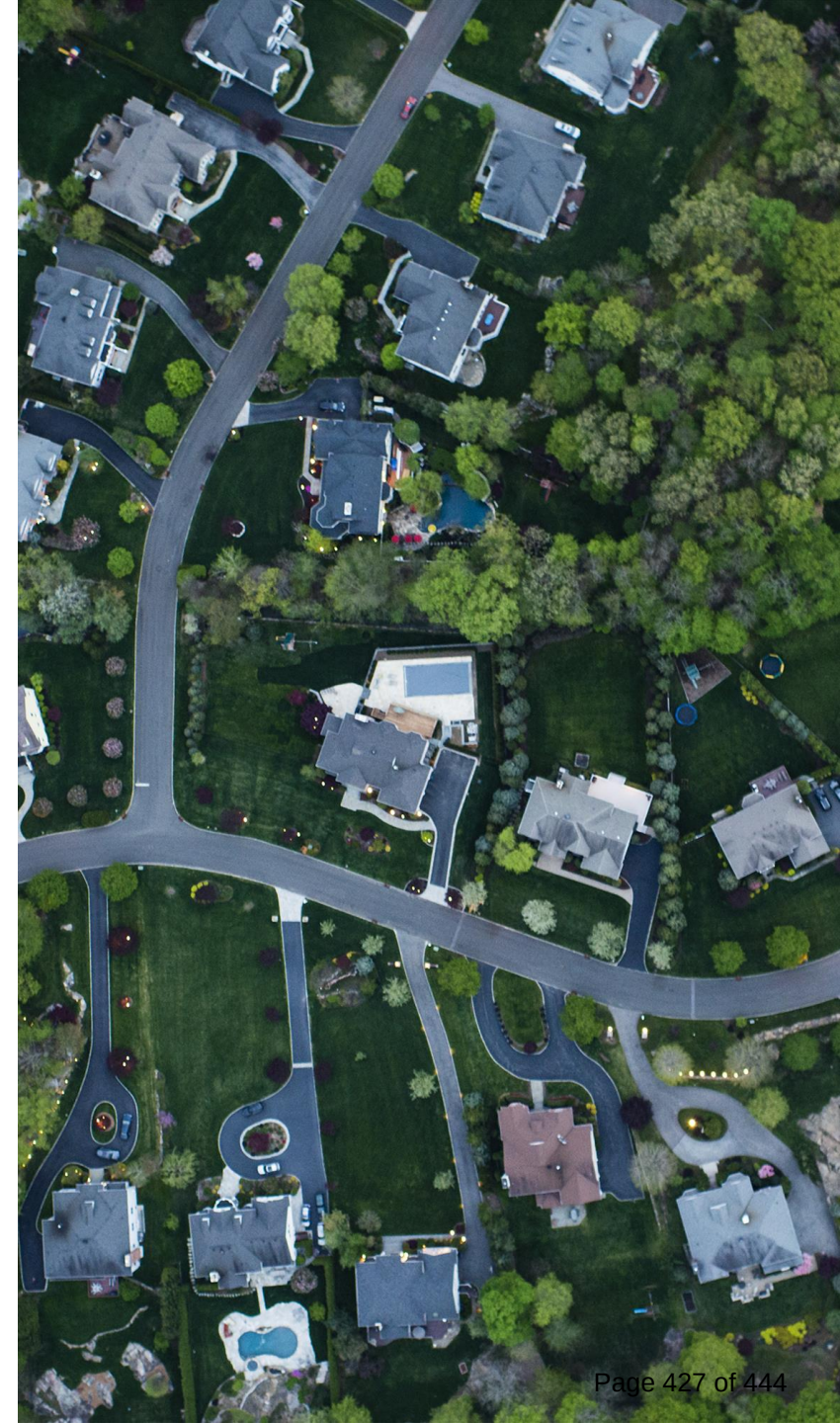
- Impose assessments on property to be paid prior to ownership by end users (homeowners)
- Issue bonds payable from assessments to finance public improvements

## Transparency for future residents

- Website
- Updated Disclosure to Purchasers

## Updated Capital Plan and Financial Plan

- Cost estimate of \$194,014,618 for Public Improvements
- Updated Financial Plan to account for SID Bonds
- No change to Debt Limit or Mill Levy



# SPECIAL IMPROVEMENT DISTRICTS

## General Information

- A Special Improvement District (“SID”) is an entity allowed under Title 31 that has historically been utilized by cities as a mechanism to finance public improvements. Recently, Title 32 granted metropolitan districts the power to form SIDs
- Under Title 32, a SID must be located within a metropolitan district, but may not necessarily have the same boundaries as the metropolitan district
- SIDs are not a separate government and are governed by the metropolitan district board





# SPECIAL IMPROVEMENT DISTRICTS

## Assessments

- The District can issue assessment lien bonds, repaid by the special assessments imposed by the SID on property benefiting from such improvements
- The assessments create a governmental lien against each individual lot until fully paid, which is senior to all private liens and mortgages
- In the event of non-payment of assessments, the lots effected by the non-payment can be foreclosed on
- Ad valorem property taxes are not a source of payment
- Liens on the property will be paid in full prior to the transfer of a lot to an end user (homeowner); as such, no additional economic burden will be added to the end user



# SPECIAL IMPROVEMENT DISTRICTS

## Advantages

- Supplemental financing tool that can be used to fund the cost of public improvements
- More favorable financing terms vs. traditional private financing sources:
  - Early stage financing that can be issued while land is still unimproved
  - Lower cost of borrowing –a SID can borrow at tax exempt rates of 4-7% versus traditional financing sources (equity, bank financing, etc.)
  - Longer term financing (typically 20 years)
- Assessment lien bonds are considered revenue bonds and therefore not counted against service plan debt limit



# QUESTIONS?





## Council Agenda Summary

October 15, 2024

Key Staff Contact: Heidi Leatherwood, City Clerk

### Title:

Appointments to Boards and Commissions - Parks and Recreation Advisory Board, Human Relations Commission, Historic Preservation Commission, Housing for All Advisory Board, Judicial Review Board, Greeley Art Commission and Commission on Disabilities

### Summary:

Council appointments are needed due to vacancies and expiring terms for the Parks and Recreation Advisory Board, Human Relations Commission, Historic Preservation Commission, Housing for All Advisory Board, Judicial Review Board, Greeley Art Commission and Commission on Disabilities. New applicants were interviewed by two councilmembers on October 11.

### Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? No

### 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 recuses themselves from that particular item. 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:

None

### Strategic Focus Area:

Business Growth  
Community Vitality  
High-Performance Government  
Housing For All  
Infrastructure and Mobility  
Quality of Life  
Safe and Secure Communities

**Decision Options:**

1. Appoint or reappoint the individuals to serve on an applicable board or commission
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:**

1. Ballot
2. October Transmittal Page



Applicants for the boards and/or commissions listed below are in alphabetical order and recommendations from the interview team are shown in bold. Virtual interviews are customarily held on the second week of each month, and appointments are decided during the second City Council meeting (third week of the month).

\*\*\*\*\* BALLOT \*\*\*\*\*

| Commission on Disabilities                                                                                     |
|----------------------------------------------------------------------------------------------------------------|
| <i>4 Positions: 3 Year Term</i>                                                                                |
| <input type="checkbox"/> <b>Jessi N Howell</b><br><input type="checkbox"/> (Recruit for Additional Applicants) |

| Greeley Art Commission                                                                                           |
|------------------------------------------------------------------------------------------------------------------|
| <i>3 Positions: 3 Year Term</i>                                                                                  |
| <input type="checkbox"/> <b>Eddie Mirick (I)</b><br><input type="checkbox"/> (Recruit for Additional Applicants) |

| Historic Preservation Commission                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>3 Positions: 3 Year Term</i>                                                                                                                                        |
| <input type="checkbox"/> <b>Christen Depetro (I)</b><br><input type="checkbox"/> <b>Sean Jaehn (I)</b><br><input type="checkbox"/> (Recruit for Additional Applicants) |

| Housing for All Advisory Board                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>9 Positions: 3 for 1 yr , 3 for 2 yrs, 3 for 3 yrs</i>                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/> Andrew N Esquivel (Financing 1 or 2 years)<br><input type="checkbox"/> <b>Joshua Fulenwider (Affordable Housing 2 yrs)</b><br><input type="checkbox"/> <b>Kim Collins (Best Practice 3 years)</b><br><input type="checkbox"/> <b>Kenneth T Howell (3 years)</b><br><input type="checkbox"/> Sam M Chhor (Financing 1 or 2 years)<br><input type="checkbox"/> Steve A Teets (Homelessness 2 years)<br><input type="checkbox"/> (Recruit for Additional Applicants) |

| Human Relations Commission                                                                                     |
|----------------------------------------------------------------------------------------------------------------|
| <i>2 Positions: 3 Year Term</i>                                                                                |
| <input type="checkbox"/> <b>Amber N Greene</b><br><input type="checkbox"/> (Recruit for Additional Applicants) |

| Judicial Review Board                                                                                        |
|--------------------------------------------------------------------------------------------------------------|
| <i>2 Positions: 3 Year Term</i>                                                                              |
| <input type="checkbox"/> <b>Erika E Wall</b><br><input type="checkbox"/> (Recruit for Additional Applicants) |

| Parks and Recreation Advisory Board                                                                               |
|-------------------------------------------------------------------------------------------------------------------|
| <i>2 Positions: 3 Year Term</i>                                                                                   |
| <input type="checkbox"/> <b>William E Parrish</b><br><input type="checkbox"/> (Recruit for Additional Applicants) |

(I) = Incumbent  
yr/yrs = years



# Boards & Commissions Transmittal

September 24, 2024

Key Staff Contact: Jennifer Middleton 970-350-9743

## Interview Date

October 11, 2024

## Council Interview Team

Councilmembers Payton and Olson

## Council Appointment Date

October 15, 2024

## Boards and Commissions Being Interviewed

- **Commission on Disabilities**
- **Greeley Art Commission**
- **Historic Preservation Commission**
- **Housing for All Advisory Board**
- **Human Relations Commission**
- **Judicial Review Board**
- **Parks and Recreation Advisory Board**

## 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 from above mentioned Boards and Commissions
5. Applications of those being considered for interview and/or considered for appointment

Transmittal reviewed by: RL Raymond Lee, City Manager HL Heidi Leatherwood, City Clerk



## Council Agenda Summary

**Title:**

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 any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances





## Council Agenda Summary

**Item:** 28.

**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 Planning Calendar and Schedule for City Council Meetings and Work Sessions and make any necessary changes regarding any upcoming meetings or events.

**Attachments:**

Council Meetings and Other Events Calendars

Council Meeting and Work Session Schedule/Planning Calendar

# Council Meetings and Other Events Calendars

## October 13 – November 9, 2024

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### **Tuesday, October 15, 2024**

- NOCO Disposal Breaking Ground Ceremony 9 a.m. 16th Ave and Ash Ave Greeley Co, 80631
- UNC State of the University 11:30 a.m. Rocky Mountain Grand Ballroom University Center (2101 10th Ave Greeley CO 80639)
- City Council Meeting 6 p.m. (1001 11<sup>th</sup> Ave Greeley CO 80631) City of Greeley Council Chambers

### **Wednesday, October 16, 2024**

- Water & Sewer Board 2 p.m. (1001 11<sup>th</sup> Ave Greeley CO 80631) City of Greeley Council Chambers
- Greeley Evans District 6 Celebration of the 2019 Bond Issue 5:30 p.m. Greeley West High School (2401 35th Ave, Greeley, CO 80634)

### **Thursday, October 17, 2024**

- Downtown Development Authority 7:30 a.m. 802 9th St #100, Greeley, CO 80631
- NoCo Quarterly Consultation on Refugees 9:30 a.m. Microsoft Teams
- Reimage Lincoln Park with Consultants Kimley Horn and Agora Partners 651 10th Ave, Greeley, CO 80631 Room 201
- Airport Authority 3:30 p.m. Greeley-Weld Airport, 600 Airport Road

### **Friday, October 18, 2024**

- Evans State of the City 2024 7:30 a.m. Riverside Library & Cultural (3700 Golden St, Evans, CO 80620)
-

**Tuesday, October 22, 2024**

- 2024 State of the County 7:30 a.m. Aims Community College Welcome Center (4901 W. 20th Street, Greeley, CO 80634)
- City Council Work Session Meeting 6 p.m. (1001 11<sup>th</sup> Ave Greeley CO 80631) City of Greeley Council Chambers

**Thursday, October 24, 2024**

- 2024 Spread the Good Luncheon 11:30 a.m. Aims Community College (4901 W 20th St, Greeley, CO 80634) Ballroom

**Friday, October 25, 2024**

- High Plains Library District Board Trustees' Interview 1 p.m. LINC Library Innovation Center (501 8th Ave, Greeley, CO 80631)
- 

**Monday, October 28, 2024**

- Greeley Chamber of Commerce 11:30 a.m.

**Tuesday, October 29, 2024**

- City Council Meeting - Cancelled 5th Tuesday

**Wednesday, October 30, 2024**

- Upstate Colorado Economic Development 7 a.m. (822 7<sup>th</sup> Street Greeley CO 80631) Upstate Colorado Conference Room
- Hold Amazon Conference 10:30 a.m. DoubleTree by Hilton Greeley at Lincoln Park (919 7th St., Greeley, CO 80631)
- Town and County Dinner and Meeting - Board of Commissioners 6 p.m. Weld County Administration Building, Events Center, 1150 O Street, Greeley

**Thursday, October 31, 2024**

- Poudre River Trail Meeting 7:30 a.m. Poudre Learning Center (8813 W. F Street Greeley CO 80631)
- 

**Tuesday, November 5, 2024**

- City Council Meeting 6 p.m.- Cancelled

**Thursday, November 7, 2024**

- Island Grove Advisory Board 3:30 p.m. (600 N. 14<sup>th</sup> Ave Greeley CO 80631)
- North Front Range MPO Meeting 6 p.m. Fort Collins Colorado River Community Room (222 LaPorte Avenue Fort Collins, CO 80521)

| City Council Meeting Scheduling 2024      |                                                                                                      |                                                  |                |
|-------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------|----------------|
|                                           | 10/8/2024                                                                                            |                                                  |                |
|                                           | This schedule is subject to change                                                                   |                                                  |                |
| Date/Type                                 | Description                                                                                          | Sponsor<br>Presenter/Director or Project Manager | Placement/Time |
| October 15, 2024<br>Council Meeting       | UNC Fall Update                                                                                      | President Feinstein/Mayor                        | Intro          |
|                                           | Minutes - September 10 WS; September 17 CC                                                           | Heidi Leatherwood                                | Consent        |
|                                           | Motion - Special Meeting for Oct 22                                                                  | Heidi Leatherwood                                | Consent        |
|                                           | Resolution- Gray and Black Market Marijuana Enforcement Grant Program (GBMJ)                         | Adam Turk                                        | Consent        |
|                                           | Resolution - Peace Officers Behavioral Health Support and Communtiy Partnerships Grant Program       | Adam Turk                                        | Consent        |
|                                           | Resolution - 2025 Tax Levy Certification                                                             | Caleb Weitz                                      | Consent        |
|                                           | Resolution - Support of Ballot Measures 2L                                                           | Stacey Aurzada                                   | Consent        |
|                                           | Resolution - Support of Ballot Measures 2M                                                           | Stacey Aurzada                                   | Consent        |
|                                           | PH & 2nd Rdg Ord - 2024 Second Appropriation                                                         | Caleb Weitz                                      | Regular        |
|                                           | PH & 2nd Rdg Ord - 2025 Budget                                                                       | Caleb Weitz                                      | Regular        |
|                                           | PH & 2nd Rdg Ord - 2025 Pay Plan                                                                     | Martha Lanaghen                                  | Regular        |
|                                           | PH & 2nd Rdg Ord - Code Procurement Revisions                                                        | Caleb Weitz                                      | Regular        |
|                                           | Resolution and Public Hearing - CDBG Home 5 Year Consolidated Plan                                   | Deb Callies/Consultant                           | Consent        |
|                                           | PH & Resolution - Poudre Heights Special Improvement District Amendment                              | Jeff Woeber/Don Threewitt                        | Regular        |
|                                           | PH & Resolution - Cache Special Improvement District Amendment                                       | Jeff Woeber/Don Threewitt                        | Regular        |
|                                           | Boards & Commissions Appointments                                                                    | Heidi Leatherwood                                | Regular        |
|                                           | Executive Session - City Facilities                                                                  | Blair Snow                                       | ES             |
| October 22, 2024<br>Council Work Session  | CPRD Master Plan Update                                                                              | Diana Frick                                      | WS             |
|                                           | Open Space Update and Naming                                                                         | Diana Frick                                      | WS             |
|                                           | Strategic Plan Update                                                                                | Kelli Johnson                                    | WS             |
| November 05, 2024<br>Council Meeting      | Cancelled due to Election Day                                                                        |                                                  |                |
| November 12, 2024<br>Council Work Session | B&C 2024 Triennial Review                                                                            | Heidi Leatherwood                                | WS             |
|                                           | Office of Emergency Management Update and Review on Upcoming Priorities                              | Peter Perez                                      | WS             |
|                                           | Council Compensation Review                                                                          | Martha Lanaghen                                  | WS             |
|                                           | West Greeley Update                                                                                  | Blair Snow                                       | WS             |
| November 19, 2024<br>Council Meeting      | Proclamation - Alzheimer's Awareness Month                                                           | Mayor                                            | Intro          |
|                                           | Minutes - Oct 1 & 15 CC; Oct 8 & 22 WS                                                               | Heidi Leatherwood                                | Consent        |
|                                           | Resolution - Ratifying the appointment nominees for the Board of Trustees HPLD                       | Heidi Leatherwood                                | Consent        |
|                                           | Resolution - Ratifying the appointment nominees for the Board of Trustees Clearview Library District | Heidi Leatherwood                                | Consent        |
|                                           | Resolution - Change Order Keep Greeley Moving Concrete Project                                       | Paul Trombino                                    | Consent        |
|                                           | Resolution - Approval of IGA with the Federal Highway Administration Safe Streets for All Grant      | Paul Trombino                                    | Consent        |
|                                           | Intro & 1st Rdg Ord - Code amendment to retention period -Administrative Hearing Officer Records     | Tasha Reynolds/ Heidi Leatherwood                | Consent        |

| City Council Meeting Scheduling 2024      |                                                                                                     |                                                  |                         |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------|--------------------------------------------------|-------------------------|
|                                           | 10/8/2024                                                                                           |                                                  |                         |
|                                           | This schedule is subject to change                                                                  |                                                  |                         |
| Date/Type                                 | Description                                                                                         | Sponsor<br>Presenter/Director or Project Manager | Placement/Time          |
|                                           | Intro & 1st Rdg Ord - Reauthorizing Boards for B&C                                                  | Heidi Leatherwood                                | Consent                 |
|                                           | Intro & 1st Rdg Ord - L&T Annexation                                                                | Doug May/Brian McBroom                           | Consent                 |
|                                           | Intro & 1st Rdg Ord - L&T Zoning                                                                    | Doug May/Brian McBroom                           | Consent                 |
|                                           | Intro & 1st Rdg Ord - Backflow Cross Connection Program                                             | Rebecca Andrus/Sean Chambers                     | Consent                 |
|                                           | Sprypoint CIS - Utility Billing Software Project Overview                                           | Sean Chambers                                    | Regular (Informational) |
|                                           | PH & 2nd Rdg Ord - Historic Designation                                                             | Betsy Kellums/ Brian McBroom                     | Regular                 |
|                                           | Boards & Commissions Appointments                                                                   | Heidi Leatherwood                                | Regular                 |
| November 26, 2024<br>Council Work Session | Cancelled due to Thanksgiving Holiday                                                               |                                                  |                         |
| December 03, 2024<br>Council Meeting      | Resolution - Approving DDA Budget                                                                   | Caleb Weitz                                      | Consent                 |
|                                           | Resolution - DDA Mil Levy                                                                           | Caleb Weitz                                      | Consent                 |
|                                           | Resolution - Council Policies and Protocol                                                          | Heidi Leatherwood                                | Consent                 |
|                                           | PH & 2nd Rdg Ord - Code amendment to change the retention period for Administrative Hearing Records | Tasha Reynolds/ Heidi Leatherwood                | Regular                 |
|                                           | PH & 2nd Rdg Ord - Reauthorizing Boards for B&C                                                     | Heidi Leatherwood/Jennifer Middleton             | Regular                 |
|                                           | PH & 2nd Rdg Ord - L&T Annexation                                                                   | Doug May/Brian McBroom                           | Regular                 |
|                                           | PH & 2nd Rdg Ord - L&T Zoning                                                                       | Doug May/Brian McBroom                           | Regular                 |
|                                           | PH & 2nd Rdg Ord - Backflow Cross Connection Program                                                | Rebecca Andrus/Sean Chambers                     | Regular                 |
| December 10, 2024<br>Council Work Session | Xcel Energy Update                                                                                  | Will Jones/Paul Trombino                         | WS                      |
|                                           | Safe Streets for All City of Greeley Vision Zero Action Plan                                        | Steven Younkin/Paul Trombino                     | WS                      |
|                                           | Five Year Housing for All Strategic Plan Update                                                     | Deb Callies                                      | WS                      |
|                                           | Q3 Financial Report                                                                                 | Robert Miller/Tyra Litzau                        | WS                      |
|                                           | Non - Profit Sponsorship Policy                                                                     | Blair Snow                                       | WS                      |
|                                           | Hold - West Greeley Updates/Negotiations                                                            | Blair Snow                                       | WS                      |
| December 17, 2024<br>Council Meeting      | Minutes - Nov 19 and Dec 3 CC; Dec 10 WS                                                            | Heidi Leatherwood                                | Consent                 |
|                                           | Sidewalk Funding Projects                                                                           | Steven Younkin/Paul Trombino                     | Regular (Informational) |
|                                           | Boards & Commissions Appointments                                                                   | Heidi Leatherwood                                | Regular                 |
| December 24, 2024<br>Council Work Session | Cancelled due to Christmas Holiday                                                                  |                                                  |                         |



## Council Agenda Summary

October 15, 2024

Key Staff Contact: Blair Snow, Assistant to the City Manager

### Title:

Motion to go into Executive Session to discuss the potential purchase, acquisition, or lease of property for City services

### Summary:

The Executive Session will focus on discussing potential opportunities related to the purchase, acquisition, or lease of property to enhance and support City services. Additionally, staff will request instructions from Council related to negotiations for real property acquisitions and leases.

### Fiscal Impact:

1. Does this item create a fiscal impact on the City of Greeley? No

### Legal Issues:

Consideration of this matter is a legislative process.

### Other issues and Considerations:

### Strategic Focus Area:

High-Performance Government

### Decision Options:

1. Approve the motion; or
2. Amend the motion and approve as amended; or
3. Deny the motion; or
4. Continue consideration of the motion to a future date.

### Council's Recommended Action:

A motion to go into executive session to discuss the potential purchase, acquisition, or lease of property for City services, and to receive instructions regarding negotiations, as provided for in C.R.S. § 24-6-402(4)(a) and § 24-6-402(4)(e)(I) and Greeley Municipal Code § 2-151 (a)(1) and § 2-151 (a)(5); and if necessary to receive advice from the City Attorney related to these matters as provided for in C.R.S. § 24-6-402(4)(b) and Greeley Municipal Code § 2151(a)(2)

### Attachments:

None



## Council Agenda Summary

Item: 30.

Title

Adjournment