

**From:** [Erica Vester](#)  
**To:** [Tyler Carlson](#); [Julian Jacquin](#)  
**Cc:** [Erika Shorter](#); [Brian P. Jumps](#); [Malcolm Fleming](#); [Lockie Woods](#)  
**Subject:** RE: 287 & Arapahoe - 9 mile - Metro District Reimbursement Certification Request  
**Date:** Wednesday, February 26, 2025 3:48:06 PM  
**Attachments:** [Nine Mile EOC #19.pdf](#)  
[Nine Mile EOC #20.pdf](#)  
[Nine Mile EOC #22.pdf](#)  
[Nine Mile EOC #21.pdf](#)

**External Email:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Julian,

Please see the cost certifications attached (and summary below). There are costs still being wrapped up that pertain to our final acceptance and once those are complete, I will provide to Ranger to certify and will provide to the District and the City. Thank you.

**INITIAL CONTRACT HARD COSTS - AFTER WE HIT CAP**

	<b><u>Amount</u></b>	<b><u>Status/Notes</u></b>
Requisition 19	\$ 280,455.99	Certified but not paid because above cap
Requisition 20	\$ 25,328.32	Certified but not paid because above cap
Requisition 22	\$ 379,048.55	Certified but not paid because above cap; Please note this amount is higher than the estimated amount previously communicated as the retention was not included in my calculation. This is now accurate.

**Subtotal**                    **\$ 684,832.86**

**OTHER COSTS**

Requisition 21	\$ 147,799.67	Certified; approved at metro district board meeting but not yet sent payment as above cap
TBD; Future to be certified	\$ 290,288.61	Bills not yet paid but to be paid and then certified; This amount has been updated based on latest estimates from our GC coordinating this punchlist work.

**Subtotal**                    **\$ 438,088.97**

**TOTAL COST**                **\$ 1,122,921.83**  
**OVERAGE**

Erica Vester **Sr. Vice President**  
Main: 602.808.8600 | Direct: 602.567.7161



**ENGINEER'S REPORT AND CERTIFICATION #19**

**NINE MILE METROPOLITAN DISTRICT**

**PREPARED FOR:**

Nine Mile Metropolitan District  
c/o McGeady Becher P.C.  
450 E. 17<sup>th</sup> Ave., Ste. 400  
Denver, CO 80203

**PREPARED BY:**

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

**DATE PREPARED:**

June 17, 2022

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## ENGINEER’S REPORT

### Introduction

Ranger Engineering, LLC (“Ranger”) was retained by Nine Mile Metropolitan District (“District”) as an Independent Consulting Engineer to certify costs associated with constructed Public Improvements related to the District.

The District is located within the Town of Erie, Colorado (“Town”). The development area is approximately 39 acres. This certification considers construction costs related to irrigation ditch realignment and public improvements within and without the District boundaries.

The attached Engineer’s Certification states that the Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in this Engineer’s Report, for hard and soft & indirect costs from approximately April 2022 to June 2022, are valued at **\$280,455.99**. Table I summarizes costs of public improvements to date.

<b>Table I – Cost Certified to Date</b>					
<b>Cert No.</b>	<b>Date</b>	<b>Costs Paid This Period</b>	<b>Eligible Hard Costs This Period</b>	<b>Eligible Soft Costs This Period</b>	<b>Eligible Costs This Period</b>
01	9/25/2020	\$1,520,719.00	\$1,520,719.00	\$0.00	\$1,520,719.00
02	11/23/2020	\$1,677,200.31	\$572,569.91	\$561,132.86	\$1,133,702.77
03	12/21/2020	\$1,555,720.39	\$775,898.33	\$174,307.12	\$950,205.45
04	1/28/2021	\$1,462,051.65	\$922,642.36	\$77,956.05	\$1,000,598.42
05	2/15/2021	\$659,601.62	\$444,291.71	\$0.00	\$444,291.71
06	3/22/2021	\$826,204.96	\$608,710.43	\$0.00	\$608,710.43
07	4/6/2021	\$647,647.97	\$488,650.62	\$0.00	\$488,650.62
08	5/14/2021	\$349,330.54	\$251,195.62	\$0.00	\$251,195.62
09	6/7/2021	\$382,601.29	\$288,166.59	\$0.00	\$288,166.59
10	7/14/2021	\$696,131.72	\$617,328.26	\$0.00	\$617,328.26
11	8/17/2021	\$1,026,451.80	\$929,166.35	\$0.00	\$929,166.35
12	9/20/2021	\$1,277,043.17	\$1,179,349.07	\$0.00	\$1,179,349.07
13	11/5/2021	\$1,381,170.60	\$808,035.99	\$335,972.06	\$1,144,008.05
14	11/23/2021	\$561,016.19	\$543,095.43	\$0.00	\$543,095.43
15	12/14/2021	\$533,546.92	\$453,810.56	\$0.00	\$453,810.56
16	1/11/2022	\$174,630.15	\$148,833.03	\$0.00	\$148,833.03
17	2/8/222	\$824,489.09	\$718,100.23	\$0.00	\$718,100.23
18	3/15/2022	\$507,192.48	\$351,867.10	\$0.00	\$351,867.10
19	6/17/2022	\$302,429.72	\$280,455.99	\$0.00	\$280,455.99
<b>Totals</b>		<b>\$16,365,179.55</b>	<b>\$11,902,886.58</b>	<b>\$1,149,368.10</b>	<b>\$13,052,254.68</b>

Table II summarizes the cost breakdown of the construction and soft & indirect costs. Tables III and IV provide category breakdowns of construction and soft & indirect costs reviewed for this certification. Tables V and VI provide a detailed breakdown of the eligible hard and soft & indirect costs per the Service Plan categories. Note that dates of invoices reviewed in Certifications 2-4 overlap due to timing of proof of payment being provided from various vendors.

## Public Improvements as Authorized by the Service Plan

Ranger reviewed the Service Plan for the Nine Mile Metropolitan District (“Service Plan”); prepared by McGeady Becher, P.C.

Section I.A of the Service Plan states:

*It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated constituents and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements.*

Section I. B of the Service Plan States:

*There are currently no other governmental entities, including the Town, 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 financing of the Public Improvements needed for the Project. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.*

Section V. A of the Service Plan states:

*The District shall have the power and authority to provide the Public Improvements and, if provided herein, related operation and maintenance services, within and without the boundaries of the District 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.*

Section V.7. states the debt issuance limit of the district is Twenty Million Dollars (\$20,000,000). Exhibit D of the Service Plan provides a description of the Public Improvements. Ranger has determined that the constructed improvements and associated soft and indirect construction costs (Public Improvements) under consideration in this report and certification for reimbursement by the District are indeed authorized by the Service Plan.

## Scope of Certification

The Service Plan states that the District shall have the power to construct Public Improvements in accordance with the Special District Act. Based on Ranger’s experience with metropolitan districts, the Public Improvements were broken into the cost categories of Water Improvements, Sanitation Improvements, Storm Water Improvements, Streets Improvements, and Parks and Recreation Improvements. Only Capital improvements have been considered for reimbursement. For a detailed breakdown of district eligible costs, refer to Tables III - VI.

## **General Methodology**

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

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

Ranger engaged with the District to provide the Engineer's Certification in August 2020. The construction documentation was provided by the District on an ongoing basis.

### **Phase II – Site Visit and Meetings**

Ranger performed site visits to document completion of the Public Improvements. The intent of a site visit was to verify general completion of pay application quantities in accordance with the approved construction drawings and does not guarantee quality or acceptance of Public Improvements. It is assumed that the Town or another third party provided QA/QC and acceptance of the improvements. Galloway is the Engineer of Record. CTL Thompson have been contracted to provide materials testing related to compaction testing, concrete, and asphalt.

### **Phase III – Review of Documentation**

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

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

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

### **Phase IV – Verification of Construction Quantities**

Construction quantity take-offs were performed from applicable construction drawings. These quantity take-offs were used in conjunction with Phase V below to certify reasonableness of construction costs, as well as to identify an overall District eligible percentage of costs related to the entire site, based on public versus private areas. Public areas included public Tracts and Right of Way. A public percentage for work within the Nine Mile Corner plat was identified as 21.0%.

For costs related to the Irrigation Realignment, only the final pay application was provided. However, unconditional lien waivers were provided for all pay applications and the totals were verified to match the final requested pay application amount.

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

Construction Unit Costs and Indirect Costs were reviewed for market reasonableness. Ranger took into consideration the type of construction and the timeframe during which the construction occurred. Ranger determined that the costs incurred were within a reasonable range.

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

Evergreen – 287 & Arapahoe, L.L.C. (“Developer”) provided lien waivers for all pay application costs reviewed and paid for relating to the public improvements. Only costs with an approved form of proof of payment have been certified in this report. Costs associated with the private construction were determined not to be eligible as they did not relate to any Public Improvements.

#### **Phase VII – Determination of Costs Eligible for Reimbursement**

Ranger concluded the Engineer’s Certification by determining which improvements were eligible for District reimbursement, the categorization of the costs, and what percent of the costs for those improvements were reimbursable. Public Improvements that were deemed eligible for this report were associated with water, sanitation, streets, and parks and recreation.

#### **Project Notes**

McGeady Becher’s costs included line items that were associated with and reimbursed via bond proceeds. These costs were included in the total amount of reviewed costs, but the costs were not certified in this report so that reimbursable costs are not duplicated.

On Cost Certification #08, \$23,114.00 were applied to Brinkman Constructors Change Order #02 instead of Change Order #01. These costs were reallocated on Cost Certification #09, and an eligible amount of \$6,953.08 was applied in this certification to properly update eligible costs to date.

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## ENGINEER'S CERTIFICATION

Collin Koranda, P.E. / Ranger Engineering, LLC (the "Independent Consulting Engineer"), states as follows:

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.

2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.

3. The Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in the attached Engineer's Report dated June 17, 2022, including soft and indirect, District funded, and hard costs, are valued at an estimated **\$280,455.99**. In the opinion of the Independent Consulting Engineer, the above stated estimated value for the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe in similar locales.

Sincerely,

**Ranger Engineering, LLC**

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

Collin Koranda, PE



## APPENDIX A

### Documents Reviewed

#### Construction Plans and Contracts

- Erie Nine Mile Corner – Irrigation Realignment Construction Documents. Prepared by Galloway & Company. Dated 12/10/2019.
- Nine Mile Corner Plat. Prepared by Galloway & Company. Recorded 05/04/2020.

#### Contractor Pay Applications

- Brinkman Constructors Nine Mile Erie Corner – Pay Applications 18 and 19. Dated 4/4/22 – 6/6/22.
  - Both invoices include retainage payments.

#### Service Plan & Agreements

- Service Plan for Nine Mile Metropolitan District. Prepared by McGeady Becher P.C. Approved August 13, 2019.
- Facilities Funding and Acquisition Agreement between Nine Mile Metropolitan District and Evergreen – 287 & Arapahoe, L.L.C. Dated February 18, 2020.



**Nine Mile Metropolitan District**  
**Summary of Costs**  
**Table II**

Type of Costs	Total Costs Paid	Costs This Period	Total District Eligible Costs	Eligible Costs This Period	Percent District This
Direct Construction Costs	\$ 14,528,775.60	\$ 302,429.72	\$ 11,902,886.58	\$ 280,455.99	92.7%
Soft & Indirect Costs	\$ 1,836,403.95	\$ -	\$ 1,149,368.10	\$ -	#DIV/0!
<b>Totals</b>	<b>\$ 16,365,179.55</b>	<b>\$ 302,429.72</b>	<b>\$ 13,052,254.68</b>	<b>\$ 280,455.99</b>	<b>92.7%</b>



**Nine Mile Metropolitan District  
Construction Costs Summary By Category  
Table III**

<b>Category</b>	<b>Total Eligible Cost by Category</b>		<b>Category Percentage</b>
Water	\$	1,446,410.07	12.2%
Sanitation	\$	1,940,725.60	16.3%
Storm Water	\$	3,780,568.83	31.8%
Streets	\$	3,255,518.49	27.4%
Parks and Recreation	\$	1,479,663.59	12.4%
	<b>\$</b>	<b>11,902,886.58</b>	<b>100.0%</b>

<b>Category</b>	<b>Eligible Cost by Category This Period</b>		<b>Category Percentage</b>
Water	\$	9,011.56	3.2%
Sanitation	\$	9,011.56	3.2%
Storm Water	\$	14,717.56	5.2%
Streets	\$	238,703.76	85.1%
Parks and Recreation	\$	9,011.56	3.2%
	<b>\$</b>	<b>280,455.99</b>	<b>100.0%</b>



**Nine Mile Metropolitan District  
Construction Costs Detail  
Table V**

Contract Values					Payments Made				Eligibility					Submitted Invoices				
Work Description	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage	Amount Less Retainage	District Type	Percent Eligible	Total Eligible	Eligible This Period	Costs This Period	Draw 19				
Brinkman Constructors - Nine Mile Erie C	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage	Amount Less Retainage	District Type	Percent Eligible	Total Eligible	Eligible This Period	Costs This Period	Pay App Date	18 18 RET	19 19 RET	19 19 RET	19 19 RET
															4/4/2022	4/4/2022	6/6/2022	6/6/2022
Gen & Spec Conditions	1	LS	\$ 411,506.00	\$ 411,506.00	\$ 411,506.00	100%	\$ 20,575.60	\$ 390,930.40	Multiple	81%	\$ 316,286.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2 Year warranty Bond	1	LS	\$ 108,700.00	\$ 108,700.00	\$ -	0%	\$ -	\$ -	Multiple	81%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Site Demolition	1	LS	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	100%	\$ -	\$ 30,000.00	Multiple	81%	\$ 24,271.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Survey	1	LS	\$ 100,225.00	\$ 100,225.00	\$ 89,869.00	90%	\$ 8,986.90	\$ 80,882.10	Multiple	81%	\$ 65,438.59	\$ 9,327.67	\$ 11,529.00	\$ 12,810.00	\$ -	\$ -	\$ -	\$ -
SWPPP, Traffic Control, misc.	1	LS	\$ 211,983.00	\$ 211,983.00	\$ 211,983.00	100%	\$ -	\$ 211,983.00	Multiple	81%	\$ 171,507.27	\$ 8,574.68	\$ 10,598.30	\$ -	\$ 10,598.30	\$ -	\$ -	\$ -
Earthwork - LVI Only	1	LS	\$ 3,019,325.00	\$ 3,019,325.00	\$ 3,019,325.00	100%	\$ -	\$ 3,019,325.00	Multiple	54%	\$ 1,642,385.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Paving	1	LS	\$ 862,398.00	\$ 862,398.00	\$ 862,398.00	100%	\$ 86,239.80	\$ 776,158.20	Streets	100%	\$ 776,158.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roadway Improvements (Traffic Signals)	1	LS	\$ 1,080,667.00	\$ 1,080,667.00	\$ 1,080,667.00	100%	\$ -	\$ 1,080,667.00	Streets	100%	\$ 1,080,667.00	\$ 27,016.70	\$ 27,016.70	\$ -	\$ 27,016.70	\$ -	\$ -	\$ -
Concrete Paving & Curbs	1	LS	\$ 464,445.00	\$ 464,445.00	\$ 464,445.00	100%	\$ -	\$ 464,445.00	Streets	100%	\$ 464,445.00	\$ 46,444.50	\$ 46,444.50	\$ -	\$ -	\$ -	\$ -	\$ 46,444.50
Sanitary Sewer	1	LS	\$ 1,212,502.00	\$ 1,212,502.00	\$ 1,212,502.00	100%	\$ 30,313.20	\$ 1,182,188.80	Sanitation	98%	\$ 1,162,708.31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Line	1	LS	\$ 1,151,332.00	\$ 1,151,332.00	\$ 1,151,332.00	100%	\$ 28,783.20	\$ 1,122,548.80	Water	60%	\$ 668,392.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm Sewer	1	LS	\$ 1,557,132.00	\$ 1,557,132.00	\$ 1,557,132.00	100%	\$ 38,928.20	\$ 1,518,203.80	Storm Water	92%	\$ 1,397,352.54	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm Pond/Outfall Structure	1	LS	\$ 84,480.00	\$ 84,480.00	\$ 84,480.00	100%	\$ -	\$ 84,480.00	Storm Water	100%	\$ 84,480.00	\$ 5,706.00	\$ 5,706.00	\$ -	\$ 5,706.00	\$ -	\$ -	\$ -
Site Improvements	1	LS	\$ 164,746.00	\$ 164,746.00	\$ 164,746.00	100%	\$ -	\$ 164,746.00	Multiple	100%	\$ 164,746.00	\$ 16,474.60	\$ 16,474.60	\$ -	\$ 16,474.60	\$ -	\$ -	\$ -
Irrigation & Landscaping	1	LS	\$ 807,739.00	\$ 807,739.00	\$ 779,607.00	97%	\$ 77,960.70	\$ 701,646.30	Parks and Recreation	100%	\$ 701,646.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pre Con	1	LS	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	100%	\$ -	\$ 30,000.00	Multiple	81%	\$ 24,271.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gen Liab Insur	1	LS	\$ 97,597.00	\$ 97,597.00	\$ 97,597.00	100%	\$ 4,879.70	\$ 92,717.30	Multiple	81%	\$ 75,013.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OHP	1	LS	\$ 537,349.00	\$ 537,349.00	\$ 531,223.22	99%	\$ 26,588.32	\$ 504,634.90	Multiple	81%	\$ 408,280.64	\$ 391.27	\$ 483.62	\$ 537.35	\$ -	\$ -	\$ -	\$ -
CO#01 - Lowes Pad/Trees/Tax/Railing/Over E:	1	LS	\$ 289,573.00	\$ 289,573.00	\$ 289,573.00	100%	\$ 14,478.30	\$ 275,094.70	Multiple	33%	\$ 91,947.92	\$ 4,839.48	\$ 14,479.00	\$ -	\$ 14,479.00	\$ -	\$ -	\$ -
CO#02 - Lot 10 Underdrain / Dry Utility Sleeve	1	LS	\$ 88,999.00	\$ 88,999.00	\$ 88,999.00	100%	\$ 4,449.90	\$ 84,549.10	Non-District	0%	\$ -	\$ -	\$ 4,450.00	\$ -	\$ 4,450.00	\$ -	\$ -	\$ -
CO#03	1	LS	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Non-District	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CO#04 - CDOT Vault, Traffic Signals, Utiliy Ext	1	LS	\$ 180,337.00	\$ 180,337.00	\$ 180,337.00	100%	\$ 9,016.70	\$ 171,320.30	Multiple	60%	\$ 103,550.09	\$ 5,450.09	\$ 9,017.00	\$ -	\$ 9,017.00	\$ -	\$ -	\$ -
CO#05 - Pipeline, Mill, Traffic Control	1	LS	\$ 580,886.00	\$ 580,886.00	\$ 580,886.00	100%	\$ 16,754.60	\$ 564,131.40	Multiple	95%	\$ 536,967.94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CO#06 - 111th Work, Private earthwork	1	LS	\$ 321,685.00	\$ 321,685.00	\$ 321,685.00	100%	\$ 20,511.50	\$ 301,173.50	Multiple	88%	\$ 265,418.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CO#07 - 111th T&M/Traffic Control	1	LS	\$ 189,468.00	\$ 189,468.00	\$ 173,590.00	92%	\$ 17,359.00	\$ 156,231.00	Streets	100%	\$ 156,231.00	\$ 156,231.00	\$ 156,231.00	\$ -	\$ -	\$ 173,590.00	\$ -	\$ -
			\$ 13,583,074.00	\$ 13,583,074.00	\$ 13,413,882.22	99%	\$ 405,825.62	\$ 13,008,056.60			\$ 10,382,167.58	\$ 280,455.99	\$ 302,429.72	<b>Subtotal</b>	\$ 13,347.35	\$ 87,741.60	\$ 173,590.00	\$ 46,444.50
														<b>Less Ret POP</b>	\$ 12,012.62	\$ 87,741.60	\$ 156,231.00	\$ 46,444.50
														<b>Date</b>	CLW 4/7/2022	CLW 6/6/2022		
														<b>Amount</b>	\$99,754.21	\$202,675.50		
<b>Total Construction Costs</b>			\$ 15,103,793.00	\$ 15,103,793.00	\$ 14,934,601.22	99%	\$ 405,825.62	\$ 14,528,775.60			\$ 11,902,886.58	\$ 280,455.99	\$ 302,429.72		\$ 12,012.62	\$ 87,741.60	\$ 156,231.00	\$ 46,444.50



## **EXHIBIT A**

### **Nine Mile Site Overlay**

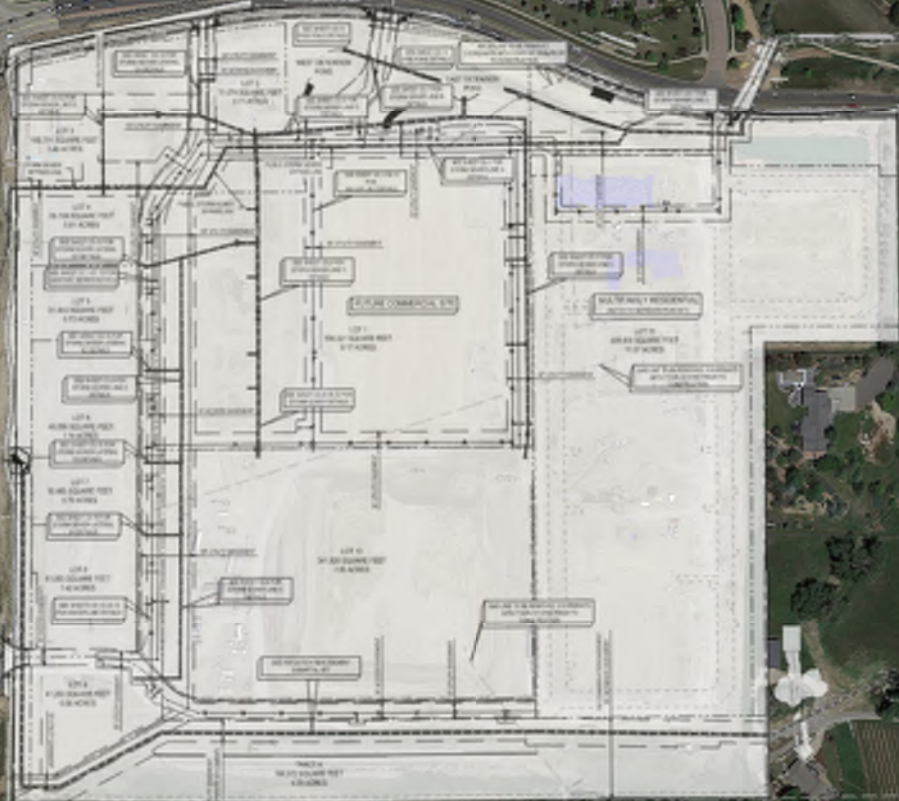


# Site Overlay

Nine Mile Metropolitan District



Legend



Google Earth





**ENGINEER'S REPORT AND CERTIFICATION #19**

**NINE MILE METROPOLITAN DISTRICT**

**PREPARED FOR:**

Nine Mile Metropolitan District  
c/o McGeady Becher P.C.  
450 E. 17<sup>th</sup> Ave., Ste. 400  
Denver, CO 80203

**PREPARED BY:**

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

**DATE PREPARED:**

July 15, 2022



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## ENGINEER’S REPORT

### Introduction

Ranger Engineering, LLC (“Ranger”) was retained by Nine Mile Metropolitan District (“District”) as an Independent Consulting Engineer to certify costs associated with constructed Public Improvements related to the District.

The District is located within the Town of Erie, Colorado (“Town”). The development area is approximately 39 acres. This certification considers construction costs related to irrigation ditch realignment and public improvements within and without the District boundaries.

The attached Engineer’s Certification states that the Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in this Engineer’s Report, for hard and soft & indirect costs from approximately May 2022 to June 2022, are valued at **\$25,328.31**. Table I summarizes costs of public improvements to date.

<b>Table I – Cost Certified to Date</b>					
<b>Cert No.</b>	<b>Date</b>	<b>Costs Paid This Period</b>	<b>Eligible Hard Costs This Period</b>	<b>Eligible Soft Costs This Period</b>	<b>Eligible Costs This Period</b>
01	9/25/2020	\$1,520,719.00	\$1,520,719.00	\$0.00	\$1,520,719.00
02	11/23/2020	\$1,677,200.31	\$572,569.91	\$561,132.86	\$1,133,702.77
03	12/21/2020	\$1,555,720.39	\$775,898.33	\$174,307.12	\$950,205.45
04	1/28/2021	\$1,462,051.65	\$922,642.36	\$77,956.05	\$1,000,598.42
05	2/15/2021	\$659,601.62	\$444,291.71	\$0.00	\$444,291.71
06	3/22/2021	\$826,204.96	\$608,710.43	\$0.00	\$608,710.43
07	4/6/2021	\$647,647.97	\$488,650.62	\$0.00	\$488,650.62
08	5/14/2021	\$349,330.54	\$251,195.62	\$0.00	\$251,195.62
09	6/7/2021	\$382,601.29	\$288,166.59	\$0.00	\$288,166.59
10	7/14/2021	\$696,131.72	\$617,328.26	\$0.00	\$617,328.26
11	8/17/2021	\$1,026,451.80	\$929,166.35	\$0.00	\$929,166.35
12	9/20/2021	\$1,277,043.17	\$1,179,349.07	\$0.00	\$1,179,349.07
13	11/5/2021	\$1,381,170.60	\$808,035.99	\$335,972.06	\$1,144,008.05
14	11/23/2021	\$561,016.19	\$543,095.43	\$0.00	\$543,095.43
15	12/14/2021	\$533,546.92	\$453,810.56	\$0.00	\$453,810.56
16	1/11/2022	\$174,630.15	\$148,833.03	\$0.00	\$148,833.03
17	2/8/222	\$824,489.09	\$718,100.23	\$0.00	\$718,100.23
18	3/15/2022	\$507,192.48	\$351,867.10	\$0.00	\$351,867.10
19	6/17/2022	\$302,429.72	\$280,455.99	\$0.00	\$280,455.99
20	7/15/2022	\$26,234.10	\$25,328.31	\$0.00	\$25,328.31
<b>Totals</b>		<b>\$16,391,413.65</b>	<b>\$11,928,214.89</b>	<b>\$1,149,368.10</b>	<b>\$13,077,582.99</b>

Table II summarizes the cost breakdown of the construction and soft & indirect costs. Tables III and IV provide category breakdowns of construction and soft & indirect costs reviewed for this certification. Tables V and VI provide a detailed breakdown of the eligible hard and soft & indirect costs per the Service Plan categories. Note that dates of invoices reviewed in Certifications 2-4 overlap due to timing of proof of payment being provided from various vendors.

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

Ranger reviewed the Service Plan for the Nine Mile Metropolitan District (“Service Plan”); prepared by McGeady Becher, P.C.

Section I.A of the Service Plan states:

*It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated constituents and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements.*

Section I. B of the Service Plan States:

*There are currently no other governmental entities, including the Town, 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 financing of the Public Improvements needed for the Project. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.*

Section V. A of the Service Plan states:

*The District shall have the power and authority to provide the Public Improvements and, if provided herein, related operation and maintenance services, within and without the boundaries of the District 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.*

Section V.7. states the debt issuance limit of the district is Twenty Million Dollars (\$20,000,000). Exhibit D of the Service Plan provides a description of the Public Improvements. Ranger has determined that the constructed improvements and associated soft and indirect construction costs (Public Improvements) under consideration in this report and certification for reimbursement by the District are indeed authorized by the Service Plan.

## **Scope of Certification**

The Service Plan states that the District shall have the power to construct Public Improvements in accordance with the Special District Act. Based on Ranger’s experience with metropolitan districts, the Public Improvements were broken into the cost categories of Water Improvements, Sanitation Improvements, Storm Water Improvements, Streets Improvements, and Parks and Recreation Improvements. Only Capital improvements have been considered for reimbursement. For a detailed breakdown of district eligible costs, refer to Tables III - VI.

## **General Methodology**

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

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

Ranger engaged with the District to provide the Engineer's Certification in August 2020. The construction documentation was provided by the District on an ongoing basis.

### **Phase II – Site Visit and Meetings**

Ranger performed site visits to document completion of the Public Improvements. The intent of a site visit was to verify general completion of pay application quantities in accordance with the approved construction drawings and does not guarantee quality or acceptance of Public Improvements. It is assumed that the Town or another third party provided QA/QC and acceptance of the improvements. Galloway is the Engineer of Record. CTL Thompson have been contracted to provide materials testing related to compaction testing, concrete, and asphalt.

### **Phase III – Review of Documentation**

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

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

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

### **Phase IV – Verification of Construction Quantities**

Construction quantity take-offs were performed from applicable construction drawings. These quantity take-offs were used in conjunction with Phase V below to certify reasonableness of construction costs, as well as to identify an overall District eligible percentage of costs related to the entire site, based on public versus private areas. Public areas included public Tracts and Right of Way. A public percentage for work within the Nine Mile Corner plat was identified as 21.0%.

For costs related to the Irrigation Realignment, only the final pay application was provided. However, unconditional lien waivers were provided for all pay applications and the totals were verified to match the final requested pay application amount.

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

Construction Unit Costs and Indirect Costs were reviewed for market reasonableness. Ranger took into consideration the type of construction and the timeframe during which the construction occurred. Ranger determined that the costs incurred were within a reasonable range.

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

Evergreen – 287 & Arapahoe, L.L.C. (“Developer”) provided lien waivers for all pay application costs reviewed and paid for relating to the public improvements. Only costs with an approved form of proof of payment have been certified in this report. Costs associated with the private construction were determined not to be eligible as they did not relate to any Public Improvements.

#### **Phase VII – Determination of Costs Eligible for Reimbursement**

Ranger concluded the Engineer’s Certification by determining which improvements were eligible for District reimbursement, the categorization of the costs, and what percent of the costs for those improvements were reimbursable. Public Improvements that were deemed eligible for this report were associated with water, sanitation, streets, and parks and recreation.

#### **Project Notes**

McGeady Becher’s costs included line items that were associated with and reimbursed via bond proceeds. These costs were included in the total amount of reviewed costs, but the costs were not certified in this report so that reimbursable costs are not duplicated.

On Cost Certification #08, \$23,114.00 were applied to Brinkman Constructors Change Order #02 instead of Change Order #01. These costs were reallocated on Cost Certification #09, and an eligible amount of \$6,953.08 was applied in this certification to properly update eligible costs to date.

**The Remainder of Page Intentionally Left Blank**

## ENGINEER'S CERTIFICATION

Collin Koranda, P.E. / Ranger Engineering, LLC (the "Independent Consulting Engineer"), states as follows:

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.

2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.

3. The Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in the attached Engineer's Report dated July 15, 2022, including soft and indirect, District funded, and hard costs, are valued at an estimated **\$25,381.31**. In the opinion of the Independent Consulting Engineer, the above stated estimated value for the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe in similar locales.

Sincerely,

**Ranger Engineering, LLC**

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

Collin Koranda, PE

## APPENDIX A

### Documents Reviewed

#### Construction Plans and Contracts

- Erie Nine Mile Corner – Irrigation Realignment Construction Documents. Prepared by Galloway & Company. Dated 12/10/2019.
- Nine Mile Corner Plat. Prepared by Galloway & Company. Recorded 05/04/2020.

#### Contractor Pay Applications

- Brinkman Constructors Nine Mile Erie Corner – Pay Application 20. Dated 6/10/22.
  - Both invoices include retainage payments.

#### Service Plan & Agreements

- Service Plan for Nine Mile Metropolitan District. Prepared by McGeady Becher P.C. Approved August 13, 2019.
- Facilities Funding and Acquisition Agreement between Nine Mile Metropolitan District and Evergreen – 287 & Arapahoe, L.L.C. Dated February 18, 2020.



**Nine Mile Metropolitan District**  
**Summary of Costs**  
**Table II**

Type of Costs	Total Costs Paid	Costs This Period	Total District Eligible Costs	Eligible Costs This Period	Percent District This
<b>Direct Construction Costs</b>	\$ 14,555,009.70	\$ 26,234.10	\$ 11,928,214.89	\$ 25,328.31	96.5%
<b>Soft &amp; Indirect Costs</b>	\$ 1,836,403.95	\$ -	\$ 1,149,368.10	\$ -	#DIV/0!
<b>Totals</b>	<b>\$ 16,391,413.65</b>	<b>\$ 26,234.10</b>	<b>\$ 13,077,582.99</b>	<b>\$ 25,328.31</b>	<b>96.5%</b>



**Nine Mile Metropolitan District  
Construction Costs Summary By Category  
Table III**

<b>Category</b>	<b>Total Eligible Cost by Category</b>		<b>Category Percentage</b>
Water	\$	1,447,177.70	12.1%
Sanitation	\$	1,941,493.22	16.3%
Storm Water	\$	3,781,336.45	31.7%
Streets	\$	3,270,576.31	27.4%
Parks and Recreation	\$	1,487,631.21	12.5%
	<b>\$</b>	<b>11,928,214.89</b>	<b>100.0%</b>

<b>Category</b>	<b>Eligible Cost by Category This Period</b>		<b>Category Percentage</b>
Water	\$	767.62	3.0%
Sanitation	\$	767.62	3.0%
Storm Water	\$	767.62	3.0%
Streets	\$	15,057.82	59.5%
Parks and Recreation	\$	7,967.62	31.5%
	<b>\$</b>	<b>25,328.31</b>	<b>100.0%</b>





**Nine Mile Metropolitan District  
Construction Costs Detail  
Table V**

Contract Values					Payments Made				Eligibility					Submitted Invoices	
Work Description	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage	Amount Less Retainage	District Type	Percent Eligible	Total Eligible	Eligible This Period	Costs This Period	Pay App Date	20
	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage	Amount Less Retainage	District Type	Percent Eligible	Total Eligible	Eligible This Period	Costs This Period	Date	6/10/2022
Brinkman Constructors - Nine Mile Erie C															
Gen & Spec Conditions	1	LS	\$ 411,506.00	\$ 411,506.00	\$ 411,506.00	100%	\$ 20,575.60	\$ 390,930.40	Multiple	81%	\$ 316,286.71	\$ -	\$ -	\$ -	-
2 Year warranty Bond	1	LS	\$ 108,700.00	\$ 108,700.00	\$ -	0%	\$ -	\$ -	Multiple	81%	\$ -	\$ -	\$ -	\$ -	-
Site Demolition	1	LS	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	100%	\$ -	\$ 30,000.00	Multiple	81%	\$ 24,271.84	\$ -	\$ -	\$ -	-
Survey	1	LS	\$ 100,225.00	\$ 100,225.00	\$ 94,549.00	94%	\$ 9,454.90	\$ 85,094.10	Multiple	81%	\$ 68,846.36	\$ 3,407.77	\$ 4,212.00	\$ 4,680.00	-
SWPPP, Traffic Control, misc.	1	LS	\$ 211,983.00	\$ 211,983.00	\$ 211,983.00	100%	\$ -	\$ 211,983.00	Multiple	81%	\$ 171,507.27	\$ -	\$ -	\$ -	-
Earthwork - LVI Only	1	LS	\$ 3,019,325.00	\$ 3,019,325.00	\$ 3,019,325.00	100%	\$ -	\$ 3,019,325.00	Multiple	54%	\$ 1,642,385.00	\$ -	\$ -	\$ -	-
Asphalt Paving	1	LS	\$ 862,398.00	\$ 862,398.00	\$ 862,398.00	100%	\$ 86,239.80	\$ 776,158.20	Streets	100%	\$ 776,158.20	\$ -	\$ -	\$ -	-
Roadway Improvements (Traffic Signals)	1	LS	\$ 1,080,667.00	\$ 1,080,667.00	\$ 1,080,667.00	100%	\$ -	\$ 1,080,667.00	Streets	100%	\$ 1,080,667.00	\$ -	\$ -	\$ -	-
Concrete Paving & Curbs	1	LS	\$ 464,445.00	\$ 464,445.00	\$ 464,445.00	100%	\$ -	\$ 464,445.00	Streets	100%	\$ 464,445.00	\$ -	\$ -	\$ -	-
Sanitary Sewer	1	LS	\$ 1,212,502.00	\$ 1,212,502.00	\$ 1,212,502.00	100%	\$ 30,313.20	\$ 1,182,188.80	Sanitation	98%	\$ 1,162,708.31	\$ -	\$ -	\$ -	-
Water Line	1	LS	\$ 1,151,332.00	\$ 1,151,332.00	\$ 1,151,332.00	100%	\$ 28,783.20	\$ 1,122,548.80	Water	60%	\$ 668,392.78	\$ -	\$ -	\$ -	-
Storm Sewer	1	LS	\$ 1,557,132.00	\$ 1,557,132.00	\$ 1,557,132.00	100%	\$ 38,928.20	\$ 1,518,203.80	Storm Water	92%	\$ 1,397,352.54	\$ -	\$ -	\$ -	-
Storm Pond/Outfall Structure	1	LS	\$ 84,480.00	\$ 84,480.00	\$ 84,480.00	100%	\$ -	\$ 84,480.00	Storm Water	100%	\$ 84,480.00	\$ -	\$ -	\$ -	-
Site Improvements	1	LS	\$ 164,746.00	\$ 164,746.00	\$ 164,746.00	100%	\$ -	\$ 164,746.00	Multiple	100%	\$ 164,746.00	\$ -	\$ -	\$ -	-
Irrigation & Landscaping	1	LS	\$ 807,739.00	\$ 807,739.00	\$ 787,607.00	98%	\$ 78,760.70	\$ 708,846.30	Parks and Recreation	100%	\$ 708,846.30	\$ 7,200.00	\$ 7,200.00	\$ 8,000.00	-
Pre Con	1	LS	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	100%	\$ -	\$ 30,000.00	Multiple	81%	\$ 24,271.84	\$ -	\$ -	\$ -	-
Gen Liab Insur	1	LS	\$ 97,597.00	\$ 97,597.00	\$ 97,597.00	100%	\$ 4,879.70	\$ 92,717.30	Multiple	81%	\$ 75,013.99	\$ -	\$ -	\$ -	-
OHP	1	LS	\$ 537,349.00	\$ 537,349.00	\$ 531,814.22	99%	\$ 26,647.42	\$ 505,166.80	Multiple	81%	\$ 408,710.98	\$ 430.34	\$ 531.90	\$ 591.00	-
CO#01 - Lowes Pad/Trees/Tax/Railing/Over Ex	1	LS	\$ 289,573.00	\$ 289,573.00	\$ 289,573.00	100%	\$ 14,478.30	\$ 275,094.70	Multiple	33%	\$ 91,947.92	\$ -	\$ -	\$ -	-
CO#02 - Lot 10 Underdrain / Dry Utility Sleeve	1	LS	\$ 88,999.00	\$ 88,999.00	\$ 88,999.00	100%	\$ 4,449.90	\$ 84,549.10	Non-District	0%	\$ -	\$ -	\$ -	\$ -	-
CO#03	1	LS	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Non-District	0%	\$ -	\$ -	\$ -	\$ -	-
CO#04 - CDOT Vault, Traffic Signals, Utility Ext	1	LS	\$ 180,337.00	\$ 180,337.00	\$ 180,337.00	100%	\$ 9,016.70	\$ 171,320.30	Multiple	60%	\$ 103,550.09	\$ -	\$ -	\$ -	-
CO#05 - Pipeline, Mill, Traffic Control	1	LS	\$ 580,886.00	\$ 580,886.00	\$ 580,886.00	100%	\$ 16,754.60	\$ 564,131.40	Multiple	95%	\$ 536,967.94	\$ -	\$ -	\$ -	-
CO#06 - 111th Work, Private earthwork	1	LS	\$ 321,685.00	\$ 321,685.00	\$ 321,685.00	100%	\$ 20,511.50	\$ 301,173.50	Multiple	88%	\$ 265,418.60	\$ -	\$ -	\$ -	-
CO#07 - 111th T&M/Traffic Control	1	LS	\$ 189,468.00	\$ 189,468.00	\$ 189,468.00	100%	\$ 18,946.80	\$ 170,521.20	Streets	100%	\$ 170,521.20	\$ 14,290.20	\$ 14,290.20	\$ 15,878.00	-
			\$ 13,583,074.00	\$ 13,583,074.00	\$ 13,443,031.22		\$ 408,740.52	\$ 13,034,290.70			\$ 10,407,495.89	\$ 25,328.31	\$ 26,234.10	Subtotal	\$ 29,149.00
														Less Ret	\$ 26,234.10
														POP	CLW
														Date	6/10/2022
														Amount	\$26,234.10
<b>Total Construction Costs</b>			\$ 15,103,793.00	\$ 15,103,793.00	\$ 14,963,750.22	99%	\$ 408,740.52	\$ 14,555,009.70			\$ 11,928,214.89	\$ 25,328.31	\$ 26,234.10		\$ 26,234.10



## **EXHIBIT A**

### **Nine Mile Site Overlay**

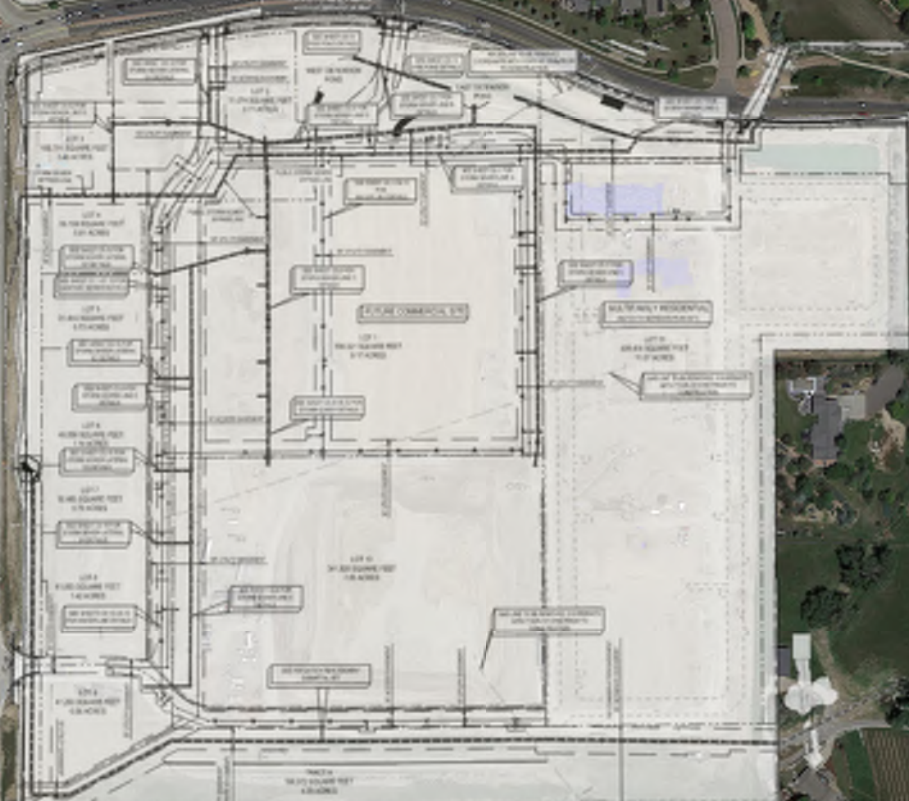


# Site Overlay

Nine Mile Metropolitan District



Legend



Google Earth





**ENGINEER'S REPORT AND CERTIFICATION #21**

**NINE MILE METROPOLITAN DISTRICT**

**PREPARED FOR:**

Nine Mile Metropolitan District  
c/o McGeady Becher P.C.  
450 E. 17<sup>th</sup> Ave., Ste. 400  
Denver, CO 80203

**PREPARED BY:**

Ranger Engineering, LLC  
3370 Simms St.  
Wheat Ridge, CO 80033

**DATE PREPARED:**

October 21, 2024



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## ENGINEER’S REPORT

### Introduction

Ranger Engineering, LLC (“Ranger”) was retained by Nine Mile Metropolitan District (“District”) as an Independent Consulting Engineer to certify costs associated with constructed Public Improvements related to the District.

The District is located within the Town of Erie, Colorado (“Town”). The development area is approximately 39 acres. This certification considers construction costs related to irrigation ditch realignment and public improvements within and without the District boundaries.

The attached Engineer’s Certification states that the Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in this Engineer’s Report, for hard and soft & indirect costs from approximately February 2022 to September 2024, are valued at **\$147,799.67**. Table I summarizes costs of public improvements to date.

<b>Table I – Cost Certified to Date</b>					
<b>Cert No.</b>	<b>Date</b>	<b>Costs Paid This Period</b>	<b>Eligible Hard Costs This Period</b>	<b>Eligible Soft Costs This Period</b>	<b>Eligible Costs This Period</b>
01	9/25/2020	\$1,520,719.00	\$1,520,719.00	\$0.00	\$1,520,719.00
02	11/23/2020	\$1,677,200.31	\$572,569.91	\$561,132.86	\$1,133,702.77
03	12/21/2020	\$1,555,720.39	\$775,898.33	\$174,307.12	\$950,205.45
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05	2/15/2021	\$659,601.62	\$444,291.71	\$0.00	\$444,291.71
06	3/22/2021	\$826,204.96	\$608,710.43	\$0.00	\$608,710.43
07	4/6/2021	\$647,647.97	\$488,650.62	\$0.00	\$488,650.62
08	5/14/2021	\$349,330.54	\$251,195.62	\$0.00	\$251,195.62
09	6/7/2021	\$382,601.29	\$288,166.59	\$0.00	\$288,166.59
10	7/14/2021	\$696,131.72	\$617,328.26	\$0.00	\$617,328.26
11	8/17/2021	\$1,026,451.80	\$929,166.35	\$0.00	\$929,166.35
12	9/20/2021	\$1,277,043.17	\$1,179,349.07	\$0.00	\$1,179,349.07
13	11/5/2021	\$1,381,170.60	\$808,035.99	\$335,972.06	\$1,144,008.05
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18	3/15/2022	\$507,192.48	\$351,867.10	\$0.00	\$351,867.10
19	6/17/2022	\$302,429.72	\$280,455.99	\$0.00	\$280,455.99
20	7/15/2022	\$26,234.10	\$25,328.31	\$0.00	\$25,328.31
21	10/21/2024	\$237,923.96	\$0.00	\$147,799.67	\$147,799.67
<b>Totals</b>		<b>\$16,629,337.61</b>	<b>\$11,928,214.89</b>	<b>\$1,297,167.76</b>	<b>\$13,225,382.65</b>

Table II summarizes the cost breakdown of the construction and soft & indirect costs. Tables III and IV provide category breakdowns of construction and soft & indirect costs reviewed for this certification. Tables V and VI provide a detailed breakdown of the eligible hard and soft & indirect costs per the Service Plan categories. Construction costs were not reviewed as part of Cost Certification #21.

## Public Improvements as Authorized by the Service Plan

Ranger reviewed the Service Plan for the Nine Mile Metropolitan District (“Service Plan”); prepared by McGeady Becher, P.C.

Section I.A of the Service Plan states:

*It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated constituents and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements.*

Section I. B of the Service Plan States:

*There are currently no other governmental entities, including the Town, 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 financing of the Public Improvements needed for the Project. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.*

Section V. A of the Service Plan states:

*The District shall have the power and authority to provide the Public Improvements and, if provided herein, related operation and maintenance services, within and without the boundaries of the District 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.*

Section V.7. states the debt issuance limit of the district is Twenty Million Dollars (\$20,000,000). Exhibit D of the Service Plan provides a description of the Public Improvements. Ranger has determined that the constructed improvements and associated soft and indirect construction costs (Public Improvements) under consideration in this report and certification for reimbursement by the District are indeed authorized by the Service Plan.

## Scope of Certification

The Service Plan states that the District shall have the power to construct Public Improvements in accordance with the Special District Act. Based on Ranger’s experience with metropolitan districts, the Public Improvements were broken into the cost categories of Water Improvements, Sanitation Improvements, Storm Water Improvements, Streets Improvements, and Parks and Recreation Improvements. Only Capital improvements have been considered for reimbursement. For a detailed breakdown of district eligible costs, refer to Tables III - VI.

## **General Methodology**

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

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

Ranger engaged with the District to provide the Engineer's Certification in August 2020. The construction documentation was provided by the District on an ongoing basis.

### **Phase II – Site Visit and Meetings**

Ranger performed site visits to document completion of the Public Improvements. The intent of a site visit was to verify general completion of pay application quantities in accordance with the approved construction drawings and does not guarantee quality or acceptance of Public Improvements. It is assumed that the Town or another third party provided QA/QC and acceptance of the improvements. Galloway is the Engineer of Record. CTL Thompson have been contracted to provide materials testing related to compaction testing, concrete, and asphalt.

### **Phase III – Review of Documentation**

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

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

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

### **Phase IV – Verification of Construction Quantities**

Construction quantity take-offs were performed from applicable construction drawings. These quantity take-offs were used in conjunction with Phase V below to certify reasonableness of construction costs, as well as to identify an overall District eligible percentage of costs related to the entire site, based on public versus private areas. Public areas included public Tracts and Right of Way. A public percentage for work within the Nine Mile Corner plat was identified as 21.0%.

For costs related to the Irrigation Realignment, only the final pay application was provided. However, unconditional lien waivers were provided for all pay applications and the totals were verified to match the final requested pay application amount.

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

Construction Unit Costs and Indirect Costs were reviewed for market reasonableness. Ranger took into consideration the type of construction and the timeframe during which the construction occurred. Ranger determined that the costs incurred were within a reasonable range.



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

Evergreen – 287 & Arapahoe, L.L.C. (“Developer”) provided lien waivers for all pay application costs reviewed and paid for relating to the public improvements. Only costs with an approved form of proof of payment have been certified in this report. Costs associated with the private construction were determined not to be eligible as they did not relate to any Public Improvements.

#### **Phase VII – Determination of Costs Eligible for Reimbursement**

Ranger concluded the Engineer’s Certification by determining which improvements were eligible for District reimbursement, the categorization of the costs, and what percent of the costs for those improvements were reimbursable. Public Improvements that were deemed eligible for this report were associated with water, sanitation, streets, and parks and recreation.

#### **Project Notes**

McGeady Becher’s costs included line items that were associated with and reimbursed via bond proceeds. These costs were included in the total amount of reviewed costs, but the costs were not certified in this report so that reimbursable costs are not duplicated.

On Cost Certification #08, \$23,114.00 were applied to Brinkman Constructors Change Order #02 instead of Change Order #01. These costs were reallocated on Cost Certification #09, and an eligible amount of \$6,953.08 was applied in this certification to properly update eligible costs to date.

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## ENGINEER'S CERTIFICATION

Collin Koranda, P.E. / Ranger Engineering, LLC (the "Independent Consulting Engineer"), states as follows:

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.

2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.

3. The Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in the attached Engineer's Report dated October 21, 2024, including soft and indirect, District funded, and hard costs, are valued at an estimated **\$147,799.67**. In the opinion of the Independent Consulting Engineer, the above stated estimated value for the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe in similar locales.

Sincerely,

**Ranger Engineering, LLC**

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

Collin Koranda, PE

## APPENDIX A

### Documents Reviewed

#### Construction Plans and Contracts

- Erie Nine Mile Corner – Irrigation Realignment Construction Documents. Prepared by Galloway & Company. Dated 12/10/2019.
- Nine Mile Corner Plat. Prepared by Galloway & Company. Recorded 05/04/2020.

#### Contractor Pay Applications

- No construction costs this period.

#### Service Plan & Agreements

- Service Plan for Nine Mile Metropolitan District. Prepared by McGeady Becher P.C. Approved August 13, 2019.
- Facilities Funding and Acquisition Agreement between Nine Mile Metropolitan District and Evergreen – 287 & Arapahoe, L.L.C. Dated February 18, 2020.



**Nine Mile Metropolitan District**  
**Summary of Costs**  
**Table II**

Type of Costs	Total Costs Paid	Costs This Period	Total District Eligible Costs	Eligible Costs This Period	Percent District This
Direct Construction Costs	\$ 14,555,009.70	\$ -	\$ 11,928,214.89	\$ -	#DIV/0!
Soft & Indirect Costs	\$ 2,074,327.91	\$ 237,923.96	\$ 1,297,167.76	\$ 147,799.67	62.1%
<b>Totals</b>	<b>\$ 16,629,337.61</b>	<b>\$ 237,923.96</b>	<b>\$ 13,225,382.65</b>	<b>\$ 147,799.67</b>	<b>62.1%</b>



**Nine Mile Metropolitan District  
Construction Costs Summary By Category  
Table III**

<b>Category</b>	<b>Total Eligible Cost by Category</b>		<b>Category Percentage</b>
Water	\$	1,447,177.70	12.1%
Sanitation	\$	1,941,493.22	16.3%
Storm Water	\$	3,781,336.45	31.7%
Streets	\$	3,270,576.31	27.4%
Parks and Recreation	\$	1,487,631.21	12.5%
	<b>\$</b>	<b>11,928,214.89</b>	<b>100.0%</b>

<b>Category</b>	<b>Eligible Cost by Category This Period</b>		<b>Category Percentage</b>
Water	\$	-	#DIV/0!
Sanitation	\$	-	#DIV/0!
Storm Water	\$	-	#DIV/0!
Streets	\$	-	#DIV/0!
Parks and Recreation	\$	-	#DIV/0!
	<b>\$</b>	<b>-</b>	<b>#DIV/0!</b>



**Nine Mile Metropolitan District  
Soft & Indirect Costs Summary By Category  
Table IV**

<b>Category</b>	<b>Total Eligible Soft Costs</b>		<b>Category Percentage</b>
Water	\$	196,475.11	15.1%
Sanitation	\$	201,177.61	15.5%
Storm Water	\$	203,506.61	15.7%
Streets	\$	300,380.83	23.2%
Parks and Recreation	\$	395,627.59	30.5%
	<b>\$</b>	<b>1,297,167.76</b>	<b>100.0%</b>

<b>Category</b>	<b>Eligible Soft Costs This Period</b>		<b>Category Percentage</b>
Water	\$	242.85	0.2%
Sanitation	\$	242.85	0.2%
Storm Water	\$	242.85	0.2%
Streets	\$	3,825.35	2.6%
Parks and Recreation	\$	143,245.76	96.9%
	<b>\$</b>	<b>147,799.67</b>	<b>100.0%</b>



**Nine Mile Metropolitan District  
Soft & Indirect Costs Detail  
Table VI**

Vendor	Work Description	Invoice Number	Invoice Date	Amount	Amount Paid	Check Number	Check Amount	Check Date	Clear Date	Certification	Category	Percent Eligible	Eligible This Period	Total Eligible
BOULDER COUNTY TREASURER	R0612906 FULL YR 2021 TRACT A	R0612906	03/10/22	\$ 750.22	\$ 750.22	1109	\$ 750.22	03/10/22	03/17/22	21	Non-District	0%	\$ -	\$ -
BOULDER COUNTY TREASURER	R0612907 FULL YR 2021 TRACT B	R0612907	03/10/22	\$ 60.02	\$ 60.02	1110	\$ 60.02	03/10/22	03/17/22	21	Non-District	0%	\$ -	\$ -
BOULDER COUNTY TREASURER	R0612908 FULL YR 2021 TRACT C1	R0612908	03/10/22	\$ 60.02	\$ 60.02	1111	\$ 60.02	03/10/22	03/17/22	21	Non-District	0%	\$ -	\$ -
BOULDER COUNTY TREASURER	R0612909 FULL YR 2021 TRACT C1	R0612909	03/10/22	\$ 61.76	\$ 61.76	1112	\$ 61.76	03/10/22	03/17/22	21	Non-District	0%	\$ -	\$ -
BOULDER COUNTY TREASURER	R0612910 FULL YR 2021 TRACT C2	R0612910	03/10/22	\$ 27.52	\$ 27.52	1113	\$ 27.52	03/10/22	03/17/22	21	Non-District	0%	\$ -	\$ -
BOULDER COUNTY TREASURER	R0612911 FULL YR 2021 TRACT D	R0612911	03/10/22	\$ 99.64	\$ 99.64	1114	\$ 99.64	03/10/22	03/17/22	21	Non-District	0%	\$ -	\$ -
BOULDER COUNTY TREASURER	R0612912 FULL YR 2021 TRACT E	R0612912	03/10/22	\$ 164.82	\$ 164.82	1115	\$ 164.82	03/10/22	03/17/22	21	Non-District	0%	\$ -	\$ -
BOULDER COUNTY TREASURER	R0612913 FULL YR 2021 TRACT F	R0612913	03/10/22	\$ 61.88	\$ 61.88	1116	\$ 61.88	03/10/22	03/17/22	21	Non-District	0%	\$ -	\$ -
BOULDER COUNTY TREASURER	R0612914 FULL YR 2021 TRACT F	R0612914	03/10/22	\$ 600.18	\$ 600.18	1117	\$ 600.18	03/10/22	03/17/22	21	Non-District	0%	\$ -	\$ -
Haven Community Management	N ARAP NEIGHBOR R. DREW FENCE REPAIR	Proposal	12/28/22	\$ 450.00	\$ 450.00	1243	\$ 450.00	01/12/23	01/19/23	21	Parks and Recreation	100%	\$ 450.00	\$ 450.00
Haven Community Management	HOA TEMP WATER OUTLOT C	#01	09/07/23	\$ 7,827.00	\$ 7,827.00	1387	\$ 7,827.00	09/13/23	09/20/23	21	Parks and Recreation	100%	\$ 7,827.00	\$ 7,827.00
LANDTECH CONTRACTORS	TREE REPLACEMENT NOT UNDER WARRANTY	1633	10/26/22	\$ 14,769.00	\$ 14,769.00	1210	\$ 14,769.00	11/02/22	11/08/22	21	Parks and Recreation	100%	\$ 14,769.00	\$ 14,769.00
LANDTECH CONTRACTORS	OUTLOT C STORM CHANNEL REPAIR	3428	02/21/23	\$ 18,536.62	\$ 18,536.62	1292	\$ 18,536.62	03/22/23	03/27/23	21	Parks and Recreation	100%	\$ 18,536.62	\$ 18,536.62
LANDTECH CONTRACTORS	OUTLOT C RESEEDING	4149	05/30/23	\$ 8,100.00	\$ 8,100.00	1337	\$ 17,003.95	06/07/23	06/14/23	21	Parks and Recreation	100%	\$ 8,100.00	\$ 8,100.00
LANDTECH CONTRACTORS	DISTRICT-TRACT A - RESEEDING	4148	05/30/23	\$ 8,903.95	\$ 8,903.95	1337	\$ 17,003.95	06/07/23	06/14/23	21	Parks and Recreation	100%	\$ 8,903.95	\$ 8,903.95
LANDTECH CONTRACTORS	TREE REPLACEMENT 2023 TRACT A	4573	06/27/23	\$ 8,330.45	\$ 8,330.45	1349	\$ 8,330.45	06/28/23	07/06/23	21	Parks and Recreation	100%	\$ 8,330.45	\$ 8,330.45
LANDTECH CONTRACTORS	IRRIGATION REPAIR DISTRICTS	4808	07/05/23	\$ 3,349.76	\$ 3,349.76	1379	\$ 3,349.76	08/23/23	09/01/23	21	Parks and Recreation	100%	\$ 3,349.76	\$ 3,349.76
LANDTECH CONTRACTORS	OUTLOT C WORK	5829	09/12/23	\$ 5,309.49	\$ 5,309.49	1394	\$ 5,309.49	09/27/23	10/05/23	21	Parks and Recreation	100%	\$ 5,309.49	\$ 5,309.49
LANDTECH CONTRACTORS	OUTLOT C - TREE REPLACEMENTS	8740	04/12/24	\$ 10,268.00	\$ 10,268.00	1511	\$ 10,268.00	04/23/24	05/07/24	21	Parks and Recreation	100%	\$ 10,268.00	\$ 10,268.00
LANDTECH CONTRACTORS	TRACT A - TREE REPLACEMENTS		09/06/24	\$ 35,415.00	\$ 35,415.00	1615	\$ 35,825.85	10/11/24	10/18/24	21	Parks and Recreation	100%	\$ 35,415.00	\$ 35,415.00
LANDTECH CONTRACTORS	DISTRICT TRACTS - LANDSCAPE MAINT. APRIL 2C	4364	04/01/22	\$ 2,799.00	\$ 2,799.00	1142	\$ 6,578.00	06/01/22	06/07/22	21	Parks and Recreation	100%	\$ 2,799.00	\$ 2,799.00
LANDTECH CONTRACTORS	LANDSCAPE MAINTENANCE - DISTRICT TRACTS	4508	04/01/22	\$ 2,799.00	\$ 2,799.00	1142	\$ 6,578.00	06/01/22	06/07/22	21	Parks and Recreation	100%	\$ 2,799.00	\$ 2,799.00
LANDTECH CONTRACTORS	TREE SURVEY	Statement	05/24/22	\$ 1,590.00	\$ 1,590.00	1148	\$ 1,590.00	06/15/22	06/27/22	21	Parks and Recreation	100%	\$ 1,590.00	\$ 1,590.00
LANDTECH CONTRACTORS	IRRIG REPAIR DISTRICT TRACTS	11325	09/13/24	\$ 216.58	\$ 216.58	1604	\$ 13,340.58	09/25/24	10/01/24	21	Parks and Recreation	100%	\$ 216.58	\$ 216.58
LANDTECH CONTRACTORS	TREE REPLACEMENTS - TRACT H ALONG ARAP	11376	09/20/24	\$ 12,164.00	\$ 12,164.00	1604	\$ 13,340.58	09/25/24	10/01/24	21	Parks and Recreation	100%	\$ 12,164.00	\$ 12,164.00
LANDTECH CONTRACTORS	Outlot C - SILT & MUD CLEANING	10957	08/30/24	\$ 945.00	\$ 945.00	1599	\$ 945.00	09/12/24	09/20/24	21	Parks and Recreation	100%	\$ 945.00	\$ 945.00
MARTINSON SERVICES	SNOW REMOVAL DISTRICT SIDEWALKS	151874	02/09/22	\$ 270.00	\$ 270.00	1121	\$ 967.50	03/16/22	03/22/22	21	Operations	0%	\$ -	\$ -
MARTINSON SERVICES	SNOW REMOVAL 1/27/22 DISTRICT SIDEWALKS	152528	02/11/22	\$ 202.50	\$ 202.50	1121	\$ 967.50	03/16/22	03/22/22	21	Operations	0%	\$ -	\$ -
MARTINSON SERVICES	SNOW REMOVAL DISTRICT SIDEWALKS	153199	02/17/22	\$ 495.00	\$ 495.00	1121	\$ 967.50	03/16/22	03/22/22	21	Operations	0%	\$ -	\$ -
MARTINSON SERVICES	SNOW REMOVAL 2/12/22 DISTRICT SIDEWALKS	154108	02/23/22	\$ 180.00	\$ 180.00	1128	\$ 480.00	03/31/22	04/06/22	21	Operations	0%	\$ -	\$ -
MARTINSON SERVICES	SNOW REMOVAL 2/23/22 DISTRICT SIDEWALKS	155995	03/08/22	\$ 150.00	\$ 150.00	1128	\$ 480.00	03/31/22	04/06/22	21	Operations	0%	\$ -	\$ -
MARTINSON SERVICES	SNOW REMOVAL 2/24/22 DISTRICT SIDEWALKS	156626	03/10/22	\$ 150.00	\$ 150.00	1128	\$ 480.00	03/31/22	04/06/22	21	Operations	0%	\$ -	\$ -
Nine Mile MD	District Funding Request	Letter	04/11/22	\$ 80,000.00	\$ 80,000.00	1135	\$ 80,000.00	04/21/22	04/25/22	21	Operations	0%	\$ -	\$ -
Norris Design, Inc.	Landscape Plans	76249	09/30/22	\$ 870.00	\$ 870.00	1204	\$ 870.00	10/26/22	11/01/22	21	Parks and Recreation	100%	\$ 870.00	\$ 870.00
Omerta	NORTH ARAP RESTOR: INSTALL NEW WATTLE	165788	08/31/22	\$ 2,026.50	\$ 2,026.50	1217	\$ 2,026.50	11/16/22	11/29/22	21	Multiple	21%	\$ 425.38	\$ 425.38
R&R ENGINEERS-SURVEYORS	N ARAPAHOE	BC2011-24	10/17/22	\$ 2,232.50	\$ 2,232.50	1211	\$ 2,232.50	11/02/22	11/08/22	21	Streets	100%	\$ 2,232.50	\$ 2,232.50
R&R ENGINEERS-SURVEYORS	NORTH ARAPAHOE SURVEYING	BC20144-25	11/14/22	\$ 1,350.00	\$ 1,350.00	1225	\$ 1,350.00	11/23/22	11/29/22	21	Streets	100%	\$ 1,350.00	\$ 1,350.00
Terrain Natural Landscape	Clean Up Residential yard	20427	09/02/22	\$ 865.00	\$ 865.00	1190	\$ 865.00	09/21/22	10/05/22	21	Operations	0%	\$ -	\$ -
Town of Erie	NINE MILE - OUTLOT C - PAYMENT TO TOWN	Check Request		\$ 3,758.23	\$ 3,758.23	1528	\$ 3,758.23	05/31/24	06/10/24	21	Multiple	21%	\$ 788.88	\$ 788.88
Town of Erie	IRRIGATION DISTRICT TRACTS 5/18	595-00107-00	06/18/22	\$ 1,715.32	\$ 1,715.32	1154	\$ 1,715.32	06/29/22	07/08/22	21	Parks and Recreation	21%	\$ 360.06	\$ 360.06
				<b>\$ 2,078,660.54</b>	<b>\$2,074,327.91</b>							<b>\$ 147,799.67</b>	<b>\$ 1,297,167.76</b>	



## **EXHIBIT A**

### **Nine Mile Site Overlay**

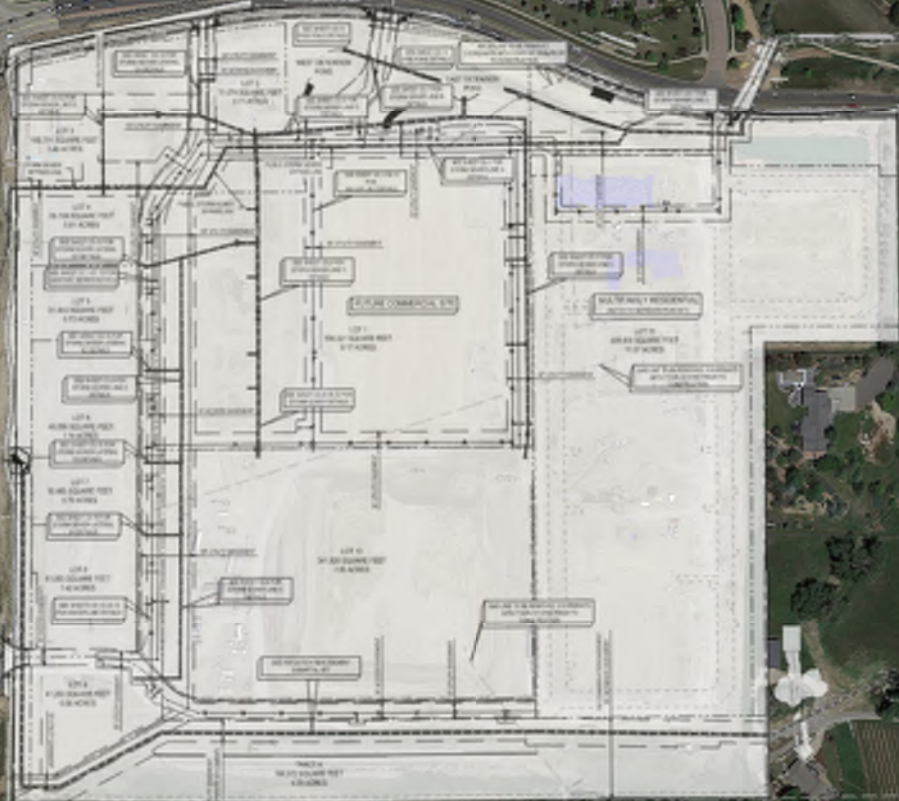


# Site Overlay

Nine Mile Metropolitan District



Legend



Google Earth





**ENGINEER'S REPORT AND CERTIFICATION #22**

**NINE MILE METROPOLITAN DISTRICT**

**PREPARED FOR:**

Nine Mile Metropolitan District  
c/o McGeady Becher P.C.  
450 E. 17<sup>th</sup> Ave., Ste. 400  
Denver, CO 80203

**PREPARED BY:**

Ranger Engineering, LLC  
3370 Simms St.  
Wheat Ridge, CO 80033

**DATE PREPARED:**

January 28, 2025



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## ENGINEER’S REPORT

### Introduction

Ranger Engineering, LLC (“Ranger”) was retained by Nine Mile Metropolitan District (“District”) as an Independent Consulting Engineer to certify costs associated with constructed Public Improvements related to the District.

The District is located within the Town of Erie, Colorado (“Town”). The development area is approximately 39 acres. This certification considers construction costs related to irrigation ditch realignment and public improvements within and without the District boundaries.

The attached Engineer’s Certification states that the Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in this Engineer’s Report, for hard and soft & indirect costs from approximately September 2022, are valued at **\$379,048.55**.

Table I summarizes costs of public improvements to date.

<b>Table I – Cost Certified to Date</b>					
<b>Cert No.</b>	<b>Date</b>	<b>Costs Paid This Period</b>	<b>Eligible Hard Costs This Period</b>	<b>Eligible Soft Costs This Period</b>	<b>Eligible Costs This Period</b>
01	9/25/2020	\$1,520,719.00	\$1,520,719.00	\$0.00	\$1,520,719.00
02	11/23/2020	\$1,677,200.31	\$572,569.91	\$561,132.86	\$1,133,702.77
03	12/21/2020	\$1,555,720.39	\$775,898.33	\$174,307.12	\$950,205.45
04	1/28/2021	\$1,462,051.65	\$922,642.36	\$77,956.05	\$1,000,598.42
05	2/15/2021	\$659,601.62	\$444,291.71	\$0.00	\$444,291.71
06	3/22/2021	\$826,204.96	\$608,710.43	\$0.00	\$608,710.43
07	4/6/2021	\$647,647.97	\$488,650.62	\$0.00	\$488,650.62
08	5/14/2021	\$349,330.54	\$251,195.62	\$0.00	\$251,195.62
09	6/7/2021	\$382,601.29	\$288,166.59	\$0.00	\$288,166.59
10	7/14/2021	\$696,131.72	\$617,328.26	\$0.00	\$617,328.26
11	8/17/2021	\$1,026,451.80	\$929,166.35	\$0.00	\$929,166.35
12	9/20/2021	\$1,277,043.17	\$1,179,349.07	\$0.00	\$1,179,349.07
13	11/5/2021	\$1,381,170.60	\$808,035.99	\$335,972.06	\$1,144,008.05
14	11/23/2021	\$561,016.19	\$543,095.43	\$0.00	\$543,095.43
15	12/14/2021	\$533,546.92	\$453,810.56	\$0.00	\$453,810.56
16	1/11/2022	\$174,630.15	\$148,833.03	\$0.00	\$148,833.03
17	2/8/222	\$824,489.09	\$718,100.23	\$0.00	\$718,100.23
18	3/15/2022	\$507,192.48	\$351,867.10	\$0.00	\$351,867.10
19	6/17/2022	\$302,429.72	\$280,455.99	\$0.00	\$280,455.99
20	7/15/2022	\$26,234.10	\$25,328.31	\$0.00	\$25,328.31
21	10/21/2024	\$237,923.96	\$0.00	\$147,799.67	\$147,799.67
22	1/28/2025	\$449,838.70	\$379,048.55	\$0.00	\$379,048.55
<b>Totals</b>		<b>\$17,079,176.31</b>	<b>\$12,307,263.44</b>	<b>\$1,297,167.76</b>	<b>\$13,604,431.21</b>

Table II summarizes the cost breakdown of the construction and soft & indirect costs. Tables III and IV provide category breakdowns of construction and soft & indirect costs reviewed for this certification.

Tables V and VI provide a detailed breakdown of the eligible hard and soft & indirect costs per the Service Plan categories. Construction costs were not reviewed as part of Cost Certification #21.

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

Ranger reviewed the Service Plan for the Nine Mile Metropolitan District (“Service Plan”); prepared by McGeady Becher, P.C.

Section I.A of the Service Plan states:

*It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated constituents and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements.*

Section I. B of the Service Plan States:

*There are currently no other governmental entities, including the Town, 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 financing of the Public Improvements needed for the Project. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.*

Section V. A of the Service Plan states:

*The District shall have the power and authority to provide the Public Improvements and, if provided herein, related operation and maintenance services, within and without the boundaries of the District 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.*

Section V.7. states the debt issuance limit of the district is Twenty Million Dollars (\$20,000,000). Exhibit D of the Service Plan provides a description of the Public Improvements. Ranger has determined that the constructed improvements and associated soft and indirect construction costs (Public Improvements) under consideration in this report and certification for reimbursement by the District are indeed authorized by the Service Plan.

### **Scope of Certification**

The Service Plan states that the District shall have the power to construct Public Improvements in accordance with the Special District Act. Based on Ranger’s experience with metropolitan districts, the Public Improvements were broken into the cost categories of Water Improvements, Sanitation Improvements, Storm Water Improvements, Streets Improvements, and Parks and Recreation Improvements. Only Capital improvements have been considered for reimbursement. For a detailed breakdown of district eligible costs, refer to Tables III - VI.

## **General Methodology**

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

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

Ranger engaged with the District to provide the Engineer's Certification in August 2020. The construction documentation was provided by the District on an ongoing basis.

### **Phase II – Site Visit and Meetings**

Ranger performed site visits to document completion of the Public Improvements. The intent of a site visit was to verify general completion of pay application quantities in accordance with the approved construction drawings and does not guarantee quality or acceptance of Public Improvements. It is assumed that the Town or another third party provided QA/QC and acceptance of the improvements. Galloway is the Engineer of Record. CTL Thompson have been contracted to provide materials testing related to compaction testing, concrete, and asphalt.

### **Phase III – Review of Documentation**

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

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

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

### **Phase IV – Verification of Construction Quantities**

Construction quantity take-offs were performed from applicable construction drawings. These quantity take-offs were used in conjunction with Phase V below to certify reasonableness of construction costs, as well as to identify an overall District eligible percentage of costs related to the entire site, based on public versus private areas. Public areas included public Tracts and Right of Way. A public percentage for work within the Nine Mile Corner plat was identified as 21.0%.

For costs related to the Irrigation Realignment, only the final pay application was provided. However, unconditional lien waivers were provided for all pay applications and the totals were verified to match the final requested pay application amount.

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

Construction Unit Costs and Indirect Costs were reviewed for market reasonableness. Ranger took into consideration the type of construction and the timeframe during which the construction occurred. Ranger determined that the costs incurred were within a reasonable range.

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

Evergreen – 287 & Arapahoe, L.L.C. (“Developer”) provided lien waivers for all pay application costs reviewed and paid for relating to the public improvements. Only costs with an approved form of proof of payment have been certified in this report. Costs associated with the private construction were determined not to be eligible as they did not relate to any Public Improvements.

#### **Phase VII – Determination of Costs Eligible for Reimbursement**

Ranger concluded the Engineer’s Certification by determining which improvements were eligible for District reimbursement, the categorization of the costs, and what percent of the costs for those improvements were reimbursable. Public Improvements that were deemed eligible for this report were associated with water, sanitation, streets, and parks and recreation.

#### **Project Notes**

McGeady Becher’s costs included line items that were associated with and reimbursed via bond proceeds. These costs were included in the total amount of reviewed costs, but the costs were not certified in this report so that reimbursable costs are not duplicated.

On Cost Certification #08, \$23,114.00 were applied to Brinkman Constructors Change Order #02 instead of Change Order #01. These costs were reallocated on Cost Certification #09, and an eligible amount of \$6,953.08 was applied in this certification to properly update eligible costs to date.

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## ENGINEER'S CERTIFICATION

Collin Koranda, P.E. / Ranger Engineering, LLC (the "Independent Consulting Engineer"), states as follows:

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.

2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.

3. The Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in the attached Engineer's Report dated January 28, 2025, including soft and indirect, District funded, and hard costs, are valued at an estimated **\$379,048.55**. In the opinion of the Independent Consulting Engineer, the above stated estimated value for the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe in similar locales.

Sincerely,

**Ranger Engineering, LLC**

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

Collin Koranda, PE

## APPENDIX A

### Documents Reviewed

#### Construction Plans and Contracts

- Erie Nine Mile Corner – Irrigation Realignment Construction Documents. Prepared by Galloway & Company. Dated 12/10/2019.
- Nine Mile Corner Plat. Prepared by Galloway & Company. Recorded 05/04/2020.

#### Contractor Pay Applications

- Brinkman Constructors – Nine Mile Erie Corner – Pay App 21/21 Ret – 9/22/22.

#### Service Plan & Agreements

- Service Plan for Nine Mile Metropolitan District. Prepared by McGeady Becher P.C. Approved August 13, 2019.
- Facilities Funding and Acquisition Agreement between Nine Mile Metropolitan District and Evergreen – 287 & Arapahoe, L.L.C. Dated February 18, 2020.



**Nine Mile Metropolitan District**  
**Summary of Costs**  
**Table II**

Type of Costs	Total Costs Paid	Costs This Period	Total District Eligible Costs	Eligible Costs This Period	Percent District This
Direct Construction Costs	\$ 15,004,848.40	\$ 449,838.70	\$ 12,307,263.44	\$ 379,048.55	84.3%
Soft & Indirect Costs	\$ 2,074,327.91	\$ -	\$ 1,297,167.76	\$ -	#DIV/0!
<b>Totals</b>	<b>\$ 17,079,176.31</b>	<b>\$ 449,838.70</b>	<b>\$ 13,604,431.21</b>	<b>\$ 379,048.55</b>	<b>84.3%</b>



**Nine Mile Metropolitan District  
Construction Costs Summary By Category  
Table III**

<b>Category</b>	<b>Total Eligible Cost by Category</b>		<b>Category Percentage</b>
Water	\$	1,502,542.41	12.2%
Sanitation	\$	2,009,533.41	16.3%
Storm Water	\$	3,855,392.41	31.3%
Streets	\$	3,315,044.81	26.9%
Parks and Recreation	\$	1,624,750.41	13.2%
	<b>\$</b>	<b>12,307,263.44</b>	<b>100.0%</b>

<b>Category</b>	<b>Eligible Cost by Category This Period</b>		<b>Category Percentage</b>
Water	\$	55,364.71	14.6%
Sanitation	\$	68,040.19	18.0%
Storm Water	\$	74,055.96	19.5%
Streets	\$	44,468.50	11.7%
Parks and Recreation	\$	137,119.20	36.2%
	<b>\$</b>	<b>379,048.55</b>	<b>100.0%</b>



**Nine Mile Metropolitan District  
Soft & Indirect Costs Summary By Category  
Table IV**

<b>Category</b>	<b>Total Eligible Soft Costs</b>		<b>Category Percentage</b>
Water	\$	196,475.11	15.1%
Sanitation	\$	201,177.61	15.5%
Storm Water	\$	203,506.61	15.7%
Streets	\$	300,380.83	23.2%
Parks and Recreation	\$	395,627.59	30.5%
	<b>\$</b>	<b>1,297,167.76</b>	<b>100.0%</b>

<b>Category</b>	<b>Eligible Soft Costs This Period</b>		<b>Category Percentage</b>
Water	\$	-	#DIV/0!
Sanitation	\$	-	#DIV/0!
Storm Water	\$	-	#DIV/0!
Streets	\$	-	#DIV/0!
Parks and Recreation	\$	-	#DIV/0!
	<b>\$</b>	<b>-</b>	<b>#DIV/0!</b>



**Nine Mile Metropolitan District  
Construction Costs Detail  
Table V**

Contract Values					Payments Made				Eligibility					Submitted Invoices		
Work Description	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage	Amount Less Retainage	District Type	Percent Eligible	Total Eligible	Eligible This Period	Costs This Period	Pay App Date	21 9/22/2022	21 RET 9/22/2022
Brinkman Constructors - Nine Mile Erie C	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage	Amount Less Retainage	District Type	Percent Eligible	Total Eligible	Eligible This Period	Costs This Period			
Gen & Spec Conditions	1	LS	\$ 411,506.00	\$ 411,506.00	\$ 411,506.00	100%	\$ -	\$ 411,506.00	Multiple	81%	\$ 332,933.64	\$ 16,646.92	\$ 20,575.60	\$ -	\$ -	\$ 20,575.60
2 Year warranty Bond	1	LS	\$ 108,700.00	\$ 108,700.00	\$ 108,700.00	100%	\$ -	\$ 108,700.00	Multiple	81%	\$ 87,944.98	\$ 87,944.98	\$ 108,700.00	\$ 108,700.00	\$ -	\$ 10,870.00
Site Demolition	1	LS	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	100%	\$ -	\$ 30,000.00	Multiple	81%	\$ 24,271.84	\$ -	\$ -	\$ -	\$ -	\$ -
Survey	1	LS	\$ 100,225.00	\$ 100,225.00	\$ 100,225.00	100%	\$ -	\$ 100,225.00	Multiple	81%	\$ 81,088.18	\$ 12,241.83	\$ 15,130.90	\$ 5,676.00	\$ -	\$ 10,022.50
SWPPP, Traffic Control, misc.	1	LS	\$ 211,983.00	\$ 211,983.00	\$ 211,983.00	100%	\$ -	\$ 211,983.00	Multiple	81%	\$ 171,507.27	\$ -	\$ -	\$ -	\$ -	\$ -
Earthwork - LVI Only	1	LS	\$ 3,019,325.00	\$ 3,019,325.00	\$ 3,019,325.00	100%	\$ -	\$ 3,019,325.00	Multiple	54%	\$ 1,642,385.00	\$ -	\$ -	\$ -	\$ -	\$ -
Asphalt Paving	1	LS	\$ 862,398.00	\$ 862,398.00	\$ 862,398.00	100%	\$ 52,186.60	\$ 810,211.40	Streets	100%	\$ 810,211.40	\$ 34,053.20	\$ 34,053.20	\$ -	\$ -	\$ 34,053.20
Roadway Improvements (Traffic Signals)	1	LS	\$ 1,080,667.00	\$ 1,080,667.00	\$ 1,080,667.00	100%	\$ -	\$ 1,080,667.00	Streets	100%	\$ 1,080,667.00	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Paving & Curbs	1	LS	\$ 464,445.00	\$ 464,445.00	\$ 464,445.00	100%	\$ -	\$ 464,445.00	Streets	100%	\$ 464,445.00	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitary Sewer	1	LS	\$ 1,212,502.00	\$ 1,212,502.00	\$ 1,212,502.00	100%	\$ -	\$ 1,212,502.00	Sanitation	98%	\$ 1,192,522.00	\$ 29,813.69	\$ 30,313.20	\$ -	\$ -	\$ 30,313.20
Water Line	1	LS	\$ 1,151,332.00	\$ 1,151,332.00	\$ 1,151,332.00	100%	\$ -	\$ 1,151,332.00	Water	60%	\$ 685,531.00	\$ 17,138.22	\$ 28,783.20	\$ -	\$ -	\$ 28,783.20
Storm Sewer	1	LS	\$ 1,557,132.00	\$ 1,557,132.00	\$ 1,557,132.00	100%	\$ -	\$ 1,557,132.00	Storm Water	92%	\$ 1,433,182.00	\$ 35,829.46	\$ 38,928.20	\$ -	\$ -	\$ 38,928.20
Storm Pond/Outfall Structure	1	LS	\$ 84,480.00	\$ 84,480.00	\$ 84,480.00	100%	\$ -	\$ 84,480.00	Storm Water	100%	\$ 84,480.00	\$ -	\$ -	\$ -	\$ -	\$ -
Site Improvements	1	LS	\$ 164,746.00	\$ 164,746.00	\$ 164,746.00	100%	\$ -	\$ 164,746.00	Multiple	100%	\$ 164,746.00	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation & Landscaping	1	LS	\$ 807,739.00	\$ 807,739.00	\$ 807,739.00	100%	\$ -	\$ 807,739.00	Parks and Recreation	100%	\$ 807,739.00	\$ 98,892.70	\$ 98,892.70	\$ 20,132.00	\$ -	\$ 80,773.90
Pre Con	1	LS	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	100%	\$ -	\$ 30,000.00	Multiple	81%	\$ 24,271.84	\$ -	\$ -	\$ -	\$ -	\$ -
Gen Liab Insur	1	LS	\$ 97,597.00	\$ 97,597.00	\$ 97,597.00	100%	\$ -	\$ 97,597.00	Multiple	81%	\$ 78,961.97	\$ 3,947.98	\$ 4,879.70	\$ -	\$ -	\$ 4,879.70
OHP	1	LS	\$ 537,349.00	\$ 537,349.00	\$ 537,349.00	100%	\$ -	\$ 537,349.00	Multiple	81%	\$ 434,748.36	\$ 26,037.38	\$ 32,182.20	\$ 5,534.78	\$ -	\$ 27,200.90
CO#01 - Lowes Pad/Trees/Tax/Railing/Over Ex	1	LS	\$ 289,573.00	\$ 289,573.00	\$ 289,573.00	100%	\$ -	\$ 289,573.00	Multiple	33%	\$ 96,787.16	\$ 4,839.24	\$ 14,478.30	\$ -	\$ -	\$ 14,478.30
CO#02 - Lot 10 Underdrain / Dry Utility Sleeve	1	LS	\$ 88,999.00	\$ 88,999.00	\$ 88,999.00	100%	\$ -	\$ 88,999.00	Non-District	0%	\$ -	\$ -	\$ 4,449.90	\$ -	\$ -	\$ 4,449.90
CO#03	1	LS	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Non-District	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CO#04 - CDOT Vault, Traffic Signals, Utility Ext	1	LS	\$ 180,337.00	\$ 180,337.00	\$ 180,337.00	100%	\$ -	\$ 180,337.00	Multiple	60%	\$ 109,000.00	\$ 5,449.91	\$ 9,016.70	\$ -	\$ -	\$ 9,016.70
CO#05 - Pipeline, Mill, Traffic Control	1	LS	\$ 580,886.00	\$ 580,886.00	\$ 580,886.00	100%	\$ -	\$ 580,886.00	Multiple	95%	\$ 552,915.79	\$ 15,947.85	\$ 16,754.60	\$ -	\$ -	\$ 16,754.60
CO#06 - 111th Work, Private earthwork	1	LS	\$ 321,685.00	\$ 321,685.00	\$ 321,685.00	100%	\$ -	\$ 321,685.00	Multiple	88%	\$ 283,495.00	\$ 18,076.40	\$ 20,511.50	\$ -	\$ -	\$ 20,511.50
CO#07 - 111th T&M/Traffic Control	1	LS	\$ 189,468.00	\$ 189,468.00	\$ 189,468.00	100%	\$ -	\$ 189,468.00	Streets	100%	\$ 189,468.00	\$ 18,946.80	\$ 18,946.80	\$ -	\$ -	\$ 18,946.80
CO#08	1	LS	\$ (96,126.00)	\$ (96,126.00)	\$ (96,126.00)	100%	\$ -	\$ (96,126.00)	Streets	100%	\$ (96,126.00)	\$ (96,126.00)	\$ (96,126.00)	\$ (96,126.00)	\$ -	\$ (9,612.60)
CO#09	1	LS	\$ 49,368.00	\$ 49,368.00	\$ 49,368.00	100%	\$ -	\$ 49,368.00	Streets	100%	\$ 49,368.00	\$ 49,368.00	\$ 49,368.00	\$ 49,368.00	\$ -	\$ 4,936.80
			\$ 13,536,316.00	\$ 13,536,316.00	\$ 13,536,316.00		\$ 52,186.60	\$ 13,484,129.40			\$ 10,786,544.44	\$ 379,048.55	\$ 449,838.70	<b>Subtotal</b>	\$ 93,284.78	\$ 365,882.40
														<b>Less Ret</b>	\$ 83,956.30	\$ 365,882.40
														<b>POP</b>	FCLW	FCLW
														<b>Date</b>	9/20/2022	9/20/2022
														<b>Amount</b>	\$502,025.31	\$502,025.31
<b>Total Construction Costs</b>			\$ 15,057,035.00	\$ 15,057,035.00	\$ 15,057,035.00	100%	\$ 52,186.60	\$ 15,004,848.40			\$ 12,307,263.44	\$ 379,048.55	\$ 449,838.70			



## **EXHIBIT A**

### **Nine Mile Site Overlay**

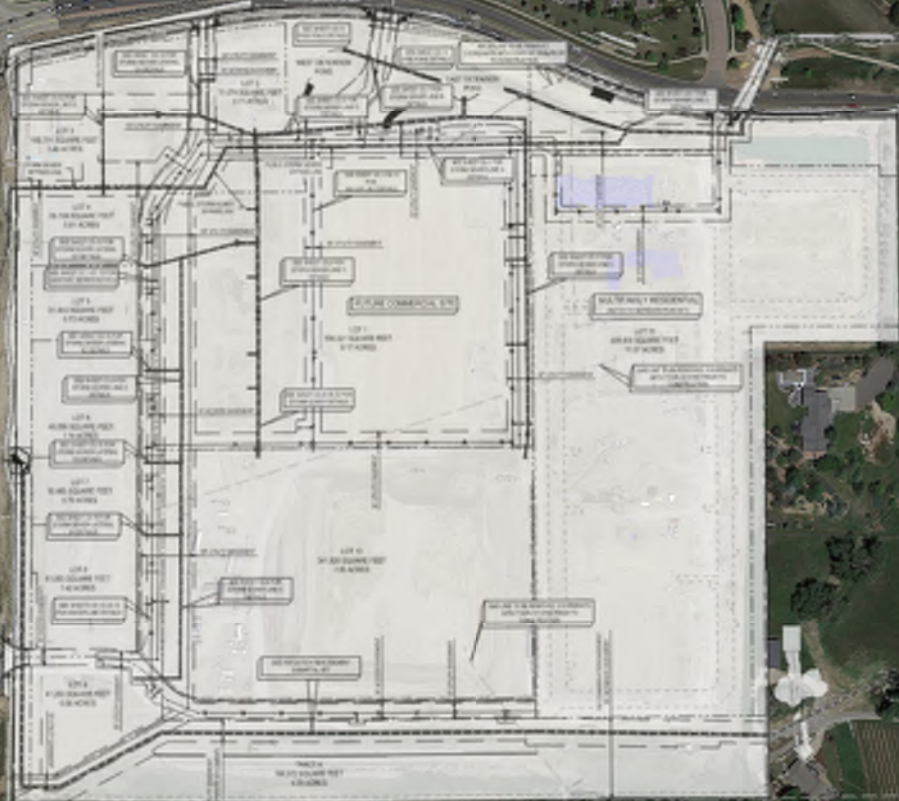


# Site Overlay

Nine Mile Metropolitan District



Legend



Google Earth

