

**SERVICE PLAN**

**FOR**

**REUNION NATURAL RESOURCE METROPOLITAN DISTRICT  
CITY OF COMMERCE CITY, COLORADO**

Prepared

By



**WHITE BEAR ANKELE TANAKA & WALDRON  
2154 E. Commons Avenue, Suite 2000  
Centennial, Colorado 80122**

## TABLE OF CONTENTS

I.	DEFINITIONS.....	1
II.	PURPOSE AND OBJECTIVES OF DISTRICT.....	3
A.	Purpose and Intent.....	3
B.	Need for District .....	3
C.	Objective of City Regarding Service Plan .....	4
III.	DISTRICT BOUNDARY .....	4
IV.	PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION.	4
V.	DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES.....	5
A.	Powers of the District and Service Plan Amendment.....	5
1.	Operations and Maintenance Limitation.....	5
2.	Fire Protection Limitation.....	5
3.	Television Relay and Translation Limitation .....	5
4.	Telecommunication Facilities.....	5
5.	Construction Standards Limitation .....	5
6.	Zoning and Land Use Requirements.....	6
7.	Growth Limitations .....	6
8.	Privately Placed Debt Limitation.....	6
9.	Eminent Domain Limitation .....	6
10.	Water Rights/Resources Limitation.....	6
11.	Inclusion Limitation.....	7
12.	Exclusion Limitation.....	7
13.	Overlap Limitation.....	7
14.	Initial Debt Limitation .....	7
15.	Total Debt Issuance Limitation.....	7
16.	Fee Limitation .....	7
17.	Public Improvements Fee Limitation.....	7
18.	Sales and Use Tax .....	7
19.	Consolidation and Substrict Limitation .....	7
20.	Bankruptcy Limitation .....	8
21.	Reimbursement Agreement .....	8
22.	Material Modification – Service Plan Amendment – 45 Day Notice .....	8
B.	Preliminary Engineering Survey.....	8
VI.	FINANCIAL PLAN.....	9

A.	General .....	9
B.	Maximum Voted Interest Rate and Maximum Underwriting Discount .....	9
C.	Maximum Mill Levy.....	9
D.	Maximum Debt Mill Levy Imposition Term .....	10
E.	Debt Repayment Sources .....	10
F.	Debt Instrument Disclosure Requirement.....	10
G.	Security for Debt.....	10
H.	TABOR Compliance.....	10
I.	District Operating Costs.....	11
VII.	ANNUAL REPORT .....	11
A.	General .....	11
B.	Reporting of Significant Events.....	11
VIII.	DISSOLUTION .....	12
IX.	DISTRICT TRANSPARENCY .....	12
A.	Disclosure to Purchasers .....	12
B.	Disclosure to Potential Residential Buyers.....	12
C.	Board Meetings .....	12
D.	Annual Notices.....	12
X.	DISTRICT ACTIVITIES IGA .....	12
XI.	CONCLUSION.....	13

## **LIST OF EXHIBITS**

EXHIBIT A	Legal Descriptions of the District Boundary
EXHIBIT B	Commerce City Vicinity Map
EXHIBIT C-1	District Boundary Map
EXHIBIT C-2	Regional Area Boundaries Map
EXHIBIT D	District Activities IGA
EXHIBIT E	Cost Estimates
EXHIBIT F	Financial Plan

## **I. DEFINITIONS**

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

Board: the board of directors of the District.

City: the City of Commerce City, Colorado.

City Approvals: means, collectively, (a) the final plats for the areas within the District, (b) the final development plans and/or landscape plans for the areas within the District, (c) the construction plans for the Public Improvements within the District, (d) the development agreements a/k/a subdivision improvements agreements for the areas within the District, (e) any other agreements between the City and the District relating to the area within the District, including, as applicable, the District Activities IGA, and (f) any amendments made to any of the foregoing documents.

City Code: the City of Commerce City Revised Municipal Code.

City Council: the City Council of the City of Commerce City, Colorado.

Debt: bonds or other obligations for the payment of which the District has promised to impose an ad valorem property tax mill levy and/or collect Fee revenue. The definition of Debt shall include intergovernmental agreements that contain a pledge of an ad valorem property max mill levy and/or Fee revenue.

District: the Reunion Natural Resource Metropolitan District.

District Activities IGA: an intergovernmental agreement between the District and the City regarding certain limitations of the District's activities, attached hereto as **Exhibit D**.

District Boundary: the boundary of the District area described in the District Boundary Map.

District Boundary Map: the map attached hereto as **Exhibit C-1**, describing the District's boundary.

End User: any owner, or tenant of any owner, of any taxable improvement within the District who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner or commercial tenant is an End User. A business entity that constructs residential or commercial structures intended for a third party sale is not an End User.

External Financial Advisor: a consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance with respect to such securities; (ii) is an underwriter, investment banker or individual listed as a public finance advisor in the Bond Buyer's Municipal Market

Place; and (iii) is not an officer or employee of the District and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Fees: any fee imposed by the District for services, programs or facilities provided by the District, as described in Section V.A.16 below.

Financial Plan: the Financial Plan described in Section VI that describes (i) the manner in which the Public Improvements are to be financed; (ii) the manner in which the Debt is expected to be incurred; and (iii) the estimated operating revenue to be derived from property taxes for the first budget year.

Maximum Mill Levy: the maximum mill levy the District is permitted to impose for payment of Debt and for operations and maintenance as set forth in Section VI.C below.

Maximum Debt Mill Levy Imposition Term: the maximum term for imposition of a mill levy as identified in Section VI.D below.

Operate and Maintain or Operation and Maintenance: means (a) the ongoing operation, maintenance, planning, design, acquisition, construction, repair and replacement of all or a portion of the Public Improvements or the provision of services related thereto; and (b) the reasonable and necessary costs of ongoing administrative, accounting and legal services to the District; all in accordance with the provisions and requirements of, as applicable, the Special District Act, this Service Plan, the District Activities IGA, the City Code and the City Approvals.

Project: the master planned development of property commonly referred to as Reunion, which includes all of the property within the District Boundary and the Service Area Boundaries.

Public Improvements: a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the Special District Act, except as specifically limited in Section V below, that benefit the Service Area and serve the future taxpayers and inhabitants of the Service Area as determined by the Board.

PUD Zone Document: an entitlement plan as approved by the City pursuant to the City Code for identifying, among other things, Public Improvements necessary for facilitating development for property within the Service Area as approved by the City pursuant to the City Code and as amended pursuant to the City Code from time to time.

Regional Area Boundaries: all property currently within the area depicted on the Regional Area Boundary Map.

Regional Area Boundaries Map: the map attached hereto as **Exhibit C-2**, describing the property outside of the District Boundary to be serviced by the District.

Service Area: all property within the District Boundary Map and the Regional Area Boundary Map, as set forth on Exhibits C-1 and C-2, and that property that is hereafter included in the master planned area for the project under an approved planned unit development or other development approval of the City.

Service Plan: this service plan for the District approved by City Council.

Service Plan Amendment: an amendment to the Service Plan approved by City Council in accordance with the City Code and applicable state law.

Special District Act: Section 32-1-101, *et seq.*, of the Colorado Revised Statutes, as amended from time to time.

State: the State of Colorado.

TABOR: Section 20 of Article X of the Colorado Constitution, also known as the Colorado Taxpayer's Bill of Rights.

Taxable Property: real or personal property within the District Boundary subject to ad valorem taxes imposed by the District.

Total Debt Issuance Limitation: the maximum amount of Debt that may be issued by the District as identified in Section V.A.15 below.

## **II. PURPOSE AND OBJECTIVES OF DISTRICT**

A. Purpose and Intent. The District is an independent unit of local government, separate and distinct from the City, and, except as may otherwise be provided for by State or local law or this Service Plan, its activities are subject to review by the City only insofar as they may deviate in a material manner from the requirements of the Service Plan. The District is intended to serve as a financing vehicle for the construction, operation and maintenance of Public Improvements within the Reunion master planned community, as set forth in Exhibits C-1 and C-2, and any additional property that is hereafter included in the Reunion master planned community. It is anticipated that the District will cooperate and coordinate with all other Title 32 districts that serve the Service Area to contribute to the financing of the construction, operation and maintenance of Public Improvements within the Service Area. The mechanisms by which the District will cooperatively fund the costs of the construction, operation and maintenance of such Public Improvements shall be clarified in future intergovernmental agreements between the District and other Title 32 districts that serve the Service Area. The District is not being created to provide ongoing operations and maintenance services other than as specifically set forth in this Service Plan.

B. Need for District. There are currently no other governmental entities, including the City, located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment and additional financing of the Public Improvements needed for the Project or to provide the financial support to the other Title 32 districts within the Service Area as contemplated in this Service Plan. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economical manner possible.

C. Objective of City Regarding Service Plan.

1. The City's objective in approving the Service Plan is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the District. All Debt is expected to be repaid by taxes imposed and collected at a tax mill levy for no longer than the Maximum Debt Mill Levy Imposition Term, subject to the Maximum Mill Levy, and/or repaid by Fees as limited by Section V.A.16.

2. This Service Plan is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose is to provide for the Public Improvements associated with development and regional needs pursuant to the City Approvals for the property. Operation and Maintenance activities are allowed pursuant to Section V.A.1 as set forth herein and through the District Activities IGA, attached hereto as **Exhibit D**.

3. It is the intent of the District to dissolve upon payment or defeasance of all Debt incurred or upon a court determination that adequate provision has been made for the payment of all Debt, and, if the District has been authorized to operate or maintain any part of the Public Improvements under the District Activities IGA or it contributes to the cost of the operation or maintenance of any Public Improvements within the Service Area pursuant to an intergovernmental agreement with any Title 32 district, pursuant to Section II.A, to retain only the power necessary to impose and collect taxes or Fees to pay for costs associated therewith.

4. The District shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from Fees or from tax revenues collected from a mill levy, subject to the Maximum Mill Levy and the Maximum Debt Mill Levy Imposition Term. It is the intent of this Service Plan to assure to the extent possible that no property developed for a residential use shall bear an economic burden that is greater than that associated with the Maximum Mill Levy in amount and that no property shall bear an economic burden that is greater than associated with the Maximum Debt Mill Levy Imposition Term, even under bankruptcy or other unusual situations. Generally, the costs of Public Improvements that cannot be funded within these parameters are not costs to be paid by the District.

**III. DISTRICT BOUNDARY**

The area of the District Boundary includes approximately twenty-four (24) acres. A legal description of the District Boundary is attached hereto as **Exhibit A**. A vicinity map is attached hereto as **Exhibit B**. A map of the District Boundary is attached hereto as **Exhibit C-1**.

**IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION**

A. The District Boundary consists of approximately twenty-four (24) acres of land to be improved with twenty-three (23) oil and gas wells. The current assessed valuation of the property within the District Boundary is \$0.00 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan.

B. Approval of this Service Plan by the City does not imply approval of the development of a specific area within the District, nor does it imply approval of oil and gas wells contemplated in this Service Plan or any of the exhibits attached thereto, unless the same is contained within the City Approvals.

## **V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES**

A. Powers of the District and Service Plan Amendment. The District shall have the power and authority to provide the Public Improvements and related Operation and Maintenance activities within and without the District Boundary as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

1. Operations and Maintenance Limitation. The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The District shall dedicate the Public Improvements to the City or other appropriate jurisdiction or owners association in a manner consistent with the City Approvals. The District is not authorized to operate or maintain any part of the Public Improvements unless provision therefor has been made pursuant to the District Activities IGA or, relative to the funding of the same, pursuant to an intergovernmental agreement with other Title 32 districts that serve the Service Area as provided for in Section II.A. Notwithstanding the prohibitions in this section or inclusion in the District Activities IGA, the District is required and obligated to Operate and Maintain any park and recreation improvements within the District Boundary. Unless otherwise specified in the District Activities IGA, all parks and trails shall be open to the general public free of charge.

2. Fire Protection Limitation. The District is not authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to the District Activities IGA. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision.

3. Television Relay and Translation Limitation. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project, unless such facilities and services are provided pursuant to the District Activities IGA.

4. Telecommunication Facilities. The District agrees that no telecommunication facilities owned, operated or otherwise allowed by the District shall affect the ability of the City to expand its public safety telecommunication facilities or impair existing telecommunication facilities.

5. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the City and of other governmental entities having proper jurisdiction. The District shall obtain

the City's approval of civil engineering plans and shall obtain applicable permits for construction and installation of the Public Improvements prior to performing work thereon.

6. Zoning and Land Use Requirements. The District shall be subject to all of the City's zoning, subdivision, building code and other land use requirements.

7. Growth Limitations. The District acknowledges that the City shall not be limited in implementing City Council or voter-approved growth limitations, even though such actions may reduce or delay development within the District and the realization of District revenue.

8. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, or the execution of any developer reimbursement agreement, the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

9. Eminent Domain Limitation. The District shall not exercise the power of eminent domain without a prior resolution of City Council consenting to the exercise of such power.

10. Water Rights/Resources Limitation. The District shall not acquire, own, manage, adjudicate or develop water rights or resources except as otherwise provided pursuant to the District Activities IGA. Notwithstanding, the District may acquire, own, manage, sell and/or transfer equivalent residential units ("ERUs") from the South Adams Water and Sanitation District ("South Adams") or other entities to enable the District to connect water facilities or sanitary sewer facilities to existing South Adams facilities to enable property in the District Boundary to be serviced by South Adams. Water and sanitary sewer facilities shall be conveyed to South Adams. The District's powers with regard to water and sanitary sewer service shall be limited as set forth herein for the purposes of financing, designing, constructing and installing facilities and then conveying ownership of the same to South Adams pursuant to the then-applicable rules, regulations and policies of South Adams. The District is not authorized to operate or maintain water facilities or sanitary sewer facilities, except as may be authorized by South Adams and the City. The District shall consent to the overlap of the District Boundary by South Adams (in the event such property is not already included within the service area of South Adams) and shall execute a resolution of consent to the same as may be requested by South Adams.

11. Inclusion Limitation. The District may not include within the District Boundary any property outside the Service Area without a prior resolution of the City Council approving such inclusion.

12. Exclusion Limitation. The District may not exclude property from within its boundaries without a prior resolution of City Council approving such exclusion.

13. Overlap Limitation. The District shall not consent to the organization of any other district under the Special District Act within the Service Area that will overlap the District Boundary unless the aggregate mill levy for payment of Debt and operations and maintenance of such proposed district will not at any time exceed the Maximum Mill Levy of the District.

14. Initial Debt Limitation. On or before the effective date of approval by the City of PUD Zone Document, the District shall not: (a) issue any Debt; (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; or (c) impose or collect any Fees used for the purpose of repayment of Debt.

15. Total Debt Issuance Limitation. The District shall not issue Debt in excess of Twenty-Six Million, Six Hundred Fifty-Six Thousand, Two Hundred and Fifty Dollars (\$26,656,250) total principal amount, which is the product of: (a) the bonding capacity of the District, which was derived using the following assumptions: (i) the interest rate is not less than 150 basis points more than the 30 Year AAA MMD Index (as of the date of the submission of the Service Plan); (ii) inflation on completed structures does not exceed a 4% biennial growth rate; (iii) the bonds amortize over a period of 40 years; and (iv) debt service coverage is no less than 100%; and (v) the levying by the District of 50.00 mills for Debt; and (b) 125%. The Total Debt Issuance Limitation shall not apply to bonds, loans, notes, or other instruments issued for the purpose of refunding, refinancing, reissuing or restructuring outstanding Debt.

16. Fee Limitation. The District may impose and collect Fees as a source of revenue for repayment of Debt, funding of capital costs, and/or for operations and maintenance. No Fee related to repayment of Debt shall be authorized to be imposed upon or collected from Taxable Property owned or occupied by an End User subsequent to the issuance of a certificate of occupancy for such Taxable Property. Notwithstanding any of the foregoing, the restrictions of this paragraph shall not apply to any Fee imposed upon or collected from Taxable Property for the purpose of funding the Operation and Maintenance costs of the District.

17. Public Improvements Fee Limitation. The District shall not impose, collect, receive, spend or pledge to any Debt any fee, assessment, tax or charge that is collected by a retailer in the District on the sale of goods or services by such retailer and that is measured by the sales price of such goods or services, except as provided pursuant to the District Activities IGA.

18. Sales and Use Tax. The District shall not invoke or exercise any actual or perceived City sales and use tax exemption.

19. Consolidation and Substrict Limitation. The District shall not file a request with any Court to consolidate with another Title 32 district without a prior resolution of the City.

The District shall not form any subdistrict without a prior resolution of the City approving the formation of such subdistrict.

20. Bankruptcy Limitation.

a. All limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Mill Levy, the Maximum Mill Levy Imposition Term and the Fees have been established under the authority of the City to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(i) shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(ii) are, together with all other requirements of Colorado law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

b. Any Debt, issued with a pledge or that results in a pledge, that exceeds the Maximum Mill Levy or the Maximum Debt Mill Levy Imposition Term shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S., and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Service Plan Amendment. The City shall be entitled to all remedies available at law to enjoin any such actions of the District.

21. Reimbursement Agreement. If a reimbursement agreement exists or is entered into for an improvement financed by the District, any and all resulting reimbursements received for such improvement by the District shall be deposited in the District’s debt service fund and used for the purpose of retiring Debt. No reimbursement agreement shall allow for the accrual of compounding interest.

22. Material Modification – Service Plan Amendment – 45 Day Notice. This Service Plan has been designed with sufficient flexibility to enable the District to provide required services and facilities under evolving circumstances without the need for numerous amendments. Actions of the District that violate the limitations set forth in V.A.1-21 or in VI.B-H shall be deemed to be material modifications to this Service Plan and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the District. Any notice given by the District pursuant to Section 32-1-207(3)(b), C.R.S. shall, in addition to the requirements set forth in such section, be mailed by first class mail, postage pre-paid, to the office of the city attorney of the City and the action described in such notice shall not be undertaken by the District until the City Council approves such action by resolution. If the City fails to respond to such notice, the District shall petition the City for an amendment to this Service Plan.

B. Preliminary Engineering Survey.

1. The District is authorized to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance and financing of the Public

Improvements within and without the District Boundary and Service Area, to be more specifically defined in the City Approvals for the overall Project. An estimate of the costs of the Public Improvements that may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed was prepared based upon preliminary engineering surveys and estimates derived from the zoning on the property in the Service Area and is approximately Three Hundred and Seventy Four Million Dollars (\$374,000,000), as further detailed in Exhibit E.

2. All Public Improvements shall be designed in accordance with City standards and shall comply with the requirements of the City Approvals. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

## **VI. FINANCIAL PLAN**

A. General. The District is authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the District. As further detailed in Exhibit F, the Financial Plan for the District shall be to issue such Debt as the District can reasonably pay from revenues derived from the Maximum Mill Levy, Fees and other legally available revenues. The total Debt the District shall be permitted to issue shall not exceed Twenty-Six Million, Six Hundred Fifty-Six Thousand, Two Hundred and Fifty Dollars (\$26,656,250) and shall be permitted to be issued on a schedule and in such year or years as the District determines shall meet the needs of the Financial Plan and phased to serve development as it occurs. The Total Debt Issuance Limitation shall not apply to bonds, loans, notes or other instruments issued for the purpose of refunding, refinancing, reissuing or restructuring outstanding Debt. All Debt issued by the District may be payable from any and all legally available revenues of the District, including general ad valorem taxes and Fees to be imposed upon all Taxable Property within the District. The District will also rely upon various other revenue sources authorized by law. Such sources will include the power to assess Fees, rates, tolls, penalties or charges as provided in Section 32-1-1001(1), C.R.S., as amended from time to time.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount. The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed eighteen percent (18%). The proposed maximum underwriting discount will be five percent (5%). Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Mill Levy. The “Maximum Mill Levy” shall be the maximum aggregate mill levy the District is permitted to impose upon the taxable property within the District for payment of Debt and for Operations and Maintenance, and shall be limited to fifty (50) mills and shall not be subject to adjustment for changes to the method of calculating assessed valuation or any other changes in law. To the extent that the District is composed of or subsequently organized into one or more subdistricts as permitted under Section 32-1-1101, C.R.S., the term “District” as used herein shall be deemed to refer to the District and to each such subdistrict separately, so that each of the subdistricts shall be treated as a separate, independent district for purposes of the application of this subsection C.

Failure to observe the requirements established in this Section V.C shall constitute a material modification under the Service Plan and shall entitle the City to all remedies available at law and in equity.

D. Maximum Debt Mill Levy Imposition Term. The District shall not impose a levy for repayment of any and all Debt (or use proceeds of any mill levy for the repayment of Debt) on any single property developer for residential use which exceeds forty (40) years after the year of the initial imposition of such mill levy unless a majority of the Board: (i) are residents of the District; and (ii) have voted in favor of a refunding of a part or all of the Debt and such refunding will result in a net present value savings as set forth in Sections 11-56-101, *et. seq.*, C.R.S.

E. Debt Repayment Sources. The District may impose a mill levy on Taxable Property within the District Boundary as a primary source of revenue for repayment of debt service and for operations and maintenance. The District may also rely upon various other revenue sources authorized by law. At the District's discretion, these may include the power to assess Fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(l), C.R.S., as amended from time to time and as limited by Section V.A. 16-17.

F. Debt Instrument Disclosure Requirement. In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Service Plan for creation of the District.

Similar language describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Service Plan shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the District Boundary.

G. Security for Debt. The District shall not pledge any revenue or property of the City as security for the indebtedness set forth in this Service Plan. Approval of this Service Plan shall not be construed as a guarantee by the City of payment of any of the District's obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the City in the event of default by the District in the payment of any such obligation.

H. TABOR Compliance. The District shall comply with TABOR. In the discretion of the Board, the District may set up other qualifying entities to manage, fund, construct and operate facilities, services and programs. To the extent allowed by law, any entity created by the District will remain under the control of the District's Board, and any such entity shall be subject to and bound by all terms, conditions, and limitations of the Service Plan and the District Activities IGA.

## I. District Operating Costs.

1. The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the District's organization and initial operations, are anticipated to be One Hundred Fifty Thousand Dollars (\$150,000), which will be eligible for reimbursement from Debt proceeds.

2. In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be constructed and maintained. The first year's operating budget is estimated to be Fifty Thousand Dollars (\$50,000) which is anticipated to be derived from property taxes and other revenues.

## **VII. ANNUAL REPORT**

A. General. The District shall be responsible for submitting an annual report to the Community Development Department no later than July 1<sup>st</sup> of each year following the year in which the Order and Decree creating the District has been issued.

B. Reporting of Significant Events. The annual report shall include information as to any of the following:

1. Boundary changes made or proposed to the District Boundary as of December 31 of the prior year.

2. Intergovernmental agreements with other governmental entities either entered into or proposed as of December 31 of the prior year.

3. Copies of the District's rules and regulations, if any, as of December 31 of the prior year.

4. A summary of any litigation that involves the Public Improvements as of December 31 of the prior year.

5. Status of the District's construction of the Public Improvements as of December 31 of the prior year.

6. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.

7. The assessed valuation of the District for the current year.

8. Current year budget including a description of the Public Improvements to be constructed in such year.

9. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

10. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

11. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

### **VIII. DISSOLUTION**

Upon an independent determination of the City Council that the purposes for which the District was created have been accomplished, the District agrees to file petitions in the appropriate District Court for dissolution pursuant to applicable State law. In no event shall dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State law.

### **IX. DISTRICT TRANSPARENCY**

A. Disclosure to Purchasers. The District shall use reasonable efforts and due diligence to cause any home builder or developer of property within the District Boundary to provide all initial purchasers of property within the District Boundary a written notice of disclosure, that describes the impact of the District's mill levy and fees on each residential property along with the purchase contract. The District shall record such notice of disclosure with the Adams County Clerk and Recorder at the time the subdivision plat is recorded or, if the subdivision plat has already been filed, provide the City with a copy of the recorded notice of disclosure. The notice of disclosure shall include the maximum mill levy that may be assessed and the associated taxes that may be imposed on the residential property for each year the District is in existence.

B. Disclosure to Potential Residential Buyers. The District shall also use reasonable efforts and due diligence to provide information to potential residential buyers by: (i) furnishing to any developer of property or home builders within the District Boundary information describing the key provisions of the approved District for prominent display at all sales offices; and (ii) inspecting the sales offices within the District Boundary on a quarterly basis to assure the information provided is accurate and prominently displayed. Such information shall include the maximum mill levy and associated taxes and fees that may be imposed on each property for each year the District is in existence as well as the Public Improvements that are or have been paid for by the District.

C. Board Meetings. All special and regular District meetings shall be open to the public and shall be held at a location within the City limits that is within twenty miles of the District Boundary.

D. Annual Notices. In addition to the requirements of the Special District Act, the District shall send the annual notice required by Section 32-1-809, C.R.S. by mail to all property owners within the District Boundary no later than January 31 of each year.

### **X. DISTRICT ACTIVITIES IGA**

The form of the District Activities IGA, relating to the limitations imposed on the District's activities, is attached hereto as **Exhibit D**. The District shall approve the intergovernmental

agreement in the form attached as **Exhibit D** at its first Board meeting after its organizational election. Failure of the District to execute the intergovernmental agreement as required herein shall constitute a material modification and shall require a Service Plan Amendment. The City Council will approve the intergovernmental agreement in the form attached as **Exhibit D** simultaneously with approval of the Service Plan.

## **XI. CONCLUSION**

It is submitted that this Service Plan for the District, as required by Section 32-1-203(2), C.R.S. establishes the following:

- A. There is sufficient existing and projected need for organized service in the area to be serviced by the District.
- B. The existing service in the area to be served by the District is inadequate for present and projected needs.
- C. The District is capable of providing economical and sufficient service to the area within the District Boundary.
- D. The area to be included in the District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.
- E. Adequate service is not, and will not be, available to the area through the City or county or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.
- F. The facility and service standards of the District are compatible with the facility and service standards of the City within which the District is to be located and each municipality which is an interested party under Section 32-1-204(1), C.R.S.
- G. The proposal is in substantial compliance with a comprehensive plan adopted pursuant to the City Code.
- H. The proposal is in compliance with any duly adopted City, regional or state long-range water quality management plan for the area.
- I. The creation of the District is in the best interests of the area proposed to be served.

**EXHIBIT A**

Legal Description of the District Boundary



## REUNION NATURAL RESOURCE METRO DISTRICT

### **PROPERTY DESCRIPTION**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13;

THENCE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, N00°22'24"W A DISTANCE OF 60.00 FEET;

THENCE DEPARTING SAID WEST LINE, N89°30'50"E A DISTANCE OF 50.00 FEET, TO A POINT ON THE EASTERN LINE OF THE PROPERTY DESCRIBED IN THE RULE & ORDER RECORDED UNDER RECEIPTION NO. 2014000072387 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID EASTERN LINE, BEING 50.00 FEET EASTERNLY OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, N00°22'24"W A DISTANCE OF 1147.32 FEET;

THENCE DEPARTING SAID EASTERN LINE, N89°38'20"E A DISTANCE OF 1044.86 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S61°00'13"E, HAVING A RADIUS OF 1055.00 FEET, A CENTRAL ANGLE OF 29°28'57" AND AN ARC LENGTH OF 542.87 FEET, TO A POINT OF TANGENT;

THENCE S00°29'10"E A DISTANCE OF 610.82 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;

THENCE ON A LINE BEING 60.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, S89°30'50"W A DISTANCE OF 895.50 FEET, TO THE POINT OF BEGINNING;

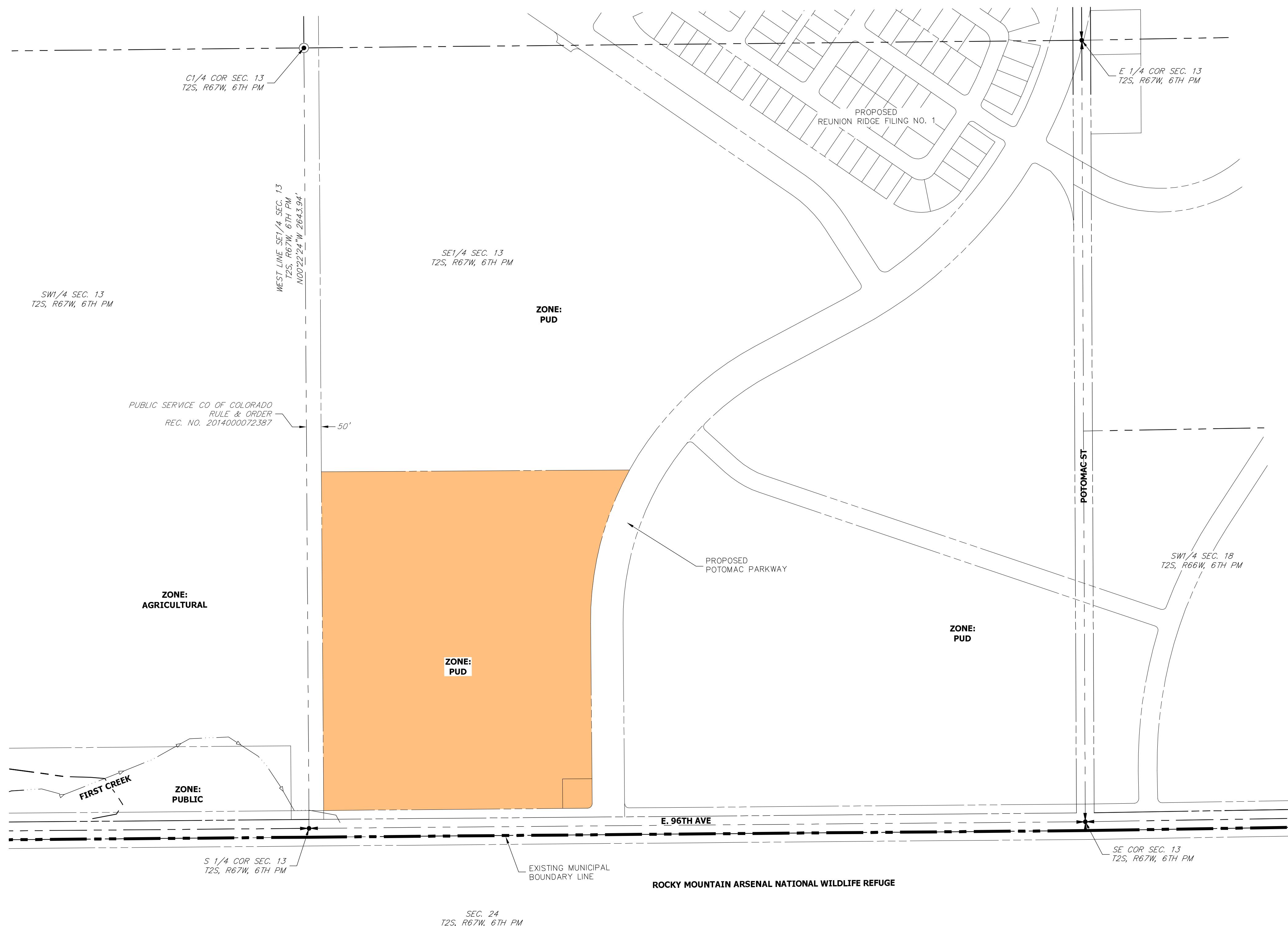
CONTAINING A CALCULATED AREA OF 1,065,410 SQUARE FEET OR 24.4584 ACRES.

**EXHIBIT B**

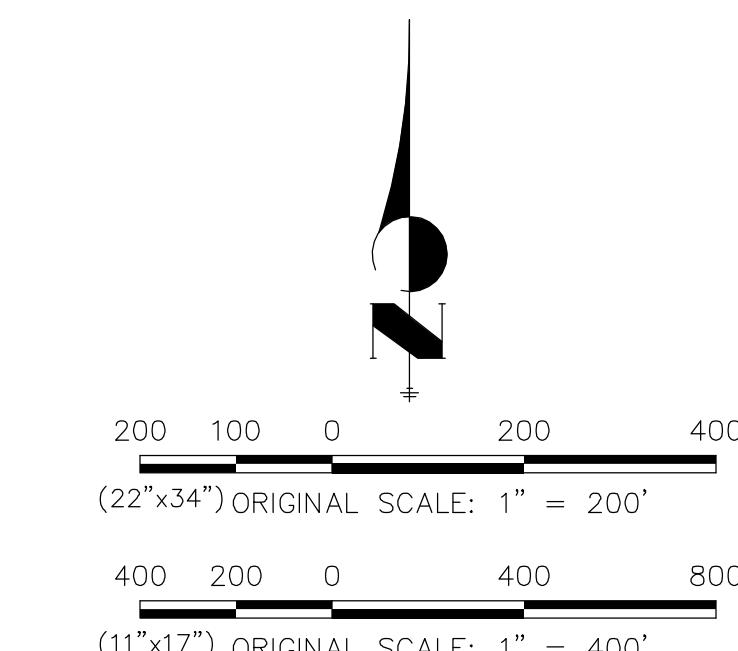
Commerce City Vicinity Map

# REUNION NATURAL RESOURCE METROPOLITAN DISTRICT

PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
 VICINITY MAP



VICINITY MAP  
 REUNION NATURAL RESOURCE  
 METROPOLITAN DISTRICT  
 JOB NO. 14421.15  
 8/1/2019  
 SHEET 1 OF 1



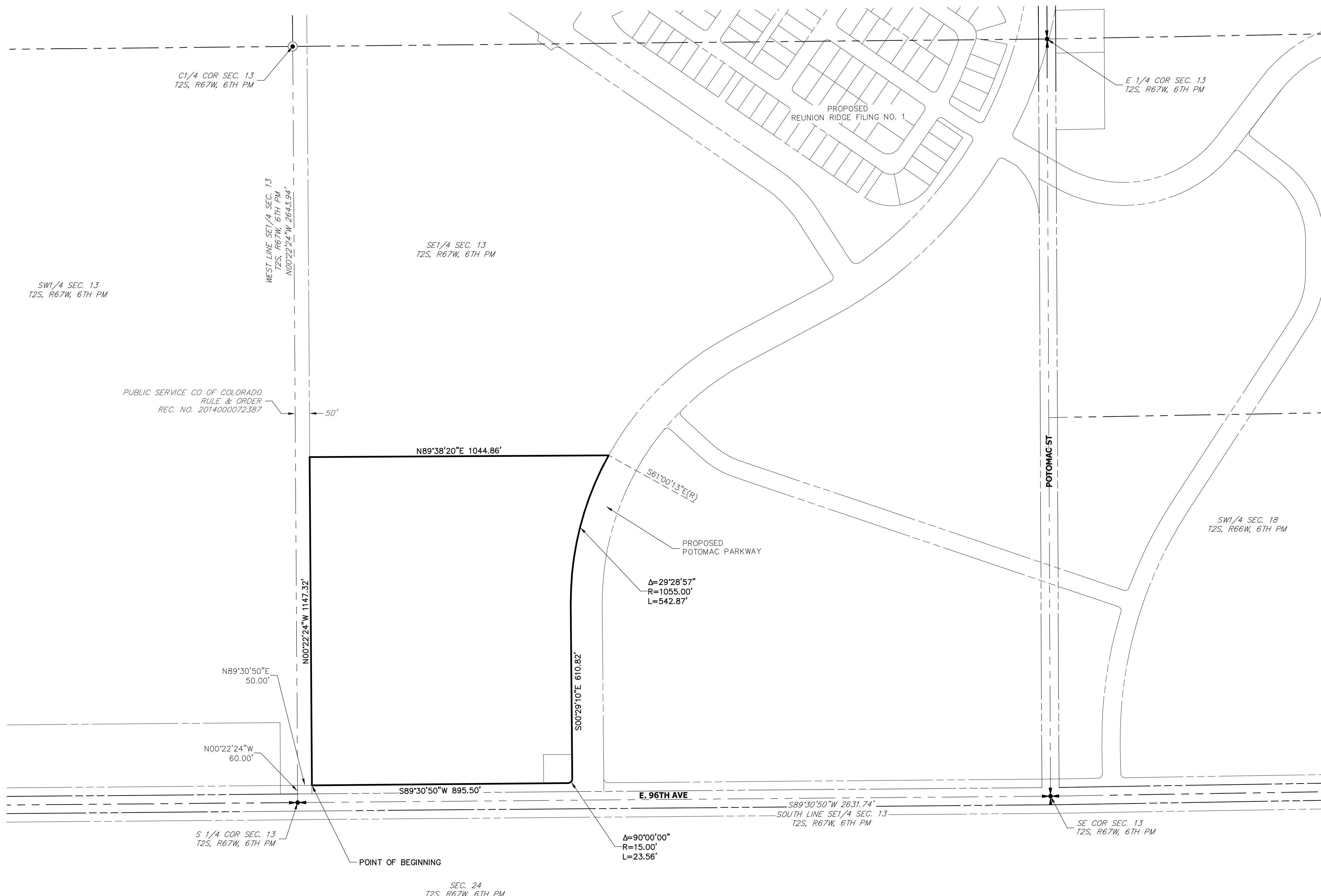
**EXHIBIT C-1**

District Boundary Map

# REUNION NATURAL RESOURCE METROPOLITAN DISTRICT

## PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

### EXHIBIT



#### PROPERTY DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13;

THENCE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, N00°22'24"W A DISTANCE OF 60.00 FEET;

THENCE DEPARTING SAID WEST LINE, N89°30'50"E A DISTANCE OF 50.00 FEET, TO A POINT ON THE EASTERN LINE OF THE PROPERTY DESCRIBED IN THE RULE & ORDER RECORDED UNDER RECEPTION NO. 2014000072387 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID EASTERN LINE, BEING 50.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, N00°22'24"W A DISTANCE OF 1147.32 FEET;

THENCE DEPARTING SAID EASTERN LINE, N89°38'20"E A DISTANCE OF 1044.86 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S61°00'13"E, HAVING A RADIUS OF 1055.00 FEET, A CENTRAL ANGLE OF 29°28'57" AND AN ARC LENGTH OF 542.87 FEET, TO A POINT OF TANGENT;

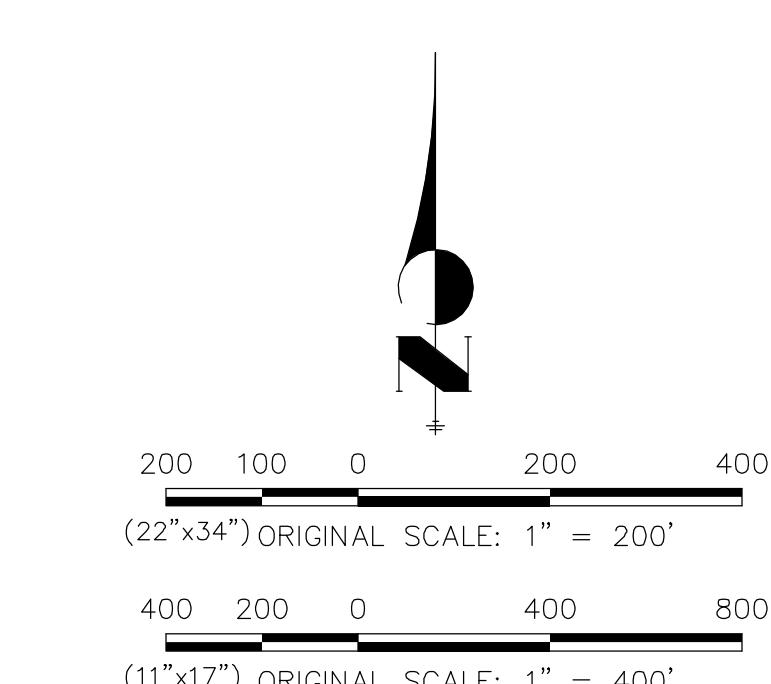
THENCE S00°29'10"E A DISTANCE OF 610.82 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;

THENCE ON A LINE BEING 60.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, S89°30'50"W A DISTANCE OF 895.50 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,065,410 SQUARE FEET OR 24.4584 ACRES.

EXHIBIT  
REUNION NATURAL RESOURCE  
METROPOLITAN DISTRICT  
JOB NO. 14421.15  
8/1/2019  
SHEET 1 OF 1



**EXHIBIT C-2**

Regional Area Boundaries Map

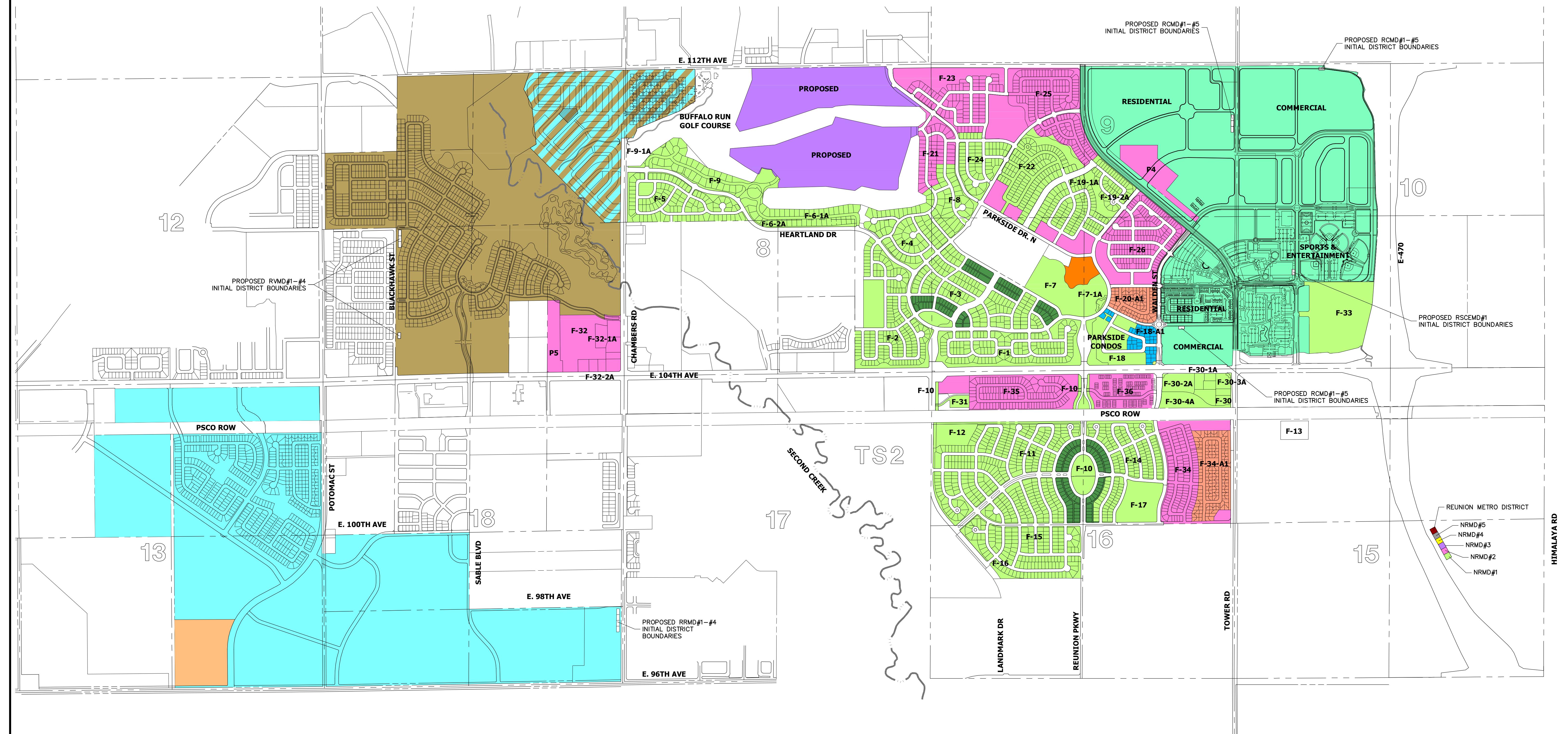
# REUNION METROPOLITAN DISTRICT

NORTH RANGE METROPOLITAN DISTRICTS

COMMERCE CITY, COLORADO

6/3/2019

## OVERALL VICINITY MAP



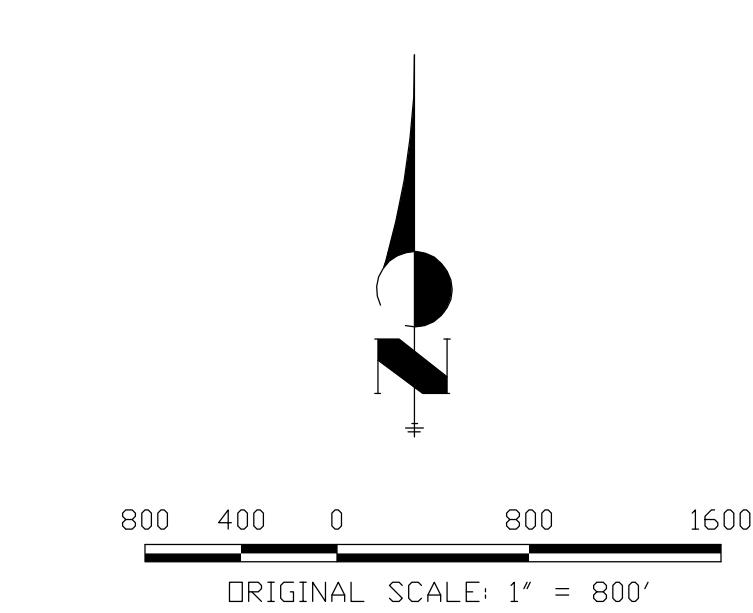
### EXISTING DISTRICT LEGEND

- REUNION METRO DISTRICT
- NORTH RANGE METRO DISTRICT #1
- NORTH RANGE METRO DISTRICT #1 & SUBDISTRICT
- NORTH RANGE METRO DISTRICT #1, SUBDISTRICT NO. 2
- NORTH RANGE METRO DISTRICT #2
- NORTH RANGE METRO DISTRICT #2, SUBDISTRICT NO.1
- NORTH RANGE METRO DISTRICT #3
- NORTH RANGE METRO DISTRICT #4
- NORTH RANGE METRO DISTRICT #5
- RMD, NRMD#1, NRMD#2, NRMD#3, NRMD#4, NRMD#5

### PROPOSED DISTRICT LEGEND

- PROPOSED REUNION RIDGE METRO DISTRICT #1-#4
- PROPOSED REUNION VILLAGE METRO DISTRICT #1-#4
- REUNION INDUSTRY CENTER METROPOLITAN DISTRICT
- PROPOSED REUNION SPORTS, CULTURAL & ENTERTAINMENT METRO DISTRICT #1
- PROPOSED REUNION CENTER METRO DISTRICT #1-#5

BOUNDARY MAP  
REUNION METRO DISTRICT  
JOB NO. 14421.15  
6/3/2019  
SHEET 1 OF 1



**J·R ENGINEERING**  
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.rengineering.com](http://www.rengineering.com)

**EXHIBIT D**

District Activities IGA

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF COMMERCE  
CITY AND REUNION NATURAL RESOURCE METROPOLITAN DISTRICT  
REGARDING  
THE SERVICE PLAN FOR THE DISTRICT**

THIS INTERGOVERNMENTAL AGREEMENT (the "IGA") is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the CITY OF COMMERCE CITY, a Colorado home rule municipality (the "City"), and the REUNION NATURAL RESOURCE METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District").

WHEREAS, the District was organized to provide the services and exercise the powers more specifically set forth in the District's Service Plan approved by the City on \_\_\_\_\_ (the "Service Plan"); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the City and the District, as required by the Commerce City Revised Municipal Code (the "City Code"); and

WHEREAS, the City and the District have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this IGA.

NOW THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the parties agree as follows:

1. Definitions. Capitalized terms used herein shall, unless expressly defined in this IGA, shall have the meaning ascribed to them in and by the Service Plan.

2. Operations and Maintenance. The District shall dedicate the Public Improvements to the City or other appropriate jurisdiction or owners association in a manner consistent with the City Approvals and other rules and regulations of the City and applicable provisions of the City Code. The District shall not operate or maintain any part or all of the Public Improvements without the consent of the City with the exception of park and recreation improvements, or, relative to the funding of the same, pursuant to an intergovernmental agreement with other Title 32 districts that serve the Service Area. Notwithstanding the prohibitions in this section, the District is required and obligated to Operate and Maintain park and recreation improvements within the District Boundary, and all parks and trails shall be open to the general public free of charge.

3. Fire Protection. The District shall not plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services unless this IGA is amended, as herein provided, to make provision therefor. The ability and authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of a water system shall not be limited by this provision.

4. Television Relay and Translation. With the exception of the installation of conduit as a part of a street construction project, the District shall not plan for, design, acquire, construct,

install, relocate, redevelop, finance, operate or maintain television relay and translation facilities and services unless this IGA is amended, as herein provided, to make provision therefor.

5. Telecommunication Facilities. No telecommunication facilities owned, operated or otherwise allowed by the District shall impair existing telecommunication facilities or affect the ability of the City to expand its public safety telecommunication facilities.

6. Construction Standards Limitation. The District shall ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the City and of other governmental entities having proper jurisdiction. The District shall obtain the City's approval of civil engineering plans and shall obtain applicable permits for construction and installation of the Public Improvements prior to performing any such work.

7. Zoning and Land Use Requirements. The District acknowledges and agrees that it is subject to all of the City's zoning, subdivision, building code and other land use and development requirements.

8. Growth Limitations. The District acknowledges and agrees that the City shall not be limited in implementing City Council or voter approved growth limitations, even though such actions may reduce or delay development within the District and the realization of District revenue.

9. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed Debt, or the execution of any developer reimbursement agreement, the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

10. Water Rights/Resources. The District shall not acquire, own, manage, adjudicate or develop water rights or resources unless this IGA is amended, as herein provided, to make provision therefor. Notwithstanding, the District may acquire, own, manage, sell and/or transfer equivalent residential units ("ERUs") from the South Adams Water and Sanitation District ("South Adams") or other entities to enable the District to connect water facilities or sanitary sewer facilities to existing South Adams facilities to enable property in the District Boundary to be serviced by South Adams. Water and sanitary sewer facilities shall be conveyed to South Adams. The District's powers with regard to water and sanitary sewer service shall be limited as set forth herein for the purposes of financing, designing, constructing and installing facilities and then conveying ownership of the same to South Adams pursuant to the then-applicable rules,

regulations and policies of South Adams. The District is not authorized to operate or maintain water facilities or sanitary sewer facilities, except as may be authorized by South Adams and the City. The District shall consent to the overlap of the District Boundary by South Adams (in the event such property is not already included within the service area of South Adams) and shall execute a resolution of consent to the same as may be requested by South Adams.

11. Inclusion Limitation. The District may not include within the District Boundary any property outside the Service Area without a prior resolution of the City Council approving such inclusion.

12. Exclusion Limitation. The District may not exclude property from within its boundaries without a prior resolution of City Council approving such exclusion.

13. Overlap Limitation. The District shall not consent to the organization of any other district organized under the Special District Act within the Service Area that will overlap the District Boundary unless the aggregate mill levy for payment of Debt and operations and maintenance of such proposed district will not at any time exceed the Maximum Debt Mill Levy of the District.

14. Initial Debt. On or before the effective date of approval by the City of a PUD Zone Document and approval and execution of this IGA, the District shall not: (a) issue any Debt; (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Fees used for the purpose of repayment of Debt.

15. Total Debt Issuance. The District shall not issue Debt in excess of Twenty-Six Million, Six Hundred Fifty-Six Thousand, Two Hundred and Fifty Dollars (\$26,656,250) total principal amount, which is the product of: (a) the bonding capacity of the District, which was derived using the following assumptions: (i) the interest rate is not less than 150 basis points more than the 30 Year AAA MMD Index (as of the date of the submission of the Service Plan); (ii) inflation on completed structures does not exceed a 4% biennial growth rate; (iii) the bonds amortize over a period of 40 years; and (iv) debt service coverage is no less than 100%; and (v) the levying by the District of 50.00 mills for Debt; and (b) 125%. The Total Debt Issuance Limitation shall not apply to bonds, loans, notes, or other instruments issued for the purpose of refunding, refinancing, reissuing or restructuring outstanding Debt.

16. Public Improvements Fee Limitation. Unless this IGA is amended, as herein provided, to make provision therefor, the District shall not impose, collect, receive, spend or pledge to any Debt any fee, assessment, tax or charge that is collected by a retailer in the District on the sale of goods or services by such retailer and that is measured by the sales price of such goods or services.

17. Consolidation and Subdistricts. The District shall not file a request with any Court to consolidate with another Title 32 district without a prior resolution of the City. The District shall not form any subdistrict without a prior resolution of the City approving the formation of such subdistrict.

18. Service Plan Amendment Requirement. Any actions of the District that violate the limitations set forth in V.A.1-21 or VI.B-H of the Service Plan shall be deemed to be material modifications to the Service Plan, and the City shall be entitled to all remedies available under State and local law to enjoin such actions.

19. Notices. All notices, demands, requests or other communications hereunder or required by law shall be in writing and shall be deemed to have been validly given or served by delivery of the same in person to the address or by courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District: Reunion Oil and Gas Metropolitan District  
c/o White Bear Ankele Tanaka & Waldron  
2154 E. Commons Avenue, Suite 2000  
Centennial, CO 80122  
Attn: Kristen D. Bear, Esq.  
Phone: (303) 858-1800  
Fax: (303) 858-1801

To the City: City of Commerce City  
7887 East 60<sup>th</sup> Avenue  
Commerce City, CO 80022  
Attn: Community Development Department  
Phone: 303-289-3683  
Fax: 303-289-3731

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with United Parcel Service or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice in accordance with the provisions hereof, each party shall have the right from time to time to change its address.

20. Default/Remedies. Upon the occurrence of any event of breach or default by either party, the non-defaulting party may provide written notice to the party in default. The defaulting party shall immediately proceed to cure or remedy such breach or default, and in any event, such breach or default shall be cured within fifteen (15) days after receipt of the notice. Following such cure period, the non-defaulting Party shall be entitled to exercise all remedies available by law or in equity, specifically including suits for specific performance and/or monetary damages.

21. Annual and Continued Five Year Review. The District shall submit an annual report to the City in every year following the year in which the Order and Decree creating the District has been issued until the year following the dissolution of the District. Such annual report shall be submitted no later than six (6) months after the close of the District's fiscal year and shall include information as provided by the City Code. The District shall submit an application to the City every five (5) years for a finding of reasonable diligence in accordance with section 32-1-1101.5 of the Special District Act.

22. No City Liability. The City has no obligation whatsoever to construct any improvements that the District is required to construct, or to pay any Debt or liability of the District including any Bonds.

23. General Provisions.

a. Entire Agreement; Binding Effect. Except as expressly provided herein, this IGA contains the entire agreement of the parties relating to the subject matter hereof and may not be modified or amended except by written agreement of the parties. This IGA shall be binding upon, and shall inure to the benefit of, the parties and their respective heirs, personal representatives, successors and assigns.

b. Amendment. This IGA may be amended, modified, changed or terminated in whole or in part only by a written agreement duly authorized and executed by the parties and without amendment to the Service Plan.

c. No Waiver. The waiver of any breach of a term, provision or requirement of this Agreement shall not be construed as or deemed a waiver of any subsequent breach of such term, provision or requirement or of any other term, provision or requirement of this IGA.

d. No Assignment. Neither party shall assign any of its rights or delegate any of its duties hereunder to any person or entity without having first obtained the prior written consent of the other party, which consent will not be unreasonably withheld. Any purported assignment or delegation in violation of the provisions hereof shall be void and ineffectual.

e. No Third-Party Beneficiaries. It is expressly understood and agreed that enforcement of the terms and conditions of this IGA and all rights of action relating to such enforcement shall be strictly reserved to the parties. It is the express intention of the parties that any person other than the City and the District shall be deemed to be only an incidental beneficiary under this IGA.

f. Governing Law and Venue; Recovery of Costs. This IGA shall be governed by the laws of the State of Colorado. Venue for state court actions shall be in the 17<sup>th</sup> Judicial District in Adams County, Colorado, and venue for federal court actions shall be in the United States District Court for the District of Colorado. In the event legal action is brought to resolve any dispute among the parties related to this IGA, the prevailing party in such action shall be entitled to recover reasonable court costs and attorney fees from the non-prevailing party.

g. Severability. In the event a court of competent jurisdiction holds any provision of this IGA invalid or unenforceable, such holding shall not invalidate or render unenforceable any other provision of this IGA.

h. Paragraph Headings. Paragraph headings used in this IGA are for convenience of reference and shall in no way control or affect the meaning or interpretation of any provision of this IGA.

i. Counterparts. This IGA may be executed in any number of counterparts, each of which shall be deemed to be an original and all such counterparts taken together shall be deemed to constitute one and the same instrument.

*[The remainder of this page intentionally left blank.]*

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first set forth above.

**REUNION NATURAL RESOURCE  
METROPOLITAN DISTRICT**

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

ATTEST:

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

**CITY OF COMMERCE CITY**

---

Brian K. McBroom, City Manager

ATTEST:

---

Laura J. Bauer, CMC, City Clerk

Approved as to form:

---

\_\_\_\_\_, *[Assistant/Deputy]* City Attorney

Recommended for approval:

---

[Name], Director  
Department of Community Development

## **EXHIBIT E**

### **Estimated Costs**

The following cost estimates are based on conceptual plans available at the time of the approval of the Service Plan by the City of Commerce City, and are based on 2019 dollars. Unit costs are based on an engineer's estimate in 2019 derived from unit costs on an acreage basis or lineal calculations to the extent those exist. The costs shown in this Exhibit E are preliminary estimates only. Final construction costs may vary from the estimated costs shown in this Exhibit E and are subject to final construction plans to be approved by all requisite jurisdictions.

## **REUNION NATURAL RESOURCE METROPOLITAN DISTRICT**

### **COST ESTIMATES**

The proposed Reunion Natural Resource Metropolitan District (the “**District**”) is anticipated to provide public improvements, funding and related services to the Reunion master planned community. The District itself contains approximately 24 acres of property that will be developed with 23 oil and gas wells and will exist as part and in coordination with the overall master planned Reunion community. The developer for the project is Clayton Properties Group II, Inc., doing business as Oakwood Homes. The District is being organized as a financing district with revenues to be applied to various construction and service needs within the Reunion master planned community. It is anticipated that the District will enter into one or more intergovernmental agreements with other existing Title 32 metropolitan districts within the master planned Reunion community identifying the nature of the functions and funding to be provided by the District for the benefit of the Reunion community, and the mechanisms by which the District will cooperatively fund the costs of the public improvements and provide services to such other existing districts. The exact structure governing the relationship among the District and the other existing Title 32 metropolitan district has not yet been finally determined. As such, drafts of such intergovernmental agreements have not yet been prepared.

In addition to costs associated with the existing Reunion and North Range Metropolitan District Nos. 1-5, the District may contribute funding for public improvements in the overall Reunion master planned community, including not limited to the following estimated costs for proposed public improvements for which the District may contribute funding:

Reunion Center Metropolitan District Nos. 1-5:	\$156,965,913
Reunion Village Metropolitan District Nos. 1-5:	\$ 85,596,616
Reunion Ridge Metropolitan District Nos. 1-4:	\$131,030,341

**REUNION CENTER METROPOLITAN DISTRICT NOS. 1-5**

**Cost Estimates**

<b>Reunion Center Metropolitan District</b>	
<b>Cost Summary</b>	
<b>Major Categories</b>	<b>Cost</b>
Streets	\$ 32,011,447.00
Sanitary Sewer	\$ 1,361,596.00
Underdrain	\$ 567,445.00
Potable Water	\$ 3,584,700.00
Non-Potable Water	\$ 2,546,500.00
Drainage	\$ 5,720,715.00
Landscape & Park Improvements	\$ 4,216,106.00
Single-Family Infrastructure	\$ 38,960,000.00
Water ERU's for Development	\$ 21,650,000.00
Water ERU's Landscaping	\$ 1,500,000.00
<b>Subtotal</b>	<b>\$ 112,118,509.00</b>
<b>25% Contingency</b>	<b>\$28,029,627</b>
<b>10% Engineering and Surveying</b>	<b>\$11,211,851</b>
<b>5% Construction Management</b>	<b>\$5,605,925</b>
<b>Total</b>	<b>\$156,965,913</b>

Note:

Single Family Infrastructure Assumptions: 974 units at \$40,00 each  
 Water ERUs for Development: 2,165 units at \$10,000 each  
 Water ERSs for Landscaping: 30 acres and 5 ERUs/acre

## PHASE 1

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
<b>STREETS EARTHWORK/DEMOLITION</b>					
Mobilization (Grading & Erosion Control)	1	LS	\$ 7,500.00	\$ 7,500.00	
Removal of Asphalt (Full Depth)	27,000	SY	\$ 7.00	\$ 189,000.00	
Removal of Fence	5,000	LF	\$ 5.00	\$ 25,000.00	
Clearing & Grubbing	424	AC	\$ 1,000.00	\$ 424,000.00	
Topsoil [Strip, Stockpile, and Redistribute] [6 Inch]	1	LS	\$ 300,000.00	\$ 300,000.00	
Unclassified Excavation (Complete in Place)	2,150,000	CY	\$ 3.50	\$ 7,525,000.00	
Unclassified Excavation (Export)	500,000	CY	\$ 5.00	\$ 2,500,000.00	
<b>STREETS EARTHWORK - TOTAL</b>					<b>\$ 10,970,500.00</b>
<b>STREETS - EROSION CONTROL</b>					
Silt Fence	9,761	LF	\$ 2.00	\$ 19,522.00	
Construction Fence	9,761	LF	\$ 2.50	\$ 24,402.50	
Concrete Washout Structure	3	EA	\$ 1,000.00	\$ 3,000.00	
Vehicle Tracking Control	3	EA	\$ 1,000.00	\$ 3,000.00	
Inlet Protection	60	EA	\$ 250.00	\$ 15,000.00	
Aggregate Bag	864	LF	\$ 12.00	\$ 10,368.00	
Diversion Ditch	10,000	LF	\$ 3.50	\$ 35,000.00	
Outlet Protection	12	EA	\$ 600.00	\$ 7,200.00	
Erosion Control Supervisor	1	LS	\$ 10,000.00	\$ 10,000.00	
Seeding and Mulching	100	AC	\$ 1,500.00	\$ 150,000.00	
<b>EROSION CONTROL - TOTAL</b>					<b>\$ 277,492.50</b>
<b>MINOR/MULTIMODAL ARTERIAL STREETS</b>					
Mobilization (Concrete)	1	LS	\$ 5,000.00	\$ 5,000.00	
Mobilization (Asphalt)	1	LS	\$ 5,000.00	\$ 5,000.00	
Subgrade Prep	87,105	SY	\$ 3.05	\$ 265,670.25	
6' Detached Walk (6" Depth)	9,011	SY	\$ 25.00	\$ 225,275.00	
12' Detached Bike/Walk (6" Depth)	8,015	SY	\$ 32.00	\$ 256,480.00	
Curb & Gutter Type 2	22,898	LF	\$ 12.25	\$ 280,500.50	
Curb & Gutter Type 1	18,764	LF	\$ 11.25	\$ 211,095.00	
Pedestrian Curb Ramps	22	EA	\$ 1,100.00	\$ 24,200.00	
HMA (Grading S) (75) (PG 76-28) [2.5 Inch]	8,047	TON	\$ 95.00	\$ 764,465.00	
HMA (Grading SG) (75) (PG 64-22) [7 Inch]	23,656	TON	\$ 75.00	\$ 1,774,200.00	
Aggregate Base Course (Class 6)	871	TON	\$ 18.00	\$ 15,678.00	
Street Signage	39	EA	\$ 250.00	\$ 9,750.00	
Street Light	56	EA	\$ 5,000.00	\$ 280,000.00	
3 Inch Electrical Conduit	9,382	LF	\$ 12.50	\$ 117,275.00	
Wiring	1	LS	\$ 12,000.00	\$ 12,000.00	
Lighting Control Center	1	EA	\$ 10,000.00	\$ 10,000.00	
Secondary Service Pedestal	1	EA	\$ 5,000.00	\$ 5,000.00	
6 Inch PVC Conduit Sleeve	4,620	LF	\$ 15.00	\$ 69,300.00	
Cross Walks & Stop Bars	11	EA	\$ 1,000.00	\$ 11,000.00	
Barricade	10	EA	\$ 150.00	\$ 1,500.00	
Striping	52	GAL	\$ 100.00	\$ 5,200.00	
Landscaping	422,821	SF	\$ 5.00	\$ 2,114,105.00	
Traffic Signal per Intersection	5	EA	\$ 300,000.00	\$ 1,500,000.00	
Potholing	1	LS	\$ 30,000.00	\$ 30,000.00	
Traffic Control	1	LS	\$ 15,000.00	\$ 15,000.00	
<b>STREETS - TOTAL</b>					<b>\$ 8,007,693.75</b>
<b>4 LANES MAJOR COLLECTOR STREETS</b>					
Mobilization (Concrete)	1	LS	\$ 5,000.00	\$ 5,000.00	
Mobilization (Asphalt)	1	LS	\$ 5,000.00	\$ 5,000.00	
Subgrade Prep	34,221	SY	\$ 3.05	\$ 104,374.05	
5' Detached Walk (6" Depth)	2,547	SY	\$ 32.00	\$ 81,504.00	
Curb & Gutter Type 2	3,820	LF	\$ 12.25	\$ 46,795.00	
Pedestrian Curb Ramps	6	EA	\$ 1,100.00	\$ 6,600.00	
HMA (Grading S) (75) (PG 76-28) [3 Inch]	5,345	TON	\$ 95.00	\$ 507,775.00	
HMA (Grading SG) (75) (PG 64-22) [3 Inch]	5,880	TON	\$ 75.00	\$ 441,000.00	

**PHASE 1**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
Street Signage		28	EA	\$ 250.00	\$ 7,000.00
Street Light		17	EA	\$ 5,000.00	\$ 85,000.00
3 Inch Electrical Conduit		4,162	LF	\$ 12.50	\$ 52,025.00
Wiring		1	LS	\$ 6,000.00	\$ 6,000.00
Lighting Control Center		1	EA	\$ 10,000.00	\$ 10,000.00
Secondary Service Pedestal		1	EA	\$ 5,000.00	\$ 5,000.00
6 Inch PVC Conduit Sleeve		912	LF	\$ 15.00	\$ 13,680.00
Cross Walks & Stop Bars		3	EA	\$ 1,000.00	\$ 3,000.00
Bike Lane Symbols		16	EA	\$ 500.00	\$ 8,000.00
Barricade		10	EA	\$ 150.00	\$ 1,500.00
Striping		95	GAL	\$ 100.00	\$ 9,500.00
Landscaping		45,782	SF	\$ 5.00	\$ 228,910.00
Roundabout		3	EA	\$ 385,000.00	\$ 1,155,000.00
Potholing		1	LS	\$ 25,000.00	\$ 25,000.00
Traffic Control		1	LS	\$ 10,000.00	\$ 10,000.00
<b>STREETS - TOTAL</b>					<b>\$ 2,817,663.05</b>
<b>MINOR COLLECTOR STREETS</b>					
Mobilization (Concrete)		1	LS	\$ 5,000.00	\$ 5,000.00
Mobilization (Asphalt)		1	LS	\$ 5,000.00	\$ 5,000.00
Subgrade Prep		121,834	SY	\$ 3.05	\$ 371,593.70
5' Detached Walk (6" Depth)		2,547	SY	\$ 32.00	\$ 81,504.00
Curb & Gutter Type 2		51,000	LF	\$ 12.25	\$ 624,750.00
Pedestrian Curb Ramps		56	EA	\$ 1,100.00	\$ 61,600.00
HMA (Grading S) (75) (PG 76-28) [3 Inch]		17,595	TON	\$ 95.00	\$ 1,671,525.00
HMA (Grading SG) (75) (PG 64-22) [3 Inch]		19,355	TON	\$ 75.00	\$ 1,451,625.00
Street Signage		119	EA	\$ 250.00	\$ 29,750.00
Street Name Signage		200	SF	\$ 28.00	\$ 5,600.00
Street Light		92	EA	\$ 5,000.00	\$ 460,000.00
3 Inch Electrical Conduit		25,500	LF	\$ 12.50	\$ 318,750.00
Wiring		1	LS	\$ 24,000.00	\$ 24,000.00
6 Inch PVC Conduit Sleeve		5,040	LF	\$ 15.00	\$ 75,600.00
Cross Walks & Stop Bars		28	EA	\$ 1,000.00	\$ 28,000.00
Bike Lane Symbols		56	EA	\$ 500.00	\$ 28,000.00
Barricade		10	EA	\$ 150.00	\$ 1,500.00
Striping		388	GAL	\$ 100.00	\$ 38,800.00
Landscaping		280,500	SF	\$ 5.00	\$ 1,402,500.00
Roundabout		1	EA	\$ 385,000.00	\$ 385,000.00
Potholing		1	LS	\$ 25,000.00	\$ 25,000.00
Traffic Control		1	LS	\$ 15,000.00	\$ 15,000.00
<b>STREETS - TOTAL</b>					<b>\$ 7,110,097.70</b>
<b>MISCELLANEOUS</b>					
Underground Overhead Utilities along Tower Rd		4,890	LF	\$ 200.00	\$ 978,000.00
Underground Overhead Utilities along 112th Ave		4,250	LF	\$ 200.00	\$ 850,000.00
Utilities Relocation		1	LS	\$ 1,000,000.00	\$ 1,000,000.00
<b>TOTAL</b>					<b>\$ 2,828,000.00</b>
<b>TOTAL</b>					<b>\$ 32,011,447.00</b>

\*Exclusions: Dry utilities (phone, cable); Warranties (water, sewer, storm); Demolition; Commerce City Review Fees

**PHASE 1**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
<b>SANITARY SEWER - VAUGHN STREET</b>					
	Mobilization (Sanitary Sewer)	1	LS	\$ 5,000.00	\$ 5,000.00
	Connect to Existing Manhole	1	EA	\$ 4,500.00	\$ 4,500.00
	8" PVC (Sewer)	6,092	LF	\$ 59.00	\$ 359,428.00
	12" PVC (Sewer)	6,172	LF	\$ 69.00	\$ 425,868.00
	15" PVC (Sewer)	4,200	LF	\$ 79.00	\$ 331,800.00
	4' Manholes (Sewer)	20	EA	\$ 5,000.00	\$ 100,000.00
	5' Manholes (Sewer)	20	EA	\$ 6,500.00	\$ 130,000.00
	Traffic Control	1	LS	\$ 5,000.00	\$ 5,000.00
				<b>SANITARY - TOTAL</b>	<b>\$ 1,361,596.00</b>
				<b>TOTAL*</b>	<b>\$ 1,361,596.00</b>

\*Exclusions:

Dry utilities (phone, cable); Warranties (water, sewer, storm); Demolition; Commerce City Review Fees

**PHASE 1**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
<b>UNDERDRAIN SEWER -</b>					
	Mobilization (Underdrain Sewer)	1	LS	\$ 25,000.00	\$ 25,000.00
	12" PVC Underdrain (Sewer)	4,152	LF	\$ 40.00	\$ 166,080.00
	8" PVC Underdrain (Sewer)	1,957	LF	\$ 35.00	\$ 68,495.00
	6" PVC Underdrain (Sewer)	9,429	LF	\$ 30.00	\$ 282,870.00
	Traffic Control	1	LS	\$ 25,000.00	\$ 25,000.00
				<b>SANITARY - TOTAL</b>	<b>\$ 567,445.00</b>
				<b>TOTAL*</b>	<b>\$ 567,445.00</b>

\*Exclusions:

Dry utilities (phone, cable); Warranties (water, sewer, storm); Demolition; Commerce City Review Fees

**PHASE 1**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
<b>POTABLE WATER</b>					
	Mobilization (Potable Water)	1	LS	\$ 5,000.00	\$ 5,000.00
	8" PVC (Water)	23,416	LF	\$ 45.00	\$ 1,053,720.00
	8" Gate Valve	60	EA	\$ 3,500.00	\$ 210,000.00
	12" PVC (Water)	5,415	LF	\$ 80.00	\$ 433,200.00
	12" Gate Valve (Water)	20	EA	\$ 3,500.00	\$ 70,000.00
	16" PVC (Water)	12,126	LF	\$ 80.00	\$ 970,080.00
	16" Gate Valve (Water)	35	EA	\$ 3,500.00	\$ 122,500.00
	Waterline Lowering	30	EA	\$ 6,500.00	\$ 195,000.00
	Tie Into Existing (Water)	8	EA	\$ 4,500.00	\$ 36,000.00
	Fire Hydrant Assy. (Pipe and Fittings)	120	EA	\$ 4,035.00	\$ 484,200.00
	Traffic Control	1	LS	\$ 5,000.00	\$ 5,000.00
				<b>TOTAL*</b>	<b>\$ 3,584,700.00</b>

\*Exclusions:

Dry utilities (phone, cable); Warranties (water, sewer, storm); Demolition; Commerce City Review Fees

**PHASE 1**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
<b>NONPOTABLE WATER</b>					
	Mobilization (Irrigation Water)	1	LS	\$ 5,000.00	\$ 5,000.00
	4" PVC (Irrigation)	30,400	LF	\$ 30.00	\$ 912,000.00
	4" Gate Valve (Irrigation)	90	EA	\$ 3,500.00	\$ 315,000.00
	6" PVC (Irrigation)	3,845	LF	\$ 40.00	\$ 153,800.00
	6" Gate Valve (Irrigation)	15	EA	\$ 3,500.00	\$ 52,500.00
	12" PVC (Irrigation)	3,720	LF	\$ 60.00	\$ 223,200.00
	12" Gate Valve (Irrigation)	12	EA	\$ 3,500.00	\$ 42,000.00
	16" PVC (Irrigation)	4,220	LF	\$ 80.00	\$ 337,600.00
	16" Gate Valve (Irrigation)	14	EA	\$ 3,500.00	\$ 49,000.00
	20" PVC (Irrigation)	2,380	LF	\$ 80.00	\$ 190,400.00
	20" Gate Valve (Irrigation)	6	EA	\$ 3,500.00	\$ 21,000.00
	Waterline Lowering (Irrigation)	30	EA	\$ 6,500.00	\$ 195,000.00
	Tie Into Existing (Irrigation)	10	EA	\$ 4,500.00	\$ 45,000.00
	Traffic Control	1	LS	\$ 5,000.00	\$ 5,000.00
				<b>TOTAL*</b>	<b>\$ 2,546,500.00</b>

\*Exclusions:

Dry utilities (phone, cable); Warranties (water, sewer, storm); Demolition; Commerce City Review Fees

**PHASE 1**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
<b>STORM SEWER</b>					
	Mobilization (Storm Sewer)	1	LS	\$ 25,000.00	\$ 25,000.00
	24" Reinforced Concrete Pipe w/ MHs and Inlets	14,659	LF	\$ 175.00	\$ 2,565,325.00
	36" Reinforced Concrete Pipe w/ MHs and Inlets	7,017	LF	\$ 220.00	\$ 1,543,740.00
	48" Reinforced Concrete Pipe w/ MHs and Inlets	500	LF	\$ 275.00	\$ 137,500.00
	36" PVC SDR 32.5 (Carrier Pipe)	150	LF	\$ 250.00	\$ 37,500.00
	60" Steel Pipe (Casing Pipe) (Jack and Bore)	150	LF	\$ 2,700.00	\$ 405,000.00
	Concrete Outlet Structure	7	EA	\$ 35,000.00	\$ 245,000.00
	Concrete Trickle Channel	2,730	LF	\$ 105.00	\$ 286,650.00
	Concrete Forebay	14	EA	\$ 25,000.00	\$ 350,000.00
	Traffic Control	1	LS	\$ 25,000.00	\$ 25,000.00
	Dewatering	1	LS	\$ 100,000.00	\$ 100,000.00
				<b>TOTAL*</b>	<b>\$ 5,720,715.00</b>

\*Exclusions:

Dry utilities (phone, cable); Warranties (water, sewer, storm); Demolition; Commerce City Review Fees

**PHASE 1**

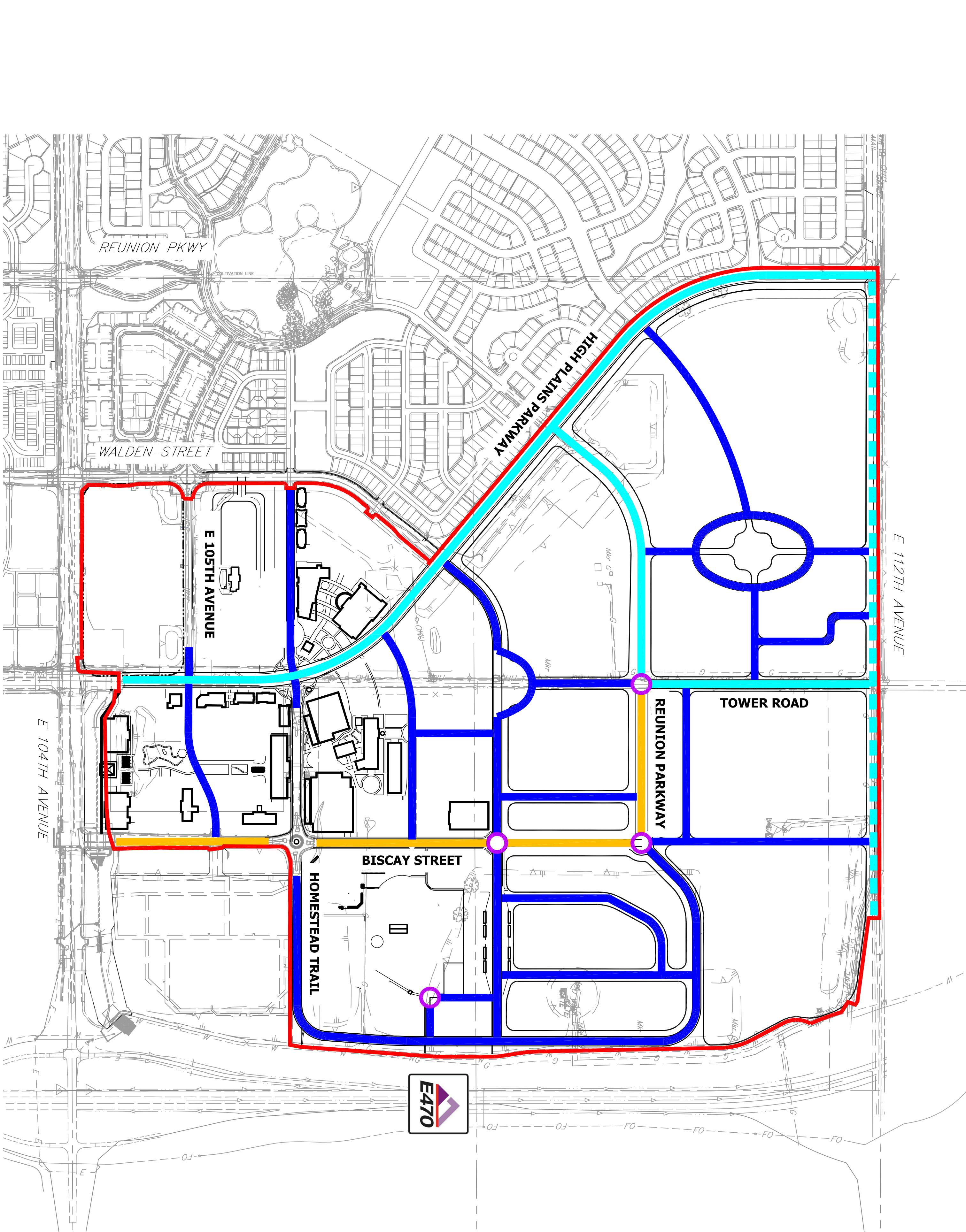
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
<b>LANDSCAPE AND PARKS IMPROVEMENTS</b>					
	Enhanced Landscape	487,998	SF	\$4.50	\$ 2,195,991.00
	Native	84,800	SF	\$1.50	\$ 127,200.00
	Park	87,000	SF	\$5.00	\$ 435,000.00
	Drainage	273,012	SF	\$1.25	\$ 341,265.00
	Fence	6,933	LF	\$50.00	\$ 346,650.00
	Primary Monumentation	2	EA	\$80,000.00	\$ 160,000.00
	Secondary Monumentation	6	EA	\$60,000.00	\$ 360,000.00
	Tertiary Monumentation	10	EA	\$25,000.00	\$ 250,000.00
				<b>TOTAL</b>	<b><u>\$ 4,216,106.00</u></b>

\*Exclusions:

Dry utilities (phone, cable); Warranties (water, sewer, storm); Demolition; Commerce City Review Fees

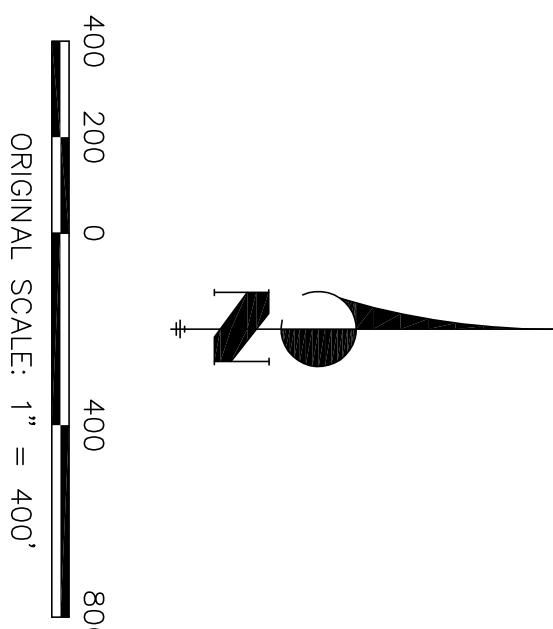
# REUNION CENTER METROPOLITAN DISTRICT COST EXHIBIT

COMMERCE CITY, COLORADO



## LEGEND

	METRO DISTRICT BOUNDARY
	MINOR/MULTIMODAL ARTERIAL (FULL WIDTH)
	MINOR COLLECTOR (FULL WIDTH / HALF WIDTH)
	4 LANES MAJOR COLLECTOR (FULL WIDTH / HALF WIDTH)

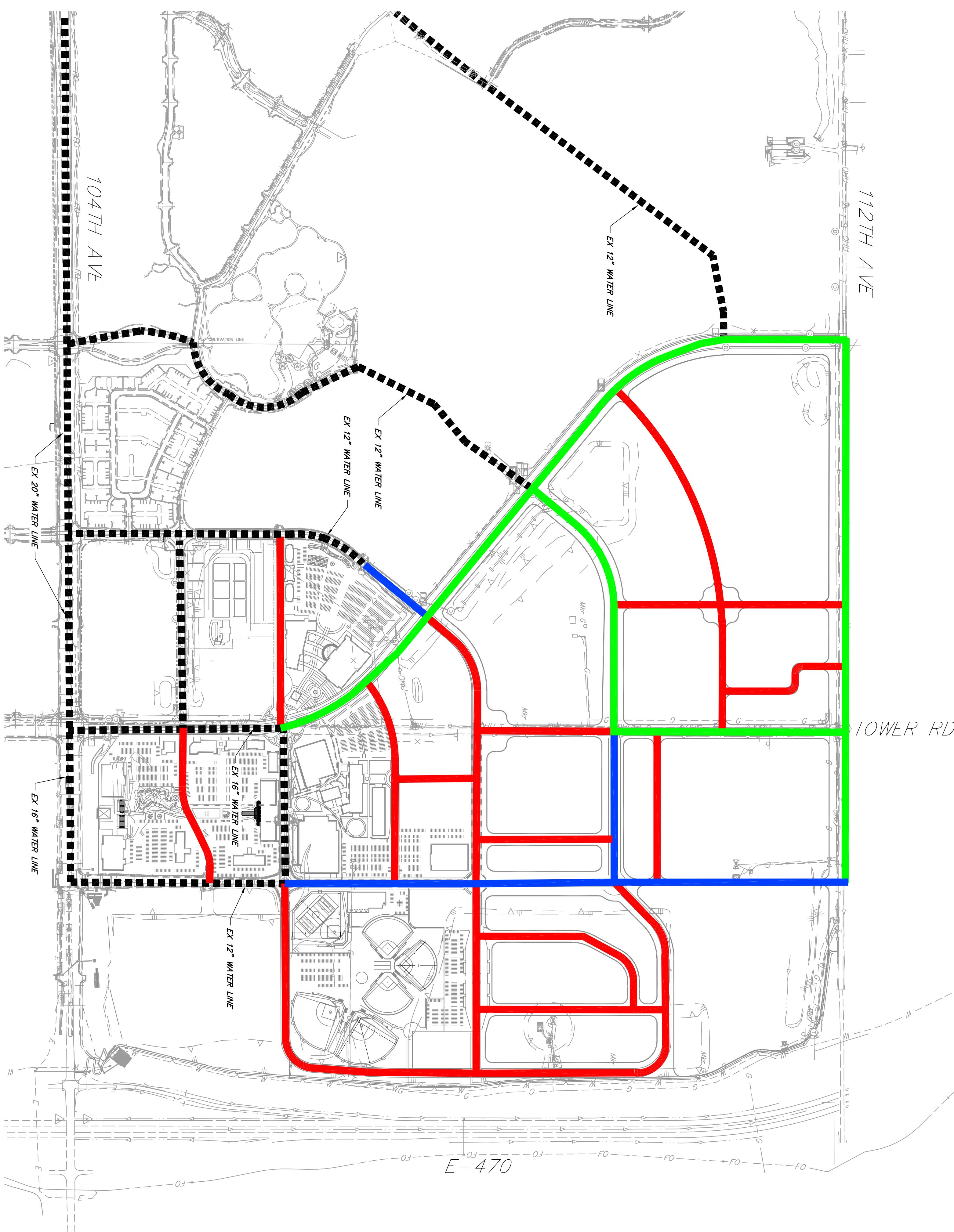


Reunion Center Metropolitan District Cost Summary	
Major Categories	Cost
<b>Streets</b>	\$ 32,011,447.00
Sanitary Sewer	\$ 1,361,596.00
Underdrain	\$ 567,445.00
Potable Water	\$ 3,584,700.00
Non-Potable Water	\$ 2,546,500.00
Drainage	\$ 5,720,715.00
Landscape & Park Improvements	\$ 4,216,106.00
Single-Family Infrastructure	\$ 38,960,000.00
Water ERU's for Development	\$ 21,650,000.00
Water ERU's Landscaping	\$ 1,500,000.00
<b>Subtotal</b>	\$ 112,118,509.00
<b>25% Contingency</b>	\$ 28,029,627
<b>10% Engineering and Surveying</b>	\$ 11,211,851
<b>5% Construction Management</b>	\$ 5,605,925
<b>Total</b>	<b>\$156,965,913</b>

# REUNION CENTER METROPOLITAN DISTRICT COST EXHIBIT

COMMERCIAL CITY, COLORADO

## WATER IMPROVEMENTS



### LEGEND

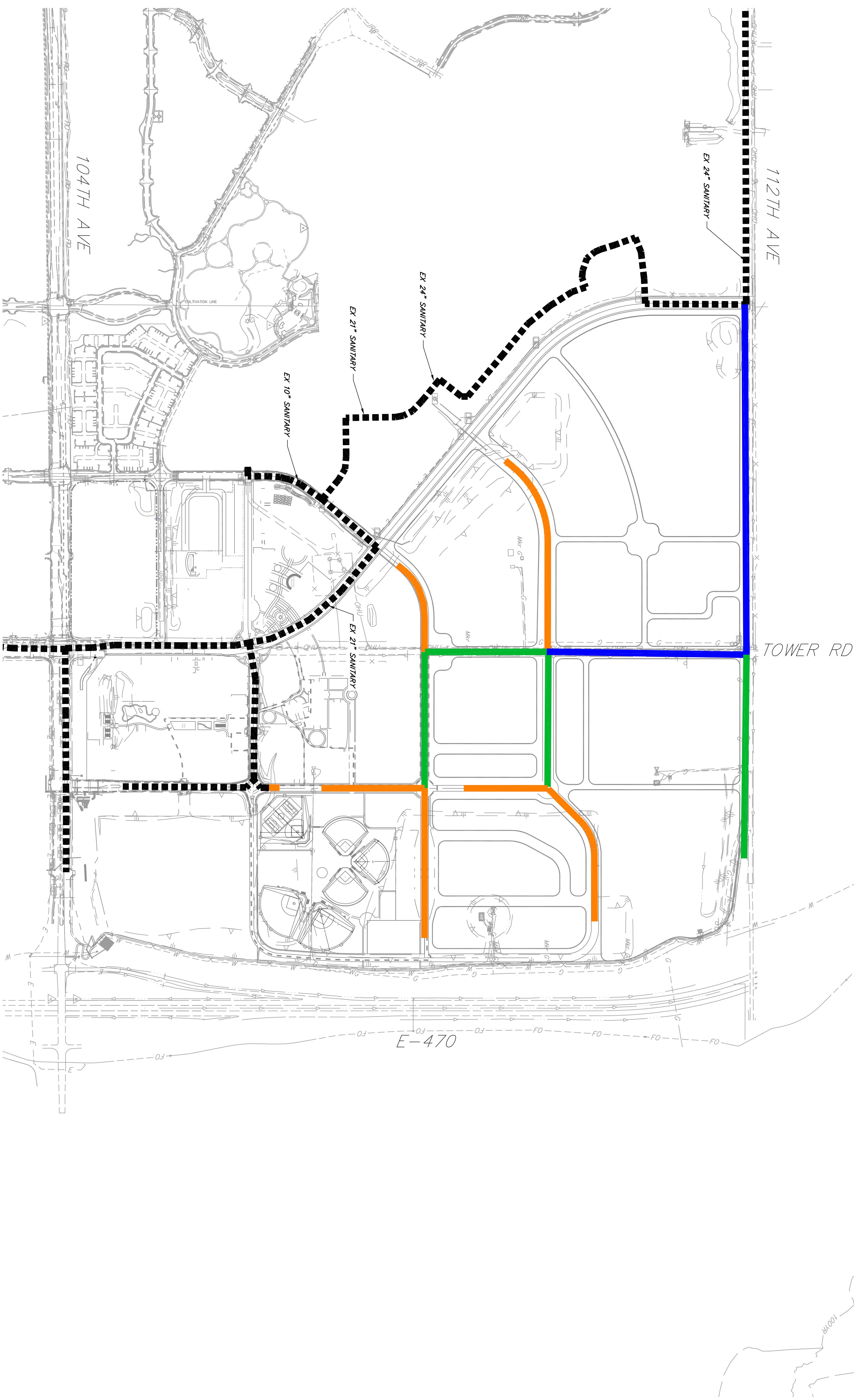
- EXISTING WATER LINE
- PROPOSED 8" WATER LINE
- PROPOSED 12" WATER LINE
- PROPOSED 16" WATER LINE

REUNION CENTER  
METROPOLITAN DISTRICT  
JOB NO. 14421.49  
05/29/2019  
SHEET 1 OF 1

# REUNION CENTER METROPOLITAN DISTRICT COST EXHIBIT

COMMERCIAL CITY, COLORADO

## SANITARY SEWER IMPROVEMENTS

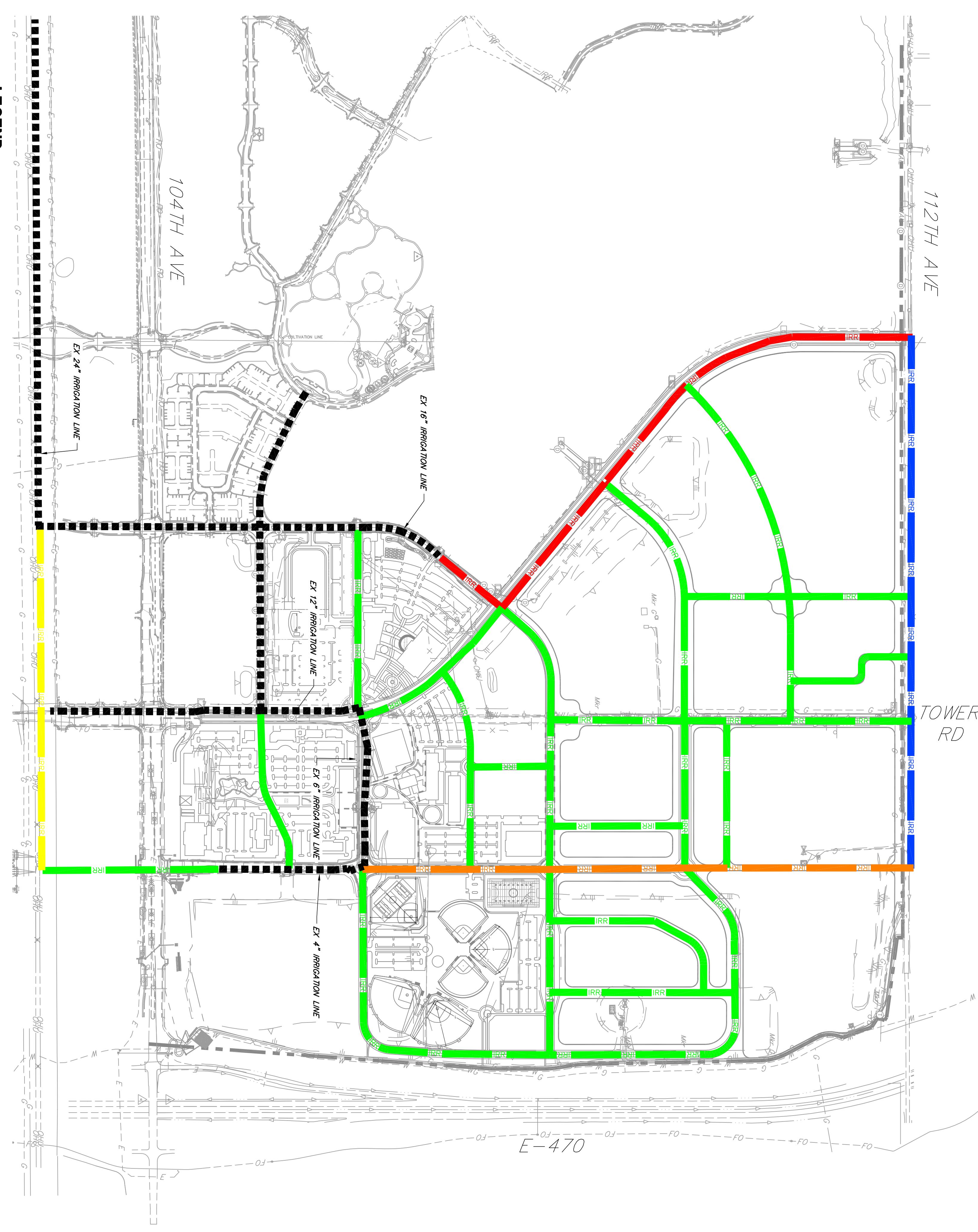


REUNION CENTER  
METROPOLITAN DISTRICT  
JOB NO. 14421.49  
05/29/2019  
SHEET 1 OF 1

# REUNION CENTER METROPOLITAN DISTRICT COST EXHIBIT

## IRRIGATION IMPROVEMENTS

COMMERCIAL CITY, COLORADO

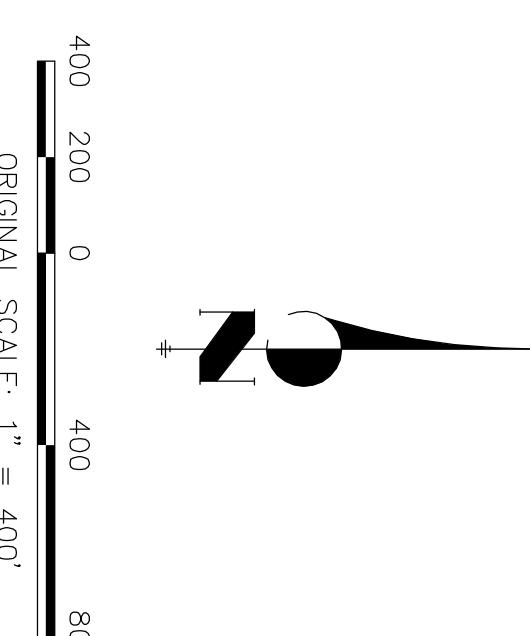
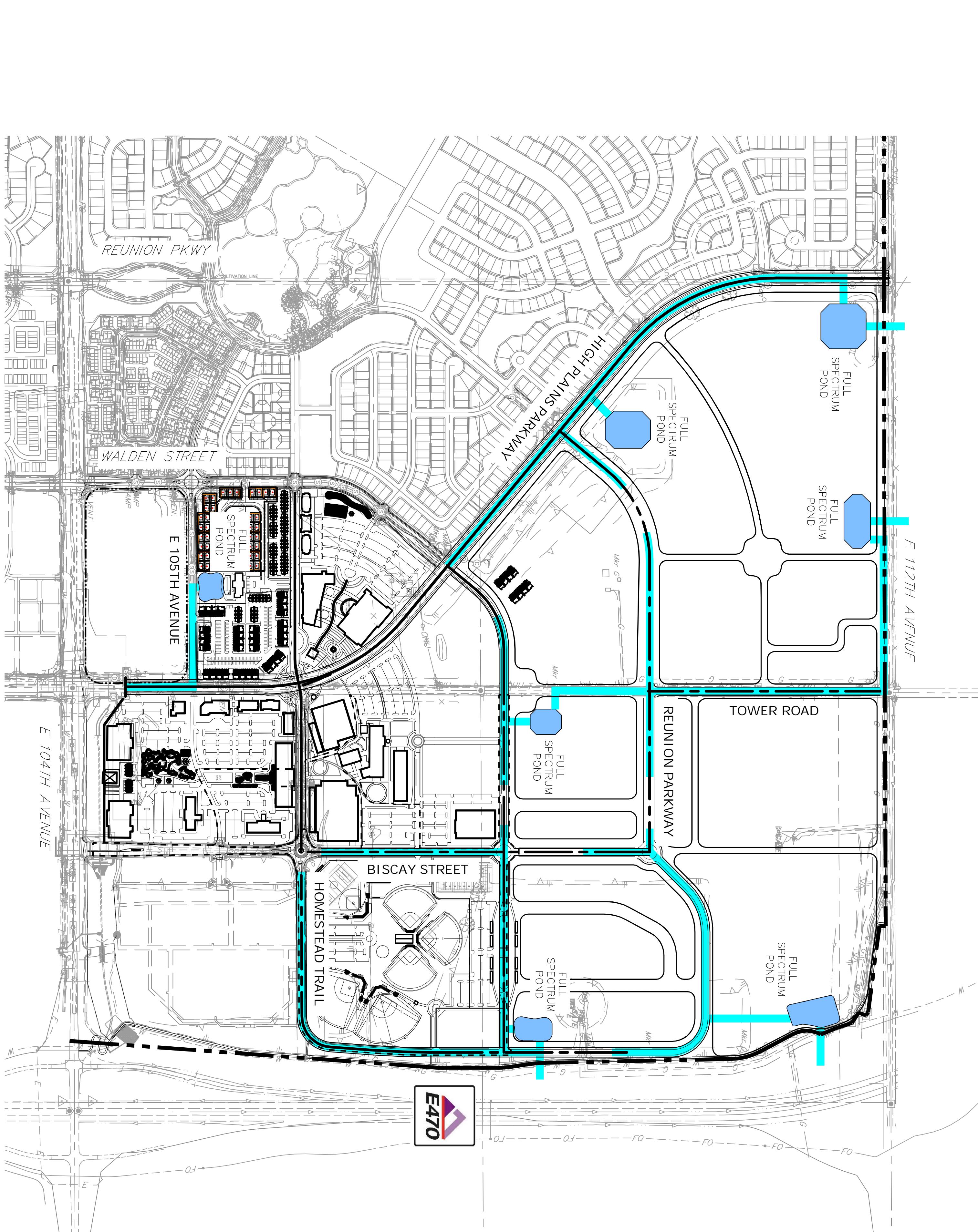


REUNION CENTER  
METROPOLITAN DISTRICT  
JOB NO. 14421.49  
05/29/2019  
SHEET 1 OF 1

# REUNION CENTER METROPOLITAN DISTRICT COSTS EXHIBIT

COMMERCIAL CITY, COLORADO

## STORM AND DRAINAGE IMPROVEMENTS



REUNION CENTER  
METROPOLITAN DISTRICT  
COST EXHIBIT - STORM  
JOB NO. 14421.49  
05/29/2019  
SHEET 1 OF 1

**REUNION VILLAGE METROPOLITAN DISTRICT NOS. 1-5**

**Cost Estimates**

REUNION VILLAGE 8 COSTS		
Category	Total	
Streets	\$ 21,138,959	
Sanitary Sewer	\$ 6,242,316	
Underdrain	\$ 3,175,415	
Potable Water	\$ 6,054,780	
Non-potable Water	\$ 4,117,251	
Drainage	\$ 5,367,778	
Dry Utilities	\$ 4,489,600	
Landscape	\$ 10,554,341	
<b>Subtotal</b>	<b>\$ 61,140,440</b>	
Contingency	25%	\$ 15,285,110
Engineering & Survey	10%	\$ 6,114,044
Construction Management	5%	\$ 3,057,022
<b>Total</b>		<b>\$ 85,596,616</b>

**REUNION VILLAGE 8 COSTS**

Category	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Village 8 North	Village 8 South	Off-Site	Total w/o escalation	Escalation	Total
Streets	\$ 2,199,476	\$ 1,077,430	\$ 1,783,587	\$ 1,561,358	\$ 1,562,088	\$ 1,946,794	\$ 685,524	\$ 8,986,173	\$ 19,802,430	6.7%	\$ 21,138,959
Sanitary Sewer	\$ 827,488	\$ 580,006	\$ 810,231	\$ 769,740	\$ 811,419	\$ 998,236	\$ 469,648	\$ 211,996	\$ 5,478,764	13.9%	\$ 6,242,316
Underdrain	\$ 347,545	\$ 243,603	\$ 340,297	\$ 323,291	\$ 340,796	\$ 419,259	\$ 497,252	\$ 144,157	\$ 2,656,200	19.5%	\$ 3,175,415
Potable Water	\$ 962,970	\$ 558,840	\$ 716,175	\$ 726,475	\$ 770,350	\$ 942,370	\$ 447,800	\$ 218,500	\$ 5,343,480	13.3%	\$ 6,054,780
Non-potable Water	\$ 654,820	\$ 380,011	\$ 486,999	\$ 494,003	\$ 523,838	\$ 640,812	\$ 304,504	\$ 148,580	\$ 3,633,567	13.3%	\$ 4,117,251
Drainage	\$ 746,164	\$ 331,120	\$ 538,904	\$ 461,600	\$ 461,494	\$ 580,176	\$ 148,320	\$ 1,000,000	\$ 4,267,778	25.8%	\$ 5,367,778
Dry Utilities	\$ 518,400	\$ 387,200	\$ 480,000	\$ 547,200	\$ 550,400	\$ 675,200	\$ 300,800	\$ 518,400	\$ 3,977,600	12.9%	\$ 4,489,600
Landscape	\$ 1,342,935	\$ 759,219	\$ 1,210,745	\$ 1,239,193	\$ 1,131,335	\$ 1,426,517	\$ 731,773	\$ 2,000,000	\$ 9,841,717	7.2%	\$ 10,554,341
<b>Subtotal</b>	<b>\$ 7,599,798</b>	<b>\$ 4,317,429</b>	<b>\$ 6,366,938</b>	<b>\$ 6,122,860</b>	<b>\$ 6,151,720</b>	<b>\$ 7,629,364</b>	<b>\$ 3,585,621</b>	<b>\$ 13,227,806</b>	<b>\$ 55,001,536</b>		<b>\$ 61,140,440</b>
Contingency	25%	\$ 1,899,950	\$ 1,079,357	\$ 1,591,735	\$ 1,530,715	\$ 1,537,930	\$ 1,907,341	\$ 896,405	\$ 3,306,952	\$ 13,750,384	\$ 15,285,110
Engineering & Survey	10%	\$ 759,980	\$ 431,743	\$ 636,694	\$ 612,286	\$ 615,172	\$ 762,936	\$ 358,562	\$ 1,322,781	\$ 5,500,154	\$ 6,114,044
Construction Management	5%	\$ 379,990	\$ 215,871	\$ 318,347	\$ 306,143	\$ 307,586	\$ 381,468	\$ 179,281	\$ 661,390	\$ 2,750,077	\$ 3,057,022
<b>Total</b>		<b>\$ 10,639,717</b>	<b>\$ 6,044,401</b>	<b>\$ 8,913,713</b>	<b>\$ 8,572,004</b>	<b>\$ 8,612,408</b>	<b>\$ 10,681,110</b>	<b>\$ 5,019,869</b>	<b>\$ 18,518,928</b>	<b>\$ 77,002,150</b>	<b>\$ 85,596,616</b>

Note :

Underdrain estimated costs are determined as a percentage of the sanitary sewer estimate  
 Drainage estimated costs were generally determined as a percentage of the roadwork costs

Reunion Village 8 - Phase 1Preliminary Cost Estimate

Project: Reunion Village 8  
 Date: May 28, 2019

Prepared By: RF  
 Job Number: 19000124

**Grading**

<b>Overall SF Area</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Total Onsite Earthwork (Cut to Fill)		CY	\$2.25	\$0.00	
Earthwork Export		CY	\$8.00	\$0.00	
Allowance for Erosion Control		LS	\$0.00	\$0.00	20% of Earthwork Cost
<b>Total Grading</b>					<b><u>\$0.00</u></b>

**Street Improvements**

<b>Street</b>	<b>Onsite Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Onsite Cost</b>	<b>Description</b>
1' Vertical Curb & Gutter	6,238	LF	\$20.00	\$124,768.00	Entrance Road Medians
4.5' Detached Sidewalk (6" Thick)	6,238	LF	\$22.50	\$140,355.00	At Handicap Ramps
9" Road Base w/ subgrade prep	29,172	SY	\$11.00	\$320,891.01	Local Road Section
4" Asphalt Paving with raised valves and manholes	29,172	SY	\$25.00	\$729,297.75	Local Road Section
4.5' Monolithic C&G and Walk w/ Subgrade prep	18,654	LF	\$40.00	\$746,164.00	Local Road Section
Street Lights	46	EA	\$3,000.00	\$138,000.00	Local Street Light
Stop Signs & Street Signs	20	EA	\$1,000.00	\$20,000.00	

**Sub-Total Streets** **\$2,199,475.76**

**Onsite Sanitary Sewer**

Description	Quantity	Unit	Unit Cost	Cost	Description
8" PVC w/air, deflection test & jet, video	6,722	LF	\$45.00	\$302,490.00	
Sanitary Manhole	20	EA	\$4,200.00	\$84,000.00	
Connect to Existing	2	EA	\$5,000.00	\$10,000.00	
4" Sewer Service	162	EA	\$1,800.00	\$291,600.00	
6" PVC underdrain - same trench	6,722	LF	\$9.00	\$60,498.00	
Underdrain cleanout in MH	20	EA	\$300.00	\$6,000.00	
4" Underdrain Service - same trench	162	EA	\$450.00	\$72,900.00	
<b>Sub-Total Sanitary Sewer</b>				<b><u>\$827,488.00</u></b>	

**Onsite Water**

Description	Quantity	Unit	Unit Cost	Cost	Description
8" PVC w/clear water, pressure test, restraints	6,749	LF	\$50.00	\$337,470.00	
8"x8" Tee	8	EA	\$600.00	\$4,800.00	
8"x8" Cross	6	EA	\$800.00	\$4,800.00	
3/4" Copper Service	162	EA	\$1,950.00	\$315,900.00	
Connect to Existing 8" W/L	2	EA	\$6,000.00	\$12,000.00	
Hydrant Assembly and Tee	48	EA	\$6,000.00	\$288,000.00	
<b>Sub-Total Water</b>				<b><u>\$962,970.00</u></b>	

Note: Unit price includes valves and fittings. Detailed design has not been performed at this time to determine valve and fitting detail.

**Sub-Total Water** **\$962,970.00**

**Dry Utilities**

<b>Dry Utilities</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Electric, Phone, CATV	162	Lot	\$2,500.00	\$405,000.00	
Gas	162	Lot	\$700.00	\$113,400.00	

Note: Excludes sleaving for dry utilities.

**Dry Utilities**      **Improv. Total** **\$518,400.00**

**Single Family Residential Area: Soft Costs****Consulting / Soft Costs<sup>(1)</sup>**

<b>Consulting</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Construction Staking	162	Lot	\$375.00	\$60,750.00	
Soils/Pavement Report/Materials Testing	162	Lot	\$350.00	\$56,700.00	
Construction Management	162	Lot	\$450.00	\$72,900.00	

**Consulting Total** **\$190,350.00**

**Phase 1 Total**      **\$4,698,683.76**

**Reunion Village 8 - Phase 2****Preliminary Cost Estimate**

Project: Reunion Village 8  
 Date: May 28, 2019

Prepared By: RF  
 Job Number: 19000124

**Grading**

<b>Overall SF Area</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Total Onsite Earthwork (Cut to Fill)		CY	\$2.25	\$0.00	
Earthwork Export		CY	\$8.00	\$0.00	
Allowance for Erosion Control		LS	\$0.00	\$0.00	20% of Earthwork Cost
<b>Total Grading</b>					<b><u>\$0.00</u></b>

**Street Improvements**

<b>Street</b>	<b>Onsite Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Onsite Cost</b>	<b>Description</b>
1' Vertical Curb & Gutter	195	LF	\$20.00	\$3,904.00	Entrance Road Medians
4.5' Detached Sidewalk (6" Thick)	6,238	LF	\$22.50	\$140,355.00	At Handicap Ramps
9" Road Base w/ subgrade prep	14,974	SY	\$11.00	\$164,710.15	Local Road Section
4" Asphalt Paving with raised valves and manholes	14,974	SY	\$25.00	\$374,341.25	Local Road Section
4.5' Monolithic C&G and Walk w/ Subgrade prep	8,278	LF	\$40.00	\$331,120.00	Local Road Section
Street Lights	21	EA	\$3,000.00	\$63,000.00	Local Street Light
Stop Signs & Street Signs	10	EA	\$1,000.00	\$10,000.00	

**Sub-Total Streets** **\$1,077,430.40**

**Onsite Sanitary Sewer**

Description	Quantity	Unit	Unit Cost	Cost	Description
8" PVC w/air, deflection test & jet, video	4,514	LF	\$45.00	\$203,130.00	
Sanitary Manhole	12	EA	\$4,200.00	\$50,400.00	
Connect to Existing	2	EA	\$5,000.00	\$10,000.00	
4" Sewer Service	121	EA	\$1,800.00	\$217,800.00	
6" PVC underdrain - same trench	4,514	LF	\$9.00	\$40,626.00	
Underdrain cleanout in MH	12	EA	\$300.00	\$3,600.00	
4" Underdrain Service - same trench	121	EA	\$450.00	\$54,450.00	
<b>Sub-Total Sanitary Sewer</b>				<b><u>\$580,006.00</u></b>	

**Onsite Water**

Description	Quantity	Unit	Unit Cost	Cost	Description
8" PVC w/clear water, pressure test, restraints	4,650	LF	\$50.00	\$232,490.00	
8"x8" Tee	8	EA	\$600.00	\$4,800.00	
8"x8" Cross	2	EA	\$800.00	\$1,600.00	
3/4" Copper Service	121	EA	\$1,950.00	\$235,950.00	
Connect to Existing 8" W/L	2	EA	\$6,000.00	\$12,000.00	
Hydrant Assembly and Tee	12	EA	\$6,000.00	\$72,000.00	
<b>Sub-Total Water</b>				<b><u>\$558,840.00</u></b>	

Note: Unit price includes valves and fittings. Detailed design has not been performed at this time to determine valve and fitting detail.

**Sub-Total Water** **\$558,840.00**

**Dry Utilities**

<b>Dry Utilities</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Electric, Phone, CATV	121	Lot	\$2,500.00	\$302,500.00	
Gas	121	Lot	\$700.00	\$84,700.00	

Note: Excludes sleaving for dry utilities.

**Dry Utilities**      **Improv. Total** **\$387,200.00**

**Single Family Residential Area: Soft Costs****Consulting / Soft Costs<sup>(1)</sup>**

<b>Consulting</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Construction Staking	121	Lot	\$375.00	\$45,375.00	
Soils/Pavement Report/Materials Testing	121	Lot	\$350.00	\$42,350.00	
Construction Management	121	Lot	\$450.00	\$54,450.00	

**Consulting Total** **\$142,175.00**

**Phase 2 Total**      **\$2,745,651.40**

**Reunion Village 8 - Phase 3****Preliminary Cost Estimate**

**Project:** Reunion Village 8  
**Date:** May 28, 2019

**Prepared By:** RF  
**Job Number:** 19000124

**Grading**

<b>Overall SF Area</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Total Onsite Earthwork (Cut to Fill)		CY	\$2.25	\$0.00	
Earthwork Export		CY	\$8.00	\$0.00	
Allowance for Erosion Control		LS	\$0.00	\$0.00	20% of Earthwork Cost
<b>Total Grading</b>					<b>\$0.00</b>

**Street Improvements**

<b>Street</b>	<b>Onsite Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Onsite Cost</b>	<b>Description</b>
1' Vertical Curb & Gutter	4,426	LF	\$20.00	\$88,518.00	Entrance Road Medians
4.5' Detached Sidewalk (6" Thick)	9,047	LF	\$22.50	\$203,550.75	At Handicap Ramps
9" Road Base w/ subgrade prep	23,989	SY	\$11.00	\$263,877.13	Local Road Section
4" Asphalt Paving with raised valves and manholes	23,989	SY	\$25.00	\$599,720.75	Local Road Section
4.5' Monolithic C&G and Walk w/ Subgrade prep	13,223	LF	\$40.00	\$528,920.00	Local Road Section
Street Lights	33	EA	\$3,000.00	\$99,000.00	Local Street Light
Stop Signs & Street Signs	15	EA	\$1,000.00	\$15,000.00	

**Sub-Total Streets** **\$1,783,586.63**

**Onsite Sanitary Sewer**

Description	Quantity	Unit	Unit Cost	Cost	Description
8" PVC w/air, deflection test & jet, video	7,069	LF	\$45.00	\$318,109.50	
Sanitary Manhole	18	EA	\$4,200.00	\$75,600.00	
Connect to Existing	2	EA	\$5,000.00	\$10,000.00	
4" Sewer Service	150	EA	\$1,800.00	\$270,000.00	
6" PVC underdrain - same trench	7,069	LF	\$9.00	\$63,621.00	
Underdrain cleanout in MH	18	EA	\$300.00	\$5,400.00	
4" Underdrain Service - same trench	150	EA	\$450.00	\$67,500.00	
<b>Sub-Total Sanitary Sewer</b>				<b><u>\$810,230.50</u></b>	

**Onsite Water**

Description	Quantity	Unit	Unit Cost	Cost	Description
8" PVC w/clear water, pressure test, restraints	7,077	LF	\$50.00	\$353,825.00	
8"x8" Tee	8	EA	\$600.00	\$4,800.00	
8"x8" Cross	2	EA	\$800.00	\$1,600.00	
3/4" Copper Service	121	EA	\$1,950.00	\$235,950.00	
Connect to Existing 8" W/L	2	EA	\$6,000.00	\$12,000.00	
Hydrant Assembly and Tee	18	EA	\$6,000.00	\$108,000.00	
<b>Sub-Total Water</b>				<b><u>\$716,175.00</u></b>	

Note: Unit price includes valves and fittings. Detailed design has not been performed at this time to determine valve and fitting detail.

**Sub-Total Water** **\$716,175.00**

**Dry Utilities**

<b>Dry Utilities</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Electric, Phone, CATV	150	Lot	\$2,500.00	\$375,000.00	
Gas	150	Lot	\$700.00	\$105,000.00	

Note: Excludes sleaving for dry utilities.

**Dry Utilities**      **Improv. Total** **\$480,000.00**

**Single Family Residential Area: Soft Costs****Consulting / Soft Costs<sup>(1)</sup>**

<b>Consulting</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Construction Staking	150	Lot	\$375.00	\$56,250.00	
Soils/Pavement Report/Materials Testing	150	Lot	\$350.00	\$52,500.00	
Construction Management	150	Lot	\$450.00	\$67,500.00	

**Consulting Total** **\$176,250.00**

**Phase 2 Total**      **\$3,966,242.13**

**Reunion Village 8 - Phase 4****Preliminary Cost Estimate**

**Project:** Reunion Village 8  
**Date:** May 28, 2019

**Prepared By:** RF  
**Job Number:** 19000124

**Grading**

<b>Overall SF Area</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Total Onsite Earthwork (Cut to Fill)		CY	\$2.25	\$0.00	
Earthwork Export		CY	\$8.00	\$0.00	
Allowance for Erosion Control		LS	\$0.00	\$0.00	20% of Earthwork Cost
<b>Total Grading</b>					<b><u>\$0.00</u></b>

**Street Improvements**

<b>Street</b>	<b>Onsite Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Onsite Cost</b>	<b>Description</b>
4.5' Detached Sidewalk (6" Thick)	11,540	LF	\$22.50	\$259,654.50	At Handicap Ramps
9" Road Base w/ subgrade prep	20,919	SY	\$11.00	\$230,112.52	Local Road Section
4" Asphalt Paving with raised valves and manholes	20,919	SY	\$25.00	\$522,983.00	Local Road Section
4.5' Monolithic C&G and Walk w/ Subgrade prep	11,540	LF	\$40.00	\$461,608.00	Local Road Section
Street Lights	29	EA	\$3,000.00	\$87,000.00	Local Street Light
Stop Signs & Street Signs	10	EA	\$1,000.00	\$10,000.00	
<b>Sub-Total Streets</b>					<b><u>\$1,561,358.02</u></b>

**Onsite Sanitary Sewer**

Description	Quantity	Unit	Unit Cost	Cost	Description
8" PVC w/air, deflection test & jet, video	5,678	LF	\$45.00	\$255,487.50	
Sanitary Manhole	15	EA	\$4,200.00	\$63,000.00	
Connect to Existing	2	EA	\$5,000.00	\$10,000.00	
4" Sewer Service	171	EA	\$1,800.00	\$307,800.00	
6" PVC underdrain - same trench	5,678	LF	\$9.00	\$51,102.00	
Underdrain cleanout in MH	18	EA	\$300.00	\$5,400.00	
4" Underdrain Service - same trench	171	EA	\$450.00	\$76,950.00	
<b>Sub-Total Sanitary Sewer</b>				<b><u>\$769,739.50</u></b>	

**Onsite Water**

Description	Quantity	Unit	Unit Cost	Cost	Description
8" PVC w/clear water, pressure test, restraints	5,693	LF	\$50.00	\$284,625.00	
8"x8" Tee	8	EA	\$600.00	\$4,800.00	
8"x8" Cross	2	EA	\$800.00	\$1,600.00	
3/4" Copper Service	171	EA	\$1,950.00	\$333,450.00	
Connect to Existing 8" W/L	2	EA	\$6,000.00	\$12,000.00	
Hydrant Assembly and Tee	15	EA	\$6,000.00	\$90,000.00	
<b>Sub-Total Water</b>				<b><u>\$726,475.00</u></b>	

Note: Unit price includes valves and fittings. Detailed design has not been performed at this time to determine valve and fitting detail.

**Sub-Total Water** **\$726,475.00**

**Dry Utilities**

<b>Dry Utilities</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Electric, Phone, CATV	171	Lot	\$2,500.00	\$427,500.00	
Gas	171	Lot	\$700.00	\$119,700.00	

Note: Excludes sleaving for dry utilities.

**Dry Utilities**      **Improv. Total** **\$547,200.00**

**Single Family Residential Area: Soft Costs****Consulting / Soft Costs<sup>(1)</sup>**

<b>Consulting</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Construction Staking	171	Lot	\$375.00	\$64,125.00	
Soils/Pavement Report/Materials Testing	171	Lot	\$350.00	\$59,850.00	
Construction Management	171	Lot	\$450.00	\$76,950.00	

**Consulting Total** **\$200,925.00**

**Phase 2 Total**      **\$3,805,697.52**

**Reunion Village 8 - Phase 5****Preliminary Cost Estimate**

Project: Reunion Village 8  
 Date: May 28, 2019

Prepared By: RF  
 Job Number: 19000124

**Grading**

<b>Overall SF Area</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Total Onsite Earthwork (Cut to Fill)		CY	\$2.25	\$0.00	
Earthwork Export		CY	\$8.00	\$0.00	
Allowance for Erosion Control		LS	\$0.00	\$0.00	20% of Earthwork Cost
<b>Total Grading</b>					<b>\$0.00</b>

**Street Improvements**

<b>Street</b>	<b>Onsite Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Onsite Cost</b>	<b>Description</b>
1' Vertical Curb & Gutter	162	LF	\$20.00	\$3,247.20	Entrance Road Medians
4.5' Detached Sidewalk (6" Thick)	11,375	LF	\$22.50	\$255,935.25	At Handicap Ramps
9" Road Base w/ subgrade prep	21,136	SY	\$11.00	\$232,498.86	Local Road Section
4" Asphalt Paving with raised valves and manholes	21,136	SY	\$25.00	\$528,406.50	Local Road Section
4.5' Monolithic C&G and Walk w/ Subgrade prep	11,375	LF	\$40.00	\$455,000.00	Local Road Section
Street Lights	29	EA	\$3,000.00	\$87,000.00	Local Street Light
Stop Signs & Street Signs	15	EA	\$1,000.00	\$15,000.00	

**Sub-Total Streets** **\$1,562,087.81**

**Onsite Sanitary Sewer**

Description	Quantity	Unit	Unit Cost	Cost	Description
8" PVC w/air, deflection test & jet, video	6,341	LF	\$45.00	\$285,349.50	
Sanitary Manhole	16	EA	\$4,200.00	\$67,200.00	
Connect to Existing	2	EA	\$5,000.00	\$10,000.00	
4" Sewer Service	172	EA	\$1,800.00	\$309,600.00	
6" PVC underdrain - same trench	6,341	LF	\$9.00	\$57,069.00	
Underdrain cleanout in MH	16	EA	\$300.00	\$4,800.00	
4" Underdrain Service - same trench	172	EA	\$450.00	\$77,400.00	
<b>Sub-Total Sanitary Sewer</b>				<b><u>\$811,418.50</u></b>	

**Onsite Water**

Description	Quantity	Unit	Unit Cost	Cost	Description
8" PVC w/clear water, pressure test, restraints	6,347	LF	\$50.00	\$317,350.00	
8"x8" Tee	12	EA	\$600.00	\$7,200.00	
8"x8" Cross	3	EA	\$800.00	\$2,400.00	
3/4" Copper Service	172	EA	\$1,950.00	\$335,400.00	
Connect to Existing 8" W/L	2	EA	\$6,000.00	\$12,000.00	
Hydrant Assembly and Tee	16	EA	\$6,000.00	\$96,000.00	
<b>Sub-Total Water</b>				<b><u>\$770,350.00</u></b>	

Note: Unit price includes valves and fittings. Detailed design has not been performed at this time to determine valve and fitting detail.

**Sub-Total Water** **\$770,350.00**

**Dry Utilities**

<b>Dry Utilities</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Electric, Phone, CATV	172	Lot	\$2,500.00	\$430,000.00	
Gas	172	Lot	\$700.00	\$120,400.00	

Note: Excludes sleaving for dry utilities.

**Dry Utilities**      **Improv. Total** **\$550,400.00**

**Single Family Residential Area: Soft Costs****Consulting / Soft Costs<sup>(1)</sup>**

<b>Consulting</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Construction Staking	172	Lot	\$375.00	\$64,500.00	
Soils/Pavement Report/Materials Testing	172	Lot	\$350.00	\$60,200.00	
Construction Management	172	Lot	\$450.00	\$77,400.00	

**Consulting Total** **\$202,100.00**

**Phase 2 Total**      **\$3,896,356.31**

**Reunion Village 8 - South**  
**Preliminary Cost Estimate**

**Project:** Reunion Village 8  
**Date:** May 28, 2019

**Prepared By:** RF  
**Job Number:** 19000124



**Grading**

<b>Overall SF Area</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Total Onsite Earthwork (Cut to Fill)		CY	\$2.25	\$0.00	
Earthwork Export		CY	\$8.00	\$0.00	
Allowance for Erosion Control		LS	\$0.00	\$0.00	20% of Earthwork Cost
<b>Total Grading</b>					<b><u>\$0.00</u></b>

**Street Improvements**

<b>Street</b>	<b>Onsite Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Onsite Cost</b>	<b>Description</b>
4.5' Detached Sidewalk (6" Thick)	3,708	LF	\$22.50	\$83,429.78	At Handicap Ramps
9" Road Base w/ subgrade prep	11,772	SY	\$11.00	\$129,486.50	Local Road Section
4" Asphalt Paving with raised valves and manholes	11,772	SY	\$25.00	\$294,287.50	Local Road Section
4.5' Monolithic C&G and Walk w/ Subgrade prep	3,708	LF	\$40.00	\$148,320.00	Local Road Section
Street Lights	10	EA	\$3,000.00	\$30,000.00	Local Street Light
Stop Signs & Street Signs	10	EA	\$1,000.00	\$10,000.00	
<b>Sub-Total Streets</b>					<b><u>\$685,523.78</u></b>

**Onsite Sanitary Sewer**

Description	Quantity	Unit	Unit Cost	Cost	Description
8" PVC w/air, deflection test & jet, video	3,762	LF	\$45.00	\$169,290.00	
Sanitary Manhole	10	EA	\$4,200.00	\$42,000.00	
Connect to Existing	2	EA	\$5,000.00	\$10,000.00	
4" Sewer Service	94	EA	\$1,800.00	\$169,200.00	
6" PVC underdrain - same trench	3,762	LF	\$9.00	\$33,858.00	
Underdrain cleanout in MH	10	EA	\$300.00	\$3,000.00	
4" Underdrain Service - same trench	94	EA	\$450.00	\$42,300.00	
<b>Sub-Total Sanitary Sewer</b>				<b><u>\$469,648.00</u></b>	

**Onsite Water**

Description	Quantity	Unit	Unit Cost	Cost	Description
8" PVC w/clear water, pressure test, restraints	3,762	LF	\$50.00	\$188,100.00	
8"x8" Tee	6	EA	\$600.00	\$3,600.00	
8"x8" Cross	1	EA	\$800.00	\$800.00	
3/4" Copper Service	94	EA	\$1,950.00	\$183,300.00	
Connect to Existing 8" W/L	2	EA	\$6,000.00	\$12,000.00	
Hydrant Assembly and Tee	10	EA	\$6,000.00	\$60,000.00	
<b>Sub-Total Water</b>				<b><u>\$447,800.00</u></b>	

Note: Unit price includes valves and fittings. Detailed design has not been performed at this time to determine valve and fitting detail.

**Sub-Total Water** **\$447,800.00**

**Dry Utilities**

<b>Dry Utilities</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Electric, Phone, CATV	94	Lot	\$2,500.00	\$235,000.00	
Gas	94	Lot	\$700.00	\$65,800.00	

Note: Excludes sleaving for dry utilities.

**Dry Utilities**      **Improv. Total** **\$300,800.00**

**Single Family Residential Area: Soft Costs****Consulting / Soft Costs<sup>(1)</sup>**

<b>Consulting</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Construction Staking	94	Lot	\$375.00	\$35,250.00	
Soils/Pavement Report/Materials Testing	94	Lot	\$350.00	\$32,900.00	
Construction Management	94	Lot	\$450.00	\$42,300.00	

**Consulting Total** **\$110,450.00**

**Phase 2 Total**      **\$2,014,221.78**

**Reunion Village 8 - North**  
**Preliminary Cost Estimate**

**Project:** Reunion Village 8  
**Date:** May 28, 2019

**Prepared By:** RF  
**Job Number:** 19000124



**Grading**

<b>Overall SF Area</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Total Onsite Earthwork (Cut to Fill)		CY	\$2.25	\$0.00	
Earthwork Export		CY	\$8.00	\$0.00	
Allowance for Erosion Control		LS	\$0.00	\$0.00	20% of Earthwork Cost
<b>Total Grading</b>					<b><u>\$0.00</u></b>

**Street Improvements**

<b>Street</b>	<b>Onsite Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Onsite Cost</b>	<b>Description</b>
4.5' Detached Sidewalk (6" Thick)	14,504	LF	\$22.50	\$326,349.00	At Handicap Ramps
9" Road Base w/ subgrade prep	25,897	SY	\$11.00	\$284,864.80	Local Road Section
4" Asphalt Paving with raised valves and manholes	25,897	SY	\$25.00	\$647,420.00	Local Road Section
4.5' Monolithic C&G and Walk w/ Subgrade prep	14,504	LF	\$40.00	\$580,160.00	Local Road Section
Street Lights	36	EA	\$3,000.00	\$108,000.00	Local Street Light
Stop Signs & Street Signs	20	EA	\$1,000.00	\$20,000.00	

**Sub-Total Streets** **\$1,946,793.80**

**Onsite Sanitary Sewer**

Description	Quantity	Unit	Unit Cost	Cost	Description
8" PVC w/air, deflection test & jet, video	7,842	LF	\$45.00	\$352,908.00	
Sanitary Manhole	20	EA	\$4,200.00	\$84,000.00	
Connect to Existing	2	EA	\$5,000.00	\$10,000.00	
4" Sewer Service	211	EA	\$1,800.00	\$379,800.00	
6" PVC underdrain - same trench	7,842	LF	\$9.00	\$70,578.00	
Underdrain cleanout in MH	20	EA	\$300.00	\$6,000.00	
4" Underdrain Service - same trench	211	EA	\$450.00	\$94,950.00	
<b>Sub-Total Sanitary Sewer</b>				<b><u>\$998,236.00</u></b>	

**Onsite Water**

Description	Quantity	Unit	Unit Cost	Cost	Description
8" PVC w/clear water, pressure test, restraints	7,842	LF	\$50.00	\$392,120.00	
8"x8" Tee	10	EA	\$600.00	\$6,000.00	
8"x8" Cross	1	EA	\$800.00	\$800.00	
3/4" Copper Service	211	EA	\$1,950.00	\$411,450.00	
Connect to Existing 8" W/L	2	EA	\$6,000.00	\$12,000.00	
Hydrant Assembly and Tee	20	EA	\$6,000.00	\$120,000.00	
<b>Sub-Total Water</b>				<b><u>\$942,370.00</u></b>	

Note: Unit price includes valves and fittings. Detailed design has not been performed at this time to determine valve and fitting detail.

**Sub-Total Water** **\$942,370.00**

## Dry Utilities

<b>Dry Utilities</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Electric, Phone, CATV	211	Lot	\$2,500.00	\$527,500.00	
Gas	211	Lot	\$700.00	\$147,700.00	

Note: Excludes sleaving for dry utilities.

**Dry Utilities**      **Improv. Total** **\$675,200.00**

## Single Family Residential Area: Soft Costs

### Consulting / Soft Costs<sup>(1)</sup>

<b>Consulting</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Construction Staking	211	Lot	\$375.00	\$79,125.00	
Soils/Pavement Report/Materials Testing	211	Lot	\$350.00	\$73,850.00	
Construction Management	211	Lot	\$450.00	\$94,950.00	

**Consulting Total** **\$247,925.00**

**Phase 2 Total**      **\$4,810,524.80**

Reunion Village 8 - Off Site (District)Preliminary Cost Estimate

Project: Reunion Village 8  
 Date: May 28, 2019

Prepared By: RF  
 Job Number: 19000124

**Grading**

<b>Overall SF Area</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Total Onsite Earthwork (Cut to Fill)		CY	\$2.25	\$0.00	
Earthwork Export		CY	\$8.00	\$0.00	
Allowance for Erosion Control		LS	\$0.00	\$0.00	20% of Earthwork Cost
<b>Total Grading</b>					<b><u>\$0.00</u></b>

**Off-site Street Improvements**

<b>Street</b>	<b>Onsite Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Onsite Cost</b>	<b>Description</b>
1' Vertical Curb & Gutter	9,632	LF	\$20.00	\$192,640	Entrance Road Medians
4.5' Detached Sidewalk (6" Thick)	9,632	LF	\$22.50	\$216,720	At Handicap Ramps
Chambers Road (full)	2,666	LF	\$840.00	\$2,239,440	Arterial
Chambers Road (full)	1,694	LF	\$420.00	\$711,480	Arterial (1/2 section)
112th	4,418	LF	\$840.00	\$3,711,081	Arterial
Potomac	625	LF	\$400.00	\$250,000	Collector
9" Road Base w/ subgrade prep	20,487	SY	\$11.00	\$225,357	Local Road Section
4" Asphalt Paving with raised valves and manholes	20,487	SY	\$25.00	\$512,175	Local Road Section
4.5' Monolithic C&G and Walk w/ Subgrade prep	9,632	LF	\$40.00	\$385,280	Local Road Section
Street Lights	24	EA	\$3,000.00	\$72,000	Local Street Light
Stop Signs & Street Signs	20	EA	\$1,000.00	\$20,000	
Round About	3	EA	\$150,000.00	\$450,000	

**Sub-Total Streets** **\$8,986,173**

**Offsite Sanitary Sewer**

Description	Quantity	Unit	Unit Cost	Cost	Description
8" PVC w/air, deflection test & jet, video	3,074	LF	\$45.00	\$138,330.00	
Sanitary Manhole	8	EA	\$4,200.00	\$33,600.00	
Connect to Existing	2	EA	\$5,000.00	\$10,000.00	
4" Sewer Service	0	EA	\$1,800.00	\$0.00	
6" PVC underdrain - same trench	3,074	LF	\$9.00	\$27,666.00	
Underdrain cleanout in MH	8	EA	\$300.00	\$2,400.00	
4" Underdrain Service - same trench	0	EA	\$450.00	\$0.00	
<b>Sub-Total Sanitary Sewer</b>				<b><u>\$211,996.00</u></b>	

**Offsite Water**

Description	Quantity	Unit	Unit Cost	Cost	Description
8" PVC w/clear water, pressure test, restraints	3,074	LF	\$50.00	\$153,700.00	
8"x8" Tee	8	EA	\$600.00	\$4,800.00	
8"x8" Cross	0	EA	\$800.00	\$0.00	
3/4" Copper Service	0	EA	\$1,950.00	\$0.00	
Connect to Existing 8" W/L	2	EA	\$6,000.00	\$12,000.00	
Hydrant Assembly and Tee	8	EA	\$6,000.00	\$48,000.00	
<b>Sub-Total Water</b>				<b><u>\$218,500.00</u></b>	

Note: Unit price includes valves and fittings. Detailed design has not been performed at this time to determine valve and fitting detail.

**Sub-Total Water** **\$218,500.00**

**Dry Utilities**

<b>Dry Utilities</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Electric, Phone, CATV	0	Lot	\$2,500.00	\$0.00	
Gas	0	Lot	\$700.00	\$0.00	

Note: Excludes sleaving for dry utilities.

**Dry Utilities**      **Improv. Total** **\$0.00**

**Single Family Residential Area: Soft Costs****Consulting / Soft Costs<sup>(1)</sup>**

<b>Consulting</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Cost</b>	<b>Description</b>
Construction Staking	162	Lot	\$375.00	\$60,750.00	
Soils/Pavement Report/Materials Testing	162	Lot	\$350.00	\$56,700.00	
Construction Management	162	Lot	\$450.00	\$72,900.00	

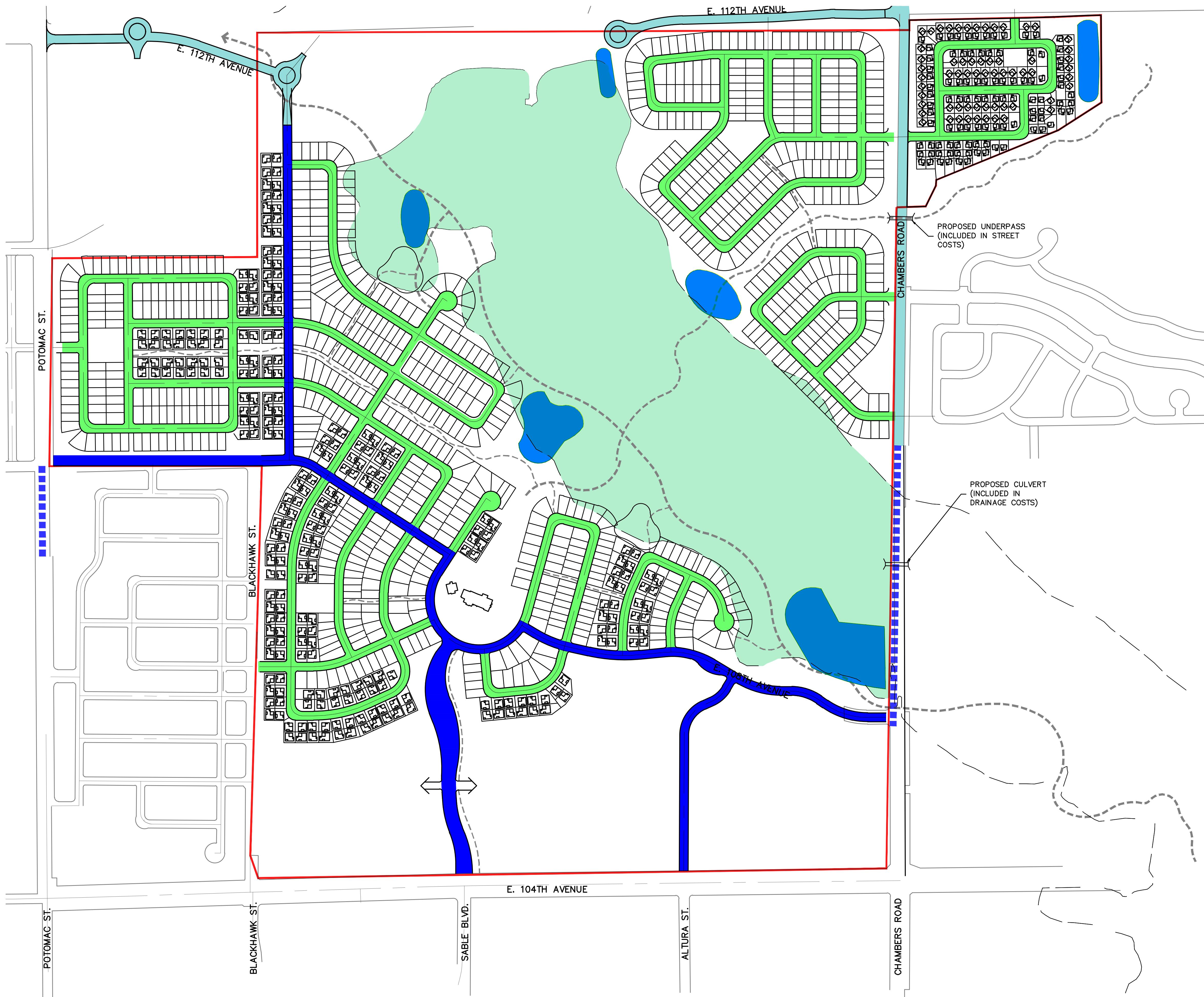
**Consulting Total** **\$190,350.00**

**Phase 1 Total**      **\$9,607,018.52**

# REUNION VILLAGE 8

## PRELIMINARY COSTS EXHIBIT

SHEET 1 OF 1



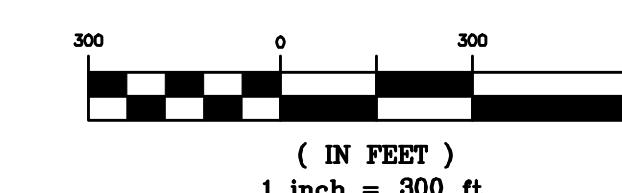
PRELIMINARY REUNION VILLAGE 8 COST	
CATEGORY	TOTAL
STREETS	\$21,138,939
SANITARY SEWER	\$6,242,316
UNDERDRAIN	\$3,175,415
POTABLE WATER	\$6,054,780
NON-POTABLE WATER	\$4,117,251
DRAINAGE	\$5,367,778
DRY UTILITIES	\$4,489,600
LANDSCAPE	\$10,554,341
SUBTOTAL	\$61,140,420
25% CONTINGENCY	\$15,285,105
10% ENGINEERING & SURVEY	\$6,114,042
5% CONSTRUCTION MANAGEMENT	\$3,057,021
<b>TOTAL</b>	<b>\$85,596,588</b>

### LEGEND

<span style="color:red">—</span>	METRO DISTRICT BOUNDARY
<span style="color:teal">—</span>	MINOR/MULTIMODAL ARTERIAL (FULL WIDTH)
<span style="color:blue">-----</span>	MINOR/MULTIMODAL ARTERIAL (HALF WIDTH)
<span style="color:blue">—</span>	MINOR COLLECTOR
<span style="color:green">—</span>	LOCAL STREET
<span style="color:blue">—</span>	PROPOSED DETENTION/WATER QUALITY PONDS
<span style="background-color:#90EE90; width:10px; height:10px; display:inline-block;"></span>	SECOND CREEK FLOODPLAIN/CHANNEL IMPROVEMENTS

PROJECT NO.: 19000124  
DATE: 05/30/2019

ON-SITE PRELIMINARY COST EXHIBIT



**REUNION RIDGE METROPOLITAN DISTRICT NOS. 1-4**

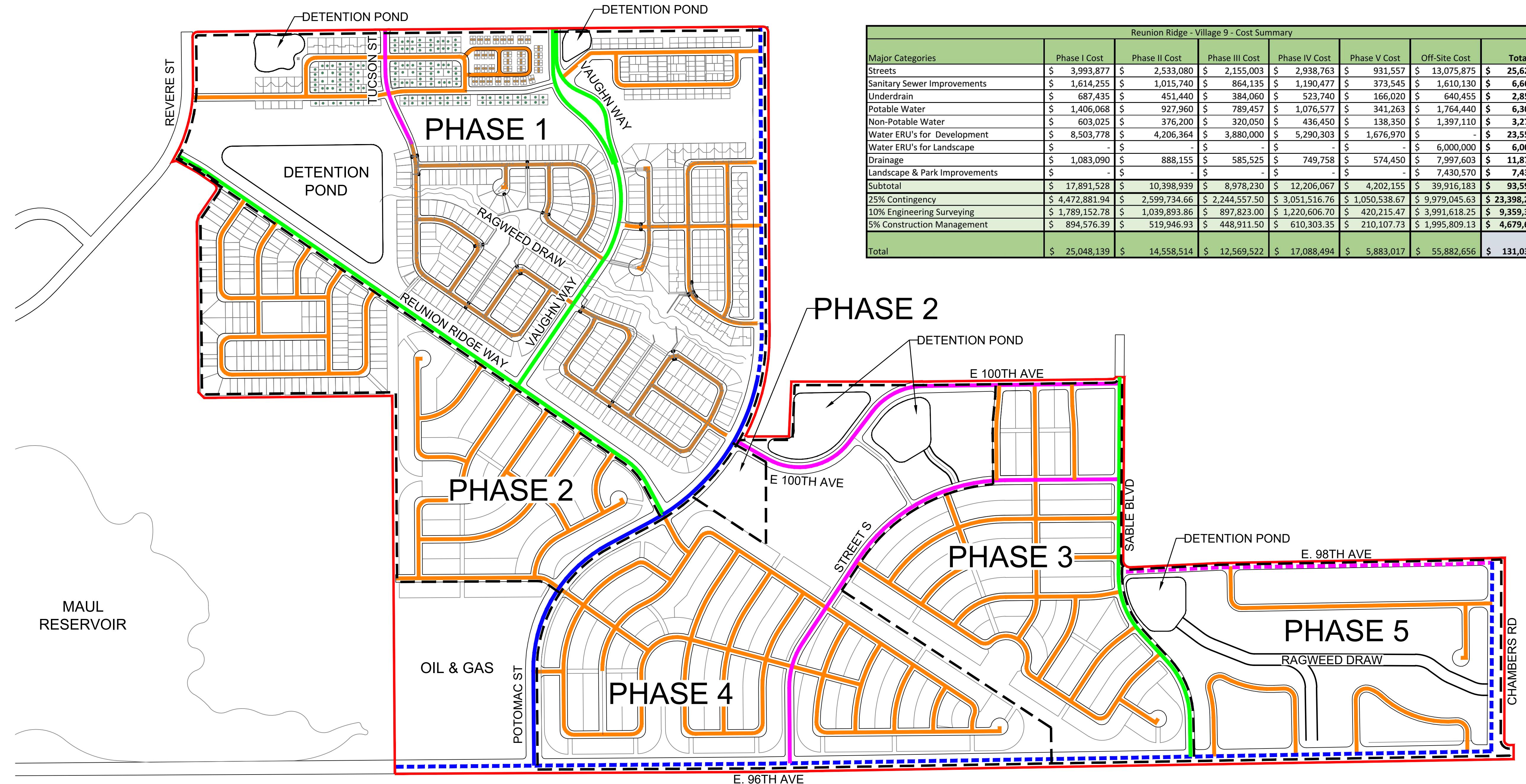
**Cost Estimates**

Reunion Ridge - Village 9 - Cost Summary							
Major Categories	Phase I Cost	Phase II Cost	Phase III Cost	Phase IV Cost	Phase V Cost	Off-Site Cost	Total
Streets	\$ 3,993,877	\$ 2,533,080	\$ 2,155,003	\$ 2,938,763	\$ 931,557	\$ 13,075,875	\$ 25,628,155
Sanitary Sewer Improvements	\$ 1,614,255	\$ 1,015,740	\$ 864,135	\$ 1,190,477	\$ 373,545	\$ 1,610,130	\$ 6,668,282
Underdrain	\$ 687,435	\$ 451,440	\$ 384,060	\$ 523,740	\$ 166,020	\$ 640,455	\$ 2,853,150
Potable Water	\$ 1,406,068	\$ 927,960	\$ 789,457	\$ 1,076,577	\$ 341,263	\$ 1,764,440	\$ 6,305,765
Non-Potable Water	\$ 603,025	\$ 376,200	\$ 320,050	\$ 436,450	\$ 138,350	\$ 1,397,110	\$ 3,271,185
Water ERU's for Development	\$ 8,503,778	\$ 4,206,364	\$ 3,880,000	\$ 5,290,303	\$ 1,676,970	\$ -	\$ 23,557,414
Water ERU's for Landscape	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 6,000,000
Drainage	\$ 1,083,090	\$ 888,155	\$ 585,525	\$ 749,758	\$ 574,450	\$ 7,997,603	\$ 11,878,580
Landscape & Park Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,430,570	\$ 7,430,570
<b>Subtotal</b>	<b>\$ 17,891,528</b>	<b>\$ 10,398,939</b>	<b>\$ 8,978,230</b>	<b>\$ 12,206,067</b>	<b>\$ 4,202,155</b>	<b>\$ 39,916,183</b>	<b>\$ 93,593,101</b>
25% Contingency	\$ 4,472,881.94	\$ 2,599,734.66	\$ 2,244,557.50	\$ 3,051,516.76	\$ 1,050,538.67	\$ 9,979,045.63	\$ 23,398,275.16
10% Engineering Surveying	\$ 1,789,152.78	\$ 1,039,893.86	\$ 897,823.00	\$ 1,220,606.70	\$ 420,215.47	\$ 3,991,618.25	\$ 9,359,310.06
5% Construction Management	\$ 894,576.39	\$ 519,946.93	\$ 448,911.50	\$ 610,303.35	\$ 210,107.73	\$ 1,995,809.13	\$ 4,679,655.03
<b>Total</b>	<b>\$ 25,048,139</b>	<b>\$ 14,558,514</b>	<b>\$ 12,569,522</b>	<b>\$ 17,088,494</b>	<b>\$ 5,883,017</b>	<b>\$ 55,882,656</b>	<b>\$ 131,030,341</b>

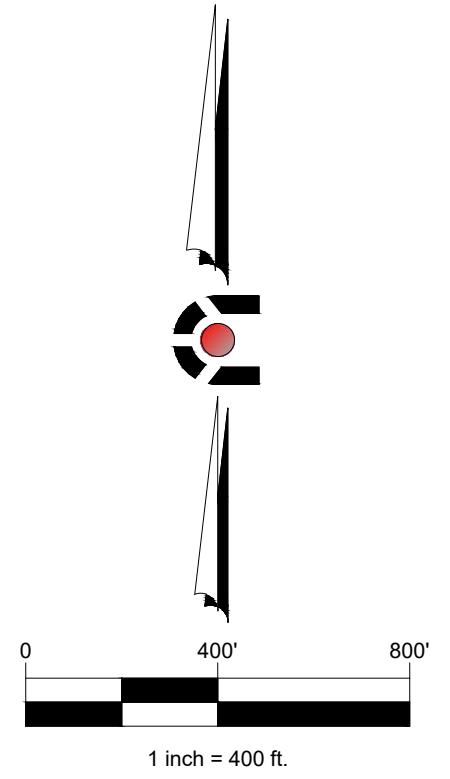


		Road Length Total Lots	1,090 32	Road Length Total Lots	3,666 157	Road Length Total Lots	4,449 114	Road Length Total Lots	2,334 71	Road Length Total Lots	6,630 201	Road Length Total Lots	5,203 158	Road Length Total Lots	6,699 203	Road Length Total Lots								
5/6/2019	Group	PA-8		PA-9		PA-10		PA-11		PA-12		PA-14		PA-15		PA-16								
Activity	Qty	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Per Lot	Estimated Lots	Qty	Total	Per Lot	Estimated Lots	Qty	Total	Per Lot	Estimated Lots	Qty	Total	Per Lot	Estimated Lots	Qty	Total
Sanitary	Sanitary Sewer 8" W/ MH	981	\$ 73,575	\$ 774	3,299	\$ 247,455	\$ 2,605	4,004	\$ 300,308	\$ 3,161	2,101	\$ 157,545	\$ 1,658	5,967	\$ 447,525	\$ 4,711	4,683	\$ 351,203	\$ 3,697	6,029	\$ 452,183	\$ 4,760	11,522	
	Sanitary Sewer 12" W/ MH	5	\$ -	\$ -	5	\$ 247,455	\$ -	5	\$ -	\$ -	142	\$ 12,062	\$ 127	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
	Sanitary Sewer 16" W/ MH	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
	Sanitary Subtotal	5	\$ 73,575	\$ 2,299	5	\$ 247,455	\$ 1,576	5	\$ 300,308	\$ 2,634	5	\$ 157,545	\$ 2,228	5	\$ 447,525	\$ 2,228	5	\$ 363,264	\$ 2,304	5	\$ 452,183	\$ 2,228	5	
Underdrain	Underdrain 6" PVC W/ Cleanout	1,090	\$ 32,700	\$ 344	3,298	\$ 98,982	\$ 1,042	4,004	\$ 120,123	\$ 1,264	2,334	\$ 70,020	\$ 737	6,630	\$ 198,900	\$ 2,094	5,203	\$ 156,090	\$ 1,643	6,699	\$ 200,970	\$ 2,115	12,802	
	Underdrain	Underdrain 6" PVC W/ Cleanout	1,090	\$ 32,700	\$ 1,022	5	\$ 98,982	\$ 630	5	\$ 120,123	\$ 1,054	5	\$ 70,020	\$ 996	5	\$ 198,900	\$ 996	5	\$ 156,090	\$ 996	5	\$ 200,970	\$ 996	5
	Underdrain Subtotal	5	\$ 32,700	\$ 1,022	5	\$ 98,982	\$ 630	5	\$ 120,123	\$ 1,054	5	\$ 70,020	\$ 996	5	\$ 198,900	\$ 996	5	\$ 156,090	\$ 996	5	\$ 200,970	\$ 996	5	
Water	Water Main 6" PVC (W/ Appurtenance)	1,419	\$ 63,855	\$ 672	3,998	\$ 179,775	\$ 1,893	4,778	\$ 215,010	\$ 2,263	2,334	\$ 105,020	\$ 1,106	6,630	\$ 298,350	\$ 3,141	5,203	\$ 234,125	\$ 2,465	6,699	\$ 301,455	\$ 3,173	12,802	
Water	Fire Hydrant Assembly (Tee, 6" GV, Pipe, riser)	3	\$ 15,000	\$ 158	6	\$ 30,000	\$ 316	6	\$ 30,000	\$ 316	8	\$ 38,900	\$ 409	5	\$ 111,650	\$ 1,163	17	\$ 86,717	\$ 913	22	\$ 111,650	\$ 1,175	43	
Water	Water Main 12" DIP (W/ Appurtenance)	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Water	Water Main 12" DIP (W/ Appurtenance)	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Water	Water Main 16" DIP (W/ Appurtenance)	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Water	Water Subtotal	5	\$ 78,855	\$ 2,464	5	\$ 209,775	\$ 1,336	5	\$ 245,010	\$ 2,149	5	\$ 143,930	\$ 2,035	5	\$ 408,850	\$ 2,035	5	\$ 320,852	\$ 2,035	5	\$ 413,105	\$ 2,035	5	
Irrigation	Irrigation Main 6" (W/ Appurtenance)	1,485	\$ 37,125	\$ 391	3,666	\$ 91,650	\$ 965	4,448	\$ 111,225	\$ 1,171	2,334	\$ 58,350	\$ 614	6,630	\$ 165,750	\$ 1,745	5,203	\$ 130,075	\$ 1,369	6,699	\$ 167,475	\$ 1,763	12,802	
Irrigation	Irrigation Main 8" (W/ Appurtenance)	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Irrigation	Irrigation Main 12" (W/ Appurtenance)	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Irrigation	Irrigation Main 16" (W/ Appurtenance)	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Irrigation	Irrigation Main 30" (W/ Appurtenance)	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Irrigation	Irrigation Subtotal	5	\$ 37,125	\$ 1,160	5	\$ 91,650	\$ 584	5	\$ 111,225	\$ 976	5	\$ 58,350	\$ 826	5	\$ 165,750	\$ 826	5	\$ 130,075	\$ 825	5	\$ 167,475	\$ 825	5	
Storm	18" RCP	191	\$ 17,190	\$ 181	84	\$ 7,560	\$ 80	34	\$ 3,060	\$ 32	805	\$ 72,450	\$ 763	432	\$ 38,880	\$ 409	54	\$ -	\$ -	518	\$ 46,620	\$ 491	1,161	
Storm	24" RCP	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ 59,325	\$ 624	190	\$ 19,950	\$ 210	653	\$ 68,565	\$ 722	54	\$ 5,670	\$ 60	656	\$ 68,828	\$ 725	1,885	
Storm	30" RCP	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	276	\$ 35,880	\$ 378	811	\$ 105,430	\$ 1,110	185	\$ 24,050	\$ 253	491	\$ 63,765	\$ 671	247	
Storm	36" RCP	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	286	\$ 35,400	\$ 378	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Storm	42" RCP	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	218	\$ 39,240	\$ 413	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Storm	24"X36" HERCP	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Storm	29"X45" HERCP	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Storm	34"X50" HERCP	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Storm	39"X60" CBC	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Storm	49"X70" CBC	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Storm	59"X80" CBC	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Storm	11"x13" CBC	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Storm	12"x13" CBC	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Storm	12"x13" CBC	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Storm	4" DIA Manholes	1	\$ 3,500	\$ 37	1	\$ 3,500	\$ 37	2	\$ 7,000	\$ 74	9	\$ 49,500	\$ 523	11	\$ 60,500	\$ 637	1	\$ 5,500	\$ 58	10	\$ 55,000	\$ 579	7	
Storm	5" DIA Manholes	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ 5,500	\$ 58	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Storm	6" DIA Manholes	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Storm	Type R Pipe	2	\$ 25,000	\$ 263	4	\$ 50,000	\$ 526	6	\$ 75,000	\$ 789	7	\$ 87,500	\$ 921	5	\$ 62,500	\$ 658	2	\$ 25,000	\$ 263	6	\$ 75,000	\$ 789	17	
Storm	Ragged Draw West	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Storm	Ragged Draw West	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Storm	Compan Arch Bridge	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Storm	Detention Pond A	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Storm	Detention Pond B	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Storm	Storm Subtotal	5	\$ 45,690	\$ 1,428	5	\$ 105,400	\$ 671	5	\$ 185,285	\$ 1,625	5	\$ 265,280	\$ 3,751	5	\$ 335,875	\$ 1,672	5	\$ 60,220	\$ 382	5	\$ 309,213	\$ 1,523	5	
Concrete	Detached 4.5' Sidewalks - 6"	2,180	\$ 54,500	\$ 574	7,332	\$ 183,300	\$ 1,929	8,898	\$ 222,450	\$ 2,342	4,668	\$ 116,700	\$ 1,228	13,260	\$ 331,500	\$ 3,489	10,406	\$ 260,150	\$ 2,738	13,398	\$ 334,950	\$ 3,526	25,604	
Concrete	Mountable Curb and Gutter	2,180	\$ 43,600	\$ 459	7,332	\$ 146,440	\$ 1,544	8,898	\$ 177,960	\$ 1,873	4,668	\$ 93,360	\$ 983	13,260	\$ 265,200	\$ 2,793	10,406	\$ 260,150	\$ 2,151	13,398	\$ 267,960	\$ 2,821	25,604	
Concrete	Concrete Subtotal	5	\$ 88,100	\$ 3,666	5	\$ 299,440	\$ 2,102	5	\$ 369,600	\$ 2,602	5	\$ 7,780	\$ 2,200	22,100	\$ 442,000	\$ 2,200	17,343	\$ 346,867	\$ 2,200	22,330	\$ 446,600	\$ 2,200	42,673	
Asphalt	Asphalt 6" Road Base	3,633	\$ 72,667	\$ 2,271	12,220	\$ 244,400	\$ 1,557	14,830	\$ 296,600	\$ 2,602	7,780	\$ 155,600	\$ 2,200	22,100	\$ 442,000	\$ 2,200	17,343	\$ 346,867	\$ 2,200	22,330	\$ 446,600	\$ 2,200	42,673	
Asphalt	Subgrade Prep Road Base	3,633	\$ 12,717	\$ 1,394	12,220	\$ 42,770	\$ 450	14,830	\$ 51,905	\$ 546	7,780	\$ 27,230	\$ 287	22,100	\$ 77,350	\$ 814	17,343	\$ 22,730	\$ 814	22,330	\$ 79,155	\$ 823	42,673	
Asphalt	Asphalt Subtotal	5	\$ 85,383	\$ 2,668	5	\$ 287,170	\$ 1,829	5	\$ 348,505	\$ 3,057	5	\$ 182,830	\$ 2,586	5	\$ 519,350	\$ 2,585	5	\$ 407,568	\$ 2,585	5	\$ 524,755	\$ 2,585	5	
Streets	East 9th Ave. Minor Arterial - Half Width	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -
Streets	Chambers Rd. Minor Arterial - Half Width	5	\$ -	\$ -	5	\$ -</																		

5/6/2019		A-17			PA-18			PA-19			PA-20			Off-Site			Total		
Group	Activity	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Per Lot	Qty	Total	Estimated Total Lots	Total	Per Lot		
Sanitary	Sanitary Sewer 8" W/ MH	\$ 864,135	\$ 9,096	5,000	\$ 375,030	\$ 3,948	2,241	\$ 168,075	\$ 1,769	2,740	\$ 205,470	\$ 2,163	6,287	\$ 396,525	72,568	\$ 5,422,615	\$ 2,310		
Sanitary	Sanitary Sewer 12" W/ MH	\$ 864,135	\$ -	5	\$ 375,030	\$ -	5	\$ 168,075	\$ -	5	\$ 205,470	\$ -	9,426	\$ 801,210	9,568	\$ 813,272	\$ 345		
Sanitary	Sanitary Sewer 16" W/ MH	\$ 864,135	\$ -	5	\$ 375,030	\$ -	5	\$ 168,075	\$ -	5	\$ 205,470	\$ -	4,341	\$ 412,395	4,341	\$ 412,395	\$ 175		
Sanitary	Sanitary Subtotal	\$ 864,135	\$ 2,227		\$ 375,030	\$ 2,228		\$ 168,075	\$ 2,228		\$ 205,470	\$ 2,228		\$ 1,610,130		\$ 6,668,282	\$ 2,831		
Underdrain	Underdrain 6" PVC W/ Cleanout	\$ 384,060	\$ 4,043	5,556	\$ 166,680	\$ 1,755	2,490	\$ 74,700	\$ 786	3,044	\$ 91,320	\$ 961	5,287	\$ 158,610	79,044	\$ 2,371,305	\$ 1,007		
Underdrain	Underdrain 8" PVC W/ Cleanout	\$ 384,060	\$ -	5	\$ 166,680	\$ -	5	\$ 74,700	\$ -	13,767	\$ 91,320	\$ 990	\$ 481,845	13,767	\$ 481,845	\$ 205			
Underdrain	Underdrain Subtotal	\$ 384,060	\$ 990		\$ 166,680	\$ 990		\$ 74,700	\$ 990		\$ 91,320	\$ 990		\$ 640,455		\$ 2,853,150	\$ 1,211		
Water	Water Main 6" PVC (W/ Appurtenance)	\$ 576,090	\$ 6,064	5,556	\$ 250,020	\$ 2,632	2,490	\$ 112,000	\$ 1,179	3,044	\$ 136,980	\$ 1,442	5	\$ 75,555	\$ 3,399,975	1,443			
Water	Fire Hydrant Assembly (Tee, 6" GV, Pipe, riser)	\$ 213,367	\$ 2,246	19	\$ 92,600	\$ 975	8	\$ 41,500	\$ 437	10	\$ 50,733	\$ 534	5	\$ 228	\$ 1,141,350	484			
Water	Water Main 8" DIP (W/ Appurtenance)	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5,636	\$ 253,620	16,282	\$ 1,302,560	553		
Water	Water Main 12" DIP (W/ Appurtenance)	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	2,314	\$ 308,260	2,314	\$ 308,260	\$ 88		
Water	Water Main 16" DIP (W/ Appurtenance)	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	3,764,440	\$ 6,857,745		\$ 6,857,745	\$ 2,677		
Water	Water Subtotal	\$ 789,457	\$ 2,035		\$ 342,620	\$ 2,035		\$ 153,550	\$ 2,035		\$ 187,713	\$ 2,035							
Irrigation	Irrigation Main 6" (W/ Appurtenance)	\$ 320,050	\$ 3,369	5,556	\$ 138,900	\$ 1,462	2,490	\$ 62,250	\$ 655	3,044	\$ 76,300	\$ 801	1,600	\$ 40,400	76,563	\$ 1,914,075	\$ 813		
Irrigation	Irrigation Main 8" (W/ Appurtenance)	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	4,000	\$ 10,000	4,000	\$ 10,000	\$ 61		
Irrigation	Irrigation Main 12" (W/ Appurtenance)	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	7,388	\$ 517,740	1,729	\$ 517,740	\$ 220		
Irrigation	Irrigation Main 16" (W/ Appurtenance)	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5,200	\$ 520,000	5,200	\$ 520,000	\$ 221		
Irrigation	Irrigation Main 30" (W/ Appurtenance)	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	1,173	\$ 175,950	1,173	\$ 175,950	\$ 75		
Irrigation	Irrigation Subtotal	\$ 320,050	\$ 825		\$ 138,900	\$ 825		\$ 62,250	\$ 825		\$ 76,300	\$ 825		\$ 1,397,110		\$ 3,271,185	\$ 1,389		
Storm	18" RCP	\$ 104,490	\$ 1,100	432	\$ 38,830	\$ 409	238	\$ 21,420	\$ 225	915	\$ 82,350	\$ 867	431	\$ 38,813	6,549	\$ 589,433	\$ 250		
Storm	24" RCP	\$ 197,925	\$ 2,083	689	\$ 73,435	\$ 762	1,041	\$ 109,305	\$ 1,151	1,175	\$ 123,375	\$ 1,299	5,160	\$ 541,800	15,957	\$ 1,676,433	\$ 711		
Storm	30" RCP	\$ 32,110	\$ 3,338	770	\$ 101,100	\$ 1,054	5	\$ -	\$ -	5	\$ -	\$ -	1,575	\$ 204,750	4,710	\$ 612,235	\$ 260		
Storm	36" RCP	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	1,250	\$ 220,850	1,250	\$ 220,850	\$ 115		
Storm	42" RCP	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	1,821	\$ 328,050	2,041	\$ 367,290	\$ 156		
Storm	24"X38" HERCP	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	226	\$ 30,510	226	\$ 30,510	\$ 13		
Storm	29"X45" HERCP	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	181	\$ 28,960	181	\$ 28,960	\$ 12		
Storm	34"X50" HERCP	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	152	\$ 31,920	152	\$ 31,920	\$ 14		
Storm	38" CBC	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	44	\$ 4,000	44	\$ 4,000	\$ 19		
Storm	9"X12" CBC	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	944	\$ 1,038,400	944	\$ 1,038,400	\$ 441		
Storm	11"X12" CBC	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	1,914	\$ 2,296,800	1,914	\$ 2,296,800	\$ 975		
Storm	12"X12" CBC	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	494	\$ 642,200	494	\$ 642,200	\$ 273		
Storm	12"X12" CBC	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	46	\$ 68,600	46	\$ 68,600	\$ 25		
Storm	4" DIA Manholes	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	8	\$ 28,000	8	\$ 28,000	\$ 12		
Storm	5" DIA Manholes	\$ 38,500	\$ 405	8	\$ 44,000	\$ 463	8	\$ 44,000	\$ 463	8	\$ 44,000	\$ 463	83	\$ 456,500	83	\$ 456,500	\$ 194		
Storm	6" DIA Manholes	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	98	\$ 1,252,000	98	\$ 1,252,000	\$ 500		
Storm	Type R Pipe	\$ 212,500	\$ 2,237	10	\$ 125,000	\$ 1,316	6	\$ 75,000	\$ 789	6	\$ 75,000	\$ 789	3,308	\$ 165,400	3,308	\$ 165,400	\$ 70		
Storm	Ragged Draw West	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	3,131	\$ 156,550	3,131	\$ 156,550	\$ 66		
Storm	Ragged Draw West	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	2	\$ 800,000	2	\$ 800,000	\$ 340		
Storm	Compan Arch Bridge	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	1	\$ 350,000	1	\$ 350,000	\$ 149		
Storm	Detention Pond A	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ 1,000,000	5	\$ 1,000,000	\$ 424		
Storm	Storm Subtotal	\$ 585,525	\$ 1,509		\$ 380,325	\$ 2,259		\$ 249,725	\$ 3,310		\$ 324,725	\$ 3,320	\$ 7,997,663		\$ 11,878,580	\$ 5,042			
Concrete	Detached 4.5' Sidewalks - 6"	\$ 640,100	\$ 6,738	11,112	\$ 277,800	\$ 2,924	4,980	\$ 124,500	\$ 1,311	6,088	\$ 152,200	\$ 1,602	5	\$ 149,136	\$ 3,728,400	1,583			
Concrete	Mountable Curb and Gutter	\$ 512,088	\$ 5,389	11,112	\$ 223,240	\$ 2,339	4,980	\$ 98,600	\$ 1,048	6,088	\$ 221,760	\$ 1,282	5	\$ 149,136	\$ 2,982,720	1,286			
Concrete	Concrete Subtotal	\$ 1,152,188	\$ 5,757		\$ 500,048	\$ 2,670		\$ 224,000	\$ 2,670		\$ 273,960	\$ 2,670				\$ 6,711,120	\$ 2,849		
Asphalt	Asphalt & 8" Road Base	\$ 853,467	\$ 2,200	18,820	\$ 370,400	\$ 2,200	8,300	\$ 166,000	\$ 67	10,147	\$ 202,933	\$ 2,200	5	\$ 248,660	\$ 4,971,200	2,110			
Asphalt	Subgrade Prep Road Base	\$ 149,357	\$ 1,572	18,820	\$ 64,920	\$ 682	8,300	\$ 29,000	\$ 306	10,147	\$ 35,513	\$ 374	5	\$ 248,660	\$ 869,960	369			
Asphalt	Asphalt Subtotal	\$ 1,002,823	\$ 2,585		\$ 435,220	\$ 2,585		\$ 195,000	\$ 2,585		\$ 284,447	\$ 2,585				\$ 5,841,640	\$ 2,486		
Streets	East 9th Ave. Minor Arterial - Half Width	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	7,786	\$ 2,530,450	7,786	\$ 2,530,450	\$ 1,074		
Streets	Chambers Rd. Minor Arterial - Half Width	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	1,351	\$ 439,075	1,351	\$ 439,075	\$ 186		
Streets	Perimeter Rd. Minor Arterial - Full Width	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	2,965	\$ 364,650	2,965	\$ 364,650	\$ 369		
Streets	Potomac St. Minor Arterial - Full Width	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	2,965	\$ 197,250	2,965	\$ 197,250	\$ 818		
Streets	Major Collector - Full Width	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	11,469	\$ 4,587,600	11,469	\$ 4,587,600	\$ 1,947		
Streets	Minor Collector - Full Width	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	7,504	\$ 2,251,200	7,504	\$ 2,251,200	\$ 956		
Streets	Minor Collector - Half Width	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	2,665	\$ 399,750	2,665	\$ 399,750	\$ 170		
Streets	Street Subtotal	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	13,075,875		\$ 12,975,875	\$ 5,551			
Landscape	Minor Arterial - Right-of-Way (12' wide)	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	17,890	\$ 626,150	17,890	\$ 626,150	\$ 266		
Landscape	Major Arterial - Major (16' wide)	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	14,996	\$ 749,800	14,996	\$ 749,800	\$ 316		
Landscape	Major Collector - Right-of-Way (6' wide)	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	16,986	\$ 333,150	16,986	\$ 333,150	\$ 141		
Landscape	Minor Collector - Right-of-Way (6' wide)	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	29,995	\$ 475,100	29,995	\$ 475,100	\$ 203		
Landscape	Relocation Existing Gas Line	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	2	\$ 3,500,000	2	\$ 3,500,000	\$ 1,496		
Landscape	Parcels (10 Ac.)	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	435,600	\$ 1,742,400	435,600	\$ 1,742,400	\$ 740		
Landscape	Landscape Subtotal	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	\$ 7,430,570		\$ 7,430,570	\$ 3,154			
Water ERU	Water ERUs for Development	\$ 3,880,000	\$ 40,842	168	\$ 1,683,636	\$ 17,722	75	\$ 754,545	\$ 7,943	92	\$ 922,424	\$ 9,710	5	\$ 2,356	\$ 23,557,414	\$ 10,000			
Water ERU	Water ERUs for Landscape	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	5	\$ -	\$ -	600	\$ 6,000,000	600	\$ 6,000,000	\$ 2,547		
Water ERU	ERU Subtotal	\$ 3,880,000	\$ 10,000		\$ 1,683,636	\$ 10,000		\$ 754,545	\$ 10,000		\$ 922,424	\$ 10,000		\$ 6,000,000	\$ 2,547				
Subtotal Development Costs		\$ 12,569,522	\$ 23,615		\$ 5,000	\$ 1,204	1,242	\$ 4,880,000	\$ 1,204	1,24									



Reunion Ridge - Village 9 - Cost Summary							
Major Categories	Phase I Cost	Phase II Cost	Phase III Cost	Phase IV Cost	Phase V Cost	Off-Site Cost	Total
Streets	\$ 3,993,877	\$ 2,533,080	\$ 2,155,003	\$ 2,938,763	\$ 931,557	\$ 13,075,875	\$ 25,628,155
Sanitary Sewer Improvements	\$ 1,614,255	\$ 1,015,740	\$ 864,135	\$ 1,190,477	\$ 373,545	\$ 1,610,130	\$ 6,668,282
Underdrain	\$ 687,435	\$ 451,440	\$ 384,060	\$ 523,740	\$ 166,020	\$ 640,455	\$ 2,853,150
Potable Water	\$ 1,406,068	\$ 927,960	\$ 789,457	\$ 1,076,577	\$ 341,263	\$ 1,764,440	\$ 6,305,765
Non-Potable Water	\$ 603,025	\$ 376,200	\$ 320,050	\$ 436,450	\$ 138,350	\$ 1,397,110	\$ 3,271,185
Water ERU's for Development	\$ 8,503,778	\$ 4,206,364	\$ 3,880,000	\$ 5,290,303	\$ 1,676,970	\$ -	\$ 23,557,414
Water ERU's for Landscape	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 6,000,000
Drainage	\$ 1,083,090	\$ 888,155	\$ 585,525	\$ 749,758	\$ 574,450	\$ 7,997,603	\$ 11,878,580
Landscape & Park Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,430,570	\$ 7,430,570
Subtotal	\$ 17,891,528	\$ 10,398,939	\$ 8,978,230	\$ 12,206,067	\$ 4,202,155	\$ 39,916,183	\$ 93,593,101
25% Contingency	\$ 4,472,881.94	\$ 2,599,734.66	\$ 2,244,557.50	\$ 3,051,516.76	\$ 1,050,538.67	\$ 9,979,045.63	\$ 23,398,275.16
10% Engineering Surveying	\$ 1,789,152.78	\$ 1,039,893.86	\$ 897,823.00	\$ 1,220,606.70	\$ 420,215.47	\$ 3,991,618.25	\$ 9,359,310.06
5% Construction Management	\$ 894,576.39	\$ 519,946.93	\$ 448,911.50	\$ 610,303.35	\$ 210,107.73	\$ 1,995,809.13	\$ 4,679,655.03
<b>Total</b>	<b>\$ 25,048,139</b>	<b>\$ 14,558,514</b>	<b>\$ 12,569,522</b>	<b>\$ 17,088,494</b>	<b>\$ 5,883,017</b>	<b>\$ 55,882,656</b>	<b>\$ 131,030,341</b>



**EXHIBIT F**

Financial Plan

**REUNION NATURAL RESOURCE METROPOLITAN DISTRICT**

Development Projection at 50.000 (target) Mills for Debt Service -- Service Plan

Series 2021, Senior Cash-flow Bonds, Non-Rated, 100x, 30-yr. Maturity

YEAR	< Oil & Gas >						Total Available Revenue
	As'ed Value* @ 87.50% of Market (2-yr lag)	Total Assessed Value	District D/S Mill Levy [50,000 Target] [50,000 Cap]	District D/S Mill Levy Collections @ 98%	District S.O. Taxes Collected @ 6%		
2019						0	
2020	0	0	50,000	0	0	0	
2021	0	0	50,000	0	0	0	
2022	49,852,171	49,852,171	50,000	2,442,756	146,565	2,589,322	
2023	83,714,124	83,714,124	50,000	4,101,992	246,120	4,348,112	
2024	59,289,741	59,289,741	50,000	2,905,197	174,312	3,079,509	
2025	40,548,445	40,548,445	50,000	1,986,874	119,212	2,106,086	
2026	31,226,431	31,226,431	50,000	1,530,095	91,806	1,621,901	
2027	25,694,506	25,694,506	50,000	1,259,031	75,542	1,334,573	
2028	22,114,614	22,114,614	50,000	1,083,616	65,017	1,148,633	
2029	19,705,659	19,705,659	50,000	965,577	57,935	1,023,512	
2030	17,958,175	17,958,175	50,000	879,951	52,797	932,748	
2031	16,516,907	16,516,907	50,000	809,328	48,560	857,888	
2032	15,235,900	15,235,900	50,000	746,559	44,794	791,353	
2033	14,163,849	14,163,849	50,000	694,029	41,642	735,670	
2034	13,341,217	13,341,217	50,000	653,720	39,223	692,943	
2035	12,711,293	12,711,293	50,000	622,853	37,371	660,225	
2036	12,151,468	12,151,468	50,000	595,422	35,725	631,147	
2037	11,475,484	11,475,484	50,000	562,299	33,738	596,037	
2038	10,814,404	10,814,404	50,000	529,906	31,794	561,700	
2039	10,278,478	10,278,478	50,000	503,645	30,219	533,864	
2040	9,808,310	9,808,310	50,000	480,607	28,836	509,444	
2041	9,324,256	9,324,256	50,000	456,889	27,413	484,302	
2042	8,811,775	8,811,775	50,000	431,777	25,907	457,684	
2043	8,370,002	8,370,002	50,000	410,130	24,608	434,738	
2044	7,944,549	7,944,549	50,000	389,283	23,357	412,640	
2045	7,511,328	7,511,328	50,000	368,055	22,083	390,138	
2046	7,107,449	7,107,449	50,000	348,265	20,896	369,161	
2047	6,746,394	6,746,394	50,000	330,573	19,834	350,408	
2048	6,401,334	6,401,334	50,000	313,665	18,820	332,485	
2049	6,064,216	6,064,216	50,000	297,147	17,829	314,975	
2050	5,754,131	5,754,131	50,000	281,952	16,917	298,870	
2051	5,468,311	5,468,311	50,000	267,947	16,077	284,024	
				27,249,141	1,634,948	28,884,090	

[\*] Estimated Projections; 23 Wells (tbd)

**REUNION NATURAL RESOURCE METROPOLITAN DISTRICT**

Development Projection at 50.000 (target) Mills for Debt Service -- Service Plan

Series 2021, Senior Cash-flow Bonds, Non-Rated, 100x, 30-yr. Maturity

 Total Debt Limit (125% of Par): **\$26,656,250**

Snr. Cash-Flow Bonds >>>																
YEAR	Available for CF Bond Debt Service @ 100%	Application of Prior Year Surplus	Date Bonds Issued	Total Available for CF Bond Debt Service	Bond Interest on Balance 3.85%	Less Payments Toward CF Bond Interest	Accrued Interest + Int. on Bal. @ 3.85%	Less Payments Toward Accrued Interest	Balance of Accrued Interest	CF Bond Principal Issued	Less Payments Toward Bond Principal	Balance of CF Bond Principal	Total Snr. CF Debt. Pmts.	Surplus Cash Flow	Surplus Release	Cum. Surplus
2019																
2020																
2021	0	0	12/1/21	0	0	0	0	0	0	21,325,000	0	21,325,000	0	0	0	0
2022	2,589,322	0		2,589,322	821,013	821,013	0	0	0	1,768,000	19,557,000	2,589,013	309	0	309	309
2023	4,348,112	309		4,348,421	752,945	752,945	0	0	0	3,595,000	15,962,000	4,347,945	167	0	476	
2024	3,079,509	476		3,079,985	614,537	614,537	0	0	0	2,465,000	13,497,000	3,079,537	(28)	0	448	
2025	2,106,086	448		2,106,535	519,635	519,635	0	0	0	1,586,000	11,911,000	2,105,635	452	0	900	
2026	1,621,901	900		1,622,801	458,574	458,574	0	0	0	1,164,000	10,747,000	1,622,574	(673)	0	228	
2027	1,334,573	228		1,334,800	413,760	413,760	0	0	0	921,000	9,826,000	1,334,760	(187)	0	41	
2028	1,148,633	41		1,148,674	378,301	378,301	0	0	0	770,000	9,056,000	1,148,301	332	0	373	
2029	1,023,512	373		1,023,885	348,656	348,656	0	0	0	675,000	8,381,000	1,023,656	(144)	0	229	
2030	932,748	229		932,976	322,669	322,669	0	0	0	610,000	7,771,000	932,669	79	0	308	
2031	857,888	308		858,196	299,184	299,184	0	0	0	559,000	7,212,000	858,184	(295)	0	12	
2032	791,353	12		791,365	277,662	277,662	0	0	0	513,000	6,699,000	790,662	691	0	703	
2033	735,670	703		736,373	257,912	257,912	0	0	0	478,000	6,221,000	735,912	(241)	0	462	
2034	692,943	462		693,405	239,509	239,509	0	0	0	453,000	5,768,000	692,509	434	0	896	
2035	660,225	896		661,121	222,068	222,068	0	0	0	439,000	5,329,000	661,068	(843)	0	53	
2036	631,147	53		631,200	205,167	205,167	0	0	0	426,000	4,903,000	631,167	(19)	0	34	
2037	596,037	34		596,070	188,766	188,766	0	0	0	407,000	4,496,000	595,766	271	0	305	
2038	561,700	305		562,005	173,096	173,096	0	0	0	388,000	4,108,000	561,096	604	0	909	
2039	533,864	909		534,773	158,158	158,158	0	0	0	376,000	3,732,000	534,158	(294)	0	615	
2040	509,444	615		510,059	143,682	143,682	0	0	0	366,000	3,366,000	509,682	(238)	0	377	
2041	484,302	377		484,678	129,591	129,591	0	0	0	355,000	3,011,000	484,591	(289)	0	87	
2042	457,684	87		457,771	115,924	115,924	0	0	0	341,000	2,670,000	456,924	760	0	848	
2043	434,738	848		435,585	102,795	102,795	0	0	0	332,000	2,338,000	434,795	(57)	0	790	
2044	412,640	790		413,430	90,013	90,013	0	0	0	323,000	2,015,000	413,013	(373)	0	417	
2045	390,138	417		390,556	77,578	77,578	0	0	0	312,000	1,703,000	389,578	561	0	978	
2046	369,161	978		370,139	65,566	65,566	0	0	0	304,000	1,399,000	369,566	(405)	0	574	
2047	350,408	574		350,981	53,862	53,862	0	0	0	297,000	1,102,000	350,862	(454)	0	120	
2048	332,485	120		332,605	42,427	42,427	0	0	0	290,000	812,000	332,427	58	0	178	
2049	314,975	178		315,153	31,262	31,262	0	0	0	283,000	529,000	314,262	713	0	891	
2050	298,870	891		299,761	20,367	20,367	0	0	0	279,000	250,000	299,367	(497)	0	394	
2051	284,024	0		284,024	9,625	9,625	0	0	0	250,000	0	259,625	24,399	24,794	0	
	<b>28,884,090</b>	<b>12,561</b>		<b>28,896,650</b>	<b>7,534,296</b>	<b>7,534,296</b>	<b>0</b>	<b>0</b>		<b>21,325,000</b>	<b>21,325,000</b>	<b>28,859,296</b>	<b>24,794</b>	<b>24,794</b>		

 COI (est): **726,500**  
 Proceeds: **20,598,500**

## REUNION NATURAL RESOURCE METROPOLITAN DISTRICT

## O&amp;G AV Input Table

	GRAVES REPORT	120.0%		4.2%		Est'd AV	
		GRAVES		GRAVES			
		24 Wells	24 Wells	24 Wells	Per Well (est.)		
1	83,086,952	99,704,342	4,154,348	2022	49,852,171	49,852,171	
2	63,360,500	76,032,600	3,168,025	2023	38,016,300	45,697,824	
3	40,735,776	48,882,931	2,036,789	2024	24,441,466	34,848,275	
4	30,239,614	36,287,537	1,511,981	2025	18,143,768	22,404,677	
5	24,324,405	29,189,286	1,216,220	2026	14,594,643	16,631,788	
6	20,526,806	24,632,167	1,026,340	2027	12,316,084	13,378,423	
7	18,041,451	21,649,741	902,073	2028	10,824,871	11,289,743	
8	16,304,768	19,565,722	815,238	2029	9,782,861	9,922,798	
9	14,984,255	17,981,106	749,213	2030	8,990,553	8,967,622	
10	13,792,612	16,551,134	689,631	2031	8,275,567	8,241,340	
11	12,749,939	15,299,927	637,497	2032	7,649,963	7,585,937	
12	11,918,971	14,302,765	595,949	2033	7,151,383	7,012,466	
13	11,309,638	13,571,566	565,482	2034	6,785,783	6,555,434	
14	10,818,320	12,981,984	540,916	2035	6,490,992	6,220,301	
15	10,335,654	12,402,785	516,783	2036	6,201,392	5,950,076	
16	9,651,457	11,581,748	482,573	2037	5,790,874	5,684,610	
17	9,176,838	11,012,206	458,842	2038	5,506,103	5,308,301	
18	8,718,695	10,462,434	435,935	2039	5,231,217	5,047,261	
19	8,355,047	10,026,056	417,752	2040	5,013,028	4,795,282	
20	7,881,633	9,457,960	394,082	2041	4,728,980	4,595,276	
21	7,461,461	8,953,753	373,073	2042	4,476,877	4,334,898	
22	7,110,331	8,532,397	355,517	2043	4,266,199	4,103,804	
23	6,723,112	8,067,734	336,156	2044	4,033,867	3,910,682	
24	6,356,027	7,627,232	317,801	2045	3,813,616	3,697,712	
25	6,019,390	7,223,268	300,970	2046	3,611,634	3,495,815	
26	5,726,215	6,871,458	286,311	2047	3,435,729	3,310,665	
27	5,419,859	6,503,831	270,993	2048	3,251,915	3,149,418	
28	5,138,823	6,166,588	256,941	2049	3,083,294	2,980,922	
29	4,879,630	5,855,556	243,982	2050	2,927,778	2,826,353	
30	4,640,857	5,569,028	232,043	2051	2,784,514	2,683,797	