



**CITY OF FORT LUPTON**  
**CITY COUNCIL/ENTERPRISE BOARDS**  
**REGULAR MEETING AGENDA**  
Tuesday, October 17, 2023  
6:00 PM  
130 South McKinley Avenue

**Zo Hubbard, Mayor**  
Valerie Blackston, Ward 1  
Chris Ceretto, Ward 2  
Carlos Barron, Ward 3  
David Crespín, Ward 1  
Claud Hanes, Ward 2  
Bruce Fitzgerald, Ward 3

**You may join in person or join remotely by clicking on:**  
**<https://global.gotomeeting.com/join/851983253>**

**Call to Order**

**Pledge of Allegiance**

**Roll Call**

**Persons to Address Council** - This portion of the Agenda is provided to allow members of the audience to present comments to the City Council. The City Council may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up. Please limit the time of your comments to three (3) minutes - Mayor Hubbard

**Approval of Agenda**

**Review of Accounts Payables**

- a. October 17, 2023 Accounts Payable

**Consent Agenda** - Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Councilmember so requests, in which case the item may be removed/moved from the Consent Agenda.

- a. October 3, 2023 City Council Meeting Minutes
- b. October 10, 2023 City Council Special Meeting Minutes
- c. AM 2023-148 Authorizing the Disposal of Unusable Vehicles through Auction
- d. AM 2023-150 Authorize the Mayor to Sign the Sub-Lease of Water Storage and Diversion Capacity Agreement with Tri-State Generation and Transmission Association Inc. with the City of Fort Lupton Utility Enterprise Board

**Public Hearings** - Public Hearings allow members of the audience to present comments and questions to the City Council on the item being presented. Comments and questions may be limited to three (3) minutes- Mayor Hubbard

- a. AM 2023-147 Approving a Resolution Approving a Preliminary Plat and PUD Plan, Known as the Murata Farms (Filing No. 2) Townhomes Preliminary Plat and PUD Plan

**Action Memorandum**

- a. AM 2023-149 Amending the Contract for Adolfson & Peterson Construction to Proceed with Contracting and Procuring Subcontractors and Material for the Final Guaranteed Maximum Price Based on the 100% Construction Drawings for an Amount Not to Exceed a Total Project Cost of \$10,908,523.00 for the Recreation Expansion Project

**Staff Reports**

**Mayor/Council Reports**

**Future City Events**

- a. October 17, 2023 Upcoming Events

**Upcoming Meetings**

- a.     October 21, 2023 Budget Retreat, City Hall, 130 S. McKinley Ave. 9:00 a.m.  
          October 31, 2023 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.  
          (CANCELED)  
          November 7, 2023 City Council Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.  
          November 14, 2023 Town Hall Meeting, City Hall, 130 S. McKinley Ave. 6:00 p.m.

**Adjourn**

# Council Check Report

City of Fort Lupton

By Check Number

Date Range: 10/04/2023 - 10/17/2023

| Vendor Number                             | Vendor Name                        | Payment Date | Payment Type                                   | Discount Amount | Payment Amount | Number |
|-------------------------------------------|------------------------------------|--------------|------------------------------------------------|-----------------|----------------|--------|
| Payable #                                 | Payable Type                       | Post Date    | Payable Description                            | Discount Amount | Payable Amount |        |
| <b>Bank Code: Golf Course-Golf Course</b> |                                    |              |                                                |                 |                |        |
| 000206                                    | CENTURYLINK                        | 10/10/2023   | Regular                                        | 0.00            | 61.46          | 86189  |
| <a href="#">333164407</a>                 | Invoice                            | 09/19/2023   | Golf-Phone Sep23-Main                          | 0.00            | 61.46          |        |
| 000241                                    | CITY OF FT LUPTON-UTIL INVOICE     | 10/10/2023   | Regular                                        | 0.00            | 573.79         | 86190  |
| <a href="#">110249001</a>                 | Invoice                            | 10/01/2023   | Golf-08/21-09/21 Water Usage                   | 0.00            | 387.26         |        |
| <a href="#">110252101 SEP23</a>           | Invoice                            | 10/01/2023   | Golf-08/21-09/21 Water Usage-Restroom          | 0.00            | 129.98         |        |
| <a href="#">770214501SEP23</a>            | Invoice                            | 10/01/2023   | Golf-08/21-09/21 Water Usage-Main Shop         | 0.00            | 56.55          |        |
| 002723                                    | EAGLE ROCK COMPANY OF COLO         | 10/10/2023   | Regular                                        | 0.00            | 796.52         | 86191  |
| <a href="#">11784283</a>                  | Invoice                            | 10/02/2023   | Golf-Liquor-ProShop                            | 0.00            | 428.00         |        |
| <a href="#">11795677</a>                  | Invoice                            | 10/01/2023   | Golf-Liquor-Pro Shop                           | 0.00            | 237.72         |        |
| <a href="#">11795678</a>                  | Invoice                            | 10/01/2023   | Golf-Liquor-Pro Shop                           | 0.00            | 130.80         |        |
| 000567                                    | HIGH COUNTRY BEVERAGE CORP         | 10/10/2023   | Regular                                        | 0.00            | 473.25         | 86192  |
| <a href="#">W-6616683</a>                 | Invoice                            | 10/02/2023   | Golf-Beverages-Pro Shop                        | 0.00            | 473.25         |        |
| 002673                                    | HOWARD HUGHES HOOD CLEANING        | 10/10/2023   | Regular                                        | 0.00            | 475.00         | 86193  |
| <a href="#">311</a>                       | Invoice                            | 10/01/2023   | Golf-Hood Cleaning-Pro Shop                    | 0.00            | 475.00         |        |
| 000933                                    | R&R PRODUCTS INC                   | 10/10/2023   | Regular                                        | 0.00            | 66.70          | 86194  |
| <a href="#">CD2840885</a>                 | Invoice                            | 10/01/2023   | GC-Bracket-skid-Maint                          | 0.00            | 66.70          |        |
| 000999                                    | SHAMROCK FOODS COMPANY             | 10/10/2023   | Regular                                        | 0.00            | 1,208.77       | 86195  |
| <a href="#">28921457</a>                  | Invoice                            | 10/01/2023   | Golf-Food & Supplies-Pro Shop                  | 0.00            | 1,208.77       |        |
| 001225                                    | YAMAHA MOTOR CORP                  | 10/10/2023   | Regular                                        | 0.00            | 10,798.08      | 86196  |
| <a href="#">822097</a>                    | Invoice                            | 10/01/2023   | Golf-Lease-80 DR2AEF1/2 YU-Main                | 0.00            | 10,798.08      |        |
| 000024                                    | ACE HARDWARE OF FORT LUPTON        | 10/12/2023   | Regular                                        | 0.00            | 133.73         | 86197  |
| <a href="#">100152</a>                    | Invoice                            | 10/01/2023   | GOLF-1/4"PLUG, COUPLER, AIR HOSE-MAIN          | 0.00            | 30.97          |        |
| <a href="#">100978</a>                    | Invoice                            | 10/05/2023   | GOLF-PAPER PROD, SCKT, FUSE, BATTERY...        | 0.00            | 85.91          |        |
| <a href="#">101017</a>                    | Invoice                            | 10/09/2023   | GOLF-CAP PVC-MAINT                             | 0.00            | 16.85          |        |
| 000028                                    | ACUSHNET COMPANY                   | 10/12/2023   | Regular                                        | 0.00            | 1,802.51       | 86198  |
| <a href="#">916623630</a>                 | Invoice                            | 09/27/2023   | GOLF-MERCHANDISE-PRO SHOP                      | 0.00            | 515.74         |        |
| <a href="#">916636603</a>                 | Invoice                            | 09/29/2023   | GOLF-MERCHANDISE-PRO SHOP                      | 0.00            | 516.33         |        |
| <a href="#">916660193</a>                 | Invoice                            | 09/29/2023   | GOLF-MERCHANDISE-PRO SHOP                      | 0.00            | 770.44         |        |
| 000048                                    | AIRGAS USA LLC                     | 10/12/2023   | Regular                                        | 0.00            | 18.61          | 86199  |
| <a href="#">5502694524</a>                | Invoice                            | 09/30/2023   | GOLF-LG OXYGEN, LG ACETYLENE-MAINT             | 0.00            | 18.61          |        |
| 000974                                    | ALARM DETECTION SYSTEMS, INC.      | 10/12/2023   | Regular                                        | 0.00            | 159.14         | 86200  |
| <a href="#">870192-1082</a>               | Invoice                            | 10/08/2023   | GOLF-SECURITY MONITORING-PRO SHOP              | 0.00            | 159.14         |        |
| 001293                                    | AMAZON.COM                         | 10/12/2023   | Regular                                        | 0.00            | 179.98         | 86201  |
| <a href="#">1YKQ-HXNF-YXTH</a>            | Invoice                            | 10/05/2023   | GOLF-HIGH CAPACITY POWER BANK-PRO ...          | 0.00            | 179.98         |        |
| 003401                                    | CLUB PROPHET SOFTWARE, LLC         | 10/12/2023   | Regular                                        | 0.00            | 2,544.28       | 86202  |
| <a href="#">INV1745196</a>                | Invoice                            | 10/01/2023   | Golf-BarCode Printer (Zebra)-Pro Shop          | 0.00            | 441.65         |        |
| <a href="#">INV1757773</a>                | Invoice                            | 10/02/2023   | Golf-Travel Exps for C. Burford, Sep-Pro Sh... | 0.00            | 2,102.63       |        |
| 002011                                    | FRONT RANGE LUMBER COMPANY         | 10/12/2023   | Regular                                        | 0.00            | 22.14          | 86203  |
| <a href="#">31254/2</a>                   | Invoice                            | 10/02/2023   | GOLF-2X2 PINE/SPF FURRING STRIPS-MAI...        | 0.00            | 22.14          |        |
| 001734                                    | GOLF ASSOCIATES ADVERTISING CO INC | 10/12/2023   | Regular                                        | 0.00            | 3,207.32       | 86204  |
| <a href="#">293172</a>                    | Invoice                            | 09/26/2023   | GOLF-SCOREBOARD, ROUND CORNERS-P...            | 0.00            | 3,207.32       |        |
| 000567                                    | HIGH COUNTRY BEVERAGE CORP         | 10/12/2023   | Regular                                        | 0.00            | 472.30         | 86205  |

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| Vendor Number                   | Vendor Name                | Payment Date | Payment Type                             | Discount Amount | Payment Amount | Number |
|---------------------------------|----------------------------|--------------|------------------------------------------|-----------------|----------------|--------|
| Payable #                       | Payable Type               | Post Date    | Payable Description                      | Discount Amount | Payable Amount |        |
| <a href="#">W-6624122</a>       | Invoice                    | 10/09/2023   | GOLF-BEVERAGES-PRO SHOP                  | 0.00            | 472.30         |        |
| 003120                          | HUDSON LOCKERS, INC        | 10/12/2023   | Regular                                  | 0.00            | 230.00         | 86206  |
| <a href="#">338</a>             | Invoice                    | 10/09/2023   | GOLF-ASSORTED SNACK STIX, BEEF JERKY-... | 0.00            | 230.00         |        |
| 000636                          | JC GOLF ACCESSORIES        | 10/12/2023   | Regular                                  | 0.00            | 94.69          | 86207  |
| <a href="#">SI-192500</a>       | Invoice                    | 10/02/2023   | GOLF-TOUR WRAP MEN'S GRIP-PRO SHOP       | 0.00            | 94.69          |        |
| 000735                          | LL JOHNSON DISTRIBUTING    | 10/12/2023   | Regular                                  | 0.00            | 572.11         | 86208  |
| <a href="#">1154263-00</a>      | Invoice                    | 09/27/2023   | GOLF-SWITCH, CKT BRK-MAINT               | 0.00            | 179.91         |        |
| <a href="#">1914811-00</a>      | Invoice                    | 09/27/2023   | GOLF-MODULE CONTROL, AERATOR-MAI...      | 0.00            | 392.20         |        |
| 000768                          | MASEK GOLF CAR OF COLORADO | 10/12/2023   | Regular                                  | 0.00            | 1,052.11       | 86209  |
| <a href="#">0183103</a>         | Invoice                    | 10/04/2023   | GOLF-YAM-PROTECTOR-SIDE PL-PRO SHOP      | 0.00            | 63.08          |        |
| <a href="#">01-83108</a>        | Invoice                    | 10/04/2023   | GOLF-YAM-FLEET NO 18-PRO SHOP            | 0.00            | 6.15           |        |
| <a href="#">01-83156</a>        | Invoice                    | 10/09/2023   | GOLF-PARTS/SUPPLIES-PRO SHOP             | 0.00            | 982.88         |        |
| 000795                          | MILE HIGH TURFGRASS, LLC   | 10/12/2023   | Regular                                  | 0.00            | 294.82         | 86210  |
| <a href="#">10909</a>           | Invoice                    | 10/10/2023   | GOLF-ROTARY MOWER BLADE-MAINT            | 0.00            | 294.82         |        |
| 000933                          | R&R PRODUCTS INC           | 10/12/2023   | Regular                                  | 0.00            | 268.76         | 86211  |
| <a href="#">CD2841870</a>       | Invoice                    | 10/03/2023   | GOLF-SEAL, BEARLING, SCREW-MAINT         | 0.00            | 268.76         |        |
| 000999                          | SHAMROCK FOODS COMPANY     | 10/12/2023   | Regular                                  | 0.00            | 1,015.29       | 86212  |
| <a href="#">29252060</a>        | Invoice                    | 10/05/2023   | GOLF-FOOD, CONDIMENTS-                   | 0.00            | 1,015.29       |        |
| 001022                          | SOUTHERN GLAZER'S OF CO    | 10/12/2023   | Regular                                  | 0.00            | 85.81          | 86213  |
| <a href="#">3201433</a>         | Invoice                    | 10/01/2023   | GOLF-BEVERAGES-PRO SHOP                  | 0.00            | 85.81          |        |
| 001026                          | SPECIALTY CIGARS, LLC      | 10/12/2023   | Regular                                  | 0.00            | 557.94         | 86214  |
| <a href="#">US16-31832625</a>   | Invoice                    | 10/03/2023   | GOLF-MERCHANDISE-PRO SHOP                | 0.00            | 557.94         |        |
| 001895                          | TERMINIX                   | 10/12/2023   | Regular                                  | 0.00            | 163.00         | 86215  |
| <a href="#">438384386</a>       | Invoice                    | 09/11/2023   | GOLF-PEST CONTROL-PRO SHOP               | 0.00            | 163.00         |        |
| 001137                          | UNITED POWER               | 10/12/2023   | Regular                                  | 0.00            | 4,208.86       | 86216  |
| <a href="#">1194602 SEPT23</a>  | Invoice                    | 10/04/2023   | United Power                             | 0.00            | 859.59         |        |
| <a href="#">1195001 SEPT23</a>  | Invoice                    | 10/04/2023   | United Power                             | 0.00            | 3,153.68       |        |
| <a href="#">1195701 SEPT23</a>  | Invoice                    | 10/04/2023   | United Power                             | 0.00            | 144.69         |        |
| <a href="#">19595600 SEPT23</a> | Invoice                    | 10/04/2023   | United Power                             | 0.00            | 25.28          |        |
| <a href="#">6601202 SEPT23</a>  | Invoice                    | 10/04/2023   | United Power                             | 0.00            | 25.62          |        |
| 003019                          | VICTORY FIRE PROTECTION    | 10/12/2023   | Regular                                  | 0.00            | 175.50         | 86217  |
| <a href="#">12462105</a>        | Invoice                    | 10/09/2023   | GOLF-KITCHEN HOOD INSPECTION-PRO S...    | 0.00            | 175.50         |        |

## Bank Code Golf Course Summary

| Payment Type   | Payable Count | Payment Count | Discount    | Payment          |
|----------------|---------------|---------------|-------------|------------------|
| Regular Checks | 45            | 29            | 0.00        | 31,712.47        |
| Manual Checks  | 0             | 0             | 0.00        | 0.00             |
| Voided Checks  | 0             | 0             | 0.00        | 0.00             |
| Bank Drafts    | 0             | 0             | 0.00        | 0.00             |
| EFT's          | 0             | 0             | 0.00        | 0.00             |
|                | <b>45</b>     | <b>29</b>     | <b>0.00</b> | <b>31,712.47</b> |



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Date Range: 10/04/2023 - 10/17/2023

| Vendor Number                             | Vendor Name                             | Payment Date | Payment Type                                  | Discount Amount | Payment Amount | Number |
|-------------------------------------------|-----------------------------------------|--------------|-----------------------------------------------|-----------------|----------------|--------|
| Payable #                                 | Payable Type                            | Post Date    | Payable Description                           | Discount Amount | Payable Amount |        |
| <b>Bank Code: Pooled Cash-Pooled Cash</b> |                                         |              |                                               |                 |                |        |
| 003397                                    | COLORADO COACH TRANSPORTATION LLC       | 10/06/2023   | Regular                                       | 0.00            | 2,200.00       | 101139 |
| <a href="#">4146</a>                      | Invoice                                 | 10/02/2023   | CPR-CHARTERED BUS TOUR-SENIORS                | 0.00            | 2,200.00       |        |
| 001293                                    | AMAZON.COM                              | 10/10/2023   | Regular                                       | 0.00            | 641.85         | 101140 |
| <a href="#">1HPV-RHFC-14TT</a>            | Invoice                                 | 10/05/2023   | GF-Various supplies-Planning                  | 0.00            | 151.87         |        |
| <a href="#">1P6V-MDYN-1HLN</a>            | Invoice                                 | 10/05/2023   | GF-TV Monitor & Mount-Fin                     | 0.00            | 489.98         |        |
| 000108                                    | AUSMUS LAW FIRM PC                      | 10/10/2023   | Regular                                       | 0.00            | 7,700.00       | 101141 |
| <a href="#">8394</a>                      | Invoice                                 | 10/02/2023   | GF-Prosecution srvs-Court                     | 0.00            | 1,200.00       |        |
| <a href="#">8401</a>                      | Invoice                                 | 10/02/2023   | GF-LEGAL FEES- CITY ATTORNEY                  | 0.00            | 6,500.00       |        |
| 001820                                    | BADGER METER                            | 10/10/2023   | Regular                                       | 0.00            | 1,757.10       | 101142 |
| <a href="#">80139891</a>                  | Invoice                                 | 10/01/2023   | Meter Hosting                                 | 0.00            | 1,757.10       |        |
| 000182                                    | CEM SALES & SERVICE INC                 | 10/10/2023   | Regular                                       | 0.00            | 1,913.15       | 101143 |
| <a href="#">161457</a>                    | Invoice                                 | 10/01/2023   | RF-Briquettes, Mixture, Pool Moss, Fuel ch... | 0.00            | 1,397.15       |        |
| <a href="#">161470</a>                    | Invoice                                 | 10/01/2023   | RF-Igniter for pool-Rec                       | 0.00            | 516.00         |        |
| 000241                                    | CITY OF FT LUPTON-UTIL INVOICE          | 10/10/2023   | Regular                                       | 0.00            | 37,643.76      | 101144 |
| <a href="#">110035001 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 1,385.35       |        |
| <a href="#">110221001 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 437.05         |        |
| <a href="#">110222001 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 578.65         |        |
| <a href="#">110251001 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 1,127.28       |        |
| <a href="#">330025001 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 221.65         |        |
| <a href="#">330031001 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 863.65         |        |
| <a href="#">330045001 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 150.82         |        |
| <a href="#">330092001 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 263.65         |        |
| <a href="#">330166001 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 197.73         |        |
| <a href="#">330920000 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 34.65          |        |
| <a href="#">550055501 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 160.66         |        |
| <a href="#">550057001 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 536.02         |        |
| <a href="#">550057601 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 1,872.09       |        |
| <a href="#">550057701 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 7,220.65       |        |
| <a href="#">660092001 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 829.63         |        |
| <a href="#">770109501 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 34.65          |        |
| <a href="#">770116501 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 778.50         |        |
| <a href="#">770229001 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 1,375.69       |        |
| <a href="#">770229501 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 2,185.12       |        |
| <a href="#">770229601 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 38.18          |        |
| <a href="#">770231101 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 166.64         |        |
| <a href="#">990004001 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 124.00         |        |
| <a href="#">990004101 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 92.44          |        |
| <a href="#">990005001 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 281.27         |        |
| <a href="#">990006001 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 161.39         |        |
| <a href="#">990007001 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 306.07         |        |
| <a href="#">990008001 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 70.58          |        |
| <a href="#">990132001 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 15,966.00      |        |
| <a href="#">999910000 SEP23</a>           | Invoice                                 | 09/29/2023   | Water/Sewer Bill-City                         | 0.00            | 183.70         |        |
|                                           | **Void**                                | 10/10/2023   | Regular                                       | 0.00            | 0.00           | 101145 |
| 000242                                    | CIVICPLUS                               | 10/10/2023   | Regular                                       | 0.00            | 275.00         | 101146 |
| <a href="#">277736</a>                    | Invoice                                 | 10/02/2023   | GF-Municode Admin support fee-Cty Clerk       | 0.00            | 275.00         |        |
| 002651                                    | COLORADO COMMUNITY MEDIA                | 10/10/2023   | Regular                                       | 0.00            | 151.33         | 101147 |
| <a href="#">96392</a>                     | Invoice                                 | 10/01/2023   | Legal-City of Ft Lupton                       | 0.00            | 151.33         |        |
| 000253                                    | COLORADO DEPT OF PUBLIC HEALTH AND ENVI | 10/10/2023   | Regular                                       | 0.00            | 1,850.00       | 101148 |
| <a href="#">FGD20230632</a>               | Invoice                                 | 10/01/2023   | UF-Drinking Water Permit-WTP                  | 0.00            | 1,850.00       |        |
| 001517                                    | CORE&MAIN LP                            | 10/10/2023   | Regular                                       | 0.00            | 2,282.08       | 101149 |
| <a href="#">T202762</a>                   | Invoice                                 | 10/01/2023   | UF-Key for hydro grp-Wline                    | 0.00            | 146.40         |        |
| <a href="#">T538560</a>                   | Invoice                                 | 10/01/2023   | UF-Clayxci/pvc/Swr pipe-Sline                 | 0.00            | 175.68         |        |

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|--------------------------------|--------------------------------|--------------|-----------------------------------------------|-----------------|----------------|--------|
| Payable #                      | Payable Type                   | Post Date    | Payable Description                           | Discount Amount | Payable Amount |        |
| <a href="#">T579555</a>        | Invoice                        | 10/01/2023   | UF-3/4 ball curb/w 1/4 turn chk-Wline         | 0.00            | 1,960.00       |        |
| 003399                         | DANA KEPNER COMPANY LLC        | 10/10/2023   | Regular                                       | 0.00            | 1,117.98       | 101150 |
| <a href="#">1587342-00</a>     | Invoice                        | 10/01/2023   | UF-30x51 Meter/Montior Cover-W lines          | 0.00            | 1,117.98       |        |
| 000372                         | DELL MARKETING LP              | 10/10/2023   | Regular                                       | 0.00            | 5,309.52       | 101151 |
| <a href="#">10692493735</a>    | Invoice                        | 10/01/2023   | Dell - Docking Station (Thunderbolt 4 Dock... | 0.00            | 244.98         |        |
| <a href="#">10692666038</a>    | Invoice                        | 10/01/2023   | Dell Precision 3660 Tower Workstation         | 0.00            | 5,064.54       |        |
| 000445                         | EWING IRRIGATION PRODUCTS INC  | 10/10/2023   | Regular                                       | 0.00            | 82.31          | 101152 |
| <a href="#">20412807</a>       | Invoice                        | 10/01/2023   | UF-Platte River rock-Wline                    | 0.00            | 82.31          |        |
| 000454                         | FARIS MACHINERY COMPANY        | 10/10/2023   | Regular                                       | 0.00            | 1,998.46       | 101153 |
| <a href="#">W63376</a>         | Invoice                        | 10/01/2023   | UF-VA2100 Plus 16-12V-16545 Repair-Slin...    | 0.00            | 1,998.46       |        |
| 002448                         | HIGH PLAINS NEW HOLLAND        | 10/10/2023   | Regular                                       | 0.00            | 926.23         | 101154 |
| <a href="#">I19879</a>         | Invoice                        | 10/01/2023   | GF-LT wing shoe, Kit, blade, relay-Streets    | 0.00            | 490.79         |        |
| <a href="#">I19880</a>         | Invoice                        | 10/01/2023   | GF-Kit blade-Streets                          | 0.00            | 220.94         |        |
| <a href="#">I20125</a>         | Invoice                        | 10/01/2023   | GF-LT Wing Shoe-Streets                       | 0.00            | 214.50         |        |
| 003260                         | KING SURVEYORS, LLC            | 10/10/2023   | Regular                                       | 0.00            | 550.00         | 101155 |
| <a href="#">419933</a>         | Invoice                        | 10/01/2023   | RF-Easements-Rec                              | 0.00            | 550.00         |        |
| 000865                         | OFFICE DEPOT                   | 10/10/2023   | Regular                                       | 0.00            | 110.52         | 101156 |
| <a href="#">331324892001</a>   | Invoice                        | 10/01/2023   | GF-copy paper, dsnfct wps, blue top-Admi...   | 0.00            | 110.52         |        |
| 000862                         | O'REILLY AUTO PARTS            | 10/10/2023   | Regular                                       | 0.00            | 1,117.60       | 101157 |
| <a href="#">4489-477810</a>    | Invoice                        | 10/01/2023   | 55gal blueDEF drum                            | 0.00            | 378.00         |        |
| <a href="#">4489-486057</a>    | Invoice                        | 10/01/2023   | UF-1GalAntifrez-W Lines                       | 0.00            | 69.54          |        |
| <a href="#">4489-486393</a>    | Invoice                        | 10/01/2023   | Battery, Core Charge, Core Exchange           | 0.00            | 409.35         |        |
| <a href="#">4489-487397</a>    | Invoice                        | 10/01/2023   | Glass Clnr, BrakeCln, Motoroil, DslTreat      | 0.00            | 260.71         |        |
| 002265                         | QUADIENT FINANCE USA INC       | 10/10/2023   | Regular                                       | 0.00            | 386.00         | 101158 |
| <a href="#">80877446Sept23</a> | Invoice                        | 10/01/2023   | GF-Postage recharges-                         | 0.00            | 386.00         |        |
| 000931                         | R & L TIRES                    | 10/10/2023   | Regular                                       | 0.00            | 97.00          | 101159 |
| <a href="#">50241</a>          | Invoice                        | 10/01/2023   | CF-Tire Repair-Cemetery                       | 0.00            | 15.00          |        |
| <a href="#">50406</a>          | Invoice                        | 10/02/2023   | GFTire Dismount/Mount & Disposal-Streets      | 0.00            | 82.00          |        |
| 000939                         | RECREATION SUPPLY COMPANY      | 10/10/2023   | Regular                                       | 0.00            | 723.55         | 101160 |
| <a href="#">515022</a>         | Invoice                        | 10/01/2023   | RF-Pool Lane Line Repair-Rec                  | 0.00            | 723.55         |        |
| 003400                         | ROOF RESTORATION INC           | 10/10/2023   | Regular                                       | 0.00            | 415.40         | 101161 |
| <a href="#">23FTL-01054-R</a>  | Invoice                        | 10/01/2023   | Refund for 23FTL-01054-R                      | 0.00            | 415.40         |        |
| 003155                         | SHIRTS BY CHA LLC              | 10/10/2023   | Regular                                       | 0.00            | 60.00          | 101162 |
| <a href="#">2353</a>           | Invoice                        | 09/27/2023   | GF-4x10 Banner-Com Events                     | 0.00            | 60.00          |        |
| 003398                         | UNIVERSITY AUTO PARTS          | 10/10/2023   | Regular                                       | 0.00            | 689.61         | 101163 |
| <a href="#">180357</a>         | Invoice                        | 10/01/2023   | GF-Impact socket-Streets                      | 0.00            | 22.99          |        |
| <a href="#">180484</a>         | Invoice                        | 10/01/2023   | CF-PREM AW 32 HYD FI-Cemetery                 | 0.00            | 219.06         |        |
| <a href="#">182080</a>         | Invoice                        | 10/01/2023   | UF-Fuel press regul/gas recircul-Wlines       | 0.00            | 296.63         |        |
| <a href="#">182260</a>         | Invoice                        | 10/01/2023   | GF-Lubricant-Graphite-Streets                 | 0.00            | 114.30         |        |
| <a href="#">182424</a>         | Invoice                        | 10/01/2023   | UF-Fuel & Water Separ-W lines                 | 0.00            | 36.63          |        |
| 001149                         | UTILITY NOTIFICATION CENTER    | 10/10/2023   | Regular                                       | 0.00            | 420.54         | 101164 |
| <a href="#">223090625</a>      | Invoice                        | 10/01/2023   | RTL Transmission, pos respnse                 | 0.00            | 420.54         |        |
| 001153                         | VALLEY FIRE EXTINGUISHER       | 10/10/2023   | Regular                                       | 0.00            | 1,418.00       | 101165 |
| <a href="#">157687</a>         | Invoice                        | 10/01/2023   | GF-Dry Chem exting,Hydro tst, rechrg-Shop     | 0.00            | 953.00         |        |
| <a href="#">157830</a>         | Invoice                        | 10/01/2023   | GF-ABC drychem, veh brckts-shop               | 0.00            | 465.00         |        |
| 001156                         | VERIZON WIRELESS SVCS LLC      | 10/10/2023   | Regular                                       | 0.00            | 6,561.67       | 101166 |
| <a href="#">9945419875</a>     | Invoice                        | 09/26/2023   | Verizon Bill                                  | 0.00            | 6,561.67       |        |
| 001963                         | WASTE CONNECTIONS OF COLO, INC | 10/10/2023   | Regular                                       | 0.00            | 368.01         | 101167 |

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| Vendor Number                       | Vendor Name                          | Payment Date | Payment Type                                  | Discount Amount | Payment Amount | Number |
|-------------------------------------|--------------------------------------|--------------|-----------------------------------------------|-----------------|----------------|--------|
| Payable #                           | Payable Type                         | Post Date    | Payable Description                           | Discount Amount | Payable Amount |        |
| <a href="#">7297496V311</a>         | Invoice                              | 10/01/2023   | UF-Trash Services-Admin                       | 0.00            | 368.01         |        |
| 001189                              | WELD COUNTY ACCTG DEPART             | 10/10/2023   | Regular                                       | 0.00            | 10,353.54      | 101168 |
| <a href="#">SEP2023</a>             | Invoice                              | 09/30/2023   | GF-SEP23 FUEL CHARGES                         | 0.00            | 10,353.54      |        |
| 001212                              | WILLIAMS AND WEISS CONSULTING        | 10/10/2023   | Regular                                       | 0.00            | 4,845.00       | 101169 |
| <a href="#">1886</a>                | Invoice                              | 10/04/2023   | Water Engineering Services                    | 0.00            | 4,845.00       |        |
| 001224                              | XCEL ENERGY-GAS                      | 10/10/2023   | Regular                                       | 0.00            | 194.62         | 101170 |
| <a href="#">847105303</a>           | Invoice                              | 10/02/2023   | City Gas Services                             | 0.00            | 194.62         |        |
| 000024                              | ACE HARDWARE OF FORT LUPTON          | 10/12/2023   | Regular                                       | 0.00            | 34.00          | 101171 |
| <a href="#">Citation #E00256...</a> | Invoice                              | 10/06/2023   | GF-Citation #E0025698, Restitution-Court      | 0.00            | 34.00          |        |
| 003196                              | AMAZE HEALTH                         | 10/12/2023   | Regular                                       | 0.00            | 3,300.00       | 101172 |
| <a href="#">INV-2018</a>            | Invoice                              | 10/01/2023   | GF-Monthly User Fee-Misc                      | 0.00            | 1,650.00       |        |
| <a href="#">INV-5018</a>            | Invoice                              | 10/01/2023   | GF-Monthly User Fee-Misc                      | 0.00            | 1,650.00       |        |
| 001293                              | AMAZON.COM                           | 10/12/2023   | Regular                                       | 0.00            | 1,740.19       | 101173 |
| <a href="#">17JR-7TRF-Y-JHX</a>     | Invoice                              | 10/05/2023   | GF-Conference Room Table (basement)-Ci...     | 0.00            | 1,387.90       |        |
| <a href="#">1J7K-VX9Q-YH1M</a>      | Invoice                              | 10/05/2023   | GF-SUPPLIES                                   | 0.00            | 303.33         |        |
| <a href="#">1TFK-NRL3-X3CH</a>      | Invoice                              | 09/05/2023   | GF-Mouse pad, Wireless mouse--Planning        | 0.00            | 48.96          |        |
| 001820                              | BADGER METER                         | 10/12/2023   | Regular                                       | 0.00            | 24,230.02      | 101174 |
| <a href="#">1600531</a>             | Invoice                              | 09/30/2023   | UF-Bedger Meters & End Points-Waterlines      | 0.00            | 24,230.02      |        |
| 001646                              | BANK OF COLORADO                     | 10/12/2023   | Regular                                       | 0.00            | 116.58         | 101175 |
| <a href="#">0227 OCT23</a>          | Invoice                              | 10/01/2023   | GF-Fuel-Streets                               | 0.00            | 116.58         |        |
| 003404                              | BRANDON GENE MURRAY                  | 10/12/2023   | Regular                                       | 0.00            | 950.50         | 101176 |
| <a href="#">Citation #116280</a>    | Invoice                              | 10/06/2023   | GF-J. Hernestina Rodriguez, Cit #116280-C...  | 0.00            | 950.50         |        |
| 000171                              | BROWNS HILL ENGINEERING & CONTROLS   | 10/12/2023   | Regular                                       | 0.00            | 69,500.00      | 101177 |
| <a href="#">26593</a>               | Invoice                              | 10/05/2023   | UF-LOGIC CONTROLLER UPGRADE-WT                | 0.00            | 69,500.00      |        |
| 000239                              | CITY OF FORT LUPTON                  | 10/12/2023   | Regular                                       | 0.00            | 750.00         | 101178 |
| <a href="#">Citation #E00155...</a> | Invoice                              | 10/06/2023   | GF-R. Valentine Sanchez, Cit#E0015559-, ...   | 0.00            | 155.00         |        |
| <a href="#">Citation #E00157...</a> | Invoice                              | 10/09/2023   | GF-Case Refund Restit E0015737-1-             | 0.00            | 15.00          |        |
| <a href="#">Citation#E00300...</a>  | Invoice                              | 10/06/2023   | GF-R. Sanchez, citation #E0030067-Court       | 0.00            | 440.00         |        |
| <a href="#">E0015737-1</a>          | Invoice                              | 09/29/2023   | GF-Restitution Cit#E0015737-1, Bonita Fig...  | 0.00            | 140.00         |        |
| 000295                              | COLORADO MOBILE DRUG TESTING         | 10/12/2023   | Regular                                       | 0.00            | 403.60         | 101179 |
| <a href="#">31429</a>               | Invoice                              | 09/01/2023   | GF-A. Morales Delgado drug testing-Streets    | 0.00            | 403.60         |        |
| 000307                              | COMCAST CABLE COMM, LLC              | 10/12/2023   | Regular                                       | 0.00            | 531.60         | 101180 |
| <a href="#">0116038 OCT 23</a>      | Invoice                              | 09/18/2023   | REC-OCTOBER 23 PHONE SERVICE                  | 0.00            | 178.15         |        |
| <a href="#">0124495OCT23</a>        | Invoice                              | 09/25/2023   | CPR-Cable srvs Sept 25-Oct 24-COM CENT...     | 0.00            | 151.00         |        |
| <a href="#">0147405OCT23</a>        | Invoice                              | 09/20/2023   | CPR-Phone/Internet OCT23-Museum               | 0.00            | 202.45         |        |
| 003403                              | EDGAR CORRAL                         | 10/12/2023   | Regular                                       | 0.00            | 1,369.00       | 101181 |
| <a href="#">Citation #132624</a>    | Invoice                              | 10/06/2023   | GF-J. Chihuahua, restitution, cit#132624-C... | 0.00            | 1,369.00       |        |
| 001089                              | ERGOMED                              | 10/12/2023   | Regular                                       | 0.00            | 215.00         | 101182 |
| <a href="#">9129771</a>             | Invoice                              | 09/01/2023   | GF-DRUG TESTING S. PAINTIN-HR                 | 0.00            | 215.00         |        |
| 002222                              | GREELEY LOCK & KEY                   | 10/12/2023   | Regular                                       | 0.00            | 428.00         | 101183 |
| <a href="#">0000024698</a>          | Invoice                              | 10/10/2023   | Front Doors not Opening Properly              | 0.00            | 428.00         |        |
| 001881                              | HALO BRANDED SOLUTIONS INC           | 10/12/2023   | Regular                                       | 0.00            | 2,315.00       | 101184 |
| <a href="#">2023000163969</a>       | Invoice                              | 10/01/2023   | GF-Swivel USB Driver * GB-City ADM            | 0.00            | 690.00         |        |
| <a href="#">2023000163978</a>       | Invoice                              | 10/01/2023   | GF-SW07-8GB Swivel USB w 8GB                  | 0.00            | 1,625.00       |        |
| 002720                              | INTERMOUNTAIN CONTROLS NICHOLS-GIVEN | 10/12/2023   | Regular                                       | 0.00            | 4,101.01       | 101185 |
| <a href="#">220/60032053</a>        | Invoice                              | 10/06/2023   | WTP Actuator                                  | 0.00            | 4,101.01       |        |
| 003405                              | JACQUELINE ANDRADE DIAZ              | 10/12/2023   | Regular                                       | 0.00            | 500.00         | 101186 |

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| Vendor Number                       | Vendor Name                        | Payment Date | Payment Type                                | Discount Amount | Payment Amount | Number |
|-------------------------------------|------------------------------------|--------------|---------------------------------------------|-----------------|----------------|--------|
| Payable #                           | Payable Type                       | Post Date    | Payable Description                         | Discount Amount | Payable Amount |        |
| <a href="#">Citation #E00201...</a> | Invoice                            | 10/06/2023   | GF-P. Unrein, Citation #E0020161-Court      | 0.00            | 500.00         |        |
| 003350                              | JUDY ANN GUTIERREZ                 | 10/12/2023   | Regular                                     | 0.00            | 34.22          | 101187 |
| <a href="#">Citation #E00248...</a> | Invoice                            | 10/06/2023   | GF-Citation #E0024879-WH-, restitutionC...  | 0.00            | 34.22          |        |
| 000714                              | LEGACY SCHOOL OF DANCE LLC         | 10/12/2023   | Regular                                     | 0.00            | 723.34         | 101188 |
| <a href="#">SEPT 23 Dance</a>       | Invoice                            | 10/04/2023   | REC-SEPT 23 DANCE SCHOOL-                   | 0.00            | 723.34         |        |
| 001799                              | MAC EQUIPMENT INC                  | 10/12/2023   | Regular                                     | 0.00            | 4,330.99       | 101189 |
| <a href="#">442028</a>              | Invoice                            | 10/03/2023   | Jumping Jack/Demo Saw                       | 0.00            | 4,330.99       |        |
| 000808                              | MOTEL 6                            | 10/12/2023   | Regular                                     | 0.00            | 328.58         | 101190 |
| <a href="#">Citation #CR1605...</a> | Invoice                            | 10/06/2023   | GF-B. Graham, Citation #CR1605181, Resti... | 0.00            | 328.58         |        |
| 000862                              | O'REILLY AUTO PARTS                | 10/12/2023   | Regular                                     | 0.00            | 4,500.00       | 101191 |
| <a href="#">4489-478393</a>         | Invoice                            | 10/03/2023   | Equipment Scanner                           | 0.00            | 4,500.00       |        |
| 003044                              | PEAK FORM, LLC                     | 10/12/2023   | Regular                                     | 0.00            | 1,125.00       | 101192 |
| <a href="#">2361K25213</a>          | Invoice                            | 09/01/2023   | GF-EMPLOYMENT SCREENING-                    | 0.00            | 305.00         |        |
| <a href="#">2576K25213</a>          | Invoice                            | 10/01/2023   | GF-EMPLOYMENT SCREENINGS-                   | 0.00            | 820.00         |        |
| 001529                              | ROCKY MOUNTAIN PUMP & CONTROLS LLC | 10/12/2023   | Regular                                     | 0.00            | 12,628.00      | 101193 |
| <a href="#">3639</a>                | Invoice                            | 10/10/2023   | Rocy Mountain Pump and Control              | 0.00            | 12,628.00      |        |
| 003381                              | SANTIAGO'S                         | 10/12/2023   | Regular                                     | 0.00            | 410.50         | 101194 |
| <a href="#">4132</a>                | Invoice                            | 10/03/2023   | GF-Regional mngr present-City Adm           | 0.00            | 410.50         |        |
| 001040                              | STERICYCLE                         | 10/12/2023   | Regular                                     | 0.00            | 66.92          | 101195 |
| <a href="#">8004733107</a>          | Invoice                            | 09/18/2023   | REC- BioHazard P/U-Rec Cntr                 | 0.00            | 66.92          |        |
| 003110                              | THE KM CUP                         | 10/12/2023   | Regular                                     | 0.00            | 100.00         | 101196 |
| <a href="#">#1</a>                  | Invoice                            | 09/22/2023   | GF-Volunteer Gifts-COM Events               | 0.00            | 100.00         |        |
| 001101                              | TODD HODGES DESIGN, LLC            | 10/12/2023   | Regular                                     | 0.00            | 3,693.75       | 101197 |
| <a href="#">3553</a>                | Invoice                            | 10/08/2023   | GF-PLANNING SERVICES 09/25-10/08/23-P...    | 0.00            | 3,693.75       |        |
| 001120                              | TRUDILIGENCE LLC                   | 10/12/2023   | Regular                                     | 0.00            | 265.00         | 101198 |
| <a href="#">54075</a>               | Invoice                            | 09/15/2023   | GF-BACKGROUND CHECKS-HR                     | 0.00            | 265.00         |        |
| 001137                              | UNITED POWER                       | 10/12/2023   | Regular                                     | 0.00            | 36,434.79      | 101199 |
| <a href="#">10553102 SEP23</a>      | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 22.22          |        |
| <a href="#">1195501 SEP23</a>       | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 2,056.65       |        |
| <a href="#">1195603 SEP23</a>       | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 816.14         |        |
| <a href="#">1196401 SEP23</a>       | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 33.82          |        |
| <a href="#">1207701 SEP23</a>       | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 21.05          |        |
| <a href="#">1223101 SEP23</a>       | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 20.00          |        |
| <a href="#">1240301 SEP23</a>       | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 105.90         |        |
| <a href="#">1241801 SEP23</a>       | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 582.69         |        |
| <a href="#">1241903 SEP23</a>       | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 127.12         |        |
| <a href="#">1276101 SEP23</a>       | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 426.50         |        |
| <a href="#">1279801 SEP23</a>       | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 24.72          |        |
| <a href="#">1295501 SEP23</a>       | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 80.29          |        |
| <a href="#">1296101 SEP23</a>       | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 340.55         |        |
| <a href="#">1299501 SEP23</a>       | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 112.00         |        |
| <a href="#">1302801 SEP23</a>       | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 1,878.08       |        |
| <a href="#">1302901 SEP23</a>       | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 108.68         |        |
| <a href="#">1316801 SEP23</a>       | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 1,167.27       |        |
| <a href="#">1322501 SEP23</a>       | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 4,605.03       |        |
| <a href="#">1360303 SEP23</a>       | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 38.86          |        |
| <a href="#">13842400 SEP23</a>      | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 57.20          |        |
| <a href="#">14427100 SEP23</a>      | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 82.71          |        |
| <a href="#">15232500 SEP23</a>      | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 27.87          |        |
| <a href="#">17149700 SEP23</a>      | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 55.05          |        |
| <a href="#">17761600 SEP23</a>      | Invoice                            | 10/04/2023   | United Power                                | 0.00            | 20.13          |        |

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| Vendor Number                     | Vendor Name                     | Payment Date | Payment Type                            | Discount Amount | Payment Amount | Number     |
|-----------------------------------|---------------------------------|--------------|-----------------------------------------|-----------------|----------------|------------|
| Payable #                         | Payable Type                    | Post Date    | Payable Description                     | Discount Amount | Payable Amount |            |
| <a href="#">17868800 SEP23</a>    | Invoice                         | 10/04/2023   | United Power                            | 0.00            | 20.00          |            |
| <a href="#">18057500 SEP23</a>    | Invoice                         | 10/04/2023   | United Power                            | 0.00            | 522.58         |            |
| <a href="#">18498400 SEP23</a>    | Invoice                         | 10/04/2023   | United Power                            | 0.00            | 46.98          |            |
| <a href="#">18762100 SEP23</a>    | Invoice                         | 10/04/2023   | United Power                            | 0.00            | 22.87          |            |
| <a href="#">19545100 SEP23</a>    | Invoice                         | 10/04/2023   | United Power                            | 0.00            | 225.73         |            |
| <a href="#">20040100SEP23</a>     | Invoice                         | 10/04/2023   | United Power                            | 0.00            | 152.78         |            |
| <a href="#">21675200 SEP23</a>    | Invoice                         | 10/04/2023   | United Power                            | 0.00            | 156.03         |            |
| <a href="#">21675300 SEP23</a>    | Invoice                         | 10/04/2023   | United Power                            | 0.00            | 90.56          |            |
| <a href="#">22185901 SEP23</a>    | Invoice                         | 10/04/2023   | United Power                            | 0.00            | 20.44          |            |
| <a href="#">3399301 SEP23</a>     | Invoice                         | 10/04/2023   | United Power                            | 0.00            | 52.13          |            |
| <a href="#">6612303 SEP23</a>     | Invoice                         | 10/04/2023   | United Power                            | 0.00            | 21.07          |            |
| <a href="#">6779701 SEP23</a>     | Invoice                         | 10/04/2023   | United Power                            | 0.00            | 7,710.12       |            |
| <a href="#">704901 SEP23</a>      | Invoice                         | 10/04/2023   | United Power                            | 0.00            | 8,693.87       |            |
| <a href="#">7225800 SEP23</a>     | Invoice                         | 10/04/2023   | United Power                            | 0.00            | 20.66          |            |
| <a href="#">726705 SEP23</a>      | Invoice                         | 10/04/2023   | United Power                            | 0.00            | 54.49          |            |
| <a href="#">7280200 SEP23</a>     | Invoice                         | 10/04/2023   | United Power                            | 0.00            | 21.48          |            |
| <a href="#">733101 SEP23</a>      | Invoice                         | 10/04/2023   | United Power                            | 0.00            | 157.96         |            |
| <a href="#">762901 SEP23</a>      | Invoice                         | 10/04/2023   | United Power                            | 0.00            | 33.59          |            |
| <a href="#">803908 SEP23</a>      | Invoice                         | 10/04/2023   | United Power                            | 0.00            | 5,006.37       |            |
| <a href="#">8976200 SEP23</a>     | Invoice                         | 10/04/2023   | United Power                            | 0.00            | 594.55         |            |
|                                   | **Void**                        | 10/12/2023   | Regular                                 | 0.00            | 0.00           | 101200     |
|                                   | **Void**                        | 10/12/2023   | Regular                                 | 0.00            | 0.00           | 101201     |
| 003398                            | UNIVERSITY AUTO PARTS           | 10/12/2023   | Regular                                 | 0.00            | 108.37         | 101202     |
| <a href="#">176336</a>            | Invoice                         | 10/01/2023   | GF-FUEL FILTER-ENG                      | 0.00            | 33.32          |            |
| <a href="#">176337</a>            | Invoice                         | 10/01/2023   | GF-DIESEL DEEP CLEAN-STREETS            | 0.00            | 75.05          |            |
| 001153                            | VALLEY FIRE EXTINGUISHER        | 10/12/2023   | Regular                                 | 0.00            | 1,025.00       | 101203     |
| <a href="#">157688</a>            | Invoice                         | 10/01/2023   | GF-ABC CHEM, HYDRO TST, VALVE STEM-...  | 0.00            | 621.00         |            |
| <a href="#">157689</a>            | Invoice                         | 10/01/2023   | CPR-FIRE EXT MAINT/IINSPECTION-MUSE...  | 0.00            | 35.00          |            |
| <a href="#">157739</a>            | Invoice                         | 10/01/2023   | GF-FIRE EXTINGUISHER MAINT/INSP-PARKS   | 0.00            | 36.00          |            |
| <a href="#">157740</a>            | Invoice                         | 10/01/2023   | GF-HYDRO TEST, STEM VALVE, DRY CHEM-... | 0.00            | 189.00         |            |
| <a href="#">157741</a>            | Invoice                         | 10/01/2023   | CPR-FIRE EXT MAINT/INSP-COM CENTER      | 0.00            | 144.00         |            |
| 001174                            | WAGNER EQUIPMENT CO.            | 10/12/2023   | Regular                                 | 0.00            | 2,349.21       | 101204     |
| <a href="#">P00C2611672</a>       | Invoice                         | 10/01/2023   | GF-SHIM, STRIP-WEAR                     | 0.00            | 2,349.21       |            |
|                                   | **Void**                        | 10/12/2023   | Regular                                 | 0.00            | 0.00           | 101205     |
|                                   | **Void**                        | 10/12/2023   | Regular                                 | 0.00            | 0.00           | 101206     |
| 002660                            | WHITESIDE'S BOOTS AND CLOTHING  | 10/12/2023   | Regular                                 | 0.00            | 119.97         | 101207     |
| <a href="#">Receipt #43761</a>    | Invoice                         | 09/12/2023   | GF-Uniform for J. Salazar-Streets       | 0.00            | 119.97         |            |
| 002158                            | WW BACKHOE & DOZER SERVICES INC | 10/12/2023   | Regular                                 | 0.00            | 500.00         | 101208     |
| <a href="#">26710</a>             | Invoice                         | 10/06/2023   | GF-Ppl mover for pumkin fest-COM EVENTS | 0.00            | 500.00         |            |
| 003046                            | PERKINS + WILL, INC.            | 10/10/2023   | EFT                                     | 0.00            | 22,464.60      | 9001427    |
| <a href="#">222254.000-203...</a> | Invoice                         | 10/01/2023   | RC-Design of Additions-Rec Center       | 0.00            | 22,464.60      |            |
| 000119                            | BANK OF COLORADO                | 10/06/2023   | Bank Draft                              | 0.00            | 6,506.44       | DFT0002260 |
| <a href="#">INV0001466</a>        | Invoice                         | 10/06/2023   | HSA DISTRIBUTION                        | 0.00            | 6,506.44       |            |
| 000119                            | BANK OF COLORADO                | 10/06/2023   | Bank Draft                              | 0.00            | 930.83         | DFT0002261 |
| <a href="#">INV0001467</a>        | Invoice                         | 10/06/2023   | HSA DISTRIBUTION                        | 0.00            | 930.83         |            |
| 001416                            | VALIC_1                         | 10/06/2023   | Bank Draft                              | 0.00            | 47,997.95      | DFT0002262 |
| <a href="#">INV0001468</a>        | Invoice                         | 10/06/2023   | VALIC - 457(b) \$ Contributions         | 0.00            | 47,997.95      |            |
| 001265                            | IRS                             | 10/06/2023   | Bank Draft                              | 0.00            | 80,764.95      | DFT0002263 |
| <a href="#">INV0001469</a>        | Invoice                         | 10/06/2023   | Federal Withholding                     | 0.00            | 80,764.95      |            |
| 001418                            | CO DEPARTMENT OF REVENUE        | 10/06/2023   | Bank Draft                              | 0.00            | 14,252.00      | DFT0002264 |

## Council Check Report

Date Range: 10/04/2023 - 10/17/2023

| Vendor Number              | Vendor Name  | Payment Date | Payment Type        | Discount Amount | Payment Amount | Number |
|----------------------------|--------------|--------------|---------------------|-----------------|----------------|--------|
| Payable #                  | Payable Type | Post Date    | Payable Description | Discount Amount | Payable Amount |        |
| <a href="#">INV0001470</a> | Invoice      | 10/06/2023   | CO Withholding      | 0.00            | 14,252.00      |        |

## Bank Code Pooled Cash Summary

| Payment Type   | Payable Count | Payment Count | Discount    | Payment           |
|----------------|---------------|---------------|-------------|-------------------|
| Regular Checks | 168           | 65            | 0.00        | 273,387.97        |
| Manual Checks  | 0             | 0             | 0.00        | 0.00              |
| Voided Checks  | 0             | 5             | 0.00        | 0.00              |
| Bank Drafts    | 5             | 5             | 0.00        | 150,452.17        |
| EFT's          | 1             | 1             | 0.00        | 22,464.60         |
|                | <b>174</b>    | <b>76</b>     | <b>0.00</b> | <b>446,304.74</b> |

## All Bank Codes Check Summary

| Payment Type   | Payable<br>Count | Payment<br>Count | Discount    | Payment           |
|----------------|------------------|------------------|-------------|-------------------|
| Regular Checks | 213              | 94               | 0.00        | 305,100.44        |
| Manual Checks  | 0                | 0                | 0.00        | 0.00              |
| Voided Checks  | 0                | 5                | 0.00        | 0.00              |
| Bank Drafts    | 5                | 5                | 0.00        | 150,452.17        |
| EFT's          | 1                | 1                | 0.00        | 22,464.60         |
|                | <b>219</b>       | <b>105</b>       | <b>0.00</b> | <b>478,017.21</b> |

## Fund Summary

| Fund | Name                          | Period  | Amount            |
|------|-------------------------------|---------|-------------------|
| 999  | POOLED CASH/CONSOLIDATED CASH | 10/2023 | 478,017.21        |
|      |                               |         | <b>478,017.21</b> |



## Upcoming Events

|                  |                                                                      |
|------------------|----------------------------------------------------------------------|
| October 31, 2023 | Trick-or-Treat Street, 4:00 p.m. – 6:00 p.m.<br>Downtown Fort Lupton |
|------------------|----------------------------------------------------------------------|





**SUBJECT FOR DISCUSSION**

Presentation of the 2024-Requested Budget and Six-Year Capital Improvement Program

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

Presentation of the 2024 Requested Budget on October 10, 2023 meeting the October 15<sup>th</sup> deadline defined in Colorado Revised Statutes.

The requested budget will be reviewed and amended by council at 9:00 am, October 21, 2023 in the council chambers at 130 S. McKinley Avenue, Fort Lupton, CO 80621

The 2024 Requested Budget will be available on request. Contact:

Fort Lupton Finance Department  
130 S McKinley Avenue  
Fort Lupton, CO 80621

Or

Email: [AP@FortLuptonCO.gov](mailto:AP@FortLuptonCO.gov)

**FINANCIAL CONSIDERATIONS**

None

**LEGAL/POLITICAL CONSIDERATIONS**

**Certification of Council Approval:**

Ordinance No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date



**SUBJECT FOR DISCUSSION**

Authorizing the Disposal of Unusable Vehicles through Auction.

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

The City has vehicles that are deemed unusable by the departments and selling them at auction will generate revenue for the City.

**FINANCIAL CONSIDERATIONS**

N/A

**LEGAL/POLITICAL CONSIDERATIONS**

N/A

**ALTERNATIVES/OPTIONS**

1. Sell vehicles at auction.
2. Sell the vehicles.
3. Store surplus equipment

**STAFF RECOMMENDATIONS**

Staff recommends declaring surplus and authorizing the sale of the vehicles through auction.

**Attachments:**                      a. Excel Spreadsheet of Vehicles

**Certification of Council Approval:**

Ordinance No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date

| YEAR | COLOR       | MAKE  | MODEL | VIN               | UNIT          |
|------|-------------|-------|-------|-------------------|---------------|
| 2013 | BLACK       | GMC   | YUKON | 1GKS2BE04DR185408 | 1304          |
| 2013 | SILVER      | GMC   | YUKON | 1GKS2BE02DR214971 | 1303          |
| 2014 | BLACK/WHITE | CHEVY | TAHOE | 1GNSK2E01ER177514 | 1401          |
| 2014 | WHITE       | CHEVY | TAHOE | 1GNSK2E00ER185460 | 1404          |
| 2012 | GOLD        | CHEVY | TAHOE | 1GNSKAE04CR283558 | 1201          |
| 2002 | WHITE       | SC    | RDR   | 4NZSM041321001428 | SPEED TRAILER |
| 2017 | BLACK       | CHEVY | TAHOE | 1GNSKFECOHR285094 | 1701          |



**SUBJECT FOR DISCUSSION**

Authorize the Mayor to Sign the Sub-Lease of Water Storage and Diversion Capacity Agreement with Tri-State Generation and Transmission Association Inc. with the City of Fort Lupton Utility Enterprise Board

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

City staff first introduced the sub-lease on March 15, 2022; the sub-lease was approved by the City Council.

Due to staffing changes, no signatures were obtained on the agreement from Tri-State. The City of Fort Lupton and Tri-State Generation have continued to work together on projects that benefit both entities. The various projects include the section 3 augmentation station, capacity in the SWSP pipeline from Carter Lake, easements for their supply pipeline, potable water service to their plant, and shared water storage at the water treatment plant. This agreement adds the sublease and use of Perry Pit as a diversion structure that they would pay the city each year for a sub-lease. The agreement has been reviewed by the engineers, attorneys, and staff of both entities and we feel it serves the City well

**FINANCIAL CONSIDERATIONS**

N/A

**LEGAL/POLITICAL CONSIDERATIONS**

The Cities attorneys have reviewed and approved the agreement.

**ALTERNATIVES/OPTIONS**

1. Discuss any possible alternatives or other options that were considered or that may be available
2. Do not sublease space at Perry Pit
3. Sublease a different amount of space

**STAFF RECOMMENDATIONS**

Staff recommends authorization of the Mayor to execute this agreement and proceed with the sub-lease of Perry Pit storage with Tri-State Generation and Transmission Association Inc.

Attachments: a. Sub-Lease Agreement

**Certification of Council Approval:**

Ordinance No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date

**SUB-LEASE OF WATER STORAGE AND DIVERSION CAPACITY**  
**PERRY PIT EAST RESERVOIR + PERRY PIT WELLS**

This Sub-Lease of Water Storage and Diversion Capacity (“Sub-Lease”) is made effective November 1, 2023, between the City of Fort Lupton Utility Enterprise (“Fort Lupton”) as Lessee and Sub-lessor, and Tri-State Generation and Transmission Association, Inc., a Colorado cooperative corporation (“Tri-State”), Sub-lessee. Fort Lupton and Tri-State may be referred to herein individually as “Party” and collectively as “Parties.”

RECITALS

WHEREAS, pursuant to the Perry Pit East Reservoir Water Storage Lease Agreement dated effective February 4, 2020 (the “Lease”), Fort Lupton leased from The Consolidated Mutual Water Company (“Consolidated”) water storage capacity in the Perry Pit East Reservoir, located in the N.E. ¼ of Section 25, T.1N., R.67W. of the 6<sup>th</sup> P.M., and the N.W. ¼ of Section 30, T.1N., R.66W of the 6<sup>th</sup> P.M., Weld County, together with all flow capacity of the Perry Pit Wells Nos. 1, 2 and 3 (“Perry Pit Wells”) subject to Consolidated’s use of the Perry Pit Wells pursuant to paragraph 3(a) of the Lease, and including the use of all outlet facilities (a copy of the Lease is attached hereto as Exhibit A); and

WHEREAS, the term of the Lease expires February 4, 2032 with an option for Fort Lupton to extend the Lease by five additional years; and

WHEREAS, Fort Lupton obtained a decree in Case No. 12CW180, District Court, Water Division 1, authorizing diversions of water derived from the Fulton Ditch to storage in the Perry Pit East Reservoir and use of the water thus stored in Fort Lupton’s plan for augmentation; and

WHEREAS, the current as-built capacity of Perry Pit East Reservoir is 962 acre-feet, of which Consolidated is retaining 50 acre-feet and Fort Lupton is leasing 912 acre-feet; and

WHEREAS, Tri-State operates the J.M. Shafer Generating Station in the City of Fort Lupton; and

WHEREAS, Tri-State obtained a decree in Case No. 15CW3178, District Court, Water Division 1, to divert water at the Perry Pit Wells into storage in the Perry Pit East Reservoir, and to use the water thus stored in Tri-State’s plan for augmentation; and

WHEREAS, Tri-State and Fort Lupton have cooperated on numerous water resource-related projects, and anticipate continued future cooperation to their mutual benefit; and

WHEREAS, Fort Lupton will have, for the remaining term of the Lease, available water storage and diversion capacity not currently needed for other city uses; and

WHEREAS, Tri-State has a need for 300 acre-feet of Fort Lupton's available storage capacity and up to 4.82 cfs of excess diversion capacity.

## AGREEMENT

1. **Sub-Lease of Storage and Diversion Capacity.** Beginning November 1st, 2023, Fort Lupton sub-leases to Tri-State, and Tri-State sub-leases from Fort Lupton, 300 acre-feet of leased storage capacity in the Perry Pit East Reservoir ("Tri-State's Storage"), including the right for Tri-State to divert at the Perry Pit Wells at the flow rate described in this paragraph 1 ("Tri-State's Diversions"), and the use of all outlet facilities and related infrastructure (such storage and diversion capacities and facilities usage hereinafter referred to as "Reservoir Facilities") until October 31, 2031, subject to termination in the event the Lease terminates or as otherwise provided in paragraphs 21 and 22 of the Lease, provided that Fort Lupton shall promptly provide Tri-State a copy of any notice transmitted or received under paragraphs 21 or 22 of the Lease. At such time as the Lease terminates or expires, this Sub-Lease shall automatically terminate on the date of expiration or termination of the Lease, except for any of Tri-State's (i) remaining payment obligations accrued before said termination or expiration, (ii) accounting obligations, and (iii) indemnification obligations under this Sub-Lease.

**1.1. Extension of Sub-lease.** Fort Lupton has no obligation to extend the term of the Lease. Notwithstanding the foregoing, the parties agree to meet by January 31, 2027 to discuss options for extending the term of the Lease. In the event Fort Lupton elects, in its sole discretion, to extend the term of the Lease, Fort Lupton shall provide Tri-State the opportunity to negotiate terms for a new agreement to sub-lease Tri-State's Storage, Tri-State's Diversions and the Reservoir Facilities available to Fort Lupton according to the Lease to the extent (i) Fort Lupton and Tri-State agree on the rent amount to be paid by Tri-State to Fort Lupton and (ii) Fort Lupton does not require such Tri-State's Storage, Tri-State's Diversions and the Reservoir Facilities for its other city uses.

**1.2. Party use of Other Party's Capacity.** At no time shall Tri-State have more than 300 acre-feet in storage, and Fort Lupton shall not store water in Tri-State's 300 acre-feet of storage capacity, absent written agreement of the Parties.

**1.3. Allocation of Stored Water on Effective Date.** At the time the Parties executed this Sub-Lease, over 800 acre-feet of water have been stored in the Perry Pit East Reservoir. Of the total amount of stored water, 13 acre-feet has been delivered into Consolidated's 50 acre-feet of retained storage capacity in the Perry Pit East Reservoir. Fort Lupton and Tri-State agree that 612 acre-feet of the water stored in Perry Pit East Reservoir on the effective date shall remain allocated in Fort Lupton's available storage capacity in the Perry Pit East Reservoir. Subject to permission from the state Water Commissioner or other state water officials, the

Parties agree that Tri-State will be allocated the remaining amount of approximately 100 acre-feet of water stored in the Perry Pit East Reservoir on the November 1, 2023 effective date into Tri-State's Storage for use by Tri-State pursuant to the terms of this Sub-Lease. Fort Lupton and Tri-State agree to cooperate to either obtain permission from the state Water Commissioner or other state water officials to approve allocation of the additional amount of stored water into Tri-State's Storage for use by Tri-State pursuant to the terms of this Sub-Lease, or to release the stored water from Tri-State's Storage. Fort Lupton and Tri-State agree that the allocation of any stored water into Tri-State's Storage in 2023 is a one-time allocation to Tri-State and Fort Lupton shall have no obligation to allocate any additional water in the Perry Pit East Reservoir to Tri-State.

**1.4. Allocation of Diversion and Outlet Capacities.** Subject to Consolidated's diversions at the Perry Pit Wells made pursuant to paragraph 3(a) of the Lease, the Parties will allocate the physically and legally available diversion capacity and outlet capacity, pro-rata based on their respective amounts of allocated storage in Perry Pit East Reservoir. At times when Consolidated exercises its first right to use 5.2% of the actual diversion capacity of the Perry Pit Wells pursuant to the Lease, Tri-State shall be entitled to 31.2% of the actual diversion capacity and Fort Lupton shall be entitled to 63.6% of the actual diversion capacity of the Perry Pit Wells. At times when Consolidated does not exercise its first right to use diversion capacity of the Perry Pit Wells, Tri-State shall be entitled to 32.89% of the actual diversion capacity and Fort Lupton shall be entitled to 67.11% of the actual diversion capacity of the Perry Pit Wells. Subject to Consolidated's first right to use diversion capacity, if either Party's storage capacity in Perry Pit Reservoir is full, the other Party may use the full diversion capacity of the Perry Pit Wells. If either Party is not using its pro-rata diversion capacity of the Perry Pit Wells, the other Party shall be entitled to use such unused diversion capacity. Tri-State shall coordinate its diversions and releases through the outlet of the Perry Pit Reservoir with Fort Lupton as described in paragraph 6 herein and to ensure Tri-State has adequate augmentation supplies available for replacement of lagged depletions, if any, incurred as a result of such diversions of water into Tri-State's Storage according to the terms of Tri-State's decrees.

2. **Rent.** Tri-State shall pay to Fort Lupton as annual rent \$490.27 per acre-foot of storage capacity, for a total annual rent of \$147,081.93 in 2024, regardless of the amount of water actually stored in Tri-State's Storage. The annual rent per acre-foot of capacity is calculated as the rent Fort Lupton pays to Consolidated under the Lease plus 65%. Tri-State's annual rent shall escalate in the same proportion as Fort Lupton pays to Consolidated pursuant to paragraph 6 of the Lease. Payment by Tri-State for its storage capacity and usage pursuant to this Sub-Lease shall be due within 30 days of the date of invoice issued by Fort Lupton to Tri-State.

3. **Water Stored by Tri-State.** The water stored in Tri-State's Storage shall be diverted, owned and used pursuant to Tri-State's decree issued in Case No. 15CW3178, or as otherwise

allowed by administrative approval and/or subsequent water court decrees obtained by Tri-State. Tri-State shall be solely responsible for obtaining permission from state water administration officials for use of the diversion and storage facilities under Tri-State's water right decrees. The amount of water placed into storage in Tri-State's Storage under the terms of this Sub-Lease shall be determined as the total annual volume of water diverted through the Perry Pit Wells as measured by flow metering of such diversions, less any amount pumped on behalf of Consolidated and/or Fort Lupton. Water shall be diverted and delivered, stored in Tri-State's Storage, and accounted for by Tri-State in the manner required by state water administration officials. Fort Lupton shall make such diversions and deliveries, storage in Tri-State's Storage, and releases from Tri-State's Storage on behalf of Tri-State, and Fort Lupton shall record such operations in the Perry Pit accounting. Fort Lupton shall provide such Perry Pit accounting to Tri-State pursuant to paragraph 6.2. Tri-State shall be solely responsible for preparing accounting required pursuant to Tri-State's decree issued in Case No. 15CW3178 and/or subsequent water court decrees obtained by Tri-State and for incorporating data from the Perry Pit accounting into the Tri-State accounting. Any losses of water stored in the Perry Pit Reservoir to evaporation, seepage, system losses, or otherwise shall be born pro rata by Fort Lupton and Tri-State according to the amount of water each party has in storage in the Perry Pit Reservoir.

4. **Improvements and Capital improvements.** To the maximum extent possible, Fort Lupton shall provide Tri-State advance notice of any costs identified in paragraph 4.2 in order to allow Tri-State to incorporate such costs into its budgeting processes during the preceding period. Accordingly, the Parties will endeavor to discuss all planned or potential major repairs and improvements at their annual May and October meetings set forth respectively in paragraphs 1.12.3 and 4.3.1 of the Amended and Restated Water Supply Infrastructure Development Agreement dated December 17, 2018.

4.1. **Improvements.** For repairs, maintenance, and replacements identified in paragraph 8 of the Lease, Tri-State shall pay to Fort Lupton Tri-State's pro rata share of amounts paid by Fort Lupton, based on their respective allocation of storage space. Specifically, Tri-State's allocation of storage space will be 31.2%, and Fort Lupton's allocation of storage space will be 63.6%. Payment by Tri-State under this paragraph 4.1 shall be due within 30 days of the date of invoices issued by Fort Lupton to Tri-State.

4.2 **Capital Improvements.** For repairs, maintenance, and replacements identified in paragraphs 9(a) and 9(c) of the Lease, Tri-State shall pay to Fort Lupton Tri-State's pro rata share of all amounts paid by Fort Lupton, based on the respective allocations of storage space stated above, provided that Fort Lupton will, to the maximum extent possible, share with Tri-State the benefits that Fort Lupton enjoys under those paragraphs including, without limitation, cooperation, sharing of estimates, conferring, inspections, notifications, and consultations regarding necessary repairs or replacement. Payment by Tri-State under this paragraph 4.2 shall be due within 30 days of the date of invoice issued by Fort Lupton to Tri-State.



4.3. **Incidental Costs.** Fort Lupton shall be responsible for all incidental costs of diversion, storage, use, and accounting identified in paragraph 10 of the Lease.

5. **Tri-State's Additional Costs.** Any approvals from the state Water Commissioner or other state water officials that are necessary to allow Tri-State to divert into, store water, or otherwise utilize Tri-State's Storage and Tri-State's Diversions shall be the responsibility of Tri-State.

6. **Sub-Lease Operating Conditions.**

6.1 Seven days prior to the first day of each month, Tri-State shall provide a written schedule of the estimated amount of water Tri-State anticipates requesting be diverted into, and released from, Tri-State's Storage during each month.

6.2 Tri-State shall provide at least forty-eight (48) hours of notice to Fort Lupton of any adjustments to the estimated diversion schedule described in paragraph 6.1 to reflect the actual amount of water Tri-State requests to be diverted and delivered into Tri-State's Storage prior to Fort Lupton diverting such water into Tri-State's Storage. Fort Lupton shall measure and record in the Perry Pit accounting the amount of such water diverted on behalf of Tri-State at the Perry Pit Wells by metering flow, and Fort Lupton shall report such amounts for each of the Perry Pit Wells to Tri-State on a monthly basis within seven days after the end of the month. Tri-State shall be responsible for accounting for such diverted and stored water in Tri-State's Storage in the manner required by state water administration officials and according to the requirements of Tri-State's water court decrees, and Tri-State shall also provide such accounting to Fort Lupton on a monthly basis.

6.3 Tri-State shall provide at least forty-eight (48) hours of notice to Fort Lupton of any adjustments to the estimated release schedule described in paragraph 6.1 to reflect the amount of water Tri-State requests to be released to the South Platte River from Tri-State's Storage prior to Fort Lupton releasing such water from Tri-State's Storage. On a daily basis, Fort Lupton shall measure and record in the Perry Pit accounting the amount of such water released from Tri-State's Storage in the manner required by state water administration officials, and Fort Lupton shall report such amounts to Tri-State on a monthly basis within seven days after the end of the month. Tri-State shall be responsible for accounting for such released water in the manner required by state water administration officials and according to the requirements of Tri-State's water court decrees, and Tri-State shall also provide such accounting to Fort Lupton on a monthly basis.

7. **Storage subject to Lease Terms.** Tri-State's use of Storage shall in all respects comply with the requirements governing Fort Lupton's use of the Leased Storage and Leased Diversion

Capacity under the Lease. Tri-State's obligations to the "LESSOR" identified in the Lease shall be to Fort Lupton.

**8. Indemnification and Insurance.**

8.1 Fort Lupton shall not be liable or responsible for any consequential, incidental, or special damages related to the storage of Tri-State's water or services provided under this Sub-Lease. Tri-State agrees to hold harmless and indemnify Fort Lupton from Tri-State's use of the Perry Pit Reservoir and Perry Pit Wells and any claims that may arise because of Tri-State's use of Fort Lupton's or Consolidated's property or equipment pursuant to this Sub-Lease.

8.2 Fort Lupton and Tri-State must provide a Certificate of Liability Insurance with a minimum of \$2,000,000 coverage for commercial general liability, and automobile liability. Said certificate must also show evidence of workers compensation and employer's liability with a minimum of \$1,000,000 coverage and Consolidated, Tri-State, and Fort Lupton must be named as additional insureds with respect to general liability.

9. **Water rights and approvals.** Tri-State shall be responsible for all permits, approvals and court decrees authorizing its use of Tri-State's Storage, Tri-State's Diversions, and the Reservoir Facilities. The Parties agree to share all water measurement information as required by their respective water court decrees and related to operation of this Sub-Lease.

10. **Consolidated's consent.** Consolidated has consented to this Sub-Lease in paragraph 14 of the Lease.

11. **Dispute Resolution.** Before a Party commences any action for enforcement of this Sub-Lease, that Party shall notify the other Party in writing of the existence, nature, and extent of the dispute, and the Parties shall make a good-faith effort to resolve their differences in the manner outlined below:

11.1 The Parties shall first attempt to resolve any dispute by direct negotiations within thirty (30) days of the notice.

11.2 If the Parties are unable to resolve the dispute by direct negotiations within thirty (30) days, the dispute shall be addressed through alternative dispute resolution prior to initiating litigation. The Parties shall meet and agree on the appointment of a mediator to address the disputed matter(s), and a mediation before the agreed mediator shall occur within thirty (30) days of appointment.

If the Parties are unable to agree on a mediator within twenty (20) business days, each Party shall, at its own cost, select its own mediator within 14 days. The Parties' mediators shall meet within 14 days and select a neutral third mediator to conduct the mediation. Said mediation shall occur within thirty (30) days of selecting the neutral

third mediator. The costs associated with appointing and paying the fees of the neutral third mediator shall be divided equally between the Parties.

Within twenty (20) business days after the mediation, the agreed mediator or the neutral third mediator, as the case may be, shall submit a non-binding report to the Parties. If, after the report of the mediator has been submitted, the dispute fails to be resolved, either Party may initiate proceedings to judicially resolve the dispute. To the extent that any Party's claim or claims associated with the dispute could be barred or limited by an affirmative defense based on a statute of limitations, laches, or statute of repose, such defense will be tolled beginning on the day the notice of the dispute was sent and ending thirty (30) days after the submittal of the non-binding report of the mediator.

- 11.3 No suit for enforcement of this Sub-Lease shall be filed unless there has been compliance with the alternative dispute resolution process, as described in paragraph 11.2. However, a suit may be commenced immediately if an emergency circumstance exists that requires injunctive or other immediate relief.

Subject to this paragraph 11, Tri-State and Fort Lupton shall have all rights and remedies provided at law or in equity for a breach or threatened breach of this Agreement.

12. **Notice.** Any notice under this Sub-Lease shall be given in writing and hand-delivered, mailed, or emailed followed by hand-delivery or mail, to:

Fort Lupton: City of Fort Lupton  
Attn: City Administrator  
130 South McKinley Avenue  
Fort Lupton, CO 80621  
[CCross@Fortluptonco.gov](mailto:CCross@Fortluptonco.gov)

With a copy to: Matthew S. Poznanovic  
Hayes Poznanovic Korver LLC  
700 17<sup>th</sup> Street, Suite 1800  
Denver, CO 80202  
[matt@hpkwaterlaw.com](mailto:matt@hpkwaterlaw.com)

Tri-State: Tri-State Generation and Transmission Association, Inc.  
Attn: Senior Manager, Fuel and Water Resources  
1100 West 116<sup>th</sup> Avenue  
Westminster, CO 80234  
[tsfuels@tristategt.org](mailto:tsfuels@tristategt.org)

With a copy to: Tri-State Generation and Transmission Association, Inc.  
Attn: Legal Department

1100 West 116<sup>th</sup> Avenue  
Westminster, CO 80234

**12. Miscellaneous provisions.**

**12.1 No assignment.** Neither party may assign its rights or delegate its duties hereunder without the prior written consent of the other party, and such consent shall not be unreasonably withheld, and prior written consent by Consolidated.

**12.2 Governing law and venue.** This agreement is made pursuant to and shall be construed in accordance with the laws of the State of Colorado. Venue for any dispute shall be in the District Court of Weld County.

**12.3 Force majeure.** Each Party shall be excused from performance under this Sub-Lease while and to the extent that it is unable to perform, for any cause beyond its reasonable control, except that Tri-State's payment obligations hereunder shall not be delayed or excused by reason of force majeure. Such causes shall include, but not restricted to fire, drought, storm, flood, earthquake, explosion, war, labor disputes, total or partial failure of transportation or delivery facilities, shortage of labor, raw materials or supplies, interruption of utilities or power, and any act of government or military authority. In the event either Party is rendered unable wholly or in part by force majeure to carry out its obligations under this Sub-Lease then the Party affected by force majeure shall give written notice with explanation to the other Party immediately. Following such notice, the affected obligations of the Party giving notice shall be suspended for no longer than thirty (30) days; provided, however, if a force majeure cause extends beyond thirty (30) days, the obligations of both Parties under this Sub-Lease shall cease until such time as the force majeure cause has ended.

**12.4 Independent Contractor.** The Parties expressly agree that each Party is acting as an independent contractor unrelated to the other Party. Nothing in this Sub-Lease is intended to create a relationship, express or implied, of employer-employee, joint ventures, or principle-agent between Fort Lupton and Tri-State.

**12.5 Compliance with Laws.** With respect to this Sub-Lease, each Party shall (i) comply with any and all applicable federal, state, local or agency laws, regulations, rules, ordinances, or other directives, and (ii) obtain all releases, licenses, permits, or other authorizations required by any governmental body or authority.

**12.6 No warranty or guaranty of yield or suitability.** Fort Lupton does not warrant or guaranty the yield of Tri-State's water system, including the Storage, nor its suitability for Tri-State's purposes.

- 12.7 **Governmental Immunity.** Nothing in this Sub-Lease waives or is intended to waive any protections that may be applicable to the Parties under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, or any other law.
- 12.8 **Entire agreement.** This Sub-Lease contains the entire agreement of the Parties and neither party has relied upon any fact or representation not expressly set forth herein.
- 12.9 **No third-party beneficiaries.** There are no third-party beneficiaries of this Sub-Lease. No third party has any right to enforce this Sub-Lease.
- 12.10 **Sole obligation of utility enterprise.** This Sublease shall never constitute a general obligation or other indebtedness of the City of Fort Lupton, and shall be enforceable solely by and against the City of Fort Lupton Utility Enterprise.
- 12.11 **Joint draft.** This Sub-Lease was drafted by both Parties. Accordingly, the Parties agree the legal doctrine of construction against the drafter will not be applied should any dispute arise concerning this Sub-Lease.

*Sub-Lease of Water Storage  
and Diversion Capacity  
City of Fort Lupton  
Tri-State G&T Association, Inc.  
Page 10*

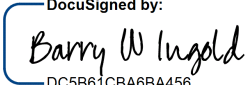
**CITY OF FORT LUPTON UTILITY ENTERPRISE**

By: \_\_\_\_\_  
Zo Stieber, Mayor

ATTEST:

By: \_\_\_\_\_  
Mari Pena, City Clerk

**TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, INC.**

By:  \_\_\_\_\_  
Name: Barry W. Ingold  
Title: Chief Operating Officer

**CONSENTED TO BY THE CONSOLIDATED MUTUAL WATER COMPANY  
PURSUANT TO PARAGRAPH 14 OF THE LEASE**

By: \_\_\_\_\_  
Jarod Roberts  
Vice President, Chief of Water Resources

ATTEST:

By: \_\_\_\_\_  
\_\_\_\_\_, Secretary



### **SUBJECT FOR DISCUSSION**

Approving a Resolution Approving a Preliminary Plat and PUD Plan, Known as the Murata Farms (Filing No. 2) Townhomes Preliminary Plat and PUD Plan.

### **SUMMARY STATEMENT/BACKGROUND DISCUSSION**

John Cork of CW Murata, LLC and Tim Buschar of COLA, LLC (“Applicants”) have applied for approval of a Preliminary Plat and PUD Plan, known as the Murata Farms (Filing No. 2) Townhomes Preliminary Plat and PUD Plan for City Council’s consideration. A public hearing for this application was held on September 28, 2023, and Planning Commission recommended approval to City Council of the Preliminary Plat and PUD Plan.

The site that is the subject of this Preliminary Plat and PUD Plan is located south and adjacent to Highway 52 and west of County Road 29 ½ (the “Property”). The proposed Preliminary Plat and PUD Plan are for a residential subdivision that will include 45 fee-simple, single-family, attached residential lots. The subdivision includes greenspace amenity areas and connects to the regional trail network. The subdivision is 5.35 acres, more or less.

Pursuant to the Municipal Code, prior to a preliminary plat for a proposed subdivision, a sketch plat must be approved by City Council. The City Council approved the Murata Farms Sketch Plat and PUD Plan on April 21, 2020 by Resolution No. 2020R046.

### **FINANCIAL CONSIDERATIONS**

The Applicant has paid all applicable land use application fees and is covering ongoing review expenses.

### **LEGAL/POLITICAL CONSIDERATIONS**

N/A

### **ALTERNATIVES/OPTIONS**

The City Council has the following four options for each request:

- a) Approve the proposed resolution.
- b) Approve the proposed resolution with conditions.
- c) Continue the hearing for additional information or further study.
- d) Deny the proposed resolution.

### **STAFF RECOMMENDATIONS**

Staff recommends conditional approval of The Flats at Lupton Village PUD Preliminary Plat and Preliminary PUD Plan.

#### **Certification of Council Approval:**

Ordinance No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date

**Attachments:**

- a. Proposed Resolution
- b. Planning Commission Resolution
- c. Planning Commission Minutes
- d. Staff Report
- e. Land Use Application
- f. Project Narrative
- g. Preliminary Plat and PUD Plan
- h. Legal Notifications



**RESOLUTION NO. 2023R0xx**

**A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE MURATA FARMS PRELIMINARY PLAT AND PUD PLAN, FILING NO. 2, FOR A RESIDENTIAL SUBDIVISION, ON A PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.**

**WHEREAS**, the Planning Commission held a public hearing on September 28, 2023, for the purpose of reviewing the application from John Cork of CW Murata, LLC (“Applicant”) for a preliminary plat of a residential subdivision; and

**WHEREAS**, after review of the application and supporting information, and consideration of Staff comments, Applicant’s presentation, and any public input, the Planning Commission recommended approval, with conditions, of the preliminary plat and PUD plan; and

**WHEREAS**, the City Council held a public hearing to consider and review the request for a preliminary plat and PUD plan; and

**WHEREAS**, after review of the application and supporting information, the City Council finds that the preliminary plat and PUD plan conforms to Colorado Revised Statutes and City codes and policies therein; and

**WHEREAS**, all legal requirements for the public hearing have been met, including publication of the legal notice in both the Fort Lupton Press and Greeley Tribune, mailing of public hearing notices to adjacent property owners within 500 feet, and posting of the hearing on the site;

**NOW THEREFORE BE IT RESOLVED** that the Fort Lupton City Council reviewed the plans and supporting documentation, referral comments, as well as any citizen input in response to this application. Based upon the review of applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Zoning Regulations, and analysis of referral comments and the facts presented on this date, the City Council hereby approves the Murata Farms (Filing No. 2) Preliminary Plat and PUD Plan, with the following conditions:

- I. Prior to finalizing the Preliminary Plat and PUD Plan:
  - A. The title of the Preliminary Plat shall include the Project No.: PPL2023-003.
  - B. Any redline comments provided by City staff shall be made to the Preliminary Plat and PUD Plan.
- II. As part of the of the Final Plat and PUD Plan application:
  - A. The Applicant shall finalize a Subdivision Improvements Agreement.
  - B. The Applicant shall adequately address any comments from the Public Works Director and Development Review Engineer.

**APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL THIS 17<sup>TH</sup>  
DAY OF OCTOBER, 2023.**

City of Fort Lupton, Colorado

\_\_\_\_\_  
Zo Hubbard, Mayor

Attest:

\_\_\_\_\_  
Maricela Peña, City Clerk

Approved as to form:

\_\_\_\_\_  
Andy Ausmus, City Attorney

**RESOLUTION NO. P2023-006**

**A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE MURATA FARMS TOWNHOMES, FILING NO. 2, PRELIMINARY PLAT AND PUD PLAN FOR A RESIDENTIAL SUBDIVISION WITH SINGLE-FAMILY ATTACHED LOTS LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO**

**WHEREAS**, the Planning Commission held a public hearing on September 28, 2023, for the purpose of reviewing an application submitted by John Cork, Eric Eckberg, and CW Murata, LLC ("Applicants") for a preliminary plat of a residential subdivision consisting of 45 single-family attached lots; and

**WHEREAS**, after review of the application and supporting information, the Planning Commission finds that the preliminary plat conforms to Colorado Revised Statutes and City codes and policies therein, and

**WHEREAS**, all legal notification requirements have been met, including publishing the time and place of the public hearings in the Fort Lupton Press, posting notice at least fifteen (15) days before the hearings on the property, mailing notice to property owners within five-hundred (500) feet of the property and to oil and gas lessees on the property; and

**NOW THEREFORE BE IT RESOLVED**, the Planning Commission has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby approves the Murata Farms Townhomes, Filing No. 2, Preliminary Plat and PUD Plan, conditional upon the following:

- I. Prior to finalizing the Preliminary Plat and PUD Plan:
  - A. The title of the Preliminary Plat shall include the Project No.: PPL2023-0022.
  - B. Any redline comments provided by City staff shall be made to the Preliminary Plat and PUD Plan.
- II. As part of the of the Final Plat and PUD Plan application:
  - A. The Applicant shall finalize a Subdivision Improvements Agreement.
  - B. The Applicant shall adequately address any comments from the Public Works Director and Development Review Engineer.

**DONE THIS 28<sup>TH</sup> DAY OF SEPTEMBER, 2023, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.**

  
Vice Chairman

ATTEST:

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Planning Director

**RECORD OF PROCEEDINGS**  
**FORT LUPTON PLANNING COMMISSION**  
**September 28, 2023**

The Planning Commission of the City of Fort Lupton met in session at City Hall Chambers, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday September 28th, 2023.

In the physical absence of Chair Mike Simone, Vice-Chair Bush White conducted the meeting, calling it to order at 6:00 PM

**ROLL CALL**

Commissioners Present: Vice-Chair Bush White, members Kathy Kvasnicka  
Chair Mike Simone, member Jimmy Dominguez, and member Thomas Holton who arrived at 6:06 PM, all attended virtually via GoToMeeting.

City Staff Present: Planner Clay Hartley, Planning Administrative Assistant Hailey McKay, and Public Works Director Roy Vestal

**APPROVAL OF AGENDA**

Kathy Kvasnicka moved to approve the agenda, Chair Mike Simone seconded.

**CONSENT AGENDA**

Chair Mike Simone moved to approve the consent agenda and Kathy Kvasnicka seconded.

**PUBLIC COMMENT**

There were no public comments.

**ACTION ITEMS**

**P2023-006 Murata Farms Townhomes Preliminary Plat**

City Planner Clay Hartley introduced the action item for reviewal and recommendation of the Murata Farms Townhomes Preliminary Plat for City Council. The Murata farms development is located on land that is south and adjacent to Highway 52 and west and adjacent to County Rd. 29 1/2. The property is approximately 5.53 acres. Mr. Hartley stated that the application seeks to continue the development within the Murata Farms Community. This property is zoned PUD, and all notification requirements have been met including publication in the newspaper and posting of notification on the property. Additionally, all property owners within a 500' radius of the proposed development have been notified by mail

The applicant had representative Tim Buschar from Cola, LLC in attendance to present their proposal to Commissioners. Mr. Buschar addressed how this is filing number 2. Mr. Buschar addressed the two styles of townhomes being provided which are tri-plex and four-plex units. He also provided the options for elevations for the units as well as pictures of similar units being built in Colorado Springs. Mr. Buschar mentioned the trail system that will be provided and the many pocket parks around the area.

**RECORD OF PROCEEDINGS**  
**FORT LUPTON PLANNING COMMISSION**  
**September 28, 2023**

Vice-Chair White opened to Commissioner Comments.

Commissioners addressed their comments and questions with the applicant which included:

- Parks
- The existing oil field located in the vicinity
- Open space

Vice-Chair White opened the public comments section at 6:16 PM.

There were no public comments.

Vice-Chair White closed the public comments section at 6:16 PM.

Commissioner Kvasnicka moved to approve P2023-006 Murata Farms Townhomes Preliminary Plat, Commissioner Holton seconded.

Motion passed unanimously.

**DISCUSSION ITEMS**

There were no discussion items.

**FUTURE BUSINESS**

The next meeting of the Planning Commission will be on October 12th, 2023 at 6:00 PM.

**ADJOURNMENT**

Commissioner Kvasnicka moved to adjourn the meeting, Commissioner Dominguez seconded.

Vice-Chair White adjourned the meeting at 6:18 PM.

Submitted by

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**RECORD OF PROCEEDINGS  
FORT LUPTON PLANNING COMMISSION  
September 28, 2023**

Hailey McKay, Planning Administrative Assistant

Approved by Planning Commission

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Mike Simone, Chair

DRAFT



**MURATA FARMS TOWNHOMES PRELIMINARY PLAT (FILING NO. 2)**  
**PPL2023-003**

**PROJECT DESCRIPTION**

Project No.: PPL2023-003

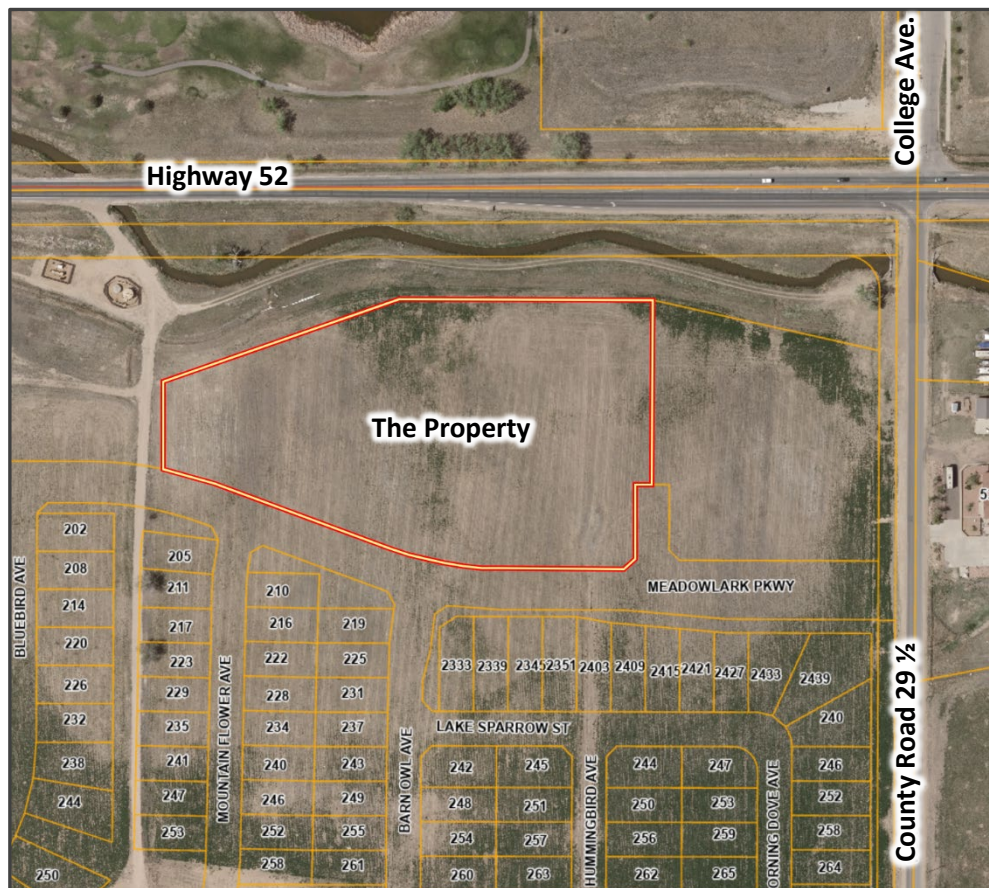
Project Name: Murata Farms Townhomes Preliminary Plat (Filing No. 2)

Owner's Name: John Cork; CW Murata, LLC ("Applicant")

Representative's Name: Karen Henry with Henry Design Group, Inc.

Location of Request:

The site consists of land located south and adjacent to Highway 52 and west and adjacent to County Road 29 ½ (the "Property"). The Property is located in the Northeast quarter of the Southwest quarter of Section 4, Township 1 North, Range 66 West of the 6th Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado.





COLORADO





Nature of Request:

The Applicant has submitted a request for a Preliminary Plat and PUD Plan for a residential subdivision that will have 45 single-family, attached, townhome residential units. The development will include infrastructure, landscaping, parks and trails. Filing No. 2 is a proposal to build out Block 2 of the Murata Farms Filing No. 1 Final Plat and PUD Plan recorded in 2021 (2021R070).

Site Size: 5.35 acres, more or less.

Zone District: PUD Planned Unit Development.

Proposed Use: A residential subdivision that will provide 45 single-family, attached, residential units.

Existing Use: Vacant/Agricultural

Hearing Dates: Planning Commission – September 28, 2023 at 6:00 PM; and  
City Council – October 17, 2023 at 6:00 PM.

Hearing Location: Fort Lupton City Hall – Council Chambers, 130 S. McKinley Ave., Fort Lupton, Colorado.

Staff Recommendation: Approval with conditions, as shown on the proposed resolution.

**SUMMARY OF PREVIOUS APPLICATIONS**

Filing No. 1 of the Murata Farms Final Plat and PUD Plan was composed of traditional, single-family detached lots. Filing No. 1 received approval on November 16, 2021 (2021R070). Lot 2 of Block 14 was platted within Filing No. 1. Filing No. 2 is the Murata Farms Townhomes Plat that will replat Lot 2, Block 14.

The Coronado West, LLC Subdivision Improvements Agreement for the Murata Farms development was approved by City Council on February 1, 2022 (Resolution No. 2022R017).

On April 21, 2023, the Fort Lupton City Council approved the Murata Farms Sketch Plat and PUD Plan (Resolution No. 2020R046), and on July 6, 2021, the Preliminary Plat and Preliminary PUD Plan for the overall Murata Farms development was approved (Resolution No. 2021R041).

This application is for a Preliminary Plat of Filing No. 2 within the overall Murata Farms Subdivision approved in November 2021, and follows as the next step in the process of building out the Murata Farms Subdivision.

**APPLICATION PROCESS**

The Applicant is requesting approval of a Preliminary Plat and PUD Plan for Filing No. 2. Preliminary Plat and PUD development plan applications are to be processed in the same manner as set forth in the

Code for major subdivisions. The Applicant is applying for approval of a Preliminary Plat and PUD Plan, as permitted under Section 17-22(a)(1-4) of the Subdivision Regulations.

Under the Fort Lupton Municipal Code, after required public notice of the Preliminary Plat and PUD Plan, the Planning Commission shall consider the application, referral comments, and any public testimony at a public hearing and make a recommendation to City Council to approve, approve with conditions, or deny the preliminary plat. The Planning Commission's comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City's standards, regulations and policies.

The City Council shall then conduct a public hearing and evaluate the Preliminary Plat and PUD Plan, referral agency comments, Planning Commission recommendation and any public testimony, and shall approve, conditionally approve, continue for additional information or for further study, or deny the application. Decisions shall be based upon the evidence presented and compliance with the City's standards, regulations, policies, and other guidelines.

### **NOTIFICATION REQUIREMENTS**

The Subdivision Regulations require published notice of the hearings in a timely manner prior to the hearings. The Planning Commission and City Council hearings were published in the Greeley Tribune on September 8, 2023, and in the Fort Lupton Press on September 14, 2023.

Notice of the public hearings was posted on the Property pursuant to the Subdivision Regulations. Said regulations require that the Applicant post the Property with notice of the hearings at least fifteen (15) days prior to the hearings. The Property was posted on September 12, 2023.

Notice was mailed to neighbors within five-hundred (500) feet of the Property on September 5, 2023.

### **CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES**

Section 16-45 – PUD Planned Unit Development District

- a) The Planned Unit Development (PUD) Provisions contained herein are intended to provide for the planning and development of substantial tracts of land, suitable in location and character for the uses proposed, as unified and integrated entities in accordance with detailed development plans.

***The proposed project is for a proposed 5.35 acre subdivision that includes attached single-family residential lots. Staff believes that this residential development meets the intent of the PUD zoning regulations, as detailed in the enclosed submittal materials, as well as below.***

- (1) PUD permit requirements. All development within a PUD District must be in accordance with an approved PUD plan. No building or development permits shall be issued within a PUD District unless they are in conformance with an approved PUD plan for that District. Small wind energy systems are permitted uses in PUDs, provided that they meet the qualifications and criteria for a building permit set forth in *Section 18-9* of this Code and are approved as part of the PUD approval process.

***A preliminary PUD plan has been submitted for the proposed development, and is laid out in the Preliminary Plat and PUD Plan maps and related submittal documents included with this Planning Commission packet.***

- (2) PUD plan format and content, general. In accordance with this Section, PUD plans shall contain unique district regulations that apply to specific parcels of land within a PUD District, including permitted and special uses, lot sizes, bulk, density, general layout, architectural guidelines and location of and standards for public facilities and amenities, and any design standards that vary from the City of Fort Lupton Standards and Specifications for the Design and Construction of Public Improvements. Unless specifically modified by a PUD plan, all provisions of the City's Code and adopted standards and specifications shall apply within PUD Districts. PUD plans shall be in the same general format as required for subdivision plats.

***A preliminary PUD plan has been submitted for the proposed development, and is laid out in the Preliminary Plat and PUD Plan maps and related submittal documents included with this Planning Commission packet.***

- (3) PUD plan process, general. All PUD plan applications shall be submitted and processed simultaneously with the subdivision applications for the property. PUD plan and subdivision applications may also be processed concurrently with the proposed amendment to the Official Zoning Map, creating a PUD District. Except as specifically provided in this Section, PUD plan applications shall be processed in the same manner as set forth in this Code for major subdivisions, including all preapplication conferences, sketch PUD plan, preliminary PUD plan applications, public hearings and recording with the County Clerk and Recorder. ***These requirements have been met. The City has a general land use application, which includes the submittal for a preliminary PUD plan and subdivision application. The Murata Farms Sketch Plat and PUD Plan was approved by City Council in April 2020.***

- (4) Maintenance of private facilities. The owner shall establish an organization for the ownership and maintenance of any approved private streets and/or common open space areas unless other adequate arrangements for the ownership and maintenance thereof are provided in a manner acceptable to the City.

***The applicant is working with the City to finalize the Subdivision Improvement Agreement. Private utilities and roads will be maintained by the Murata Farms Metro District***

- (5) PUD size. Unless specifically waived by the City Council, the area included in a PUD plan must be at least ten (10) acres in size.

***Filing No. 2 is 5.35 acres, but the overall Murata Farms development is 72.71 acres, more or less, and therefore meets this requirement.***

- (6) Approval. Approval of a final PUD plan by the City Council shall be by ordinance.

***The Preliminary Plat and PUD Plan will be presented before City Council for approval on October 17, 2023. The zoning to PUD was by ordinance.***

b) Intent. PUD provisions are intended to further the following objectives:

- (1) To permit and encourage innovative design and high quality, master-planned urban developments on large parcels of land.
- (2) To permit greater flexibility in the application of zoning and development standards and greater freedom in providing a mix of land uses in the development of a balanced community.
- (3) To preserve critical environmental resources, provide above-average open space and recreational amenities, include exceptional design and provide greater efficiency in the layout and provision of roads, utilities and other infrastructure.
- (4) To provide flexibility in land planning and development, resulting in amenable relationships between buildings and ancillary uses, and permitting more intensive use of land where well-related open space and recreational facilities are integrated into overall design.
- (5) To encourage unity and diversity in land development, resulting in convenient and harmonious groupings of uses, structures and common facilities, varied type design and layout of housing and other buildings and appropriate relationships of open spaces to intended uses and structures.
- (6) To encourage unified and planned development of a site, with or without customary subdivision into single lots, and without specific application of the district regulations as provided for individual lots, subject to the regulations set forth herein.
- (7) To provide for and encourage the preservation and enhancement of desirable natural landscape and other features unique to a development site.
- (8) To provide reasonable standards and criteria by which the specific proposals for a PUD can be evaluated.
- (9) To provide a procedure which can relate the design and layout of unified residential, commercial or industrial developments to the particular site and demand for such development in a manner consistent with the preservation of property values within established residential areas.

***With respect to Section 16-45(d)(1)-(9) above, staff finds that the proposed Preliminary Plat and PUD Plan substantively meets the intent of this subsection. The development will provide a variety of residential types, thus providing a higher diversity of housing within the City for a variety of demographics. The Murata Farms development has indicated within the Preliminary Plat and PUD Plan that they will include trails to connect to the larger trail system as illustrated in the City's Proposed Trails Map. Staff believes that this residential development meets the intent of the PUD Zone District.***

c) General location and planning requirements.

- (1) Relation to major transportation system. PUD districts shall be located with respect to major streets and highways or other transportation facilities to be directly accessible without creating traffic on minor streets in residential areas outside such district.

***The filing will have access off of Meadowlark Parkway, which itself will be built out as part of the Subdivision Improvements Agreement, and connects to County Road 29 ½. Several interior streets will also be constructed to circulate traffic within the subdivision.***

- (2) Relation to public utilities and community facilities. PUD districts shall be located in relation to public utilities and community facilities and services, either existing or to be available by the time development reaches the stage where they will be required, so that such facilities can be provided at reasonable cost and with reasonable efficiency.

***Utilities are located near the Property, and the location is able to be served. Additional information on this is included in the submittal documents received from the Applicant. Staff finds that the development meets the identified objective.***

- (3) Relation to general pattern of urban development. PUD districts shall be planned and located in general compliance with the Comprehensive Plan and shall relate to the major elements of the urban pattern, including housing, commercial facilities and principal places of employment, by physical proximity of major streets so as to provide for the convenience and amenity of residents of the community and to reduce general traffic congestion by a close relationship between origins and destinations.

***The Future Land Use Map targets this area for single-family, attached housing units. This designation allows for neighborhoods of predominately single-family, attached townhomes on individual lots. This can consist of a variety of development types, including higher-density homes within the City's urban core, and planned subdivisions within the residential growth areas. The proposed subdivision complies with this land use designation. In addition, the project is located near already developed portions of the City including the Coyote Creek Golf Course, Twombly Elementary, the new public library, and is a short walk from the Fort Lupton Recreation Center. Neighboring residential within the City is located in adjacent areas. Proximity to current development contributes to the convenience of future residents.***

- d) Physical character of the site. The site shall be suitable for the development proposed without hazards to structures, occupants or any property from probability of flooding on the site or on adjacent lands, from erosion or deposition of eroded material on adjacent lands, from subsidence of the soils or from other dangerous conditions. Soil, groundwater level, drainage and topography shall be appropriate to both the kind and pattern of use intended.

***The project is not located within a floodplain. The Applicant is working with the City Engineer on drainage for the site and a preliminary drainage report was submitted with the submittal materials. Staff finds that the development meets this objective.***

- e) Site planning; external relationships.

- (1) Vehicular access. Entrances and exits for vehicles shall be designed to encourage smooth traffic flow with minimum hazards to passing traffic or to traffic entering or leaving the development. Merging or turnout lanes may be required where anticipated traffic flows from or to the PUD indicate the need for such lanes. In no case shall streets within a PUD district connect to streets outside the district in such a way as to encourage use of any minor streets for through traffic.

***A traffic impact study was submitted with the application materials for review by the City Engineer, Fire District, and Planning staff. The City Engineer is working with the Applicant on a subdivision improvements agreement, which will address any infrastructure needed to mitigate traffic impacts. Staff finds that the development meets the stated objective.***

- (2) Perimeter setback and screening. If topographical or other barriers do not provide adequate buffer between the PUD and adjacent uses, structures on the perimeter of the PUD shall be set back a distance equal to the minimum setback requirement of the adjoining district, or shall be permanently screened by fences, walls or plantings as required to sufficiently protect the privacy and amenity of adjacent uses, to protect the planned development from potentially adverse external influences such as a major street or highway and, as necessary, to make transition from adjoining district.

***The proposed residential uses are compatible to adjacent uses and staff has determined that no further screening or setbacks are necessary.***

f) Modifications of subdivision regulations.

- (1) The improvements required under the subdivision regulations, including streets, storm drainage, sanitary sewerage and potable water systems, shall be provided in each PUD.

***The Applicant is working with the City Engineer to finalize a subdivision improvements agreement (SIA) prior to construction. This agreement will go before City Council for approval. In addition, the Property is located within a metro district, which will assist with the development of these improvements.***

- (2) The requirements and standards for the construction of streets and utilities set forth in the City of Fort Lupton Standards and Specifications for the Design and Construction of Public Improvements shall be subject to modification where the plan and program for a PUD make adequate provision for vehicular and pedestrian access and circulation, recreation, utility and service needs of the tract when fully developed and occupied, and also provide such covenants, easements or other legal documents and provisions as will assure conformity to and successful implementation of the plan. Such modifications shall be contained within the PUD plan, subject to approval by the City Council.

***The Applicant is working with the City Engineer to finalize these improvements prior to construction.***

- g) Oil and gas well considerations, restrictions, and setback requirements.

***There is an existing surface use agreement and the existing facilities have been documented with setbacks.***

#### **CONFORMANCE WITH THE COMPREHENSIVE PLAN**

The Future Land Use Map designates this area for single-family, attached housing. This designation allows for multi-unit townhomes in formal, planned developments. Residential subdivisions of this type provide higher density and (potentially) more affordable housing options to complement traditional single-family, detached neighborhoods.

Filing No. 2 of the Murata Farms Plat and PUD Plan addresses the goals of Fort Lupton's Comprehensive Plan by proposing a variety of housing types. A Final Plat and PUD Plan for Filing No. 2 will be submitted for review at a later date. This development will ultimately include various residential blocks in conjunction with commercial development, trails, and open space.

#### **REFERRALS**

Referrals were provided to the list below. Any comments received are enclosed with the Planning Commission packet.

|                                  |                                                |                             |
|----------------------------------|------------------------------------------------|-----------------------------|
| Building/Grounds Manager         | City Attorney                                  | Police Chief                |
| Public Works Director            | Building Inspector                             | Recreation Manager          |
| Golf Course Manager              | OMI                                            | GIS Specialist              |
| Weld County Public Works         | Fort Lupton Fire Protection District           | CDOT                        |
| Weld County School District RE-8 | Weld County GIS                                | NCWCD                       |
| Fulton Ditch Company             | Weld County Department of Planning             | United Power                |
| Comcast                          | CenturyLink                                    | Xcel Energy                 |
| Postmaster                       | Economic Development Manager                   | Development Review Engineer |
| Colorado Parks and Wildlife      | Weld County Department of Health & Environment | Western Midstream           |
| State Geologist                  |                                                |                             |

#### **STAFF RECOMMENDATION**

Staff recommendation conditional approval of the Murata Farms Preliminary Plat and PUD Plan. Conditions are listed under the proposed Resolution included with the Planning Commission packet.

***Additional documents may be available for review at:***  
***<https://www.fortluptonco.gov/DocumentCenter/Index/757>***





## Planning &amp; Building

130 S. McKinley Avenue  
Fort Lupton, CO 80621  
[www.fortlupton.org](http://www.fortlupton.org)

Phone: 303.857.6694  
Fax: 303.857.0351

Project No. \_\_\_\_\_

**Land Use Application Form****A. CONTACT INFORMATION**

- 1) Property Owner Name: John Cork , local contact c/o Eric Eckberg  
 Company: CW Murata, LLC  
 Phone: 480-820-0977 John 303-472-6720 Eric Email: jcork@coronadowest.com eric@jehome.com  
 Address: 8655 South Priest Drive, Tempe, AZ 85284  
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: Karen Henry  
 Company: Henry Design Group, Inc.  
 Phone: 303-446-2368 Email: khenry@henrydesigngroup.com  
 Address: 1501 Wazee Street, Suite 1-C, Denver, CO 80202  
 Preferred method of contact? Email: ☒ Phone: ☒ Mail: ☐
- 3) Billing Contact (where invoices should be directed to): Tim Buschar  
 Billing Company: COLA, LLC  
 Phone: 719-306-2976 Email: tbuschar@aspenviewhomes.com  
 Address: 555 Middle Creek Parkway, Suite 500, Colorado Springs, CO 80

**B. SITE DESCRIPTION**

Site Address: \_\_\_\_\_  
 Parcel Number: 147104328002  
 Existing Zone Classification: PUD Proposed Zone Classification: PUD  
 Water Type: Municipal Name: Fort Lupton  
 Sewage Type: Municipal District Name or Location Hauled to: \_\_\_\_\_

**C. APPLICATION TYPE (CHECK ALL THAT APPLY)**

- |                                                      |                                                    |                                                                    |
|------------------------------------------------------|----------------------------------------------------|--------------------------------------------------------------------|
| <input type="checkbox"/> Sketch Plat                 | <input type="checkbox"/> Administrative Site Plan  | <input checked="" type="checkbox"/> PUD Plan (Preliminary & Final) |
| <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Special Use Permit        | <input type="checkbox"/> Variance                                  |
| <input type="checkbox"/> Final Plat                  | <input type="checkbox"/> Oil & Gas Permit          | <input type="checkbox"/> Administrative Variance                   |
| <input type="checkbox"/> Minor Subdivision           | <input type="checkbox"/> Annexation & Initial Zone | <input type="checkbox"/> Appeal                                    |
| <input type="checkbox"/> Amended Plat                | <input type="checkbox"/> Change of Zone            | <input type="checkbox"/> Other: _____                              |
| <input type="checkbox"/> Site Plan                   | <input type="checkbox"/> Comp Plan Amendment       |                                                                    |

**D. PROJECT DESCRIPTION**Project Name: Murata Farms Townhomes

Please provide a short description of the proposed project in the space provided below:

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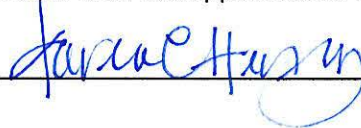
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**E. REQUIRED DOCUMENTS**

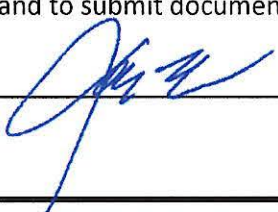
For an application to be considered complete, and for planning staff to begin review and schedule any applicable public hearings, this Land Use Application Form must be fully completed and all required attachments included. Planning staff will review the application for completeness and will provide notice to the representative and/or owner whether the application has been deemed complete.

**F. CERTIFICATIONS****Representative Certification**

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Representative:  Date: 2/23/23**Owner Certification**

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I hereby authorize the representative listed on this application, if any, to communicate directly with City officials and to submit documentation and information regarding this application on my behalf.

Owner:  Date: 2/9/23**For Office Use Only**

Received Date: \_\_\_\_\_

If the application is not complete, state reasons why it is incomplete:

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Deemed Complete Date: \_\_\_\_\_

Fees Submitted: \_\_\_\_\_ Escrow Submitted: \_\_\_\_\_

## Instructions for Submitting the Land Use Application Form

### DEFINITIONS

Words in the singular include the plural and words in the plural include the singular.

Application refers to the official submittal to the City of Fort Lupton's Planning Department for review of the proposed land use development identified in the land use application form. The application includes the form, all materials submitted for review of the project, including those documents required under the Land Use Regulations of the Municipal Code, and any additional information provided.

Project refers to the land use development identified on the land use application form and application materials.

Property refers to the land that is being proposed for development as described in the land use application form and application materials.

### A. CONTACT INFORMATION

- 1) Provide contact information for all owners of any property that is the subject of the application. If the contact information for all property owners will not fit on the space provided, submit a separate sheet for the additional owners.
- 2) Provide contact information for all persons, firms or businesses that are authorized by the owners identified in Section A(1) to work on the land use application, including, but not limited to, discussing the project, submitting application materials, and attending meeting and hearings. If the contact information for all representatives will not fit on the space provided, submit a separate sheet for the additional representatives.
- 3) Provide contact and mailing information for the person that should receive all invoices for the project. If this person changes at any time, contact the Planning Department immediately to update this information.

### B. SITE DESCRIPTION

Provide all information requested. Parcel numbers and address information may be found at the Weld County Property Portal at <https://www.co.weld.co.us/maps1/propertyportal/>. Current zoning can be found at <http://www.fortlupton.org/405/Zoning>.

### C. APPLICATION TYPE

Select the land use application that is applicable to the project. If there are multiple land use application types being submitted to run concurrently, select all that apply. The land use application types will be identified during the required pre-application meeting. If you have any questions about this, please contact the Planning Department at 303.857.6694 or [planningdept@fortlupton.org](mailto:planningdept@fortlupton.org).

### D. PROJECT DESCRIPTION

Please select a project name that will be referenced throughout the project and a description of what the project entails. If you need more space for the project description, please attach a separate sheet.

### E. REQUIRED DOCUMENTS

Required documents will be discussed during the pre-application meeting with the Planning Department. If any documents are missing, the acceptance of the application may be delayed until the submittal is complete.

### F. CERTIFICATIONS

**Representative Certification.** Provide the signature of all authorized representatives in this section.

**Owner Certification.** Provide the signature of all owners of properties included in the application in this section.

**For any other questions, please contact the Planning Department at 303.857.6694 or [planningdept@fortlupton.org](mailto:planningdept@fortlupton.org).**



## **Murata Farms - Filing 2 Townhomes**

### **Preliminary Plat - Preliminary PUD Narrative**

**April 5, 2023**

#### **1. Team**

##### Builder/Applicant

Tim Buschar  
COLA, LLC  
555 Middle Creek Pkwy #500  
Colorado Springs, CO 80921  
719-306-2976  
[tbuschar@aspenviewhomes.com](mailto:tbuschar@aspenviewhomes.com)

##### Civil Engineer

Travis Frazier, PE  
Redland  
1500 West Canal Court  
Littleton, CO 80120  
720-283-6783 Ext. 126  
[tfrazier@redland.com](mailto:tfrazier@redland.com)

##### Landscape Architect

Karen Henry, PLA  
Henry Design Group, Inc.  
1501 Wazee Street, #1-C  
Denver, CO  
303-446-2368  
[khenry@henrydesigngroup.com](mailto:khenry@henrydesigngroup.com)

#### **2. Location and Property Description**

The overall Murata Farms is a 72.71-acre property located at the southwest corner of Hwy. 52 and WCR 29-1/2. More particularly described as being in a portion of the North One-Half of the Southwest One-Quarter of Section 4, Township 1 North, Range 66 West of the 6<sup>th</sup> Principal Meridian, Weld County, Colorado. Filing No. 1, the traditional single-family detached lots, was approved in November of 2021. Lot 2 of Block 14 was platted within Filing No. 1.

Filing No. 2 is the Murata Farms Townhomes Plat that will replat Lot 2, Block 14 into the proposed 45 fee-simple townhomes on the 5.35 acre site.

#### **3. Adjacent Land Uses**

North: Highway 52 & the Coyote Creek residential subdivision & Golf Course  
South: Murata Farm Filing No. 1 -Single Family Lots  
East: Murata Farms future Commercial  
West: Tract N, Open space and Oil and Gas Facility and Murata Farms future Paired homes

#### **4. Site Features**

The site was formally gently rolling farm field which has been overlotted graded. A segment of the Fulton Ditch parallels Hwy. 52 in the eastern half of the site. A plugged and abandoned well (Block 14, Lot 2) and an active well with ancillary equipment are located on the site. The well within proposed Filing 2 has been plugged and abandoned. As such, a pocket park is proposed on this site.

Soil Type. The NRCS soil survey indicates that the soil on site is primarily sandy loams. The northern region of the property includes Olney Loams with Grades

ranging from 1 to 5% with the majority of the site being under 3% for slope. The southeastern corner of the site includes an Otero Sandy loam with typical grades below 3%. The southwest corner of the site includes Vona Sandy Loams with grades typically below 3%. These soil types are generally rated in Wind Erodibility Group 3 which has a higher susceptibility for wind erosion.

Geologic Characteristics. Refer to attached Geotechnical report "Preliminary Geotechnical Investigation Murata Farms (Muraco Subdivision) Southwest of Highway 52 and County Road 29 ½" By CTL Thompson dated October 31, 2019.

## 5. Zoning

The property is zoned Planned Unit Development (PUD) for a mix of neighborhood commercial, office, and residential uses concurrent with the Annexation of the property. The approved Preliminary Plat/PUD indicates the proposed uses satisfying the requirement of the Annexation Agreement thereby allowing for the development of Murata Farms for a mixture of uses including single family detached residential, paired homes, townhomes, parks, trails, open space and commercial and office uses.

## 6. Proposed Land Uses

Filing No. 2 is proposed for 45 Townhomes with an individual lot for each home. The townhome lots are generally 24-feet wide by 100-feet deep. The townhomes are front loading from the private drive to a two-car attached garage and a typical 20-foot deep driveway allowing for two cars to be parked on the driveway as well. The townhomes have three bedrooms with main-floor living and one floor plan provides a main-floor master suite. Some of the units also include loft space on the second floor. Outdoor living will be provided in the private back yards and two units include covered patios. The plan also includes landscaped common open space and a pocket park.

The homes are accessed from a 34-foot-wide private drive with sidewalks on both sides. The private drive loops through the site with access points to Meadowlark Parkway in alignment with Mountain Flower Avenue and Barn Owl Avenue on the south side of Meadowlark Parkway and will have a shared access drive with the commercial site to the east.

## 7. Compliance with the Ft. Lupton Comprehensive Plan and Plans and Design Standards

The overall Murata Farms neighborhood as proposed integrates the goals set out in the Town Comprehensive Plan in the following ways:

Growth and Development. The proposed development is designed to provide connections at pre-determined locations to the existing and proposed adjacent neighborhoods. In addition, the layout provides continuous, direct, convenient, and safe pedestrian trails in open space corridors between the proposed parks, residences and the neighborhood commercial area.

The site is well situated for both housing and a commercial corner per the Comprehensive Plan. The plan also provides for diversity in housing types for the community. The commercial site is positioned to take advantage of the WCR 29-1/2 frontage and proximity to Aims Community College.

Transportation and Mobility. The overall Murata Farms neighborhood provides a safe and efficient transportation network that accommodates pedestrians, vehicles, and bicycles. The main entrance is located along Highway 52 at S. Gerry Avenue. This collector street continues south providing future access to the Mountain Sky neighborhood. Local street access is also provided from this collector to Silverado Lane to the West. Secondary access is from WCR 29-1/2 onto Meadowlark Parkway, which meanders through the community in an east/west direction providing a connection to S. Gerry Avenue.

The proposed Murata Farms neighborhood is planned as a pedestrian oriented and walkable community with on-street sidewalks and off-street trail connections throughout the community providing connections to future adjacent neighborhoods and the planned Regional Trail along the Fulton Ditch.

Access to the townhomes will be from a 34-foot-wide private drive with sidewalks on both sides. The private drive loops through the site with access points to Meadowlark Parkway in alignment with Mountain Flower Avenue and Barn Owl Avenue on the on the south side of Meadowlark Parkway and will have a shared access drive with the commercial site to the east.

Parks, Open Space and Environmental Features. The proposed parks, open space and trails within the development will provide high quality recreational opportunities for neighborhood residents and create connections to future neighborhoods and uses beyond the project boundaries. The parks proposed within the Murata Farms neighborhood and the townhome area are available to all residents for both passive and active recreational opportunities.

The proposed overall Murata Farms neighborhood, which includes the townhome area, complies with the Parks and Trails Master Plan, as follows:

- a. A portion of the Fulton Ditch Trail will be constructed providing for a connection to the proposed Trailhead at the corner of County Road 29-1/2 and HWY 52.
- b. Connector Trails will be provided along Hwy. 52 and County Road 29-1/2 providing for connections to the Trailhead, the Fulton Ditch Trail, and the Fort Lupton Trail west of the neighborhood.
- c. Neighborhood Trails will provide connectivity to the Connector Trails.
- d. Sidewalks will be provided where off-street trails are not available to ensure connectivity to adjacent neighborhood.

The neighborhood feature is provided by a park in Filing No. 1 at the southeast corner of the intersection of Gerry Street and Meadowlark Parkway providing good visibility and access. A pocket park is provided in Tract E of the Townhomes. The park includes play equipment, a loop walk, open play field, benches, pet waste stations, and bike rack.

Public Facilities and Services. The proposed development is a logical extension of the City of Fort Lupton public services without placing additional burdens on existing residents and businesses. Infrastructure will be provided as necessary to meet the requirements of the Comprehensive Plan and/or the Land Use Code.

## 8. Public Land Dedication

Public land dedication for parks and open space is provided in accordance with the Fort Lupton's Subdivision regulations as follows:

### REQUIRED OPEN SPACE

| FILING                           | NUMBER OF DWELLING UNITS | REQUIRED                                    |
|----------------------------------|--------------------------|---------------------------------------------|
| FILING 1- SINGLE FAMILY DETACHED | 180                      | $180 \times 3.0/1000 \times 10 = 5.4$ Acres |
| FILING 2 - TOWNHOMES             | 45                       | $45 \times 3.0/1000 \times 10 = 1.35$ Acres |
| FUTURE FILING 3 - PAIRED HOMES   | 52                       | $52 \times 3.0/1000 \times 10 = 1.56$ Acres |
|                                  |                          |                                             |
| <b>TOTAL REQUIRED</b>            |                          | <b>8.31 ACRES</b>                           |
|                                  |                          |                                             |

#### PROVIDED OPEN SPACE

| FILING                         | PARKS AND OPEN SPACE PROVIDED           |
|--------------------------------|-----------------------------------------|
| Filing 1 - SFD                 | 11.354                                  |
| Filing 2 - Townhomes           | 1.11                                    |
| Future Filing 3 - Paired homes | <b>To be determined at time of Plat</b> |

### 9. Utility Service

Stormwater Drainage. A Phase II Drainage Report has been prepared in compliance with the City of Fort Lupton Criteria and is included with the application. The proposed drainage design utilized the regional detention and water quality pond to the south for peak flow attenuation for minor and major event flows. The plan also anticipates that the existing Fulton Ditch will not be impacted by additional stormwater runoff from the proposed development.

Evidence of Adequate Water Supply. The City of Fort Lupton will provide domestic water in conjunction with the development agreement that will be negotiated with the Final Plat.

Looped connectivity will be provided at a stub connection in Meadowlark to the south.

Hydrant testing in the area indicates that residual pressures under 1300 gpm flow conditions generally maintain 68 psi. Development of this site will include similar fire flow demands which indicates that the area water system can support demands on the system.

Evidence of Adequate Sewer Service. The City of Fort Lupton will provide sanitary sewer service in conjunction with the development agreement that will be negotiated with the Final Plat.

Sanitary Sewer service is available at stubs in Meadowlark.

### 10. Public Services

- a. Life Safety. Fire and Police Protection and Law enforcement for the property would be provided by the Fort Lupton Police Department. It is not anticipated that there would be special security needs or a specific need for additional officers. Fire protection for the property would be provided by Fort Lupton Fire Department. It is not anticipated that the project would pose special fire hazards. Fire prevention requirements, fire detection, fire lanes, emergency access, etc. will be provided as required by code.



- b. Schools. The project is within the Weld RE-8 School District. The applicant will work with the District to identify and address any impacts of this project.
- c. Recreation and Open Space. The project will include park amenities, including open spaces and trails, and active and passive recreation.

## 11. Traffic Statement

Site development is proposed in compliance with the Fort Lupton Transportation Plan from June 2018. The site is currently served by Highway 52 and Weld County Road 29 ½. A public road will be extended on the eastern boundary to serve the proposed site and the future commercial site. Two additional access via private roads will connect to Meadowlark. A traffic conformance letter indicating no negative impacts based upon the Traffic Impact Study for Murata Farms is included with this submittal.

A PLAT OF A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO  
LOCATED IN THE NORTH ½ OF THE SOUTHWEST ¼, SECTION 4, T1 N, R66 W OF THE 6TH P.M.

PROJECT NO. PPL2023-003

LOT 2 BLOCK 14, MURATA FARMS FILING NO. 1 SUBDIVISION

CONTAINING AN AREA OF 5.126 ACRES, (223,286 SQUARE FEET), MORE OR LESS.

BASIS OF BEARINGS BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°17'03" EAST, A DISTANCE OF 2647.89 FEET.

FLOOD ZONE THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08123C2110E, MAP REVISED JANUARY 20, 2016 (PANEL NOT PRINTED).

Map showing the location of the site (Arns Community College) relative to Highway 52, Silverado Lane, and CR 12. The site is located near the intersection of Highway 52 and Silverado Lane, adjacent to the Arns Community College. A north arrow is present in the bottom right corner.

VICINITY MAP  
SCALE: 1" = 2000'

| Sheet List Table |                       |
|------------------|-----------------------|
| Sheet Number     | Sheet Title           |
| 1                | COVER SHEET           |
| 2                | DEVELOPMENT STANDARDS |
| 3                | EXISTING CONDITIONS   |
| 4                | SITE PLAN             |
| 5                | GRADING PLAN          |
| 6                | UTILITY PLAN          |
| 7                | LANDSCAPE PLAN        |
| 8                | LANDSCAPE PLAN        |
| 9                | LANDSCAPE PLAN        |
| 10               | LANDSCAPE PLAN        |
| 11               | LANDSCAPE PLAN        |
| 12               | LANDSCAPE PLAN        |
| 13               | ARCHITECTURE          |
| 14               | ARCHITECTURE          |
| 15               | ARCHITECTURE          |
| 16               | ARCHITECTURE          |

| AREA SUMMARY     |           |           |                |                            |                      |
|------------------|-----------|-----------|----------------|----------------------------|----------------------|
| DESCRIPTION      | AREA (SF) | AREA (AC) | OWNERSHIP      | MAINTENANCE RESPONSIBILITY | USE                  |
| RIGHT OF WAY     | 14,396    | 0.33      | FORT LUPTON    | FORT LUPTON                |                      |
| RESIDENTIAL LOTS | 127,631   | 2.93      | PRIVATE        | PRIVATE                    |                      |
| TOTAL            | 142,027   | 3.26      |                |                            |                      |
| TRACT A          | 12,556    | 0.29      | METRO DISTRICT | METRO DISTRICT             | LANDSCAPING          |
| TRACT B          | 9,001     | 0.21      | METRO DISTRICT | METRO DISTRICT             | LANDSCAPING          |
| TRACT C          | 2,796     | 0.06      | METRO DISTRICT | METRO DISTRICT             | LANDSCAPING          |
| TRACT D          | 1,700     | 0.04      | METRO DISTRICT | METRO DISTRICT             | LANDSCAPING          |
| TRACT E          | 31,274    | 0.72      | METRO DISTRICT | METRO DISTRICT             | LANDSCAPING          |
| TRACT F          | 1,710     | 0.04      | METRO DISTRICT | METRO DISTRICT             | LANDSCAPING          |
| TRACT G          | 32,060    | 0.74      | METRO DISTRICT | METRO DISTRICT             | ACCESS AND UTILITIES |
| TOTAL            | 91,097    | 2.09      |                |                            |                      |
| TOTAL            | 233,124   | 5.35      |                |                            |                      |

## CIVIL ENGINEER

REDLAND  
1500 W. CANAL CT.  
LITTLETON, CO 80120  
720.283.6783 voice  
CONTACT: TRAVIS FRAZIER, P.E.

## OWNER / DEVELOPER

COLORADO LAND ACQUISITION (COLA LLC)  
555 MIDDLE CREEK PARKWAY, SUITE 500  
COLORADO SPRINGS, CO 80921  
CONTACT: TIM BUSCHAR

## LANDSCAPE ARCHITECT/PLANNER

HENRY DESIGN GROUP  
1501 WAZEE ST SUITE 1-C  
DENVER, CO 80202  
303.446.2368 voice  
CONTACT: KAREN HENRY, PLA

## TRAFFIC ENGINEER

FOX TUTTLE HERNANDEZ  
TRANSPORTATION GROUP  
P.O. BOX 19768  
BOULDER, CO 80308  
303.652.3571 voice  
CONTACT: EMILY GROSS, PE

SURVEYOR

AZTEC CONSULTANTS, INC  
300 E MINERAL AVE #1  
LITTLETON, CO 80122  
303. 713.18981 VOICE  
CONTACT: MIKE NOFFSINGER, PLS

NGS BENCHMARK 4907 (AZTEC #4907A). DISK ON PIPE LOCATED ON THE SOUTH SIDE 9TH STREET 175' MORE OR LESS EAST OF MAIN ST. ELEVATION = **4908.22 (NAVD88)**



MURATA FARMS - TOWNHOMES  
PRELIMINARY PLAT / PUD  
A PLAT OF A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO  
LOCATED IN THE NORTH ½ OF THE SOUTHWEST ¼, SECTION 4, T1 N, R66 W OF THE 6TH P.M.

MURATA FARMS PUD ZONE DISTRICT NOTES

1. Intent. The Murata Farms Planned Unit Development (PUD) is a 72.71- acre mixed-use neighborhood. The PUD will provide an attractive living and working environment using innovative site planning and design techniques that respond to the existing site conditions and existing adjacent land uses. The PUD is intended to meet the goals of the City of Fort Lupton PUD district as stated in the City's Municipal Code and Comprehensive Plan.

The PUD will allow for a variety of residential housing types attractive to a variety of households. Housing may include single family detached homes, paired homes and single family attached or townhomes.

The PUD also provides for a mixture of retail and service commercial and businesses located along the frontage of Highway-52.

Features of the PUD include:

- An interconnected public street system that is bicycle and pedestrian friendly. Trails are provided in all green court/open space areas. Homes facing the public streets and green courts will have interesting elevations, thereby enhancing the pedestrian experience.
  - Common open space and a pocket park provide areas for passive and active recreational opportunities.
  - Conditions, covenants, and restrictions will be provided to ensure cohesive architecture and landscaping throughout the neighborhood.
2. Definitions. Refer to Chapter 16, Section 16-6 of the fort Lupton Municipal Code and Section II - Definitions of the Residential Design Standards.
3. Murata Farms Neighborhood Feature. The Neighborhood Feature is proposed as the developed park located at the southeast corner of the two intersection collector streets. The park shall be maintained by the HOA as a public park and contains a range of improvements including a multiple-use turf area, playground, walking path, plazas, pavilion with picnic tables, benches, and other similar features for various age groups to enjoy. The Neighborhood Feature Park is accessible to the public through connections to planned and existing trails adjacent to the subdivision. The park that satisfies the requirement for a Neighborhood Feature shall be credited against the neighborhood park land dedication requirements and improvements to such park shall be credited against and not to exceed the Park Development fees set forth in Section III.C. of the Residential Design Standards.
4. Public Land Dedication.
- A. Public Land Dedication for Parks and Open Space shall be determined at Final Plat/Final PUD Plan and shall be based on the number of dwelling units included in the Final Plat. Land credited for dedication include:
- Internal Trail Corridors
  - Pocket Parks
  - Neighborhood Feature
  - Fulton Ditch Regional Trail corridor
  - Internal parks and open space shall be maintained by the HOA/Metro District

The following is a summary of the parks and open space:

REQUIRED OPEN SPACE

| FILING                           | NUMBER OF DWELLING UNITS | REQUIRED                         |
|----------------------------------|--------------------------|----------------------------------|
| FILING 1- SINGLE FAMILY DETACHED | 180                      | 180 X 3.0/1000 X 10 = 5.40 Acres |
| FILING 2 -TOWNHOMES              | 45                       | 45 X 3.0/1000 X 10 = 1.35 Acres  |
| FUTURE FILING 3 – PAIRED HOMES   | 52                       | 52 x 3.0/1000 x 10 = 1.56 Acres  |
| TOTAL REQUIRED                   |                          | 8.31 ACRES                       |

PROVIDED OPEN SPACE

| FILING                         | PARKS AND OPEN SPACE PROVIDED    |
|--------------------------------|----------------------------------|
| Filing 1 – SFD                 | 11.354                           |
| Filing 2 - Townhomes           | 1.11                             |
| Future Filing 3 – Paired homes | To be determined at time of Plat |

VARIATIONS TO THE RESIDENTIAL DESIGN STANDARDS

1. Landscape Buffer. A landscape buffer 30-feet in width shall be provided along Highway-52 in the Paired Home and Single Family Attached area as measured from the edge of right-of-way.
2. Perimeter Fences.
- A solid perimeter fence a maximum of six-feet (6) in height is permitted along the rear and side lot lines adjacent to Highway-52 and S. College Avenue. The fence shall be buffered with landscaping on the street side of the fence.
  - Lot line fencing adjacent to open space corridors and pocket parks shall be open rail a maximum forty-two (42) inches in height. A wire mesh grid on the lot side of the fence is permitted for pet enclosure.

SINGLE FAMILY ATTACHED RESIDENTIAL

- Primary pedestrian entries shall face a public street, private drive, or common open space corridor.
- Single family attached areas shall have one through public or private access drive that is continuous through the site with an attached sidewalk along the private access drive or public street.
- Alternate entry locations homes and front entry features are not required for single family attached.
- Each single family attached unit is not required to be articulated to designate each unit. However, unit designation shall be provided as follows:
  - 2 to 4 units: No articulation or change in the front plane is required.
  - 5 to 8 units: One change in the front plane of at least two (2)-feet.
  - Differentiation in the units shall be provided through cohesive variations in the front building elevation.
  - Exterior Materials and colors for each single family attached townhome building (not unit).
- Garage Design Standards (Applies to garages facing a public street right-of-way).
  - Rear loaded garages are encouraged for single family attached homes.
  - A distinct pedestrian front door is required on the front elevation when a front-loaded garage is proposed.
  - No maximum garage frontage is required for the single family attached homes or building frontage.
- Outdoor living space shall be provided in the rear yard of the home.
- Pedestrian connectivity is required through the common open space areas.
- Two parking spaces are permitted in 20-foot long driveway in front of the two car garage.

| USE / STANDARD                                                                                                                                                     | MURATA FARMS PUD       | CITY OF FORT LUPTON – R-3 RESIDENTIAL DISTRICT HIGH DENSITY |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------|
| <b>Single Family Attached/Townhomes (Individual Lots – Front and Rear Loading Garages); Green Court (Rear Loading Garages); Auto Court (Front Loading Garages)</b> |                        |                                                             |
| Permitted Land Uses                                                                                                                                                | Paired Home, Townhomes | Single Family Detached, Duplexes and Multiple Family        |
| Maximum Number of Dwelling Units                                                                                                                                   | 61                     |                                                             |
| Minimum Lot Size                                                                                                                                                   | 900 SF                 | 1,500 SF for building containing more than 4 dwelling units |
| Minimum Lot Frontage at Front Property Line                                                                                                                        |                        | 30-feet                                                     |
| Front loading garage                                                                                                                                               | 20-feet                |                                                             |
| Rear loading garage                                                                                                                                                | 16-feet                |                                                             |
| Maximum Building Height (1)                                                                                                                                        | 35-feet                | 35-feet                                                     |
| <b>Setbacks</b>                                                                                                                                                    |                        |                                                             |
| Front to face of garage door (2) to structure and porch (non-garage side)                                                                                          | -20 feet<br>-10 feet   | 25-feet                                                     |
| Side                                                                                                                                                               | 5-feet                 | 5-feet                                                      |
| Rear                                                                                                                                                               |                        | 20-feet                                                     |
| Front loading garage                                                                                                                                               | 10-feet                |                                                             |
| Rear loading garage                                                                                                                                                | 5-feet                 |                                                             |
| Corner Side                                                                                                                                                        | 10-feet                | 20-feet                                                     |
| Maximum Building Height (1)                                                                                                                                        | 35-feet                | 35-feet                                                     |
| Minimum Floor Area                                                                                                                                                 | 800 SF                 | Multi-family 500 SF                                         |

NOTES

1. Measurement per Fort Lupton Municipal Code
2. As measured from back of sidewalk on a public street right-of-way or edge of pavement on a private drive/alley.

DIMENSIONAL STANDARDS NOTES

1. Setback as measured from property line or edge of pavement on a private drive/alley (Tract L).
2. Accessory uses/structures shall meet the requirements of the Fort Lupton Municipal Code.
3. Permitted encroachments into building setbacks:
  - Architectural features including but not limited to eaves, bay windows, chimneys, entertainment centers, brick ledges, cantilevers, counterforts, cornices, canopies, wing walls and like architectural features may encroach into the required setbacks a maximum of 24 inches.
  - Window wells may encroach into required setbacks a maximum of 36 inches
  - Unenclosed or uncovered patios less than 30 inches above grade may encroach into building setbacks to within five (5) feet of the rear lot line and two (2) feet within a side lot line.
  - Encroachments may not extend into easements without written approval from the easement holder.
4. All setbacks are measured to the building foundation.

PUD NOTES

1. These PUD Standards shall be in place for development of all phases of this Preliminary PUD Plan, unless other standards are approved for the future.
2. At the time of platting, PUD Development Standards for future Phases 3-5 including the Paired Homes and Commercial Development shall be provided and approved by City Council.
3. Unless specifically modified by a PUD Plan, all provisions of the City's Code and adopted standards and specifications shall apply within PUD Districts

LANDSCAPE ARCHITECT / PLANNER:  
henry design group  
Landscape Architecture • Planning • Entitlements  
11501 Wazee Street Suite 1-C, Denver, Colorado 80202  
303.446.2386 • henrydesigngroup.com

ENGINEER:  
Redland  
WHERE GREAT PLACES BEGIN  
7020 ARAPAHO DRIVE  
SUITE 100  
LITTLETON, COLORADO 80120  
REDLAND.COM

APPLICANT:  
COLA  
Colorado Land Acquisition  
6711 Columbia Gateway Drive,  
Suite 100  
Columbia, MO 21046

PROJECT NO. DATE PROJECT NO. DATE  
2023-01-18 2023-08-10  
1 2  
1ST SUBMITTAL 2ND SUBMITTAL

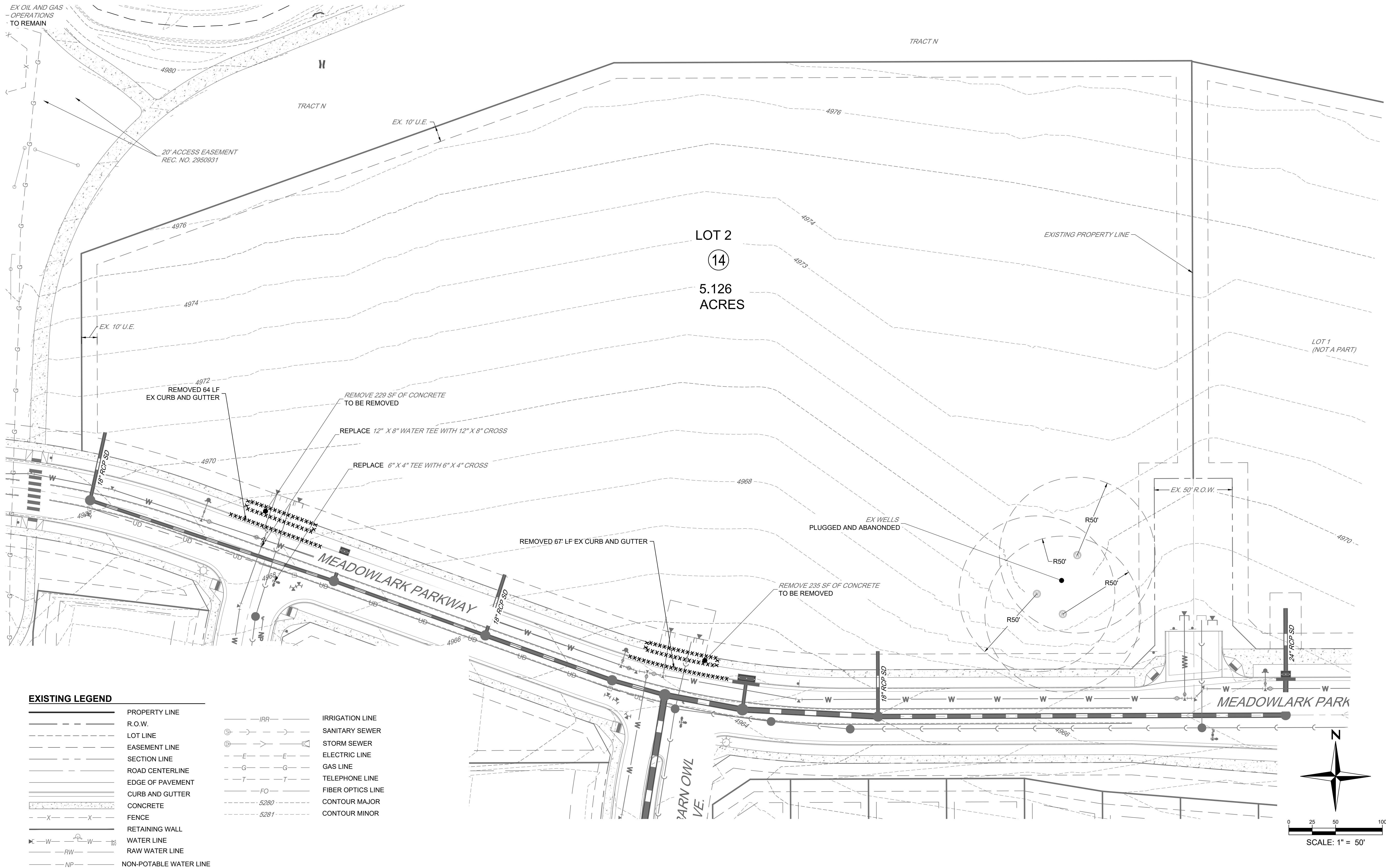
NOTES

MURATA FARMS FILING NO. 2  
PRELIMINARY PLAT/PUD

SHEET  
2



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**MURATA FARMS FILING NO. 2**  
**PRELIMINARY PLAT/PUD**  
**EXISTING CONDITIONS**

SHEET

3

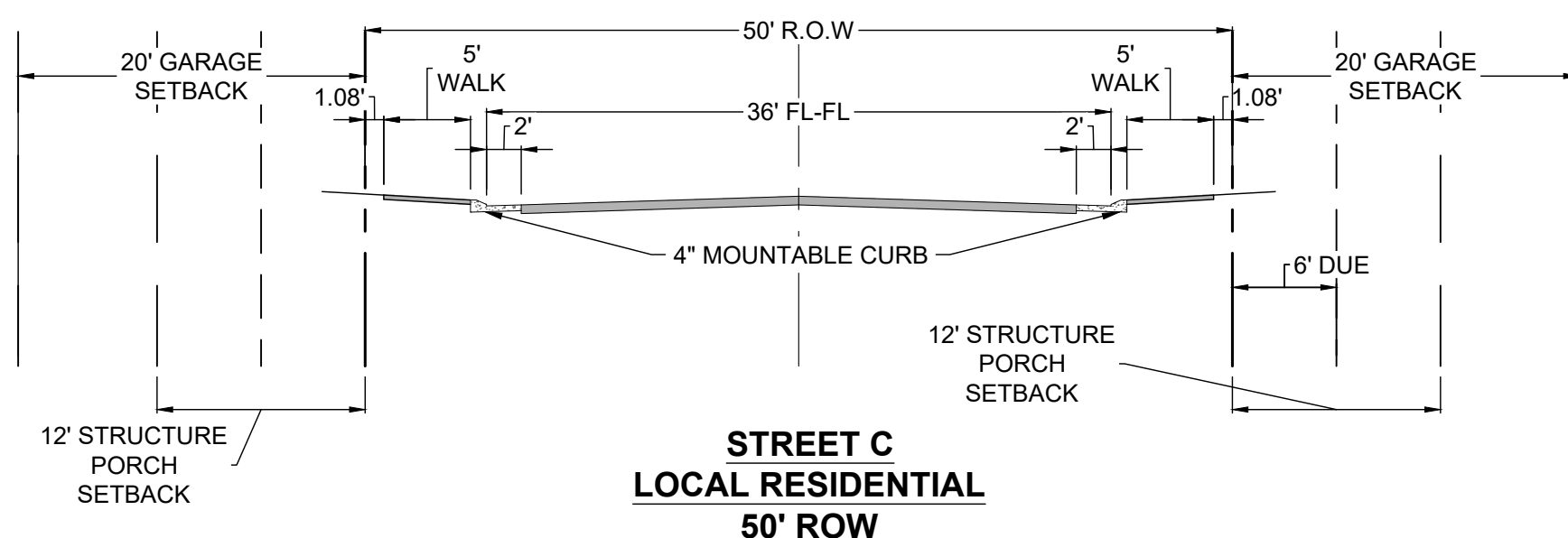
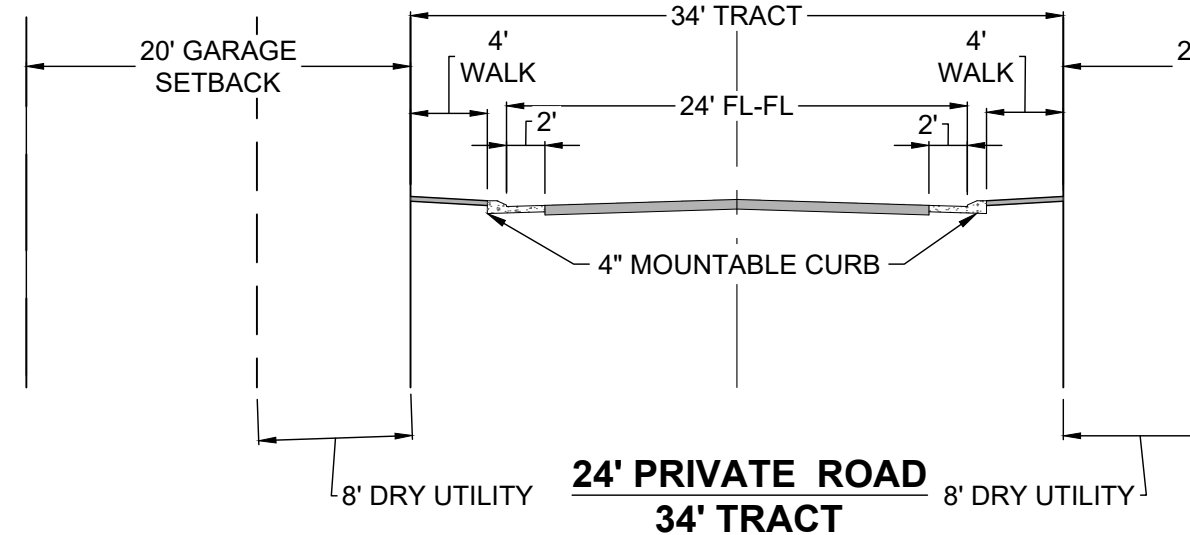
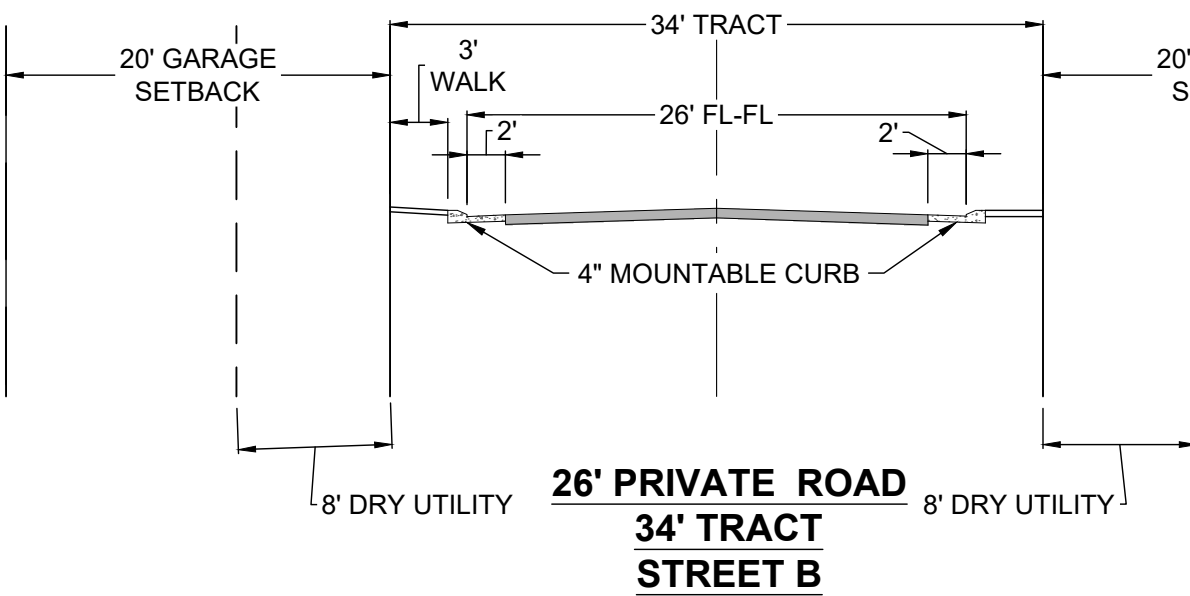
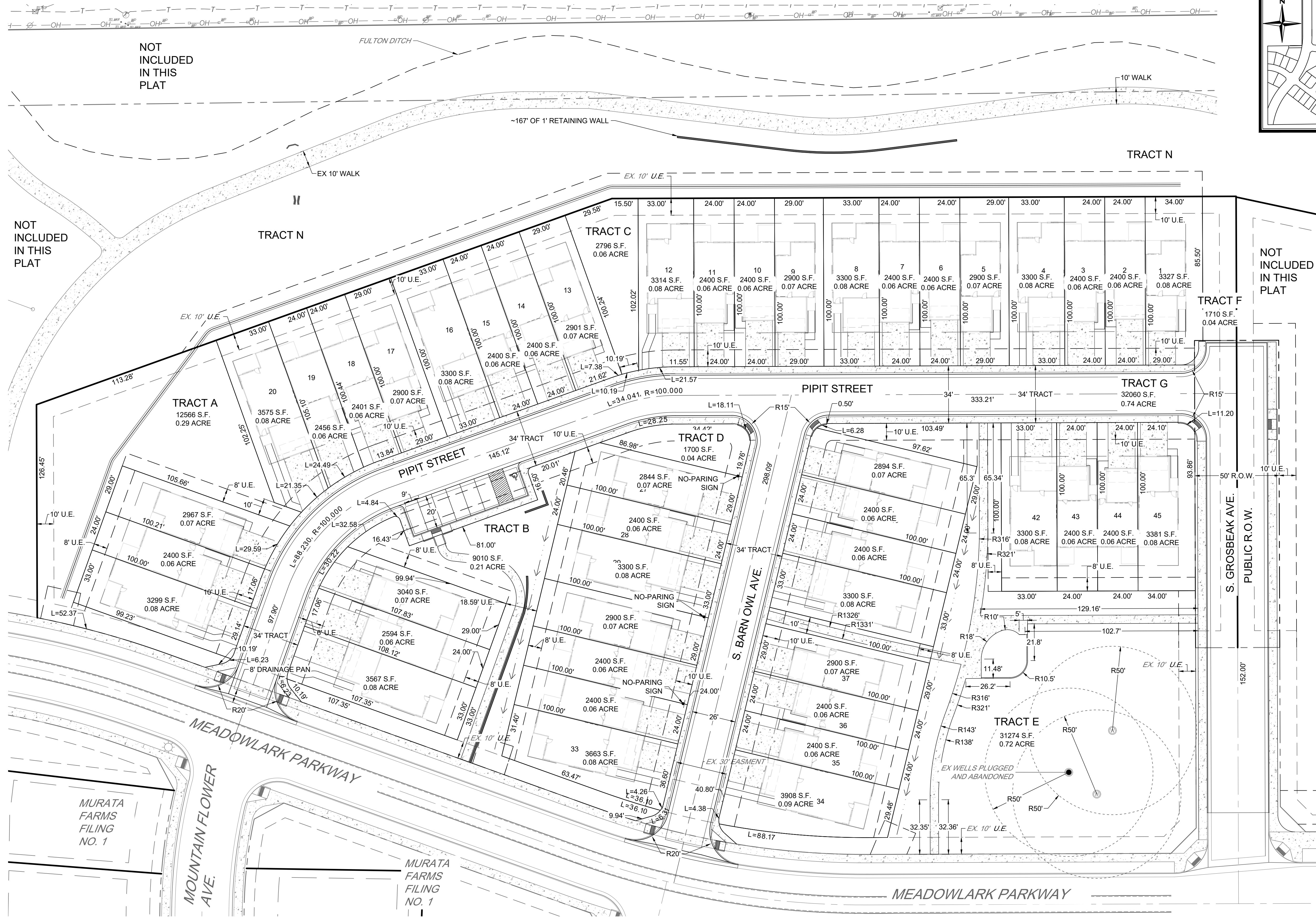
LANDSCAPE ARCHITECT / PLANNER:  
**henry design group**  
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7223 ARIZONA DRIVE  
LITTLETON, COLORADO 80120  
REDLAND.COM

APPLICANT:  
**COLA**  
Colorado Land Acquisition  
555 Middle Creek Parkway,  
Suite 300  
Colorado Springs, CO 80921

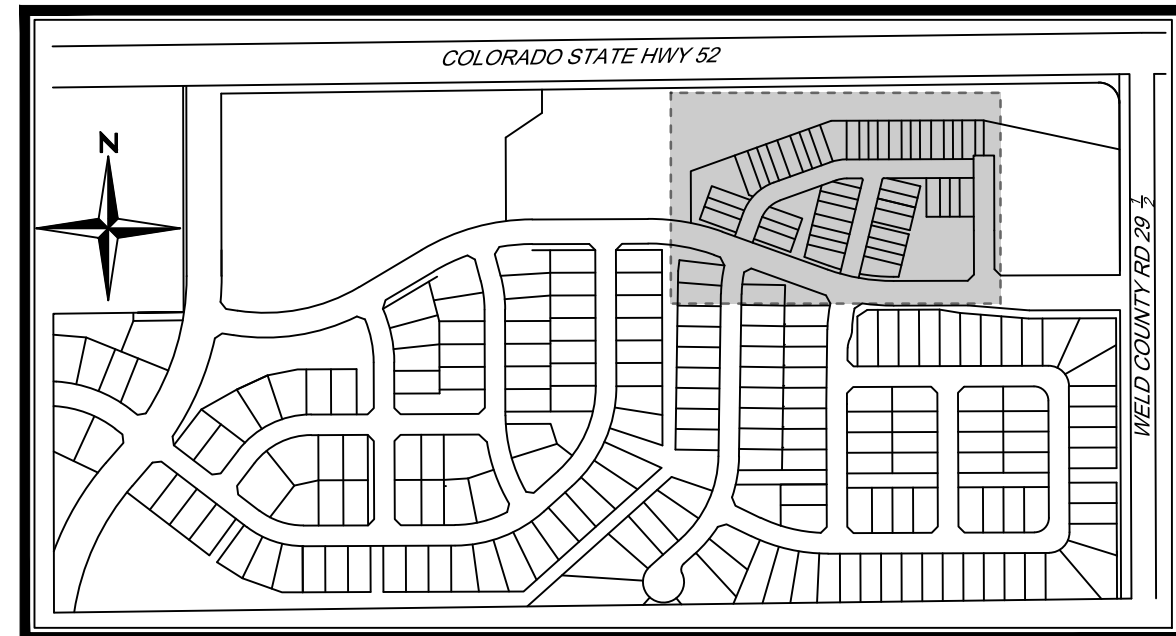
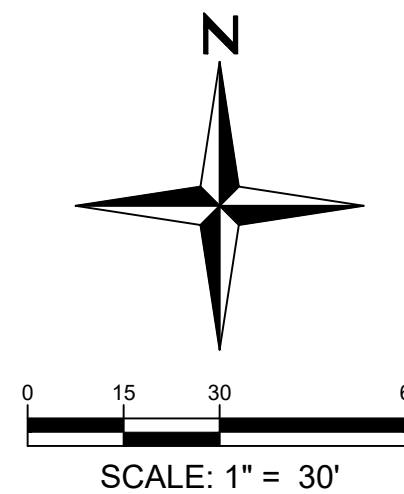


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- EXISTING LEGEND**
- EXISTING PROPERTY LINE
  - EXISTING R.O.W.
  - EXISTING LOT LINE
  - EXISTING EASEMENT
  - SECTION LINE
  - ROAD CENTERLINE
  - EDGE OF PAVEMENT
  - CURB AND GUTTER
  - CONCRETE

- PROPOSED LEGEND**
- PROPOSED PROPERTY LINE
  - PROPOSED R.O.W.
  - PROPOSED LOT LINE
  - PROPOSED SETBACK
  - PROPOSED EASEMENT
  - PROPOSED ROAD CENTERLINE
  - PROPOSED CURB AND GUTTER
  - PROPOSED SIDEWALK



**MURATA FARMS FILING NO. 2**  
**PRELIMINARY PLAT/PUD**  
**SITE PLAN**

SHEET

4

LANDSCAPE ARCHITECT / PLANNER:  
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7023 ARIZONA DRIVE  
DENVER, COLORADO 80231  
303.446.2386 • redland.com

APPLICANT:  
**COLA**  
Colorado Land Acquisition  
555 Middle Creek Parkway,  
Colorado Springs, CO 80921

| PROJECT NO.  | 19032.003 | DATE          | NO. | NOTES |
|--------------|-----------|---------------|-----|-------|
| 2023-01-18   | 1         | 1ST SUBMITTAL |     |       |
| 2023-11-2023 | 2         | To FLUPION    |     |       |



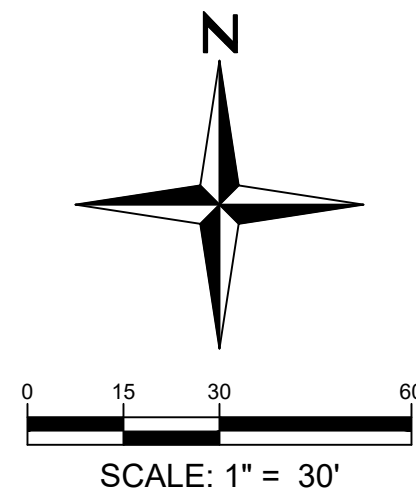
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PROPOSED LEGEND

- STORM SEWER  
—5280—  
—5281—  
SPOT ELEVATION  
SLOPE ARROW  
(4:1 MAX UNLESS NOTED OTHERWISE)  
LOT TEMPLATE  
A B G T  
EX. CONTOUR MAJOR  
EX. CONTOUR MINOR  
CONTOUR MAJOR (BY OTHERS)  
CONTOUR MINOR (BY OTHERS)

NOTES:

1. ALL SLOPES ARE MAXIMUM OF 4H:1V UNLESS OTHERWISE NOTED.
2. GRADES SHOWN FOR ROADS, TRACTS AND OPEN SPACE AREAS ARE FINISHED GRADE.
3. REFER TO MOUNTAIN SKY FILING NO 1 PLANS FOR WCR 29 ½ GRADING AND REGIONAL CHANNEL.



MURATA FARMS FILING NO. 2  
PRELIMINARY PLAT/PUD  
GRADING PLAN

SHEET

5

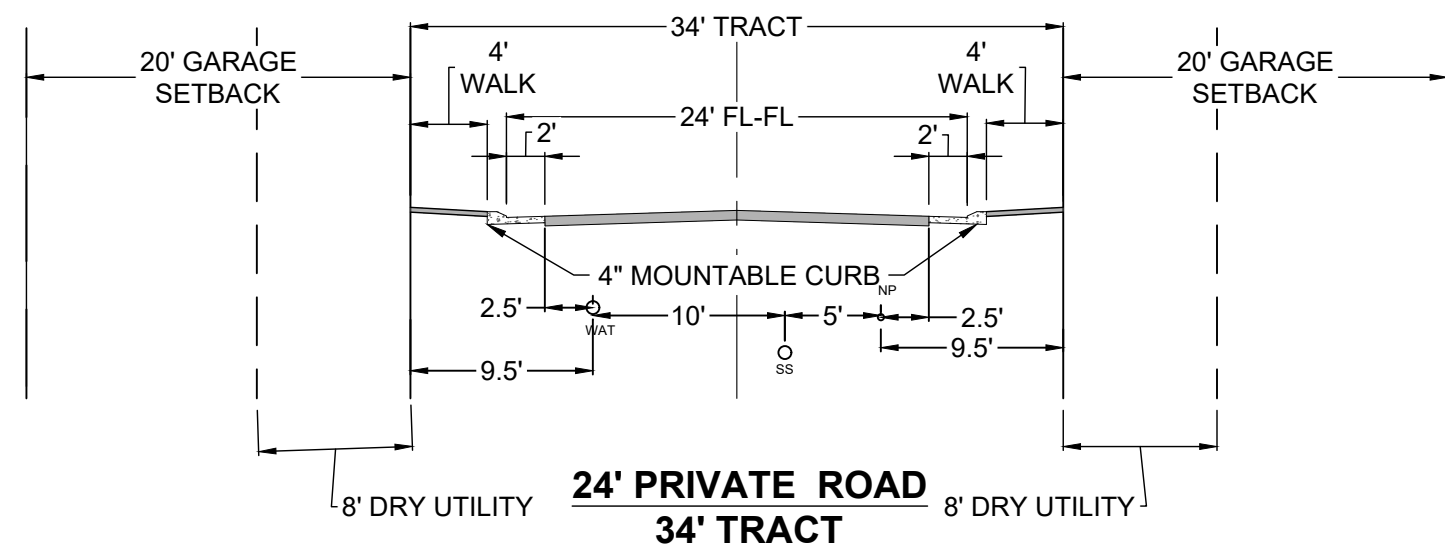
APPLICANT:  
**COLA**  
Colorado Land Acquisition  
555 Middle Creek Parkway,  
Suite 200  
Colorado Springs, CO 80921

ENGINEER:  
**Redland**  
WHERE GREAT PLACES BEGIN  
7023 ARIZONA DRIVE  
LITTLETON, COLORADO 80120  
REDLAND.COM

LANDSCAPE ARCHITECT / PLANNER:  
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I:\2019\19032 - Murata Farms\CAD\Sheet Sets\Preliminary Plat\Twinhomea\9032.02 - Utility Plan.dwg tab: 6 UTILITY PLAN Sep 11, 2023 - 6:47pm tfozier

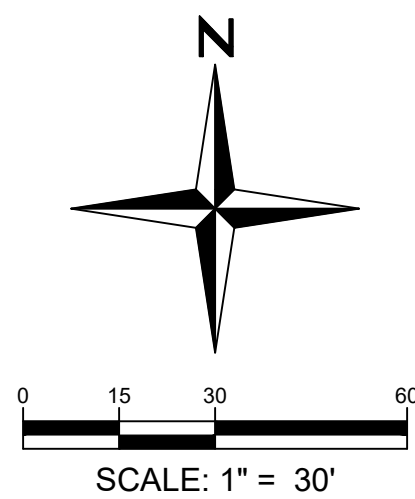


#### NOTES

1. WATER LINE APPURTENANCES ARE SHOWN FOR GRAPHIC REPRESENTATION ONLY AND DO NOT REFLECT ACTUAL SIZE (TYP.)
2. NO STRUCTURE OR APPURTENANCE ASSOCIATED WITH WET UTILITY INSTALLATION MAY BE LOCATED WITHIN THE CURB, GUTTER, AT THE LIP OF GUTTER OR IN CROSSPANS.
3. ALL NEWLY INSTALLED UNDERGROUND UTILITIES, INCLUDING STORM SEWER, MUST BE ELECTRONICALLY LOCATABLE IN COMPLIANCE WITH STATE STATUTE AND SHALL BE DEPICTED ON APPLICABLE CONSTRUCTION DOCUMENTS.
4. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 10-FEET BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND 5-FEET BETWEEN IRRIGATION WATER AND SANITARY MAINS.
5. ALL NEWLY INSTALLED UNDERGROUND UTILITIES, INCLUDING STORM SEWER, MUST BE ELECTRONICALLY LOCATABLE IN COMPLIANCE WITH STATE STATUTE AND SHALL BE DEPICTED ON APPLICABLE CONSTRUCTION DOCUMENTS.

#### PROPOSED LEGEND

|  |                         |
|--|-------------------------|
|  | PROPERTY LINE           |
|  | R.O.W.                  |
|  | LOT LINE                |
|  | SETBACK                 |
|  | EASEMENT                |
|  | ROAD CENTERLINE         |
|  | CURB AND GUTTER (CATCH) |
|  | CURB AND GUTTER (SPILL) |
|  | SIDEWALK                |
|  | STORM SEWER             |
|  | SANITARY SEWER          |
|  | TRENCH DRAIN            |
|  | WATER LINE              |
|  | GAS LINE                |
|  | ELECTRIC LINE           |
|  | MANHOLE w/ DIA. (FT.)   |
|  | INLET                   |
|  | FLARED END SECTION      |
|  | WATER BEND              |
|  | WATER CROSS             |
|  | WATER TEE               |
|  | WATER REDUCER           |
|  | WATER VALVE             |
|  | FIRE HYDRANT            |
|  | PLUG/CAP                |
|  | SANITARY SEWER SERVICE  |
|  | WATER SERVICE           |



## MURATA FARMS FILING NO. 2 PRELIMINARY PLAT/PUD UTILITY PLAN

SHEET

6

APPLICANT:  
**COLA**  
Colorado Land Acquisition  
555 Middle Creek Parkway,  
Suite 300  
Colorado Springs, CO 80921

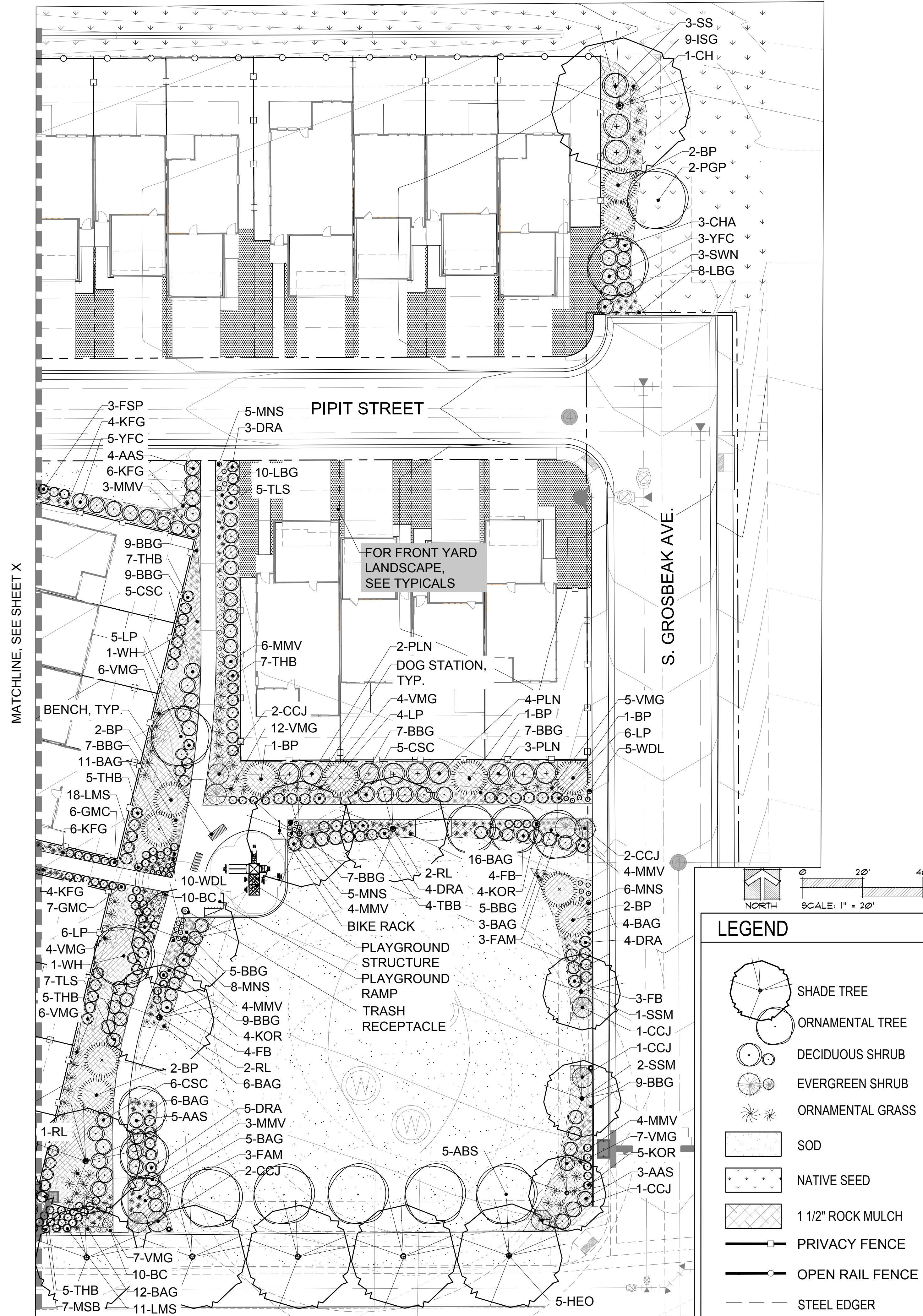
ENGINEER:  
**Redland**  
WHERE GREAT PLACES BEGIN  
7233 ARIZONA DRIVE  
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REDLAND.COM

LANDSCAPE ARCHITECT / PLANNER:  
**henry design group**  
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1501 Wazee Street Suite 1-C, Denver, Colorado 80202  
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## PLANT LIST

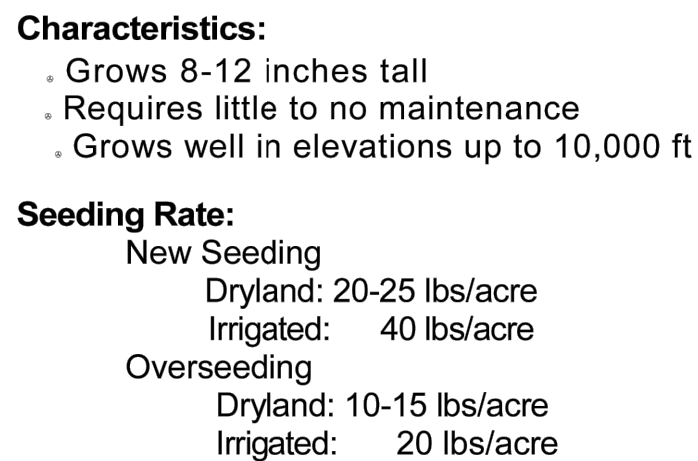
| QUANTITY         | SYMBOL | COMMON NAME                    | SCIENTIFIC NAME                               | MATURE SIZE (HxW) | SIZE      | WATER USE |
|------------------|--------|--------------------------------|-----------------------------------------------|-------------------|-----------|-----------|
| SHADE TREES      |        |                                |                                               |                   |           |           |
| 1                | CH     | COMMON HACKBERRY               | CELTIS OCCIDENTALIS                           | 55' x 45'         | 2.0" CAL. | LOW       |
| 7                | HEO    | HERITAGE OAK                   | QUERCUS X MACDANIELII 'CLEMONS'               | 50' x 35'         | 2.0" CAL. | LOW       |
| 7                | RL     | REDMOND LINDEN                 | TILIA AMERICANA 'REDMOND'                     | 45' x 35'         | 2.0" CAL. | MODERATE  |
| 10               | SSM    | STATE STREET MAPLE             | ACER MIYABEI 'MORTON'                         | 30' x 25'         | 2.0" CAL. | MODERATE  |
| 3                | TRO    | TEXAS RED OAK                  | QUERCUS BUKLEYI                               | 50' x 35'         | 2.0" CAL. | MODERATE  |
| ORNAMENTAL TREES |        |                                |                                               |                   |           |           |
| 7                | ABS    | AUTUMN BRILLIANCE SERVICEBERRY | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' | 15' x 15'         | 1.5" CAL. | MODERATE  |
| 6                | FAM    | FLAME AMUR MAPLE               | ACER GINNALA 'FLAME'                          | 18' x 18'         | 1.5" CAL. | MODERATE  |
| 4                | PGP    | PRAIRIE GEM PEAR               | PYRUS USSURIENSIS 'PRAIRIE GEM'               | 25' x 18'         | 1.5" CAL. | MODERATE  |
| 4                | WH     | WASHINGTON HAWTHORN            | CRATAEGUS PHAENPYRUM                          | 25' x 20'         | 1.5" CAL. | MODERATE  |
| EVERGREEN TREES  |        |                                |                                               |                   |           |           |
| 7                | AP     | AUSTRIAN PINE                  | PNUS NIGRA                                    | 50' x 35'         | 6'        | MODERATE  |
| 17               | BP     | BOSNIAN PINE                   | PINUS HELDREICHII                             | 20' x 12'         | 6'        | MODERATE  |
| SHRUBS           |        |                                |                                               |                   |           |           |
| 16               | AAS    | AUTUMN AMBER SUMAC             | RHUS TRILOBATA 'AUTUMN AMBER'                 | 2' x 5'           | 5 GALLON  | LOW       |
| 12               | AC     | ALPINE CURRANT                 | RIBES ALPINUM                                 | 4.5' x 4.5'       | 5 GALLON  | MODERATE  |
| 10               | ACJ    | ALPINE CARPET JUNIPER          | JUNIPERUS COMMUNIS 'ALPINE CARPET'            | 0.5' x 3'         | 5 GALLON  | LOW       |
| 8                | BM     | BLIZZARD MOCKORANGE            | PHILADELPHUS LEWISII 'BLIZZARD'               | 7' x 7'           | 5 GALLON  | MODERATE  |
| 18               | BMS    | BLUE MIST SPIREA               | CARYOPTERIS X CLANDONENSIS 'BLUE MIST'        | 3' x 3'           | 5 GALLON  | LOW       |
| 9                | CCJ    | CALGARY CARPET JUNIPER         | JUNIPERUS SABINA 'CALGARY CARPET'             | 1.5' x 7'         | 5 GALLON  | LOW       |
| 6                | CHA    | HANCOCK CORALBERRY             | SYMPHORICARPOS x CHENAUTII 'HANCOCK'          | 2' x 4'           | 5 GALLON  | MODERATE  |
| 16               | CSC    | CREEPING WESTERN SAND CHERRY   | PRUNUS BESSEYI PAWNEE BUTTES                  | 1.5' x 5'         | 5 GALLON  | LOW       |
| 11               | DBC    | DWARF BLACK CHOKEBERRY         | ARONIA MELANOCARPA 'MORTON'                   | 3' x 3'           | 5 GALLON  | MODERATE  |
| 16               | DKL    | DWARF KOREAN LILAC             | SYRINGA MEYERI 'PALIBIN'                      | 5' x 5'           | 5 GALLON  | LOW       |
| 20               | DN     | DWARF NINEBARK                 | PHYSOCARPUS OPULIFOLIUS 'NANUS'               | 5' x 5'           | 5 GALLON  | MODERATE  |
| 20               | DRA    | DWARF RUSSIAN ALMOND           | PRUNUS TENELLA                                | 3.5' x 3'         | 5 GALLON  | LOW       |
| 11               | FB     | FERNBUSH                       | CHAMAEBATIARA MILLFOLIUM                      | 4' x 4.5'         | 5 GALLON  | VERY LOW  |
| 10               | FOR    | FORSYTHIA                      | FORSYTHIA 'SUNRISE'                           | 5' x 5'           | 5 GALLON  | MODERATE  |
| 34               | FSP    | FROEBEL SPIREA                 | SPIREA JAPONICA 'FROEBELII'                   | 3.5' x 3'         | 5 GALLON  | MODERATE  |
| 58               | GMC    | GREENMOUND CURRANT             | RIBES ALPINUM 'GREEN MOUND'                   | 3.5' x 2.5'       | 5 GALLON  | MODERATE  |
| 8                | IBJ    | ICEE BLUE JUNIPER              | JUNIPERUS HORIZONTALIS 'MONBER'               | 0.5' x 6'         | 5 GALLON  | LOW       |
| 13               | KOR    | KNOCK OUT ROSE                 | ROSA X 'KNOCK OUT'                            | 2.5' x 2.5'       | 5 GALLON  | MODERATE  |
| 21               | LP     | LODENSE PRIVET                 | LIGUSTRUM VULGARE 'LODENSE'                   | 2.5' x 3.5'       | 5 GALLON  | MODERATE  |
| 6                | LPL    | LEADPLANT                      | AMORPHA CANESCENS                             | 3' x 3'           | 5 GALLON  | VERY LOW  |
| 29               | LMS    | LIMEMOUND SPIREA               | DIERVILLA RIVULAIRES KODIAK ORANGE            | 2.0' x 2.5'       | 5 GALLON  | LOW       |
| 46               | MMV    | MINI MAN VIBURNUM              | VIBRNUM BUREJATIMCUM 'MINI MAN'               | 5' x 5'           | 5 GALLON  | LOW       |
| 51               | MSB    | MARLENE SNOWBERRY              | SYMPHORICARPOS X DOORENBOSII 'ARISO'          | 3' x 2'           | 5 GALLON  | MODERATE  |
| 11               | MV     | MOHICAN VIBURNUM               | VIBRNUM LANTANA 'MOHICAN'                     | 7' x 7'           | 5 GALLON  | MODERATE  |
| 6                | PCL    | BRIGHT PINK CANADIAN LILAC     | SYRINGA X PRESTONIAE 'MISS CANADA'            | 8' x 7'           | 5 GALLON  | MODERATE  |
| 33               | PFR    | PINK FLOWER CARPET ROSE        | ROSA FLOWER CARPET PINK                       | 2' x 2'           | 5 GALLON  | MODERATE  |
| 17               | PLN    | PURPLE LEAF NINEBARK           | PHYSOCARPOS OPIFOLIUS 'DIABLO'                | 7' x 7'           | 5 GALLON  | MODERATE  |
| 8                | SM     | SNOWBELLE MOCKORANGE           | PHILADELPHUS x 'SNOWBELLE'                    | 3.5' x 3.5'       | 5 GALLON  | MODERATE  |
| 7                | SS     | SASKATOON SERVICEBERRY         | AMELANCHIER ALNIFOLIA                         | 7' x 7'           | 5 GALLON  | MODERATE  |
| 3                | SWN    | SUMMERWINE NINEBARK            | PHYSOCARPOS OPIFOLIUS 'SUMMERWINE'            | 5' x 5'           | 5 GALLON  | MODERATE  |
| 4                | TBB    | TURKESTON BURNING BUSH         | EUONYMUS NANA TURKESTANICUS                   | 2.5' x 3.5'       | 5 GALLON  | MODERATE  |
| 54               | THB    | TALL HEDGE BUCKTHORN           | FRANGULA ALNUS 'COLUMNARIS'                   | 10' x 3.5'        | 5 GALLON  | MODERATE  |
| 24               | TLS    | THREE LEAF SUMAC               | RHUS TRILOBATA                                | 4' x 4'           | 5 GALLON  | LOW       |
| 20               | WFR    | WHITE FLOWER CARPET ROSE       | ROSA 'NOASCHNEE'                              | 1.75' x 2.5'      | 5 GALLON  | MODERATE  |
| 8                | WSC    | WESTERN SAND CHERRY            | PRUNUS BESSEYI                                | 5' x 5'           | 5 GALLON  | MODERATE  |
| 8                | YFC    | YELLOW FLOWERING CURRANT       | RIBES AUREUM                                  | 5' x 5'           | 5 GALLON  | MODERATE  |



| QUANTITY   | SYMBOL | COMMON NAME                | SCIENTIFIC NAME                             | MATURE SIZE (HxW) | SIZE     | WATER USE |
|------------|--------|----------------------------|---------------------------------------------|-------------------|----------|-----------|
| PERENNIALS |        |                            |                                             |                   |          |           |
| 154        | BAG    | BLUE AVENA GRASS           | HELICOTRICHON SEMPERVIRENS                  | 2.5' x 2.0'       | 1 GALLON | LOW       |
| 81         | BBG    | BLONDE AMBITION BLUE GRAMA | BOUTELOUA GRACILIS 'BLONDE AMBITION'        | 2.5' x 1.5'       | 1 GALLON | VERY LOW  |
| 47         | BC     | BLUE CATMINT               | NEPETA FAASSENII 'SELECT BLUE'              | 1.5' x 1.5'       | 1 GALLON | LOW       |
| 24         | MNS    | MAYNIGHT SALVIA            | SALVIA NEMOROSA 'MAINACHT'                  | 2.0' x 1.5'       | 1 GALLON | LOW       |
| 9          | ISG    | INDIAN STEEL INDIAN GRASS  | SORGHASTRUM NUTANS 'INDIAN STEEL            | 6' x 2.5'         | 1 GALLON | LOW       |
| 60         | KFG    | FEATHER REED GRASS         | CALAMAGROSTIS ACUTIFLORA<br>'KARL FOERSTER' | 4' x 2'           | 1 GALLON | MODERATE  |
| 103        | LBG    | LITTLE BLUESTEM GRASS      | SCHIZACHYRIUM SCOPARIUM 'THE BLUES'         | 3' x 1.5'         | 1 GALLON | LOW       |
| 78         | VMG    | VARIEGATED MAIDEN GRASS    | MISCANTHUS SINENSIS 'VARIEGATUS'            | 4.5' x 3.5'       | 1 GALLON | MODERATE  |
| 29         | WDL    | WHITE DAYLILLY             | HEMEROCALLIS 'JOAN SENIOR'                  | 1.5' X 1.5'       | 5 GALLON | LOW       |

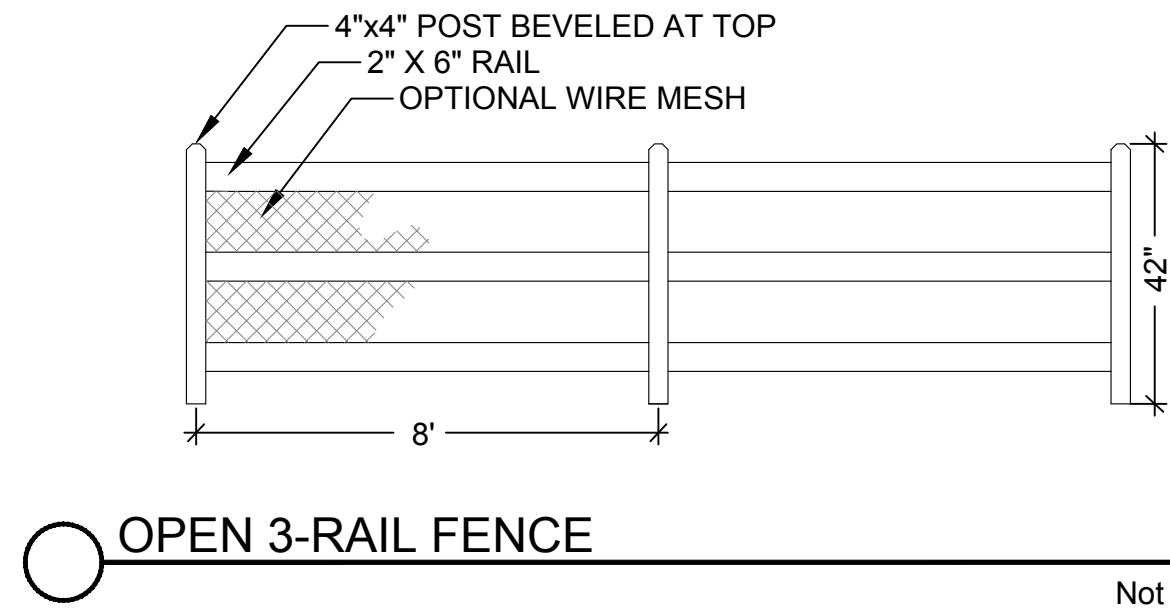
1. Other than various grasses and forbes, existing vegetation is non-existent; therefore, preservation of existing vegetation shall not be required.
2. The site does not contain any known endangered species, archaeological or historic areas. Also, no floodplains, wetlands or geologic hazards have been mapped on the site.
3. It is the responsibility of the Developer and their Contractors to build the project according to approved plans and details, and in accordance with current Town of Fort Lupton Landscape Standards and Specifications. Field changes to these plans are to be approved by the Town of Fort Lupton prior to any work. Field conditions that conflict with or jeopardize the longevity of the proposed improvements shall be brought to the attention of the Town for resolution. Failure to bring such matters to the Town's attention or to obtain approval of remedial measures will in no way relieve the Developer/Contractor of their obligation to resolve the matter to the satisfaction of the Town of Fort Lupton.
4. It will be the responsibility of the Developer to replace all dead plant material and/or re-sod or seed turf areas that are not established during the warranty period established by the Development Agreement for this project.
5. Proposed park and open space areas will be private and maintained at homeowners expense by a mandatory metro district.
6. All plant material shall carry a warranty for a period of not less than 1 year after acceptance of the project by the owner. Warranty shall be a one-time replacement that includes plant material and labor costs.
7. All landscape areas and plant material shall be watered by an automatic irrigation system. Drip irrigation is to be provided to shrub areas; turf area heads are to be installed so as to provide head to head coverage. Temporary irrigation shall be provided to native grass areas for establishment in order to assist in complying with the re-vegetation standards.
8. All areas disturbed by construction shall be adequately re-vegetated so as not to leave any bare ground.
9. No tree or shrub will be planted within 3 feet of a fire hydrant. Trees shall be planted with the top most root in the root ball 3" to 5" higher than the finished landscape grade. This includes trees that are set on slopes. Set root ball on undisturbed soil. Trees where the trunk flare is not visible shall be rejected. Do not cover the root ball with soil.
10. Soil preparation under all areas to be seeded, sodded or otherwise planted shall include topsoil and/or organic matter (compost or aged manure) and shall be added at a rate of 3 cubic yards per 1 thousand square feet and tilled into the soil to a depth of 6"
11. Organic mulch shall be used within 1 foot of all shrubs and ornamental grasses, as well as around trees in a 6 foot diameter ring. Remaining areas of planting beds shall contain 1-1/2 inch western river rock at a minimum depth of 3 inches, placed over a suitable weed barrier fabric. All planting beds require a pre-emergent treatment before mulching. All shrub bed areas shall be separated from sod areas by steel edging material.
12. Sod within parks shall be Turf Master TM EnviroTurf. All other sod, including ROW lawns shall be Turf Master TM Nature's Prairie.
13. All fencing shall be as indicated on the landscape plans and details.

A mixture of perennial, cool season, drought tolerant, grasses suitable for areas where mowing is difficult or not desirable. It grows an average of 8-12 inches a year with normal rain fall in the Intermountain region and the Desert Southwest. This mix is a great soil stabilizer. Our wildflower mixes are very compatible with this mix.



- 30% ***Ephraim Crested Wheatgrass***  
Slightly rhizomatous bunchgrass with germination in 14-21 days.  
Drought resistant and winter hardy with a deep root system making it an excellent soil binder.  
Crested wheatgrass is well adapted to stabilization of disturbed soils and does well on a variety of soil types.
- 25% ***Sheep Fescue***  
Bunchgrass with germination in 14-21 days.  
Well adapted to most soil conditions and is great for soil erosion control and low maintenance mixtures.
- 20% ***Perennial Ryegrass***  
Bunchgrass with germination in 5-10 days.  
One of the most widely used grasses and is adaptable to a wide variety of soils and climate conditions. It has a leafy head and fine stem.
- 15% ***Chewings Fescue***  
Bunchgrass with germination in 7-21 days.  
Fine fescue that is shade tolerant and requires little water. Persists in dry soils and infertile soils.
- 10% ***Canada Bluegrass***  
Sod-forming grass with germination in 14-21 days.  
Resistant to drought and some salinity. It is used to reclaim disturbed area such as gravel pits, cut roads, roadsides, and mines.

1. Non-irrigated native seed grass to be crimped at time of installation to facilitate growth.
2. All brands furnished shall be free from such noxious seeds as Russian or Canadian Thistle, Coarse Fescue, European Bindweed, Johnson Grass, Knap Weed and Leafy Spurge.
3. The seeder shall furnish to the owner (or contractor) a signed statement certifying that the seed furnished is from a lot that has been tested by a recognized laboratory. Seed which has become wet, moldy, or otherwise damaged in transit or in storage will not be acceptable. Seed tickets shall be provided to the Town upon request.
4. If the seed available on the market does not meet the minimum purity and germination percentages specified, the installer must compensate for a lesser percentage of purity or germination by furnishing sufficient additional seed to equal the specified product. The tags from the seed mixes must be approved by the town prior to application.
5. The formula used for determining the quantity of pure live seed (pls) shall be (pounds of seed) x (purity) x (germination) = pounds or pure live seed (pls).
6. Permanent seed mix shall be used unless otherwise approved by the town. The use of temporary nursery crop in permanent and low grow mixes is prohibited.
7. All areas to be seeded shall have native topsoil spread to a depth of at least 6 inches (loose depth).
8. Soil amendments shall be in compliance with the Town's landscape regulations. Minimum soil amendments shall be 3 cubic yards of organic matter per 1,000 square feet of seeded areas, and shall be tilled to a minimum depth of 6 inches.
9. Soil is to be thoroughly loosened (tilled) to a depth of at least 6 inches prior to seeding. The top 6 inches of the seed bed shall be free of rocks greater than 4 inches and soil clods greater than 2 inches. Seeding over any compacted areas that haven't been thoroughly loosened shall be rejected. Seed beds shall be free of weeds.
10. If the installer demonstrates to the town that it is not possible to drill seed, seed is to be uniformly broadcast at two times the drilled rate, then lightly harrowed to provide a seed depth of approximately 1/4 inch, then rolled to compact, then mulched as specified above.
11. Seeding shall be completed within 30 days of initial exposure or 7 days after grading is substantially complete in a given area (as defined by the town). This may require multiple mobilizations for seeding.



| LANDSCAPE REQUIREMENTS                          |                |                |                 |                 |
|-------------------------------------------------|----------------|----------------|-----------------|-----------------|
|                                                 | TREES REQUIRED | TREES PROVIDED | SHRUBS REQUIRED | SHRUBS PROVIDED |
| 86 LF BUFFER (1 SHADE, 1 ORN., 1 EVG TREE/50LF) | 6              | 6              | N/A             | N/A             |
| 308 LF PARK (1 TREE/30LF OF STREET FRONTAGE)    | 11             | 11             | N/A             | N/A             |
| 579 LF STREETS (1 TREE/35LF)                    | 17             | 17             | N/A             | N/A             |
| TOTAL                                           | 34             | 34             | N/A             | N/A             |



The site plan illustrates a property layout with several key features:
 

- Buildings:** A large building on the left, a central building with an attached **GARAGE**, and a building on the right. Dashed lines indicate interior room divisions.
- Setbacks:** A **20' FRONT SETBACK** is marked between the buildings and the front property line.
- Utility Easement:** A **6' UTILITY EASEMENT** is shown along the bottom-left boundary.
- Fencing:** Two areas are labeled **FENCE PER LANDSCAPE PLAN**, one at the top and one on the left side.
- Landscaping:** The plan includes numerous trees (represented by circles with internal patterns) and shrubs (represented by small star-like symbols) distributed throughout the site, particularly along the boundaries and in front of the buildings.
- Walkway:** A **WALK** is indicated at the bottom of the site.
- Local Street:** The **LOCAL STREET** is shown at the very bottom of the plan.

Site plan of a three-unit residential building. The plan shows setbacks, easements, and landscaping. Key features include:

- FENCE PER LANDSCAPE PLAN**: Indicated at the top and left boundaries.
- GARAGE**: Located in the center of the building.
- 20' FRONT SETBACK**: Indicated by a line and arrow at the bottom of the building.
- 6' UTILITY EASEMENT**: Indicated by a line and arrow at the bottom of the building.
- LOCAL STREET**: Located at the bottom of the plan.
- WALK**: Indicated by a line and arrow at the bottom of the building.
- Landscaping**: Indicated by circles and star symbols, primarily along the front and side boundaries.

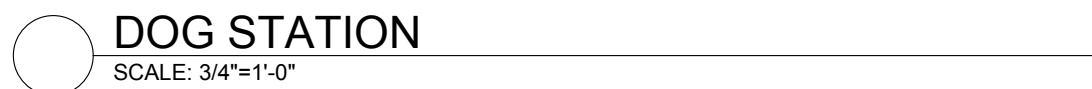
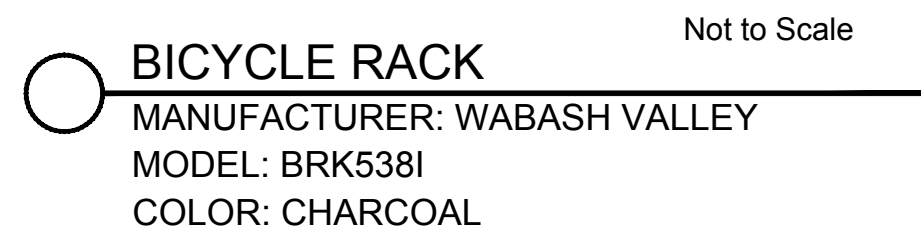
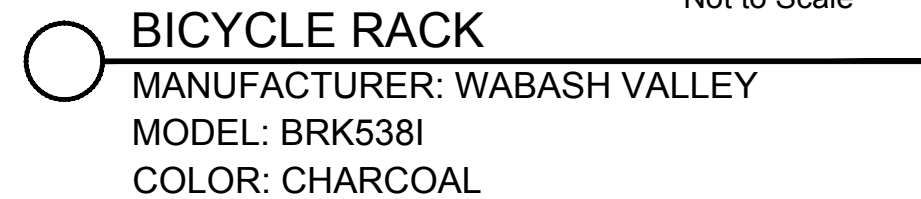
1. Frontyard landscaping and automatic irrigation system for each home per the above chart.
2. Backyard landscaping and automatic irrigation system for each residential lot.
3. A minimum of 50% live material between the front of the house and the curb unless approved by the town.
4. Plant all turf areas with drought tolerant grass varieties, such as turf type tall fescue (dwarf hybrids) mix. Any turf mix containing bluegrass varieties shall contain a maximum of 25% bluegrass, i.e. 75% to 90% fescue, 25% to 10% bluegrass.
5. Turf in the backyard may be substituted with artificial turf upon HOA approval.

SCALE: 1" = 10'

- BLUE MIST SPIREA
- CARYOPHERIS X CLANDONENSIS
- COMPACT AMERICAN CRANBERRY
- VIBURNUM TRILOBUM 'BALLEY COMPACT'
- KELSEY'S DOGWOOD
- CORNUS SERICEA 'KELESY'
- RUSSIAN SAGE
- PEROVSKIA ATRIPILICFOLIA
- SASKATOON SERVICEBERRY
- AMELANCHIER ALNIFOLIA
- WESTERN SAND CHERRY
- PRUNUS BESSEYI
- BAR HARBOR JUNIPER
- JUNIPERUS HORIZONTALIS 'BAR HARBOR'
- BROADMOOR JUNIPER
- JUNIPERUS SABINA 'BROADMOOR'
- BUFFALO JUNIPER
- JUNIPERUS SABINA 'BUFFALO'
- BLUE GRAMA GRASS
- BOUTELOU GRACILIS
- FEATHER REED GRASS
- CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER'
- MAIDEN GRASS
- MISCANTHUS SINENSIS
- 'GRACILLIMUS'

 SHADE TREE  
 ORNAMENTAL TREE  
 DECIDUOUS SHRUB  
 EVERGREEN SHRUB  
 ORNAMENTAL GRASS  
 SOD  
 1 1/2" ROCK MULCH  
 PRIVACY FENCE  
 OPEN RAIL FENCE  
 STEEL EDGER













**NOTE: NOT INTENDED TO BUILD ALL 4 ELEVATIONS  
AT THIS COMMUNITY, THE ELEVATION STYLE WILL  
BE FINALIZED AT TIME OF FINAL PLAT.**

[illegible]





#### 4-PLEX: Farmhouse - B

henry  
design  
group



Landscape Architecture • Planning • Entitlements

1501 Wazee Street Suite 1-C, Denver, Colorado 80202  
**303.446.2368** • [henrydesigngroup.com](http://henrydesigngroup.com)

**Redland**  
WHERE GREAT PLACES BEGIN  
720.963.1289, 904.426.1289  
1500 West Canal Court  
Littleton, Colorado 80120  
**REDLAND.COM**

**COLA**  
Colorado Land Acquisition

6711 Columbia Gateway Drive,  
Suite 300  
Columbia, MD 21046

[illegible]

**MURATA FARMS FILING NO. 2**  
PRELIMINARY PLAT/ PUD

EET

4





**NOTE: NOT INTENDED TO BUILD ALL 4 ELEVATIONS  
AT THIS COMMUNITY, THE ELEVATION STYLE WILL  
BE FINALIZED AT TIME OF FINAL PLAT.**

SHEET

15





## 4-PLEX: Modern - E

**NOTE: NOT INTENDED TO BUILD ALL 4 ELEVATIONS  
AT THIS COMMUNITY, THE ELEVATION STYLE WILL  
BE FINALIZED AT TIME OF FINAL PLAT.**

[illegible]





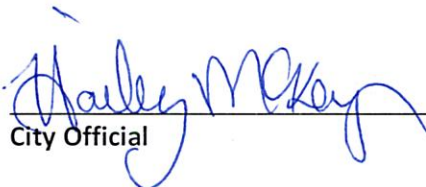
### CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 5th day of September, 2023, a true and correct copy of the foregoing Notice of Public Hearings for the Vista Meadows Preliminary and Final Plat was sent via United States Mail, postage pre-paid, to the following addresses:

LUPTON LAND LLC  
17 BEACON HILL LN  
GREENWOOD VILLAGE, CO. 80111

ARELLANO-ORNEALAS, JOSE JUAN  
14606 HIGHWAY 52  
Fort Lupton, CO. 80621  
TAYLOR, ANNA MARIE  
1308 7TH ST  
Fort Lupton, CO. 80621  
AIMS LOCAL COLLEGE DISTRICT  
PO BOX 69  
Greeley, CO. 80632  
Robert C. Griffith  
340 Century Road  
Durango, CO. 81301  
Barbara J. Conn  
135 Riverview Drive  
Durango, CO. 81301  
Ronald K. Griffith  
1836 West Lake Avenue  
Littleton, CO. 80120  
Russell E. Steele  
2704 NE 87th Street  
Seattle, WA. 98115

VIVA LAND VENTURES LP  
555 MIDDLE CREEK PARKWAY  
#500  
COLORADO SPRINGS, CO. 80921  
CW-BRIGGS LLC  
8655 S PRIEST DR  
Tempe, AZ. 85284  
TENORIO, LAWRENCE J  
5380 COUNTY ROAD 29 ½  
Fort Lupton, CO. 80621  
Patricia Dale Apel  
151 Quartz Lane  
Florence, SC. 29506  
Virginia K. Eggleston  
4 Timothy Court  
Novato, CA. 94949  
Robert T. Eggleston  
P.O Box 4174  
Pagosa Springs, CO. 80117  
Karen Y. Peters  
4260 Peach Way  
Boulder, CO. 80301  
The Petram Group, LLC  
999 18th Street  
Suite 1650S  
Denver, CO. 80202

  
\_\_\_\_\_  
City Official



## Planning & Building

130 S. McKinley Avenue  
Fort Lupton, CO 80621

Phone: 303.857.6694  
Fax: 303.857.0351

[www.fortluptonco.gov](http://www.fortluptonco.gov)

### Sign Posting Affidavit

Murata Farms Townhomes Preliminary Plat  
Project No. PPL2023-003



Facing North towards HWY 52



Facing east towards WCR 29 1/2

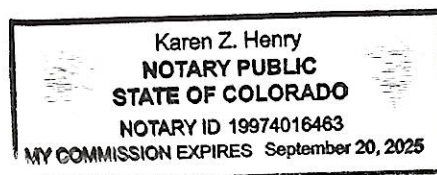
I, Alec Revtzel hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 12 day of September, 2022. 2023

[Signature]  
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Karen Henry this 20<sup>th</sup> day of September, 2022. Witness my hand and seal. 2023

My commission expires 09/20/2025.

[Signature]  
Notary Public



Colorado Community Media  
750 W. Hampden Ave. Suite 225  
Englewood, CO 80110

City of Fort Lupton Legals\*\*\*  
130 S McKinley Avenue  
Fort Lupton CO 80621

## AFFIDAVIT OF PUBLICATION

State of Colorado       }  
County of Weld       } ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 9/14/2023, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



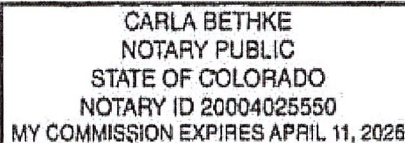
For the Fort Lupton Press

State of Colorado       }  
County of Arapahoe   } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 9/14/2023. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-909810

Carla Bethke  
Notary Public  
My commission ends April 11, 2026



### Public Notice

#### CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a **Preliminary Plat and PUD Plan** referred to as the Murata Farms Townhomes, Filing No. 2, located south and adjacent to Highway 52 and west of County Road 29 1/2 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, September 28, 2023, at 6:00 P.M., and before the City Council on Tuesday, October 17, 2023, at 6:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall remains closed at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, [www.fortluptonco.gov](http://www.fortluptonco.gov).

Further information is available through the City Planning and Building Department at (303) 857-6694.

#### ALL INTERESTED PERSONS MAY ATTEND.

#### LEGAL DESCRIPTION

LOT 2 BLOCK 14, MURATA FARMS FILING  
NO. 1 SUBDIVISION  
CONTAINING AN AREA OF 5.126 ACRES,  
(223,286 SQUARE FEET), MORE OR LESS.

Legal Notice No. FLP916  
First Publication: September 14, 2023  
Last Publication: September 14, 2023  
Publisher: Fort Lupton Press



CITY OF FORT LUPTON  
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CONTAINING AN AREA OF 5.126 ACRES, (223,286 SQUARE FEET),  
MORE OR LESS.

Published: Greeley Tribune September 8, 2023-2002223

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

County of Weld  
State of Colorado

The undersigned, Agent, being first duly sworn  
under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of  
Prairie Mountain Media LLC, publisher of the  
*Greeley Tribune*.
2. The *Greeley Tribune* is a newspaper  
of general circulation that has been published  
continuously and without interruption for at least  
fifty-two weeks in Weld County and  
meets the legal requisites for a legal newspaper  
under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy,  
published in the *Greeley Tribune*  
in Weld County on the following date(s):

Sep 8, 2023

Melissa Najera  
Signature

Subscribed and sworn to me before me this  
8th day of September 2023.

Shayla Najera  
Notary Public

(SEAL)

SHAYLA NAJERA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174031965  
MY COMMISSION EXPIRES July 31, 2025

Account: 1102365  
Ad Number: 2002223  
Fee: \$27.28



**SUBJECT FOR DISCUSSION**

Amending the Contract for Adolfson & Peterson Construction to Proceed with Contracting and Procuring Subcontractors and Material for the Final Guaranteed Maximum Price Based on the 100% Construction Drawings for an Amount Not to Exceed a Total Project Cost of \$10,908,523.00.

**SUMMARY STATEMENT/BACKGROUND DISCUSSION**

\$6,467,483.00 Initial Guaranteed Maximum Price (IGMP) and \$671,327.00 for General Manager /General Contractor (GM/GC) services have already been approved. Since Adolfson & Peterson (A&P) Construction was retained to be the CM/GC, they have secured bids/pricing. This amount is based on approximately 100 % of the Construction Drawings (CD). By securing the subcontractors and supplies order, it will keep the 11 months build out on schedule. A & P received multiple bids on each project area. A&P has bid out the remaining trades and materials for the Final Guaranteed Maximum Price (FGMP). Each month construction prices have continued to increase due to difficulties in securing materials and staff. Securing pricing early will greatly influence the timeline and finished product.

**FINANCIAL CONSIDERATIONS**

This amount is allocated from the bond proceeds and would come out of the Recreation Center Expansion Budget and is expected.

**LEGAL/POLITICAL CONSIDERATIONS**

Not Applicable.

**ALTERNATIVES/OPTIONS**

None.

**STAFF RECOMMENDATIONS**

Staff recommends approval.

**Attachments:**

- a. Amendment Final GMP
- b. Estimate Summary
- c. Clarifications
- d. Schedule
- e. Budget Worksheet

**Certification of Council Approval:**

Ordinance No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Date



# AIA® Document A133® – 2019 Exhibit A

## Guaranteed Maximum Price Amendment

This Amendment dated the 4th day of October in the year 2023, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 1st day of May in the year 2023 (the "Agreement")

*(In words, indicate day, month, and year.)*

for the following **PROJECT:**

*(Name and address or location)*

Recreation Center Expansion Project  
203 S. Harrison Avenue  
Fort Lupton, CO 80621

**THE OWNER:**

*(Name, legal status, and address)*

City of Fort Lupton  
130 S. McKinley Avenue  
Fort Lupton, CO 80621

**THE CONSTRUCTION MANAGER:**

*(Name, legal status, and address)*

AP Mountain States, LLCdba Adolfson & Peterson Construction  
797 Ventura Street  
Aurora, CO 80011

### TABLE OF ARTICLES

- A.1 FINAL GUARANTEED MAXIMUM PRICE**
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS**

### ARTICLE A.1 GUARANTEED MAXIMUM PRICE

#### § A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Final Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Final Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

### ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.



§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed –Ten Million Nine Hundred Eight Thousand Five Hundred Twenty Three dollars (\$10,908,523.00), subject to additions and deductions by Change Order as provided in the Contract Documents at the time of Final Guaranteed Maximum Price (FGMP).

§ A.1.1.2 **Itemized Statement of the Final Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

*(Provide itemized statement below or reference an attachment.)*

See:

Attachment A-1 "2023-1002 fGMP Estimate Summary.pdf"

Attachment A-2 "2023-1002 Clarifications and Detail Estimate"

Attachment A-3 "2023-0901 GMP Price Options"

Attachment A-4 "GMP Schedule"

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 **Alternates**

§ A.1.1.5.1 Alternates, if any, included in the Final Guaranteed Maximum Price:

| Item                  | Price |
|-----------------------|-------|
| Ref. "Attachment A-3" |       |

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

*(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)*

| Item | Price | Conditions for Acceptance |
|------|-------|---------------------------|
| N/A  | N/A   | N/A                       |

§ A.1.1.6 Unit prices, if any:

*(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)*

| Item | Units and Limitations | Price per Unit (\$0.00) |
|------|-----------------------|-------------------------|
| N/A  | N/A                   | N/A                     |

**ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**

§ A.2.1 The date of commencement of the Work shall be:

*(Check one of the following boxes.)*

☐ The date of execution of this Amendment.

☒ Established as follows:

*(Insert a date or a means to determine the date of commencement of the Work.)*

The Date of Commencement upon the receipt of the NTP dated 9/20/2023.

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

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**User Notes:**

(1113801286)

### § A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:  
(Check one of the following boxes and complete the necessary information.)

☐ Not later than ( ) calendar days from the date of commencement of the Work.

☒ By the following date: Substantial Completion of the project will occur 12 months from the aforementioned established date of commencement.

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

| Portion of Work                     | Substantial Completion Date |
|-------------------------------------|-----------------------------|
| Certificate of Occupancy of Project | 9/20/2024                   |

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

### ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

| Document      | Title                                               | Date                   | Pages                          |
|---------------|-----------------------------------------------------|------------------------|--------------------------------|
| AIA A201-2017 | General Conditions of the Contract for Construction | Executed on 07/11/2023 | 1-41 & 1-7 of Adds & Deletions |

§ A.3.1.2 The following Specifications:  
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

2023-07-19 - Ft Lupton Rec Center - IFC Vol I & Vol 2 - SPECS (1,558 Pages)

(Table deleted)

§ A.3.1.3 The following Drawings:  
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

23.07.20\_FtLuptonRecCenter\_IssueForConst\_COMPILED (177 Pages)

(Table deleted)

§ A.3.1.4 The Sustainability Plan, if any:  
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

| Title | Date | Pages |
|-------|------|-------|
| N/A   | N/A  | N/A   |

Other identifying information:

Init.

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User Notes:

(1113801286)

§ A.3.1.5 Allowances, if any, included in the Final Guaranteed Maximum Price:  
(Identify each allowance.)

| Item                  | Price    |
|-----------------------|----------|
| 1. Hardware Allowance | \$55,000 |
| 2. Signage Allowance  | \$20,000 |

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Final Guaranteed Maximum Price is based:  
(Identify each assumption and clarification.)

See Attached: A-1 through A-4

§ A.3.1.7 The Final Guaranteed Maximum Price is based upon the following other documents and information:  
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

See:

Attachment A-1 "2023-0901 GMP Estimate Summary"

Attachment A-2 "2023-0901 GMP Detailed Estimate"

Attachment A-3 "2023-0901 GMP Price Options"

Attachment A-4 "2023-0925 GMP Schedule"

#### ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:

(List name, discipline, address, and other information.)

N/A

This Amendment to the Agreement entered into as of the day and year first written above.

\_\_\_\_\_  
OWNER (Signature)

\_\_\_\_\_  
City of Fort Lupton  
(Printed name and title)

\_\_\_\_\_  
CONSTRUCTION MANAGER (Signature)

\_\_\_\_\_  
AP Mountain States, LLC dba Adolfson & Peterson  
Construction  
(Printed name and title)



# Additions and Deletions Report for AIA® Document A133® – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 13:02:14 MT on 10/04/2023.

## PAGE 1

This Amendment dated the 4th day of October in the year ~~2023~~, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 1st day of May in the year 2023 (the "Agreement")

...

Recreation Center Expansion Project  
203 S. Harrison Avenue  
Fort Lupton, CO 80621

...

City of Fort Lupton  
130 S. McKinley Avenue  
Fort Lupton, CO 80621

...

AP Mountain States, LLCdba Adolfson & Peterson Construction  
797 Ventura Street  
Aurora, CO 80011

...

### A.1 FINAL GUARANTEED MAXIMUM PRICE

...

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Final Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Final Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ **A.1.1.1** The Contract Sum is guaranteed by the Construction Manager not to exceed ~~(\$—), Ten Million Nine Hundred Eight Thousand Five Hundred Twenty Three dollars (\$10,908,523.00)~~, subject to additions and deductions by Change Order as provided in the Contract Documents. Documents at the time of Final Guaranteed Maximum Price (FGMP).

§ **A.1.1.2** ~~Itemized Statement of the Guaranteed Maximum Price.~~ Itemized Statement of the Final Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction

Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

**PAGE 2**

See:

Attachment A-1 "2023-1002 fGMP Estimate Summary.pdf"

Attachment A-2 "2023-1002 Clarifications and Detail Estimate"

Attachment A-3 "2023-0901 GMP Price Options"

Attachment A-4 "GMP Schedule"

...

§ A.1.1.5.1 Alternates, if any, included in the Final Guaranteed Maximum Price:

...

Ref. "Attachment A-3"

...

N/A

N/A

N/A

...

N/A

N/A

N/A

...

☒ Established as follows:

...

The Date of Commencement upon the receipt of the NTP dated 9/20/2023.

**PAGE 3**

☒ By the following date: Substantial Completion of the project will occur 12 months from the aforementioned established date of commencement.

...

Certificate of Occupancy of Project      9/20/2024

...

AIA A201-2017

General Conditions of  
the Contract for  
Construction

Executed on 07/11/2023

1-41 & 1-7 of Adds &  
Deletions

...

2023-07-19 - Ft Lupton Rec Center - IFC Vol I & Vol 2 - SPECS (1,558 Pages)

**Section**

**Title**

**Date**

**Pages**

...

| Number                                                                                                           | Title                                                      | Date                |
|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|---------------------|
| ...                                                                                                              |                                                            |                     |
| <u>N/A</u>                                                                                                       | <u>N/A</u>                                                 | <u>N/A</u>          |
| PAGE 4                                                                                                           |                                                            |                     |
| § A.3.1.5 Allowances, if any, included in the <u>Final</u> Guaranteed Maximum Price:                             |                                                            |                     |
| ...                                                                                                              |                                                            |                     |
| 1. <u>Hardware Allowance</u>                                                                                     | <u>\$55,000</u>                                            |                     |
| 2. <u>Signage Allowance</u>                                                                                      | <u>\$20,000</u>                                            |                     |
| § A.3.1.6 Assumptions and clarifications, if any, upon which the <u>Final</u> Guaranteed Maximum Price is based: |                                                            |                     |
| ...                                                                                                              |                                                            |                     |
| <u>See Attached: A-1 through A-4</u>                                                                             |                                                            |                     |
| § A.3.1.7 The <u>Final</u> Guaranteed Maximum Price is based upon the following other documents and information: |                                                            |                     |
| ...                                                                                                              |                                                            |                     |
| <u>See:</u>                                                                                                      |                                                            |                     |
| <u>Attachment A-1 "2023-0901 GMP Estimate Summary"</u>                                                           |                                                            |                     |
| <u>Attachment A-2 "2023-0901 GMP Detailed Estimate"</u>                                                          |                                                            |                     |
| <u>Attachment A-3 "2023-0901 GMP Price Options"</u>                                                              |                                                            |                     |
| <u>Attachment A-4 "2023-0925 GMP Schedule"</u>                                                                   |                                                            |                     |
| ...                                                                                                              |                                                            |                     |
| <u>N/A</u>                                                                                                       |                                                            |                     |
| ...                                                                                                              |                                                            |                     |
| <u>City of Fort Lupton</u>                                                                                       | <u>AP Mountain States, LLC dba Adolfson &amp; Peterson</u> | <u>Construction</u> |



## ***Certification of Document's Authenticity***

***AIA® Document D401™ – 2003***

I, Denise Icks , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 13:02:14 MT on 10/04/2023 under Order No. 4104238474 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.

---

*(Signed)*

---

*(Title)*

---

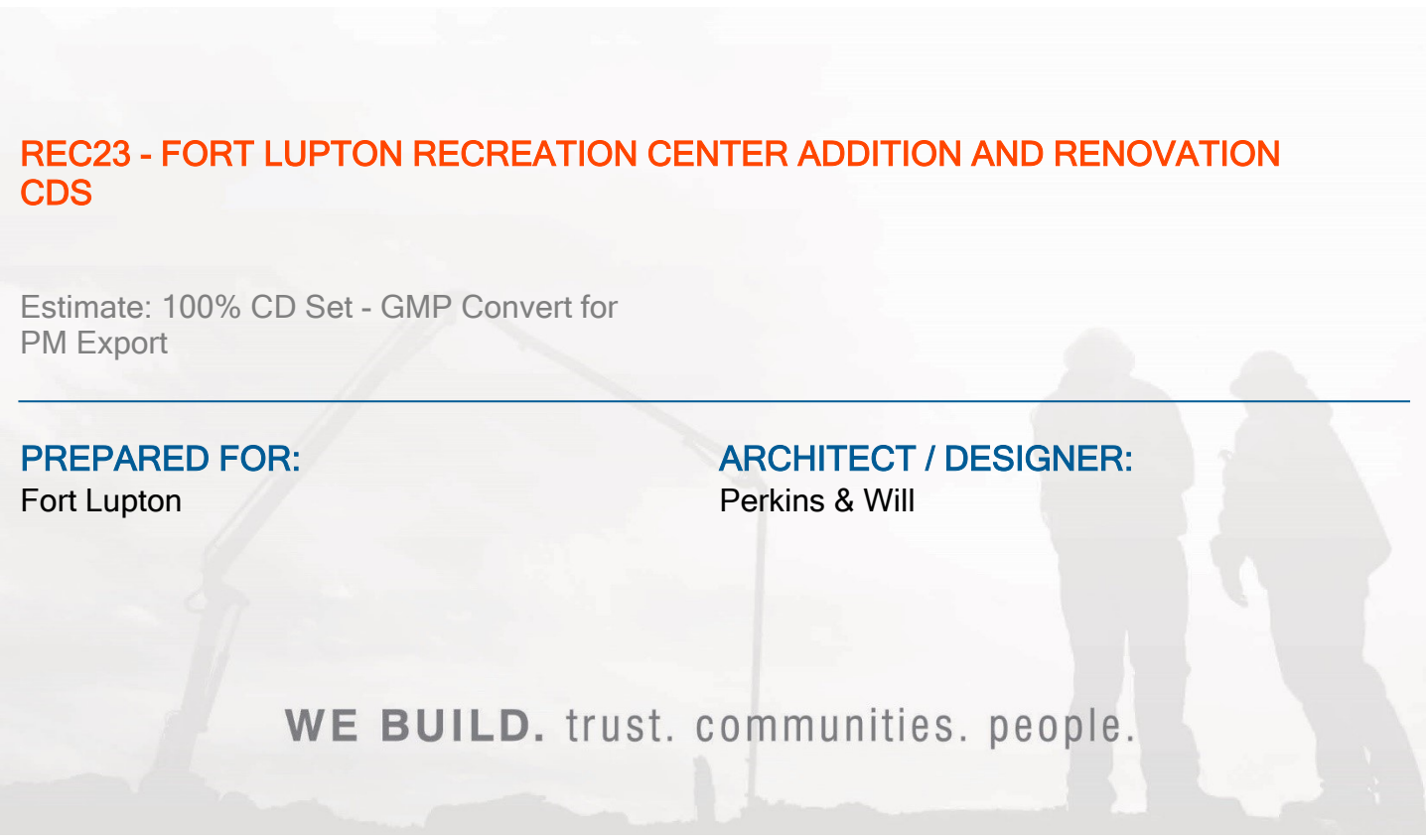
*(Dated)*

797 Ventura Street, Aurora, CO 80011

Project: REC23 - Fort Lupton Recreation Center Addition and Renovation CDs  
 Owner: Fort Lupton  
 Architect: Perkins & Will

**Project Summary Sheet - Estimated Cost of the Work**

|                                                        | Building<br>(GMP)  | Sitework<br>(GMP)  | 100% CD Subtotal     |                     |                          |
|--------------------------------------------------------|--------------------|--------------------|----------------------|---------------------|--------------------------|
| Division #0 Procurement and Contracting Requirements   | \$343,490          | \$85,873           | 429,363              | \$28.05 /SF         | 4.3% of Direct Costs     |
| Division #1 General Requirements                       | \$217,233          | \$4,195            | 221,428              | \$14.47 /SF         | 2.2% of Direct Costs     |
| Division #2 Existing Conditions                        | \$116,573          | \$81,879           | 198,452              | \$12.96 /SF         | 2.0% of Direct Costs     |
| Division #3 Concrete                                   | \$1,334,469        | \$0                | 1,334,469            | \$87.18 /SF         | 13.5% of Direct Costs    |
| Division #4 Masonry                                    | \$161,690          | \$0                | 161,690              | \$10.56 /SF         | 1.6% of Direct Costs     |
| Division #5 Metals                                     | \$621,809          | \$0                | 621,809              | \$40.62 /SF         | 6.3% of Direct Costs     |
| Division #6 Wood, Plastics, and Composites             | \$187,076          | \$0                | 187,076              | \$12.22 /SF         | 1.9% of Direct Costs     |
| Division #7 Thermal and Moisture Protection            | \$717,546          | \$0                | 717,546              | \$46.88 /SF         | 7.2% of Direct Costs     |
| Division #8 Openings                                   | \$406,773          | \$0                | 406,773              | \$26.57 /SF         | 4.1% of Direct Costs     |
| Division #9 Finishes                                   | \$916,686          | \$1,500            | 918,186              | \$59.98 /SF         | 9.3% of Direct Costs     |
| Division #10 Specialties                               | \$73,901           | \$1,500            | 75,401               | \$4.93 /SF          | 0.8% of Direct Costs     |
| Division #11 Equipment                                 | \$46,630           | \$0                | 46,630               | \$3.05 /SF          | 0.5% of Direct Costs     |
| Division #12 Furnishings                               | \$29,400           | \$0                | 29,400               | \$1.92 /SF          | 0.3% of Direct Costs     |
| Division #13 Special Construction                      | \$1,194,711        | \$0                | 1,194,711            | \$78.05 /SF         | 12.0% of Direct Costs    |
| Division #14 Conveying Equipment                       | \$0                | \$0                | 0                    | \$0.00 /SF          | 0.0% of Direct Costs     |
| Division #21 Fire Suppression                          | \$142,432          | \$0                | 142,432              | \$9.31 /SF          | 1.4% of Direct Costs     |
| Division #22 Plumbing                                  | \$448,562          | \$0                | 448,562              | \$29.30 /SF         | 4.5% of Direct Costs     |
| Division #23 Heating, Ventilating and Air Conditioning | \$857,860          | \$0                | 857,860              | \$56.04 /SF         | 8.7% of Direct Costs     |
| Division #25 Integrated Automation                     | \$0                | \$0                | 0                    | \$0.00 /SF          | 0.0% of Direct Costs     |
| Division #26 Electrical                                | \$747,305          | \$0                | 747,305              | \$48.82 /SF         | 7.5% of Direct Costs     |
| Division #27 Communications                            | \$96,000           | \$0                | 96,000               | \$6.27 /SF          | 1.0% of Direct Costs     |
| Division #28 Electronic Safety and Security            | \$49,195           | \$0                | 49,195               | \$3.21 /SF          | 0.5% of Direct Costs     |
| Division #31 Earthwork                                 | \$78,325           | \$495,136          | 573,461              | \$37.46 /SF         | 5.8% of Direct Costs     |
| Division #32 Exterior Improvements                     | \$0                | \$328,127          | 328,127              | \$21.44 /SF         | 3.3% of Direct Costs     |
| Division #33 Utilities                                 | \$0                | \$131,094          | 131,094              | \$8.56 /SF          | 1.3% of Direct Costs     |
| <b>Subtotal</b>                                        | <b>\$8,787,665</b> | <b>\$1,129,304</b> | <b>\$9,916,969</b>   | <b>\$647.87 /SF</b> | <b>100.0% of Project</b> |
| Utility Tap & Devel. Fees                              | \$0                | \$0                | By Owner             | \$0.00 /SF          |                          |
| Permit Allowance                                       | \$0                | \$0                | By Owner             | \$0.00 /SF          | 0.00% of Project         |
| Use Tax                                                | \$0                | \$0                | N/A                  | \$0.00 /SF          | 0.00% of Project         |
| Design Contingency                                     | \$0                | \$0                | 0                    | \$0.00 /SF          | 0.00% of Project         |
| Estimate Contingency                                   | \$0                | \$0                | 0                    | \$0.00 /SF          | 0.75% of Project         |
| Construction Contingency                               | \$241,658          | \$31,055           | 272,713              | \$17.82 /SF         | 2.50% of Project         |
| Builders Risk Insurance                                | \$21,090           | \$2,710            | 23,801               | \$1.55 /SF          | 0.24% of Costs           |
| Comprehensive General Liability Insurance              | \$115,996          | \$14,907           | 130,902              | \$8.55 /SF          | 1.20% of Project         |
| Sub Default Insurance                                  | \$107,000          | \$13,751           | 120,751              | \$7.89 /SF          | 1.38% of Costs           |
| Performance and Payment Bond                           | \$67,664           | \$8,696            | 76,360               | \$4.99 /SF          | 0.70% of Project         |
| Escalation Allowance                                   | \$48,332           | \$6,211            | 54,543               | \$3.56 /SF          | 0.50% of Project         |
| Contractors Fee                                        | \$265,823          | \$34,161           | 299,984              | \$19.60 /SF         | 2.75% of Project         |
| Preconstruction Services                               | \$11,077           | \$1,423            | 12,500               | \$0.82 /SF          |                          |
| <b>Estimated Cost of Construction</b>                  | <b>\$9,666,306</b> | <b>\$1,242,218</b> | <b>\$ 10,908,523</b> | <b>\$712.65 /SF</b> | <b>100.0% of Project</b> |



## REC23 - FORT LUPTON RECREATION CENTER ADDITION AND RENOVATION CDS

Estimate: 100% CD Set - GMP Convert for  
PM Export

---

**PREPARED FOR:**  
Fort Lupton

**ARCHITECT / DESIGNER:**  
Perkins & Will

**WE BUILD.** trust. communities. people.



## Clarifications Report

### General Clarifications

- FGMP is based on 15,307 SF actual addition for pricing and assumes a 11-Month construction duration. A One-Year Warranty has been included.
- Prevailing wages or Davis-Bacon wages have not been included.
- Permits and Tap Fees are not included. They are by Owner.
- Sales tax or Use tax has not been included.
- This is an Estimate for the Cost of Construction - no land fees, architectural fees, legal fees, land development fees, tap fees, etc. have been included.
- This estimate is based on the use of the AIA A133, 2009 edition and the AIA 201, 2007 edition, with AP's standard contract modifications. Any deviation from these contract terms may result in different pricing.
- To the extent Contractor provides value engineering suggestions, or comments with respect to the Drawings and Specifications, Client acknowledges that such services are preliminary and advisory only and not professional design services. Client shall refer all such suggestions and comments to the Architect or other design professionals designated by Client for review and evaluation and final determination regarding their adoption prior to Client's acceptance thereof. Client further acknowledges that the Architect, Architect's consultants, and all other consultants engaged by Client, or the Architect shall be solely responsible for the adequacy of the design (as revised or modified by such suggestions or comments, or otherwise), and that Contractor is not responsible for the adequacy of the Drawings and Specifications, or for confirming the absence of errors or omissions that may exist therein. In addition, Contractor shall not be held liable and does not warrant or guarantee the overall cost or schedule of the Project under this Agreement. Pricing herein will be adjusted pending forthcoming contract documents.
- An escalation allowance of 0.5% has been included. This is the amount that the project costs are anticipated to change between the time of the estimate and the time of bidding.
- Due to the timing of the project and the availability of equipment and materials concessions may need to be made on specified material to get the necessary components in time. The GC team will do our best to keep the team abreast of the issues/solutions as they develop but cannot be held responsible for furnishing material as specified in the current time frame.
- Any delays or cost impacts due to pandemics have not been included in the estimate.
- (3) separate contingencies have been included in the estimate:
  - Design Contingency - 0.0% - This contingency is included to cover scope that has not been anticipated at this time, but will be required for completion of design. It is anticipated that this contingency will be reduced to 0% at the time of 100% Construction Documents.
  - Estimate Contingency - 0.0% - This contingency is included to cover estimating inaccuracies. It is anticipated that this contingency will be reduced to 0% at the time of 100% Construction Documents.
  - Construction Contingency - 2.5% - This contingency is included to protect the contractor against the risks assumed in providing a GMP estimate. This contingency is included for the following purposes: estimate inaccuracies, unfavorable bidding from trade contractors, contract default in payment or performance by a subcontractor or supplier, cost of corrective work not provided for elsewhere, other conditions which result in an increase to the cost of the work. This contingency shall not be used for changes in the work or unforeseen conditions.
- It is assumed all work will be completed during a standard 40-hour work week. No allowance for overtime or off-hours work requested by Owner/Design Team has been included.

### Items by Others

- All independent testing and inspections, including commissioning.
- Technology - Servers, computers, phones, uninterruptible power supply (UPS), etc.
- Residential Equipment (Kitchen appliances, Fitness Equipment, etc).
- Land Costs, Legal Fees, or Tap Fees.
- Architectural and Engineering Fees.
- Owner contingency.
- All consumption expenses during construction for gas & power.
- All fees associated with Public Utilities will be paid for by Owner (water, electric, gas).
- Any expenses associated with dry utilities and getting them to the site (cable, fiber, power and gas).

## Items by Others

- Removal or working with hazardous materials, including asbestos and lead abatement as defined by OSHA.
- All moving costs.
- All artwork - purchasing, moving, and installation.
- Technology - Computers, Servers, phones, etc. - purchasing, moving and installation.
- Furniture, Desks, chairs, tables, moveable casework - purchasing, moving and installation.
- Audio / Visual Projectors, Projection Screens, Smart Boards, Televisions.

## Documents

- 100% CD Plan Set Dated 7/19/23
- CD Volume 1 and 2 Specifications Dated 7/19/23.
- 100% CD Plan Set RFI Responses and Addendum #1 Dated 8/2/23
- 
- 
- 

- Furnish Sauna Materials
- Install Sauna Materials
- Skylights include protective cages below roof structure to protect solatube in gym. Roof curbs provided by skylight supplier.
- We have not included any waterproofing at previously considered Exterior Walls - Now considered as Interior Walls once Additions are Constructed

## A Substructure

- 12" Insulated Precast Wall Panels with 4" XPS Insulation are provided at exterior locations for Gymnasium and Natatorium Structure. 8" Precast Wall Panels are provided at non-exterior locations.
- We have included concrete reinforcing per Martin/Martin Engineers Clarifications.

## B Shell

- 
- Aluminum Storefront will be anodized
- Coverboard/Plywood is included by Drywall Contractor on back side of framed parapet walls
- Euro-Wall Systems provided per Specifications
- Includes Firestone, Carlisle or Johns Manville 60 Mil White EPDM
- Integral with Thermax Wall Insulation System
- Steel Frame Construction is provided at the additional Fitness Area location and South Wall of Gymnasium.
- We have included SS Drip Edge, Mortar Net and Quadro Weep Vents at Exterior Ground Face CMU locations.
- We have not included any engineering costs
- We have not included physical testing of roof system including but not limited to ASTM E907 & FM1-52. Roof will be installed to these standards.

## B Shell

- We have provided 3/8" Trespa Wall and Soffit Panels in Matte Finish

## C Interiors

- 
- Ecore Moxie does not provide an integral base product that will weld, cove and extend 18" up wall in the new Fitness area. 18" Moxie Product is provided as base material --- It is not Heat Welded to be integral.
- PLAM Base Cabinets at the Lifeguard Office.
- Based on Bobrick
- High Performance Paint has been provided at all surfaces within the Natatorium Space.
- Level 5 Finish has not been included.
- Marlite - Light Grey
- Privada 84" Doors/Panels provided
- Products installed have a 99% RH when referring to adhesive attaching floor to concrete. No Vapor Mitigation system required or included.
- Products installed have a 99% RH when referring to adhesive attaching floor to concrete. No Vapor Mitigation system required.
- Stainless Steel Surface Mount, 18 ga., 120" High, 1-1/2" Wings
- The \$55,000 door hardware allowance per Specifications is included
- Waterproofing/Crack Isolation is included with Tile Scope.
- We are including a \$20,000 Allowance per Specifications for Signage. The project plaque is not included within this allowance.
- We have included Acid-Washing of Existing CMU prior to Masonry Staining/Finishing
- West Wall of Fitness. 1/4" Clear Mirror Glass ---Tempered Mirrors are excluded due to distortion (RFI to Follow).
- We've included pricing for (1) 4x4 tackboard, and (1) 4x6 markerboard in each of the (5) offices.

## D Services

- 
- Heat trace is not included.
- Power for playground areas is not included.
- We are not including snowmelt.
- We have not included a perimeter drain.

## E Equipment and Furnishings

- 
- Bleacher Seating provided by Owner
- Draper Athletic Systems
- Manual Black-out Shades provided in Rooms: (148, 148A, 122, 140, 141, 143, 145)
- Motorized Roller Shades provided at all East Facing Storefront Windows
- Provided at all East Facing Storefront Windows



## F Special Construction and Demolition

- The additional Zip-Line and Other Play Equipment have been included within the Pool Contractors Subcontract Proposal.
- The Pool has been constructed utilizing Vertical CIP Wall Forming (no haunch) for constructability purposes to eliminate backfill control concerns as these walls will be constructed at the same time as the foundation within this space.

## G Site Preparation

- Fence is provided as an Ameristar Majestic Fence in Black.
- The Landscaping and Irrigation Scope is included as a Design Build Budget
- Trees Provided per Civil Plans
- Turf, Plantings and Irrigation Repair has been included at all disturbed areas around building and site improvements
- We have included 12" scarification and recompact at all hardscapes.
- We have included conduit pathways for fire alarm and low voltage that are open to structure. Exposed above ceiling.
- We have not included a permanent dewatering system or any treatment of groundwater.

## Z General Requirements

- Temporary electricity - Utilize Existing Power to Rec. Center, coordinate with Owner.

## Allowances Report

| DESCRIPTION | QTY | UOM | UNIT PRICE | TOTAL COST | NOTES / COMMENTS |
|-------------|-----|-----|------------|------------|------------------|
|-------------|-----|-----|------------|------------|------------------|

### ALLOWANCES: Building

|                                                |      |       |           |                 |                              |
|------------------------------------------------|------|-------|-----------|-----------------|------------------------------|
| <b>08 Openings</b>                             |      |       |           | <b>\$55,000</b> |                              |
| 08 10 00 Doors and Frames                      |      |       |           | <b>\$55,000</b> |                              |
| 08875 Hardware Allowance per Specifications    | 1.00 | allow | 55,000.00 | \$55,000        | Allowance                    |
| Subtotal 08 10 00 Doors and Frames             |      |       |           | <b>\$55,000</b> |                              |
| Subtotal 08 Openings                           |      |       |           | <b>\$55,000</b> |                              |
| <b>10 Specialties</b>                          |      |       |           | <b>\$20,000</b> |                              |
| 10 14 00 Signage                               |      |       |           | <b>\$20,000</b> |                              |
| 10115 Environmental graphics and other signage | 1.00 | allow | 20,000.00 | \$20,000        | Allowance per specifications |
| Subtotal 10 14 00 Signage                      |      |       |           | <b>\$20,000</b> |                              |
| Subtotal 10 Specialties                        |      |       |           | <b>\$20,000</b> |                              |

### TOTAL ALLOWANCES: Building

## Detail Report

| DESCRIPTION                                                  | QTY       | UOM | UNIT PRICE | TOTAL COST       | NOTES / COMMENTS              |
|--------------------------------------------------------------|-----------|-----|------------|------------------|-------------------------------|
| <b>DETAILED COST: Building</b>                               |           |     |            |                  |                               |
| <b>00 Procurement and Contracting Requirements</b>           |           |     |            | <b>\$343,490</b> |                               |
| <b>00 72 00 AIA General Conditions</b>                       |           |     |            | <b>\$343,490</b> |                               |
| 00100 General conditions of the contract                     | 8.80      | mo  | 39,033.00  | \$343,490        | See Below, Priced per AIA 201 |
| 00170 Public services and development fees                   |           |     |            |                  | Not Included                  |
| <b>Subtotal 00 72 00 AIA General Conditions</b>              |           |     |            | <b>\$343,490</b> |                               |
| <b>Subtotal 00 Procurement and Contracting Requirements</b>  |           |     |            | <b>\$343,490</b> |                               |
| <b>01 General Requirements</b>                               |           |     |            | <b>\$217,233</b> |                               |
| <b>01 14 00 Work Restrictions</b>                            |           |     |            | <b>\$0</b>       |                               |
| 01010 Access to Site                                         |           |     |            |                  | See Div 31                    |
| 01020 Coordination with Occupants                            |           |     |            |                  | Included                      |
| 01030 Off-hours work                                         |           |     |            |                  | Not Included                  |
| 01040 Works in Rights-of-Way                                 |           |     |            |                  | By Division                   |
| 01050 ROW Permits                                            |           |     |            |                  | By Division                   |
| <b>Subtotal 01 14 00 Work Restrictions</b>                   |           |     |            | <b>\$0</b>       |                               |
| <b>01 20 00 Price and Payment Procedures</b>                 |           |     |            | <b>\$0</b>       |                               |
| 01060 Allowances                                             |           |     |            |                  | By Division                   |
| 01070 Unit Prices                                            |           |     |            |                  | N / A                         |
| <b>Subtotal 01 20 00 Price and Payment Procedures</b>        |           |     |            | <b>\$0</b>       |                               |
| <b>01 32 00 Construction Progress Documentation</b>          |           |     |            | <b>\$2,200</b>   |                               |
| 01140 Photograph Service                                     |           |     |            |                  |                               |
| 01180 Site Photos, Cameras, Reproductions                    | 11.00     | mo  | 200.00     | \$2,200          |                               |
| 01190 Drone Service                                          |           |     |            |                  | Not Included                  |
| <b>Subtotal 01 32 00 Construction Progress Documentation</b> |           |     |            | <b>\$2,200</b>   |                               |
| <b>01 33 00 Submittal Procedures</b>                         |           |     |            | <b>\$1,162</b>   |                               |
| 01110 Delivery costs / messenger services                    | 11.00     | mo  | 50.00      | \$550            |                               |
| 01130 Reproduction costs                                     | 15,307.00 | sf  | 0.04       | \$612            |                               |
| 01170 Sustainability project requirements                    |           |     |            |                  | Not Included                  |
| <b>Subtotal 01 33 00 Submittal Procedures</b>                |           |     |            | <b>\$1,162</b>   |                               |
| <b>01 35 53 Security Procedures</b>                          |           |     |            | <b>\$4,180</b>   |                               |



| DESCRIPTION                                         | QTY       | UOM | UNIT PRICE | TOTAL COST       | NOTES / COMMENTS                       |
|-----------------------------------------------------|-----------|-----|------------|------------------|----------------------------------------|
| 01120 Trailer Security - Motion and Monitoring      |           |     |            |                  | Not Included                           |
| 01150 Site Security Guard                           |           |     |            |                  | Not Included                           |
| 01160 Site Security Cameras and Monitoring          | 11.00     | mo  | 380.00     | \$4,180          |                                        |
| <b>Subtotal 01 35 53 Security Procedures</b>        |           |     |            | <b>\$4,180</b>   |                                        |
| <b>01 45 00 Quality Control</b>                     |           |     |            | <b>\$0</b>       |                                        |
| 01200 Independent testing                           |           |     |            |                  | Not Included                           |
| 01210 Soil compaction tests                         |           |     |            |                  | Not Included                           |
| 01220 Concrete tests                                |           |     |            |                  | Not Included                           |
| 01230 Steel weld test / inspections                 |           |     |            |                  | Not Included                           |
| 01250 Field Quality Control procedures              |           |     |            |                  | Included                               |
| 01260 3rd Party envelope consultant                 |           |     |            |                  | Not Included                           |
| <b>Subtotal 01 45 00 Quality Control</b>            |           |     |            | <b>\$0</b>       |                                        |
| <b>01 51 00 Temporary Facilities</b>                |           |     |            | <b>\$198,482</b> |                                        |
| 01270 Temporary electricity - jobsite               |           |     |            |                  | Coordinate with Owner on Cost Tracking |
| 01310 Temporary Fire Protection                     | 11.00     | mo  | 432.84     | \$4,761          |                                        |
| 01330 Temp Heating Equipment & Labor                | 15,307.00 | sf  | 1.49       | \$22,869         |                                        |
| 01340 Temp Heating Fuel                             | 15,307.00 | sf  | 0.35       | \$5,357          |                                        |
| 01350 Temporary building enclosure for temp heating | 15,307.00 | sf  | 0.57       | \$8,664          |                                        |
| 01360 Temporary lighting                            |           |     |            |                  | With Division 26                       |
| 01380 Sanitary Facilities                           | 66.00     | ea  | 380.00     | \$25,080         |                                        |
| 01390 Temporary Elevators                           |           |     |            |                  | Not Included                           |
| 01400 Temporary Hoists                              |           |     |            |                  | Not Included                           |
| 01420 Bobcat and operator Jobsite                   | 8.00      | mo  | 15,547.72  | \$124,382        |                                        |
| 01430 Fuel for equipment                            |           |     |            |                  | Included Above                         |
| 01440 Temporary Cranes                              |           |     |            |                  | By Division                            |
| 01450 Temporary scaffolding and platforms           |           |     |            |                  | By Division                            |
| 01460 Temporary Stairs and Ramps                    |           |     |            |                  | Not Included                           |
| 01470 Temporary Swing Staging                       |           |     |            |                  | Not Included                           |
| 01480 Temporary Access Roads                        |           |     |            |                  | By Division                            |
| 01490 Snow and Ice Removal                          |           |     |            |                  | By Division                            |
| 01500 Haul Routes                                   |           |     |            |                  | By Earthworker                         |
| 01510 Temporary Parking Areas                       |           |     |            |                  | By Earthworker                         |
| 01530 Temporary Fencing                             |           |     |            |                  | See Div 32                             |
| 01540 Temporary Barricades                          |           |     |            |                  | By Division                            |
| 01560 Temporary Storage                             | 11.00     | mo  | 464.00     | \$5,104          |                                        |

| DESCRIPTION                                              | QTY        | UOM | UNIT PRICE | TOTAL COST       | NOTES / COMMENTS    |
|----------------------------------------------------------|------------|-----|------------|------------------|---------------------|
| 01600 Exit enclosure for existing exits                  |            |     |            |                  | Not Included        |
| 01610 Project Identification - temporary project signage | 1.00       | ea  | 1,500.00   | \$1,500          |                     |
| 01620 Temporary interior signage                         | 15,307.00  | sf  | 0.05       | \$765            |                     |
| <b>Subtotal 01 51 00 Temporary Facilities</b>            |            |     |            | <b>\$198,482</b> |                     |
| <b>01 70 00 Execution and Closeout</b>                   |            |     |            | <b>\$0</b>       |                     |
| 01720 Construction Surveying                             |            |     |            |                  | Division 2          |
| 01730 Protection of Adjacent Construction                |            |     |            |                  | By Division         |
| <b>Subtotal 01 70 00 Execution and Closeout</b>          |            |     |            | <b>\$0</b>       |                     |
| <b>01 74 00 Cleaning</b>                                 |            |     |            | <b>\$11,208</b>  |                     |
| 01630 Progress Cleaning                                  | 168,377.00 | sf  | 0.03       | \$4,626          |                     |
| 01710 Final clean building                               | 15,307.00  | sf  | 0.43       | \$6,582          |                     |
| <b>Subtotal 01 74 00 Cleaning</b>                        |            |     |            | <b>\$11,208</b>  |                     |
| <b>01 90 00 Life Cycle Activities</b>                    |            |     |            | <b>\$0</b>       |                     |
| 01740 Substructure commissioning                         |            |     |            |                  | Contracted by Owner |
| 01750 Structure commissioning                            |            |     |            |                  | Contracted by Owner |
| 01760 Exterior enclosure commissioning                   |            |     |            |                  | Contracted by Owner |
| 01770 Roofing Commissioning                              |            |     |            |                  | Contracted by Owner |
| 01780 Systems Commissioning                              |            |     |            |                  | Contracted by Owner |
| <b>Subtotal 01 90 00 Life Cycle Activities</b>           |            |     |            | <b>\$0</b>       |                     |
| <b>Subtotal 01 General Requirements</b>                  |            |     |            | <b>\$217,233</b> |                     |
| <b>02 Existing Conditions</b>                            |            |     |            | <b>\$116,573</b> |                     |
| <b>02 21 00 Surveys</b>                                  |            |     |            | <b>\$25,856</b>  |                     |
| 02009 Sitework                                           | 1.00       | sub | 10,000.00  | \$10,000         |                     |
| 02010 Building layout                                    | 15,400.00  | sf  | 0.35       | \$5,390          |                     |
| 02015 Interior wall layout                               | 15,400.00  | sf  | 0.29       | \$4,466          |                     |
| 02025 Overlot grading                                    |            |     |            |                  | Included            |
| 02025 Survey overlot grading                             |            |     |            |                  | Included            |
| 02025 Verify overlot grading                             |            |     |            |                  | Included            |
| 02030 Survey utilities - Storm                           |            |     |            |                  | Included            |
| 02030 Survey utilities - Water                           |            |     |            |                  | Included            |
| 02030 Utilities                                          |            |     |            |                  | Included            |
| 02035 Sidewalks                                          |            |     |            |                  | Included            |
| 02035 Survey sidewalks                                   |            |     |            |                  | Included            |

| DESCRIPTION                                            | QTY      | UOM | UNIT PRICE | TOTAL COST      | NOTES / COMMENTS |
|--------------------------------------------------------|----------|-----|------------|-----------------|------------------|
| 02040 Curb & gutter                                    |          |     |            |                 | Included         |
| 02050 Survey blue top                                  |          |     |            |                 | Included         |
| 02070 Planter Walls                                    |          |     |            |                 | Included         |
| 02070 Survey fencing                                   |          |     |            |                 | Included         |
| 02070 Verify / QC trade layout                         |          |     |            |                 | Included         |
| 02090 Misc. staking                                    | 1.00     | ls  | 1,000.00   | \$1,000         |                  |
| 02095 Re-stake original layout 20%                     | 1.00     | ls  | 4,000.00   | \$4,000         |                  |
| 02100 Certified improvement survey                     | 1.00     | ls  | 1,000.00   | \$1,000         |                  |
| <b>Subtotal 02 21 00 Surveys</b>                       |          |     |            | <b>\$25,856</b> |                  |
| <b>02 41 00 Demolition</b>                             |          |     |            | <b>\$90,717</b> |                  |
| 02115 Temp Partition for Pool Area Removals            | 1,500.00 | sf  | 4.00       | \$6,000         |                  |
| 02115 Temp Partitions for Gym Removals                 | 1,939.00 | sf  | 4.00       | \$7,756         |                  |
| 02116 Remove Temp Partitions                           | 3,439.00 | sf  | 2.00       | \$6,878         |                  |
| 02118 Sawcut for masonry removals                      | 100.00   | sf  | 5.00       | \$500           |                  |
| 02119 Remove Glazing/Storefront at Openings            | 320.00   | sf  | 5.00       | \$1,600         |                  |
| 02119 Remove Masonry Wall                              | 300.00   | sf  | 5.00       | \$1,500         |                  |
| 02119 Remove Steel Cross Brace Structure               | 320.00   | sf  | 5.00       | \$1,600         |                  |
| 02120 Infill openings prior to final infills           | 600.00   | sf  | 5.00       | \$3,000         |                  |
| 02120 Remove Temp Infills                              | 600.00   | sf  | 2.50       | \$1,500         |                  |
| 02125 Install Lintels                                  | 2.00     | ea  | 600.00     | \$1,200         |                  |
| 02125 Patch Masonry Wall at Openings                   | 120.00   | lf  | 30.00      | \$3,600         |                  |
| 02125 Remove Shoring                                   | 300.00   | sf  | 2.50       | \$750           |                  |
| 02125 Shoring @ Structural Openings                    | 300.00   | sf  | 5.00       | \$1,500         |                  |
| 02126 Finishing at Masonry Patching                    | 160.00   | sf  | 2.50       | \$400           |                  |
| 02135 Remove Parapet Flashing/Roofing at Additions     | 400.00   | lf  | 10.00      | \$4,000         |                  |
| 02145 Ceiling removals at Interior Remodel             | 1,067.00 | sf  | 1.50       | \$1,601         |                  |
| 02145 Flooring removals at Interior Remodel            | 1,067.00 | sf  | 2.50       | \$2,668         |                  |
| 02146 Ceiling Removals at Weight Training addition     | 680.00   | sf  | 1.50       | \$1,020         |                  |
| 02146 Flooring removals at Gym/Weight Training Area    | 3,350.00 | sf  | 2.50       | \$8,375         |                  |
| 02165 Remove Storefront Partitions at interior remodel | 1,366.00 | sf  | 5.00       | \$6,830         |                  |
| 02166 Remove Drywall Partition Assembly                | 1,719.00 | sf  | 3.00       | \$5,157         |                  |
| 02166 Remove Front Wall Assembly at Entrance           | 215.00   | sf  | 7.50       | \$1,613         |                  |
| 02169 Remove Reception/Planter                         | 65.00    | lf  | 5.00       | \$325           |                  |
| 02170 Remove Conduit Box at Storefront                 | 37.00    | lf  | 5.00       | \$185           |                  |
| 02170 Remove Lockers and Base                          | 14.00    | lf  | 5.00       | \$70            |                  |
| 02172 Remove Concrete Slab for Plumbing                | 394.00   | lf  | 5.00       | \$1,970         |                  |



| DESCRIPTION                                         | QTY      | UOM | UNIT PRICE | TOTAL COST         | NOTES / COMMENTS          |
|-----------------------------------------------------|----------|-----|------------|--------------------|---------------------------|
| 02172 Sawcut Concrete Slab for Removals             | 224.00   | lf  | 5.00       | \$1,120            |                           |
| 02173 Remove Spandrel Panels at Front Storefront    | 750.00   | sf  | 10.00      | \$7,500            |                           |
| 02174 Relocate Irrigation Control                   | 1.00     | ea  | 150.00     | \$150              |                           |
| 02175 Construction Waste Management and Disposal    | 5.00     | ea  | 550.00     | \$2,750            |                           |
| 02180 Clean and Prep facade for staining/new facade | 3,800.00 | sf  | 2.00       | \$7,600            |                           |
| 02195 Electrical and Lighting Demolition            |          |     |            |                    | Included with Division 26 |
| 02195 Plumbing and HVAC Demolition                  |          |     |            |                    | Included with Division 23 |
| <b>Subtotal 02 41 00 Demolition</b>                 |          |     |            | <b>\$90,717</b>    |                           |
| <b>Subtotal 02 Existing Conditions</b>              |          |     |            | <b>\$116,573</b>   |                           |
| <b>03 Concrete</b>                                  |          |     |            | <b>\$1,334,469</b> |                           |
| <b>03 11 00 Concrete Forming</b>                    |          |     |            | <b>\$268,992</b>   |                           |
| 03000 Foundations - Natatorium                      | 1.00     | ls  | 79,061.00  | \$79,061           | TCS Concrete              |
| 03001 Natatorium - 3'x12" Continuous Footing        |          |     |            |                    | Included                  |
| 03001 Natatorium - 5'x5'x12" Pad Footing            |          |     |            |                    | Included                  |
| 03002 Natatorium - 4'x12" Stem Wall                 |          |     |            |                    | Included                  |
| 03002 Natatorium -5'x16" Surge tank Fdn. Wall       |          |     |            |                    | Included                  |
| 03005 Natatorium -16"x16"x4' Column Piers           |          |     |            |                    | Included                  |
| 03007 Foundations - Gymnasium                       | 1.00     | ls  | 118,866.00 | \$118,866          | TCS Concrete              |
| 03008 Gym - 4'x4'x12" Pad Footing                   |          |     |            |                    | Included                  |
| 03009 Gym - 5'x5'x12" Pad Footing                   |          |     |            |                    | Included                  |
| 03010 Gym - 3'x12" Continuous Pad Footing           |          |     |            |                    | Included                  |
| 03010 Gym - 6'x6'x12" Pad Footing                   |          |     |            |                    | Included                  |
| 03011 Gym - 2'x12" Continuous Footing               |          |     |            |                    | Included                  |
| 03012 Gym - 3'x12" Continuous Footing               |          |     |            |                    | Included                  |
| 03013 Gym - 4'x12" Continuous Footing               |          |     |            |                    | Included                  |
| 03014 Gym - 24"x3' Continuous Wall Piers            |          |     |            |                    | Included                  |
| 03015 Gym - 24"x24"x4' Piers                        |          |     |            |                    | Included                  |
| 03016 Gym - 3'x12" Fdn Walls                        |          |     |            |                    | Included                  |
| 03017 Fitness - 3'x16" Fdn. Walls                   |          |     |            |                    | Included                  |
| 03018 Gym/Fitness - 1'x12" Fdn. Walls               |          |     |            |                    | Included                  |
| 03050 Concrete Material - 4500 psi                  |          |     |            |                    | Included                  |
| 03051 Rebar Accessories                             | 250.00   | cy  | 11.23      | \$2,808            |                           |
| 03052 Rebar Material                                |          |     |            |                    | Included                  |
| 03055 Concrete Pump                                 | 250.00   | cy  | 22.00      | \$5,500            | Included                  |
| 03060 Shortloads/off hour deliveries                | 250.00   | cy  | 7.55       | \$1,888            |                           |

| DESCRIPTION                                          | QTY       | UOM   | UNIT PRICE | TOTAL COST       | NOTES / COMMENTS |
|------------------------------------------------------|-----------|-------|------------|------------------|------------------|
| 03062 Concrete washout pit and maintenance           | 2.00      | ea    | 1,750.00   | \$3,500          |                  |
| 03065 Grout Primer for Concrete Pump                 | 5.00      | cy    | 700.00     | \$3,500          |                  |
| 03070 Sleeving for mech/elec                         | 10.00     | ea    | 60.00      | \$600            |                  |
| 03072 Hoisting for formwork                          | 1.00      | mo    | 18,647.00  | \$18,647         |                  |
| 03075 Anchor Bolts Protection                        | 150.00    | ea    | 20.00      | \$3,000          |                  |
| 03078 Patch tie holes for waterproofing/dampproofing | 2,655.00  | gsf   | 2.13       | \$5,643          |                  |
| 03105 Concrete Foreman for layout                    | 2.00      | mo    | 12,990.00  | \$25,980         |                  |
| <b>Subtotal 03 11 00 Concrete Forming</b>            |           |       |            | <b>\$268,992</b> |                  |
| <b>03 35 00 Concrete Finishing</b>                   |           |       |            | <b>\$286,050</b> |                  |
| 03200 Flatwork - Gymnasium                           | 1.00      | ls    | 137,956.00 | \$137,956        | TCS Concrete     |
| 03201 Flatwork - Natatorium - 6" Pool Deck           | 1.00      | ls    | 39,053.00  | \$39,053         | TCS Concrete     |
| 03203 Gym - 6" SOG                                   |           |       |            |                  | Included         |
| 03204 Diamond Pourbacks                              |           |       |            |                  | Included         |
| 03204 Plumbing Patches                               | 3.00      | ea    | 728.33     | \$2,185          | Included         |
| 03205 Gym - 4" Gym Slab Thickened Edge               |           |       |            |                  | Included         |
| 03206 Gym - 4.5" SOD at Mezzanine                    |           |       |            |                  | Included         |
| 03207 Natatorium - 6" SOG (Pool Deck)                |           |       |            |                  | Included         |
| 03208 Gym - RTU Pad                                  | 535.00    | sf    | 15.90      | \$8,506          | Included         |
| 03209 Natatorium - RTU Pad                           | 558.00    | sf    | 15.25      | \$8,507          | Included         |
| 03210 SOG column blockouts - (2' x 2' x 8")          |           |       |            |                  | Included         |
| 03220 Concrete Material - 4500 psi                   | 325.00    | cy    | 14.50      | \$4,713          | Included         |
| 03225 Rebar Material                                 |           |       |            |                  | Included         |
| 03226 Rebar Accessories                              | 325.00    | cy    | 7.70       | \$2,502          | Included         |
| 03230 Stego Vapor Barrier Material                   | 15,500.00 | sf    | 0.13       | \$1,958          | Included         |
| 03250 Flatness Testing - at Gym                      | 1.00      | ls    | 6,578.00   | \$6,578          |                  |
| 03260 Grout primer for pump                          | 6.50      | cy    | 500.00     | \$3,250          |                  |
| 03265 Concrete Pump                                  |           |       |            |                  | Included         |
| 03270 Concrete washout pit placement and maintenance | 1.00      | ea    | 500.00     | \$500            |                  |
| 03275 Misc. fuel, oil, etc for equipment             | 1.00      | mo    | 2,159.00   | \$2,159          |                  |
| 03280 Winter Weather Protection                      | 4.00      | allow | 12,500.00  | \$50,000         | Allowance        |
| 03285 Protect adjacent spaces during slab pours      | 4.00      | ea    | 628.75     | \$2,515          |                  |
| 03290 Concrete Foreman                               | 1.00      | mo    | 14,018.81  | \$14,019         |                  |
| 03295 Construction Waste Management and Disposal     | 3.00      | ea    | 550.00     | \$1,650          |                  |
| <b>Subtotal 03 35 00 Concrete Finishing</b>          |           |       |            | <b>\$286,050</b> |                  |

| DESCRIPTION                                      | QTY       | UOM   | UNIT PRICE | TOTAL COST         | NOTES / COMMENTS |
|--------------------------------------------------|-----------|-------|------------|--------------------|------------------|
| <b>03 40 00 Precast Concrete</b>                 |           |       |            | <b>\$773,826</b>   |                  |
| 03210 20' Insulated Pool Panels                  | 4,675.00  | sf    | 44.35      | \$207,355          | Wells Precast    |
| 03210 20' Un-Insulated Pool Panels               | 1,138.00  | sf    | 40.50      | \$46,089           | Wells Precast    |
| 03210 35' Insulated Gym Panels                   | 9,585.00  | sf    | 44.60      | \$427,491          | Wells Precast    |
| 03215 Corrosion Inhibitor                        |           |       |            |                    | Not Included     |
| 03220 Caulking of PC Joints                      | 15,400.00 | sf    | 1.44       | \$22,136           | Wells Precast    |
| 03230 Engineering                                | 15,400.00 | sf    | 1.20       | \$18,500           | Wells Precast    |
| 03240 Additional Crane Mobilization              | 1.00      | ea    | 15,246.00  | \$15,246           | Wells Precast    |
| 03250 Dead Men and Bracing                       |           |       |            |                    | Included         |
| 03260 Crane                                      |           |       |            |                    | Included         |
| 03260 Crane Access and Pad Allowance             | 1.00      | allow | 30,000.00  | \$30,000           | Allowance        |
| 03260 PC Foreman                                 | 0.50      | sf    | 14,018.81  | \$7,009            |                  |
| 03260 Survey Work                                |           |       |            |                    | With Div. 2      |
| <b>Subtotal 03 40 00 Precast Concrete</b>        |           |       |            | <b>\$773,826</b>   |                  |
| <b>03 60 00 Grouting</b>                         |           |       |            | <b>\$5,600</b>     |                  |
| 03800 Columns - Structural Steel                 | 20.00     | ea    | 280.00     | \$5,600            |                  |
| <b>Subtotal 03 60 00 Grouting</b>                |           |       |            | <b>\$5,600</b>     |                  |
| <b>Subtotal 03 Concrete</b>                      |           |       |            | <b>\$1,334,469</b> |                  |
| <b>04 Masonry</b>                                |           |       |            | <b>\$161,690</b>   |                  |
| <b>04 20 00 Unit Masonry</b>                     |           |       |            | <b>\$161,690</b>   |                  |
| 04015 Veneer 4" Burnished Block Veneer           | 3,420.00  | sf    | 22.78      | \$77,900           | Included         |
| 04180 Shoring for door & window openings         | 5.00      | ea    | 293.56     | \$1,468            |                  |
| 04185 Temp bracing for wall panels and masonry   | 10.00     | ea    | 350.00     | \$3,500            |                  |
| 04190 Deadmen for bracing of masonry             | 10.00     | ea    | 500.00     | \$5,000            |                  |
| 04210 Interior 8" std CMU                        | 1,800.00  | sf    | 30.89      | \$55,600           | Included         |
| 04225 Reinforcing                                |           |       |            |                    | Included         |
| 04271 Scaffolding                                |           |       |            |                    | Included         |
| 04275 Grout Frames                               | 4.00      | ea    | 400.00     | \$1,600            |                  |
| 04275 Hoisting                                   |           |       |            |                    | Included         |
| 04275 Misc. Cleanup                              | 1.00      | ls    | 2,250.00   | \$2,250            | Included         |
| 04275 Remove debris from job site                | 5,220.00  | sf    | 0.33       | \$1,723            |                  |
| 04275 Temp Enclosure for 4" Block Veneer         | 1.00      | allow | 11,000.00  | \$11,000           | Allowance        |
| 04280 Construction Waste Management and Disposal | 3.00      | ea    | 550.00     | \$1,650            |                  |
| <b>Subtotal 04 20 00 Unit Masonry</b>            |           |       |            | <b>\$161,690</b>   |                  |



| DESCRIPTION                                                             | QTY       | UOM   | UNIT PRICE | TOTAL COST       | NOTES / COMMENTS  |
|-------------------------------------------------------------------------|-----------|-------|------------|------------------|-------------------|
| <b>Subtotal 04 Masonry</b>                                              |           |       |            | <b>\$161,690</b> |                   |
| <b>05 Metals</b>                                                        |           |       |            | <b>\$621,809</b> |                   |
| <b>05 12 00 Structural Steel</b>                                        |           |       |            | <b>\$496,122</b> |                   |
| 05015 Structure - joist, deck, beams, columns                           | 53.57     | tn    | 6,910.28   | \$370,215        | Front Range Steel |
| 05025 Structural misc. metals                                           | 2.50      | tn    | 5,000.00   | \$12,500         | Front Range Steel |
| 05045 Structural steel erection - floors and roofs                      | 53.57     | ls    | 2,000.00   | \$107,140        | Front Range Steel |
| 05050 SP6 Blast prep at natatorium steel                                |           |       |            |                  | Included          |
| 05055 Structural Steel Field Engineer QA QC                             | 88.27     | hr    | 71.00      | \$6,267          |                   |
| 05060 Professional engineering for all structural and misc. steel       |           |       |            |                  | Not Included      |
| <b>Subtotal 05 12 00 Structural Steel</b>                               |           |       |            | <b>\$496,122</b> |                   |
| <b>05 30 00 Metal Deck</b>                                              |           |       |            | <b>\$58,348</b>  |                   |
| 05105 Deck material - 20 gauge at Pool Area                             | 4,975.00  | sf    | 2.50       | \$12,438         | Front Range Steel |
| 05125 Deck Material for Composite Slab at Mezzanine                     | 1,000.00  | sf    | 3.95       | \$3,950          | Front Range Steel |
| 05125 Vulcraft acoustical deck - 3", 20 gage painted                    | 10,623.00 | sf    | 3.95       | \$41,961         | Front Range Steel |
| <b>Subtotal 05 30 00 Metal Deck</b>                                     |           |       |            | <b>\$58,348</b>  |                   |
| <b>05 50 00 Metal Fabrications</b>                                      |           |       |            | <b>\$7,199</b>   |                   |
| 05215 Mezzanine guardrail                                               |           |       |            |                  | Included          |
| 05285 Mechanical screens -6' roof mounted, columns, girts, galv decking |           |       |            |                  | Not Included      |
| 05390 Misc. steel                                                       | 15,307.00 | sf    | 0.37       | \$5,664          | Front Range Steel |
| 05395 Clean mud off steel                                               | 53.57     | tn    | 28.67      | \$1,536          |                   |
| <b>Subtotal 05 50 00 Metal Fabrications</b>                             |           |       |            | <b>\$7,199</b>   |                   |
| <b>05 90 00 Steel Erection &amp; Coordination</b>                       |           |       |            | <b>\$60,139</b>  |                   |
| 05420 Safety cabling                                                    | 692.00    | lf    | 5.04       | \$3,491          |                   |
| 05425 Field measuring                                                   | 40.00     | hr    | 84.64      | \$3,386          |                   |
| 05440 Crane for Erection                                                |           |       |            |                  | Included          |
| 05445 Site improvements for crane access                                | 1.00      | allow | 25,000.00  | \$25,000         | Allowance         |
| 05460 Touch up paint for steel, joist, deck                             | 14,537.00 | sf    | 0.25       | \$3,634          |                   |
| 05470 Structural Steel QA/QC                                            | 1.50      | mo    | 14,018.81  | \$21,028         |                   |
| 05480 Spark protection for other trades                                 | 1.00      | ls    | 2,500.00   | \$2,500          | Included          |
| 05490 Construction Waste Management and Disposal                        | 2.00      | ea    | 550.00     | \$1,100          |                   |
| <b>Subtotal 05 90 00 Steel Erection &amp; Coordination</b>              |           |       |            | <b>\$60,139</b>  |                   |
| <b>Subtotal 05 Metals</b>                                               |           |       |            | <b>\$621,809</b> |                   |

| DESCRIPTION                                                                     | QTY       | UOM | UNIT PRICE | TOTAL COST       | NOTES / COMMENTS              |
|---------------------------------------------------------------------------------|-----------|-----|------------|------------------|-------------------------------|
| <b>06 Woods, Plastics and Composites</b>                                        |           |     |            | <b>\$187,076</b> |                               |
| <b>06 10 10 Rough Carpentry</b>                                                 |           |     |            | <b>\$47,100</b>  |                               |
| 06019 Exterior rough carpentry                                                  | 15,307.00 | sf  | 1.45       | \$22,195         |                               |
| 06021 Interior rough carpentry                                                  | 15,307.00 | sf  | 1.25       | \$19,134         |                               |
| 06030 Construction Waste Management and Disposal                                | 3.00      | ea  | 1,923.58   | \$5,771          |                               |
| <b>Subtotal 06 10 10 Rough Carpentry</b>                                        |           |     |            | <b>\$47,100</b>  |                               |
| <b>06 22 00 Finish Carpentry</b>                                                |           |     |            | <b>\$139,976</b> |                               |
| 06100 Finish Carpentry and Casework Subcontract                                 | 1.00      | ls  | 131,856.00 | \$131,856        | Included                      |
| 06102 Wood Wall Paneling                                                        |           |     |            |                  | W/Sauna Scope                 |
| 06310 Reception Desk w/ PLAM Die wall, Qz tops and Short Base Cabinets          |           |     |            |                  | Included                      |
| 06311 Reception Desk w/ PLAM Die wall, Qz tops and Tall Base Cabinets           |           |     |            |                  | Included                      |
| 06312 Reception Full Ht. Credenza with Wd veneer surround and cabinets as shown |           |     |            |                  | Included                      |
| 06355 Plastic Laminate - Base cabinet 30" deep                                  |           |     |            |                  | At Lifeguard Offices          |
| 06360 40" Cubbies - PLAM Lockers                                                |           |     |            |                  | RM 139 Entrance               |
| 06361 54" Cubbies - PLAM Lockers                                                |           |     |            |                  | RM 139 Entrance               |
| 06361 54" Cubbies at Lifeguard - PLAM Lockers                                   |           |     |            |                  | At Lifeguard Offices          |
| 06366 Quartz composite countertops at Gym Office                                |           |     |            |                  | At Gym Office - RM 143        |
| 06367 Full Height Cabinet at Lifeguard Office                                   |           |     |            |                  | Included                      |
| 06372 Custom millwork bench w/ PLAM Cubbies underneath & 9" Cap                 |           |     |            |                  | At Exercise                   |
| 06472 2-tier Bench Seating at Sauna                                             |           |     |            |                  | W/Sauna Scope                 |
| 06472 Maple Bench on Supports 48"W x 20" D x 24" H                              |           |     |            |                  | at Pool Locker Rooms          |
| 06474 Quartz Sills                                                              |           |     |            |                  | Included                      |
| 06475 Relocate Desk, Chair, Bookshelves and Cubbies @ Pool Office               | 1.00      | ea  | 4,620.00   | \$4,620          | Relocate to Lifeguard Offices |
| 06495 Protect casework after installation                                       | 213.00    | lf  | 6.33       | \$1,349          |                               |
| 06500 Caulk casework/countertops                                                | 213.00    | lf  | 2.35       | \$501            |                               |
| 06550 Construction Waste Management and Disposal                                | 3.00      | ea  | 550.00     | \$1,650          |                               |
| <b>Subtotal 06 22 00 Finish Carpentry</b>                                       |           |     |            | <b>\$139,976</b> |                               |
| <b>Subtotal 06 Woods, Plastics and Composites</b>                               |           |     |            | <b>\$187,076</b> |                               |
| <b>07 Thermal and Moisture Protection</b>                                       |           |     |            | <b>\$717,546</b> |                               |
| <b>07 13 26 Waterproofing</b>                                                   |           |     |            | <b>\$41,947</b>  |                               |
| 07020 Waterproofing and Dampproofing Subcontract                                | 1.00      | ls  | 40,160.00  | \$40,160         | Included                      |

| DESCRIPTION                                                                              | QTY       | UOM | UNIT PRICE | TOTAL COST       | NOTES / COMMENTS              |
|------------------------------------------------------------------------------------------|-----------|-----|------------|------------------|-------------------------------|
| 07025 Rubberized-Asphalt Sheet Waterproofing @ Blind Side vertical below grade Fnd Walls |           |     |            |                  | Included                      |
| 07035 Cold-Fluid Applied Sheet Waterproofing @ vertical below grade Fnd Walls            |           |     |            |                  | Included                      |
| 07045 Drainage Mat                                                                       |           |     |            |                  | Included                      |
| 07047 Exterior foundation wall insulation 2" Rigid                                       |           |     |            |                  | Included                      |
| 07049 Fill voids prior to waterproofing                                                  | 1,513.00  | sf  | 1.18       | \$1,787          |                               |
| <b>Subtotal 07 13 26 Waterproofing</b>                                                   |           |     |            | <b>\$41,947</b>  |                               |
| <b>07 20 00 Building Insulation</b>                                                      |           |     |            | <b>\$20,487</b>  |                               |
| 07105 Under slab insulation 2.5" thick                                                   |           |     |            |                  | Not Required                  |
| 07120 2" Back of Parapet Insulation                                                      | 640.00    | sf  | 6.30       | \$4,032          | At Natatorium Walls           |
| 07125 2" Rigid EXT wall insulation, sheathing, Barribond XL at Seams                     |           |     |            |                  | W/Drywall                     |
| 07125 8" Batt Insulation within Lt. Ga Framed Wall                                       |           |     |            |                  | W/Drywall                     |
| 07135 Spray Foam Insulation within Tube Steel Beams                                      | 285.00    | cf  | 49.26      | \$14,040         |                               |
| 07175 Air infiltration foam at openings                                                  | 15,307.00 | gsf | 0.16       | \$2,415          |                               |
| <b>Subtotal 07 20 00 Building Insulation</b>                                             |           |     |            | <b>\$20,487</b>  |                               |
| <b>07 27 00 Air Barriers</b>                                                             |           |     |            | <b>\$0</b>       |                               |
| 09037 Fluid Applied Vapor Barrier                                                        |           |     |            |                  | Not Included per RFI Response |
| <b>Subtotal 07 27 00 Air Barriers</b>                                                    |           |     |            | <b>\$0</b>       |                               |
| <b>07 42 00 Metal Wall Panels</b>                                                        |           |     |            | <b>\$112,500</b> |                               |
| 07270 Trespa Composite Wall Panels Subcontract                                           | 1.00      | ls  | 77,500.00  | \$77,500         | Included                      |
| 07271 Wood-look composite panels - Trespa Soffit Panels                                  |           |     |            |                  | Included                      |
| 07275 Wood-look composite panels - Trespa 20' Wall Panels                                |           |     |            |                  | Included                      |
| 07277 Wood-look composite panels - Trespa 24' Wall Panels                                |           |     |            |                  | Included                      |
| 07280 Wood-look composite panels - Trespa Fascia Panels                                  |           |     |            |                  | Included                      |
| 07285 Z-girts and 2" insulation behind metal panels                                      | 1,645.00  | sf  | 21.28      | \$35,000         | Included                      |
| <b>Subtotal 07 42 00 Metal Wall Panels</b>                                               |           |     |            | <b>\$112,500</b> |                               |
| <b>07 53 23 Roofing &amp; Roof Insulation</b>                                            |           |     |            | <b>\$390,036</b> |                               |
| 07350 Roofing and Flashing Subcontractor                                                 | 1.00      | ls  | 328,500.00 | \$328,500        | Included                      |
| 07351 RF101/RP1 - 60 mil WHITE EPDM, 1/4" Cover Board @ Natatorium                       |           |     |            |                  | Included                      |
| 07352 RF102/RP1 - 60 mil WHITE EPDM, 1/4" Cover Board @ Gym                              |           |     |            |                  | Included                      |

| DESCRIPTION                                                     | QTY       | UOM | UNIT PRICE | TOTAL COST       | NOTES / COMMENTS                     |
|-----------------------------------------------------------------|-----------|-----|------------|------------------|--------------------------------------|
| 07353 RF102/RP1 - 60 mil WHITE EPDM, 1/4" Cover Board @ Fitness |           |     |            |                  | Included                             |
| 07354 RP2 - Infill Roof                                         | 55.00     | sf  | 181.82     | \$10,000         | Included                             |
| 07355 RP14 - Repair and match existing roof                     | 120.00    | sf  | 208.33     | \$25,000         | Included                             |
| 07356 Self-Adhered Vapor Barrier                                | 16,274.00 | sf  | 0.37       | \$6,000          | Included                             |
| 07360 Coverboard at back of Parapet                             |           |     |            |                  | Included                             |
| 07385 Protect roof from damage from other trades                | 1,627.40  | sf  | 6.53       | \$10,625         |                                      |
| 07395 Snow removal for roof work                                | 16,274.00 | sf  | 0.44       | \$7,161          |                                      |
| 07405 Rubber roof walk pads 2' x 2'                             |           |     |            |                  | Included                             |
| 07690 Roof system expansion joints                              |           |     |            |                  | Included                             |
| 07700 Construction Waste Management and Disposal                | 5.00      | ea  | 550.00     | \$2,750          |                                      |
| <b>Subtotal 07 53 23 Roofing &amp; Roof Insulation</b>          |           |     |            | <b>\$390,036</b> |                                      |
| <b>07 60 00 Flashing &amp; Sheet Metal</b>                      |           |     |            | <b>\$41,006</b>  |                                      |
| 07450 Parapet cap - custom steel, 16" wide                      |           |     |            |                  | Not Required                         |
| 07450 Parapet cap - prefinished, 16" wide                       | 931.00    | lf  | 40.81      | \$37,995         | Included                             |
| 07450 Scuppers and roof drains                                  |           |     |            |                  | Included                             |
| 07465 RTU curb flashing                                         |           |     |            |                  | Included                             |
| 07480 Misc. Flashing and Terminations                           | 16,274.00 | sf  | 0.19       | \$3,011          |                                      |
| <b>Subtotal 07 60 00 Flashing &amp; Sheet Metal</b>             |           |     |            | <b>\$41,006</b>  |                                      |
| <b>07 71 00 Roof Specialties &amp; Accessories</b>              |           |     |            | <b>\$3,750</b>   |                                      |
| 07505 Roof scuttle, 4' x 4' aluminum                            |           |     |            |                  | Assume access from existing building |
| 07515 Safety Rail Cable and Post System                         | 1.00      | ea  | 1,200.00   | \$1,200          |                                      |
| 07525 Roof Ladder                                               | 3.00      | ea  | 850.00     | \$2,550          |                                      |
| <b>Subtotal 07 71 00 Roof Specialties &amp; Accessories</b>     |           |     |            | <b>\$3,750</b>   |                                      |
| <b>07 80 00 Spray Fireproofing</b>                              |           |     |            | <b>\$0</b>       |                                      |
| 07575 N/A                                                       |           |     |            |                  |                                      |
| <b>Subtotal 07 80 00 Spray Fireproofing</b>                     |           |     |            | <b>\$0</b>       |                                      |
| <b>07 92 00 Joint Sealants</b>                                  |           |     |            | <b>\$107,820</b> |                                      |
| 07655 Caulking & sealants per s.f. of Building                  | 16,274.00 | sf  | 0.78       | \$12,720         | Included                             |
| 07700 Expansion joints at Exterior Wall and Floor               | 230.00    | lf  | 413.48     | \$95,100         | Included                             |
| <b>Subtotal 07 92 00 Joint Sealants</b>                         |           |     |            | <b>\$107,820</b> |                                      |
| <b>Subtotal 07 Thermal and Moisture Protection</b>              |           |     |            | <b>\$717,546</b> |                                      |
| <b>08 Openings</b>                                              |           |     |            | <b>\$406,773</b> |                                      |



| DESCRIPTION                                                           | QTY      | UOM   | UNIT PRICE | TOTAL COST       | NOTES / COMMENTS                     |
|-----------------------------------------------------------------------|----------|-------|------------|------------------|--------------------------------------|
| <b>08 10 00 Doors and Frames</b>                                      |          |       |            | <b>\$131,950</b> |                                      |
| 08000 Door, Frame and HDWR Supply Subcontractor                       | 1.00     | ls    | 50,800.00  | \$50,800         | Included                             |
| 08011 3070 HM Frame (Type A)                                          | 5.00     | ea    | 100.00     | \$500            | Included                             |
| 08012 6070 HM Frame (Type A)                                          | 4.00     | ea    | 100.00     | \$400            | Included                             |
| 08013 5'-0" x 10'-0" HM Frame (Type C)                                | 4.00     | ea    | 100.00     | \$400            | Included                             |
| 08014 3070 SS Frame                                                   | 3.00     | ea    | 100.00     | \$300            | Included                             |
| 08015 6070 SS Frame                                                   | 1.00     | ea    | 100.00     | \$100            | Included                             |
| 08016 7'-8" x 7'-0" SS Frame                                          | 1.00     | ea    | 100.00     | \$100            | Included                             |
| 08020 3070 HM Doors                                                   | 9.00     | ea    | 100.00     | \$900            | Included                             |
| 08021 3070 WD Doors                                                   | 9.00     | ea    | 100.00     | \$900            | Included                             |
| 08024 3070 FBG Doors                                                  | 5.00     | ea    | 100.00     | \$500            | Included                             |
| 08025 3870 FBG Doors                                                  | 2.00     | ea    | 100.00     | \$200            | Included                             |
| 08028 Sauna Frame                                                     | 1.00     | ea    | 100.00     | \$100            | W/Sauna Scope                        |
| 08029 Sauna Door                                                      | 1.00     | ea    | 100.00     | \$100            | W/Sauna Scope                        |
| 08030 Installation of doors and frames                                | 1.00     | ls    | 15,000.00  | \$15,000         |                                      |
| 08295 Misc welding, grinding, bondo                                   | 25.00    | ea    | 175.00     | \$4,375          |                                      |
| 08315 Unload and put into storage door materials                      | 25.00    | ea    | 25.00      | \$625            |                                      |
| 08875 Hardware Allowance per Specifications                           | 1.00     | allow | 55,000.00  | \$55,000         | Allowance                            |
| 08875 Misc. missing hardware                                          | 1.00     | ls    | 1,650.00   | \$1,650          |                                      |
| 08876 Glazing for HM Frames Type C & FBG Door                         |          |       |            |                  | W/Glazing Scope                      |
| <b>Subtotal 08 10 00 Doors and Frames</b>                             |          |       |            | <b>\$131,950</b> |                                      |
| <b>08 41 13 Aluminum Entrances</b>                                    |          |       |            | <b>\$236,525</b> |                                      |
| 08580 Aluminum Storefront and Glazing Subcontractor                   | 1.00     | ls    | 104,108.00 | \$104,108        | Included                             |
| 08585 Operable Glass Bi Fold Window Wall at Natatorium                | 206.00   | sf    | 170.80     | \$35,185         | Included                             |
| 08590 Exterior Curtainwall system - 1" insulated, low E, 7-1/2" frame |          |       |            |                  | Included                             |
| 08595 3m Sun Control Window Film - existing storefront window glazing | 2,100.00 | sf    | 24.07      | \$50,556         | Included                             |
| 08605 Add custom aluminum frame color                                 |          |       |            |                  | Not Included, Standard color assumed |
| 08620 Add to meet Specified Product                                   | 356.00   | sf    | 16.25      | \$5,786          | Included                             |
| 08620 Engineered Shp Drawings                                         | 356.00   | sf    | 6.69       | \$2,382          | Included                             |
| 08620 Interior Caulking                                               | 356.00   | sf    | 10.23      | \$3,642          | Included                             |
| 08620 Interior Storefront - 1" clear insulated, 4-1/2" frame          | 356.00   | sf    | 70.22      | \$25,000         | Included                             |
| 08620 Water Tests                                                     | 356.00   | sf    | 13.48      | \$4,800          | Included                             |
| 08645 Aluminum Sunshades                                              |          |       |            |                  | Not Included                         |

| DESCRIPTION                                                                                     | QTY       | UOM     | UNIT PRICE | TOTAL COST       | NOTES / COMMENTS |
|-------------------------------------------------------------------------------------------------|-----------|---------|------------|------------------|------------------|
| 08650 Sheetmetal closures for storefront conflicts                                              |           |         |            |                  | Included         |
| 08656 3'-0" x 7'-0" Full Glass Door in AL Frame w/<br>Hardware                                  | 3.00      | ea      | 1,138.67   | \$3,416          |                  |
| 08660 Construction Waste Management and Disposal                                                | 3.00      | ea      | 550.00     | \$1,650          |                  |
| <b>Subtotal 08 41 13 Aluminum Entrances</b>                                                     |           |         |            | <b>\$236,525</b> |                  |
| <b>08 62 00 Unit Skylights</b>                                                                  |           |         |            | <b>\$23,898</b>  |                  |
| 08715 Tubular skylight                                                                          | 4.00      | ea      | 5,675.50   | \$22,702         | Included         |
| 08735 Temp safety enclosure @ opening                                                           | 120.00    | lf      | 7.80       | \$936            |                  |
| 08740 Final clean of skylight                                                                   | 4.00      | ea      | 65.00      | \$260            |                  |
| <b>Subtotal 08 62 00 Unit Skylights</b>                                                         |           |         |            | <b>\$23,898</b>  |                  |
| <b>08 80 00 Glazing</b>                                                                         |           |         |            | <b>\$14,400</b>  |                  |
| 08801 8'-6" High Mirror Glass                                                                   | 568.00    | sf      | 25.35      | \$14,400         | Included         |
| <b>Subtotal 08 80 00 Glazing</b>                                                                |           |         |            | <b>\$14,400</b>  |                  |
| <b>Subtotal 08 Openings</b>                                                                     |           |         |            | <b>\$406,773</b> |                  |
| <b>09 Finishes</b>                                                                              |           |         |            | <b>\$916,686</b> |                  |
| <b>09 21 16 Gypsum Board Assemblies</b>                                                         |           |         |            | <b>\$307,305</b> |                  |
| 09065 8" CFMF at Brick Veneer Walls                                                             |           |         |            |                  | Included         |
| 09065 8" CFMF at Parapet                                                                        |           |         |            |                  | Included         |
| 09065 Glass Matt at Parapet Walls                                                               |           |         |            |                  | Included         |
| 09065 Gypsum Board Framing Scope of Work                                                        | 1.00      | ls      | 208,159.00 | \$208,159        | Included         |
| 09065 Interior 3-5/8" stud, gyp each side, up to 18',<br>Level 4 finish to 10' AFF, taped above |           |         |            |                  | Included         |
| 09070 2" Rigid EXT wall insulation, sheathing,<br>Barriobond XL at Seams                        | 5,524.00  | sf      | 13.52      | \$74,712         | Included         |
| 09070 8" Batt Insulation within Lt. Ga Framed Wall                                              | 5,524.00  | sf      | 2.21       | \$12,226         | Included         |
| 09077 Interior Sound Batt                                                                       |           |         |            |                  | Included         |
| 09117 Gyp Board Ceiling                                                                         |           |         |            |                  | Included         |
| 09137 Drywall layout of walls, ceilings, soffits                                                | 15,307.00 | sf bldg | 0.17       | \$2,671          |                  |
| 09141 Touch up and minor repair                                                                 | 40.00     | hr      | 90.00      | \$3,600          |                  |
| 09145 Remove debris from job site                                                               | 15,307.00 | sf      | 0.08       | \$1,247          |                  |
| 09153 Level 5 finish                                                                            |           |         |            |                  | Not Included     |
| 09155 Acrylic Plaster at Pool Changing Areas                                                    | 304.00    | sf      | 10.00      | \$3,040          |                  |
| 09160 Construction Waste Management and Disposal                                                | 3.00      | ea      | 550.00     | \$1,650          |                  |
| <b>Subtotal 09 21 16 Gypsum Board Assemblies</b>                                                |           |         |            | <b>\$307,305</b> |                  |
| <b>09 30 00 Tiling</b>                                                                          |           |         |            | <b>\$26,838</b>  |                  |

| DESCRIPTION                                                   | QTY       | UOM | UNIT PRICE | TOTAL COST       | NOTES / COMMENTS                     |
|---------------------------------------------------------------|-----------|-----|------------|------------------|--------------------------------------|
| 09209 Ceramic tile - walls                                    | 1,128.00  | sf  | 23.79      | \$26,838         | Included                             |
| 09213 Ceramic tile - floors                                   |           |     |            |                  | Included                             |
| 09214 Slate Tile at Entrance/Reception - floors               |           |     |            |                  | Included                             |
| 09215 Sauna Ceramic tile - floors                             |           |     |            |                  | Floor is Sealed Concrete             |
| 09216 Existing Tile Flooring - infill to match                |           |     |            |                  | Included                             |
| 09217 Ceramic tile - base                                     |           |     |            |                  | Included                             |
| 09220 Waterproofing/Crack Isolation                           |           |     |            |                  | Included                             |
| 09221 Add for epoxy grout                                     |           |     |            |                  | Included                             |
| <b>Subtotal 09 30 00 Tiling</b>                               |           |     |            | <b>\$26,838</b>  |                                      |
| <b>09 51 00 Acoustical Ceilings</b>                           |           |     |            | <b>\$120,380</b> |                                      |
| 09250 Acoustical Treatment Subcontractor                      | 864.00    | sf  | 127.75     | \$110,380        | Included                             |
| 09253 ACT-01 Ceiling Tile and Grid                            |           |     |            |                  | Included                             |
| 09269 APC Ceiling Cloud at Fitness (12ea)                     |           |     |            |                  | Included                             |
| 09273 Axiom Trim at clouds                                    |           |     |            |                  | Included                             |
| 09274 APC Ceiling Panels at Pool                              |           |     |            |                  | Included                             |
| 09275 AWP Wall Panels at Gym w/Schluter Trim                  | 526.00    | sf  | 19.01      | \$10,000         | Included                             |
| 09277 Moisture Resistant Wood Plank Ceiling in Sauna          |           |     |            |                  | Included                             |
| <b>Subtotal 09 51 00 Acoustical Ceilings</b>                  |           |     |            | <b>\$120,380</b> |                                      |
| <b>09 65 00 Resilient Flooring</b>                            |           |     |            | <b>\$3,734</b>   |                                      |
| 09461 RB-01: 4" base                                          | 265.00    | lf  | 14.09      | \$3,734          | Included                             |
| <b>Subtotal 09 65 00 Resilient Flooring</b>                   |           |     |            | <b>\$3,734</b>   |                                      |
| <b>09 65 01 Common Work Results for Flooring</b>              |           |     |            | <b>\$24,329</b>  |                                      |
| 09321 Floor preparation, grinding and scabbling               | 15,307.00 | sf  | 0.79       | \$12,093         |                                      |
| 09369 Floor protection                                        | 15,307.00 | sf  | 0.64       | \$9,796          |                                      |
| 09405 Silica Exposure Management Plan                         | 1.00      | ea  | 1,414.30   | \$1,414          |                                      |
| 09593 Floor Sweep                                             | 15,307.00 | sf  | 0.07       | \$1,026          |                                      |
| <b>Subtotal 09 65 01 Common Work Results for Flooring</b>     |           |     |            | <b>\$24,329</b>  |                                      |
| <b>09 65 66 Resilient Athletic Flooring</b>                   |           |     |            | <b>\$226,330</b> |                                      |
| 09340 SPF-01 Athletic Flooring at Fitness, Ecore Moxie 10.5mm | 3,349.00  | sf  | 61.40      | \$205,630        | Included                             |
| 09341 SPF-02 Athletic Flooring at Gym, Gerflor 9mm            |           |     |            |                  | Included                             |
| 09342 18" Integral Base at Athletic Flooring                  | 800.00    | sf  | 7.44       | \$5,950          | Ecore cannot provide w/Moxie Product |
| 09342 SPF-03 Athletic Flooring at Cardio, Ecore Moxie 7mm     |           |     |            |                  | Included                             |

| DESCRIPTION                                                          | QTY       | UOM   | UNIT PRICE | TOTAL COST       | NOTES / COMMENTS            |
|----------------------------------------------------------------------|-----------|-------|------------|------------------|-----------------------------|
| 09345 Sports Floor Line Allowance at Gym                             | 1.00      | allow | 8,000.00   | \$8,000          |                             |
| 09421 Moisture tests (1/1000sf)                                      | 10.00     | ea    | 115.00     | \$1,150          |                             |
| 09475 Construction Waste Management and Disposal                     | 5.00      | ea    | 550.00     | \$2,750          |                             |
| 09656 Vapor mitigation system - Ardex or equal - up to 10lbs, 90% RH | 12,330.00 | sf    | 0.23       | \$2,850          |                             |
| <b>Subtotal 09 65 66 Resilient Athletic Flooring</b>                 |           |       |            | <b>\$226,330</b> |                             |
| <b>09 67 00 Fluid-Applied Flooring</b>                               |           |       |            | <b>\$16,106</b>  |                             |
| 09340 Epoxy Flooring at Pool Offices                                 | 490.00    | sf    | 28.71      | \$14,070         | Included                    |
| 09345 Epoxy Base at Pool Offices                                     |           |       |            |                  | Included                    |
| 09421 Floor Protection                                               | 10.00     | ea    | 191.13     | \$1,911          |                             |
| 09421 Moisture tests (1/1000sf)                                      | 10.00     | ea    | 12.50      | \$125            |                             |
| <b>Subtotal 09 67 00 Fluid-Applied Flooring</b>                      |           |       |            | <b>\$16,106</b>  |                             |
| <b>09 68 00 Carpet</b>                                               |           |       |            | <b>\$3,526</b>   |                             |
| 09413 CPT-01 Carpet Tile                                             | 52.00     | sy    | 42.27      | \$2,198          | Included                    |
| 09415 Existing Carpet - protect and infill as needed                 | 14.00     | sy    | 62.00      | \$868            |                             |
| 09661 Moisture tests (1/1000sf)                                      | 4.00      | ea    | 115.00     | \$460            |                             |
| <b>Subtotal 09 68 00 Carpet</b>                                      |           |       |            | <b>\$3,526</b>   |                             |
| <b>09 72 00 Wall Coverings</b>                                       |           |       |            | <b>\$0</b>       |                             |
| 09693 Vinyl Wall Covering                                            |           |       |            |                  | None shown per CD documents |
| <b>Subtotal 09 72 00 Wall Coverings</b>                              |           |       |            | <b>\$0</b>       |                             |
| <b>09 77 00 Special Wall Surfacing</b>                               |           |       |            | <b>\$1,253</b>   |                             |
| 09705 4'H Class "C" fiberglass reinforced panels (FRP)               | 43.00     | sf    | 29.14      | \$1,253          |                             |
| <b>Subtotal 09 77 00 Special Wall Surfacing</b>                      |           |       |            | <b>\$1,253</b>   |                             |
| <b>09 80 00 Acoustic Treatment</b>                                   |           |       |            | <b>\$0</b>       |                             |
| 09713 Perforated Wood Faced Acoustical Panels                        |           |       |            |                  | W/Acoustic Ceilings         |
| <b>Subtotal 09 80 00 Acoustic Treatment</b>                          |           |       |            | <b>\$0</b>       |                             |
| <b>09 90 00 Painting and Coating</b>                                 |           |       |            | <b>\$186,885</b> |                             |
| 09720 Building Painting                                              | 15,307.00 | gsf   | 10.86      | \$166,174        | Included                    |
| 09720 High Performance Paint for Natatorium (exposed deck, walls)    |           |       |            |                  | Included                    |
| 09720 Masonry Stain                                                  | 5,453.00  | sf    | 1.38       | \$7,500          | Included                    |
| 09823 Sealed concrete SLC-01 and SLC-02, includes Natatorium         | 2,819.00  | sf    | 2.43       | \$6,850          | Included                    |
| 09824 Exposed Structural or Acoustical Deck - painted                |           |       |            |                  | Included                    |



| DESCRIPTION                                                      | QTY       | UOM   | UNIT PRICE | TOTAL COST       | NOTES / COMMENTS             |
|------------------------------------------------------------------|-----------|-------|------------|------------------|------------------------------|
| 09824 Joint filling, crack repair, slurry coat for pinholes      |           |       |            |                  |                              |
| 09825 Paint gyp ceiling                                          |           |       |            |                  | Included                     |
| 09830 Touch up wood doors and frames                             | 10.00     | ea    | 55.00      | \$550            |                              |
| 09832 Touch up HM frames and doors                               | 22.00     | ea    | 75.00      | \$1,650          |                              |
| 09835 Final touch up at completion of project                    | 15,307.00 | sf    | 0.27       | \$4,161          |                              |
| <b>Subtotal 09 90 00 Painting and Coating</b>                    |           |       |            | <b>\$186,885</b> |                              |
| <b>Subtotal 09 Finishes</b>                                      |           |       |            | <b>\$916,686</b> |                              |
| <b>10 Specialties</b>                                            |           |       |            | <b>\$73,901</b>  |                              |
| <b>10 11 16 Marker Boards</b>                                    |           |       |            | <b>\$11,975</b>  |                              |
| 10085 4' x 4' Tack Board                                         | 5.00      | ea    | 620.00     | \$3,100          |                              |
| 10085 4' x 6' Marker Board                                       | 5.00      | ea    | 1,775.00   | \$8,875          |                              |
| <b>Subtotal 10 11 16 Marker Boards</b>                           |           |       |            | <b>\$11,975</b>  |                              |
| <b>10 12 00 Display Cases</b>                                    |           |       |            | <b>\$0</b>       |                              |
| 10090 N/A                                                        |           |       |            |                  | Not Included                 |
| <b>Subtotal 10 12 00 Display Cases</b>                           |           |       |            | <b>\$0</b>       |                              |
| <b>10 14 00 Signage</b>                                          |           |       |            | <b>\$25,000</b>  |                              |
| 10005 Plaque Allowance                                           | 1.00      | allow | 5,000.00   | \$5,000          |                              |
| 10115 Environmental graphics and other signage                   | 1.00      | allow | 20,000.00  | \$20,000         | Allowance per specifications |
| <b>Subtotal 10 14 00 Signage</b>                                 |           |       |            | <b>\$25,000</b>  |                              |
| <b>10 21 13 Toilet Compartments</b>                              |           |       |            | <b>\$15,478</b>  |                              |
| 10285 Locker Room partitions - Rooms 121A-C                      | 40.00     | lf    | 386.96     | \$15,478         | Included                     |
| 10286 Changing Room Partitions, Doors (3 EA) and Hardware        |           |       |            |                  | Included                     |
| 10310 Install partitions and doors                               |           |       |            |                  | Included                     |
| <b>Subtotal 10 21 13 Toilet Compartments</b>                     |           |       |            | <b>\$15,478</b>  |                              |
| <b>10 26 13 Misc Specialties</b>                                 |           |       |            | <b>\$890</b>     |                              |
| 10335 Brushed Stainless Steel corner guards - 1-1/8"x 1-1/8"x 8" | 3.00      | ea    | 296.67     | \$890            | Included                     |
| <b>Subtotal 10 26 13 Misc Specialties</b>                        |           |       |            | <b>\$890</b>     |                              |
| <b>10 28 00 Toilet &amp; Bath Accessories</b>                    |           |       |            | <b>\$12,740</b>  |                              |
| 10200 Toilet and Bath Accessories                                | 1.00      | ls    | 12,740.00  | \$12,740         | Included                     |
| 10205 Grab bars 36"                                              |           |       |            |                  | Included                     |

| DESCRIPTION                                                                       | QTY  | UOM | UNIT PRICE | TOTAL COST      | NOTES / COMMENTS |
|-----------------------------------------------------------------------------------|------|-----|------------|-----------------|------------------|
| 10235 Grab bars 18"                                                               |      |     |            |                 | Included         |
| 10235 Grab bars 42"                                                               |      |     |            |                 | Included         |
| 10280 TP holders - single                                                         |      |     |            |                 | Included         |
| 10360 Soap dispenser, chrome, liquid                                              |      |     |            |                 | Included         |
| 10400 Paper towel dispensers/waste receptacle- 12 Gal                             |      |     |            |                 | Included         |
| 10415 Napkin/tampon dispenser, recessed                                           |      |     |            |                 | Included         |
| 10490 Mirrors 18" x 36"                                                           |      |     |            |                 | Included         |
| 10510 Koala diaper mounted changing station                                       |      |     |            |                 | Included         |
| 10535 Robe hook                                                                   |      |     |            |                 | Included         |
| 10540 Hand dryer                                                                  |      |     |            |                 | Not Included     |
| <b>Subtotal 10 28 00 Toilet &amp; Bath Accessories</b>                            |      |     |            | <b>\$12,740</b> |                  |
| <b>10 44 00 Fire Protection Specialties</b>                                       |      |     |            | <b>\$5,104</b>  |                  |
| 10690 Fire Extinguishers - 10# multipurpose                                       | 5.00 | ea  | 661.80     | \$3,309         | Included         |
| 10695 Cabinets - semi recessed, white trim, acrylic window door with extinguisher |      |     |            |                 | Included         |
| 10720 Defibrillator                                                               | 1.00 | ea  | 500.00     | \$500           |                  |
| 10730 Unload, handle and install                                                  | 6.00 | ea  | 215.83     | \$1,295         |                  |
| <b>Subtotal 10 44 00 Fire Protection Specialties</b>                              |      |     |            | <b>\$5,104</b>  |                  |
| <b>10 51 00 Lockers</b>                                                           |      |     |            | <b>\$2,714</b>  |                  |
| 10740 Locker Room Benches                                                         | 3.00 | ea  | 904.67     | \$2,714         | Included         |
| <b>Subtotal 10 51 00 Lockers</b>                                                  |      |     |            | <b>\$2,714</b>  |                  |
| <b>Subtotal 10 Specialties</b>                                                    |      |     |            | <b>\$73,901</b> |                  |
| <b>11 Equipment</b>                                                               |      |     |            | <b>\$46,630</b> |                  |
| <b>11 30 00 Residential Equipment (GE Equipment)</b>                              |      |     |            | <b>\$0</b>      |                  |
| 11120 N/A                                                                         |      |     |            |                 |                  |
| <b>Subtotal 11 30 00 Residential Equipment (GE Equipment)</b>                     |      |     |            | <b>\$0</b>      |                  |
| <b>11 66 00 Athletic Equipment</b>                                                |      |     |            | <b>\$46,630</b> |                  |
| 11300 Gymnasium Equipment                                                         | 1.00 | ls  | 45,730.00  | \$45,730        | Included         |
| 11360 Folding basketball backstops, electric winch - Ceiling Hung - Installed     |      |     |            |                 | Included         |
| 11360 Wall Mounted Backstops - Side Folding                                       |      |     |            |                 | Included         |
| 11565 Wall Padding - 2' w by 8' tall                                              |      |     |            |                 | Included         |
| 11585 Gym divider curtain - 50' x 28' Electrically Operated                       |      |     |            |                 | Included         |

| DESCRIPTION                                                        | QTY      | UOM | UNIT PRICE | TOTAL COST         | NOTES / COMMENTS |
|--------------------------------------------------------------------|----------|-----|------------|--------------------|------------------|
| 11600 Pickle Ball Floor Sleeves w/ Covers - Material               |          |     |            |                    | Included         |
| 11610 Pickle Ball Floor Sleeves w/ Covers - Labor                  | 2.00     | pr  | 225.00     | \$450              | Included         |
| 11685 Volleyball Courts --- Sleeves and Court Equipment - Labor    | 1.00     | ea  | 450.00     | \$450              | Included         |
| 11685 Volleyball Courts --- Sleeves and Court Equipment - Material |          |     |            |                    | Included         |
| <b>Subtotal 11 66 00 Athletic Equipment</b>                        |          |     |            | <b>\$46,630</b>    |                  |
| <b>Subtotal 11 Equipment</b>                                       |          |     |            | <b>\$46,630</b>    |                  |
| <b>12 Furnishings</b>                                              |          |     |            | <b>\$29,400</b>    |                  |
| <b>12 24 00 Window Shades</b>                                      |          |     |            | <b>\$29,400</b>    |                  |
| 12005 Interior Manual Blackout Shades                              | 500.00   | sf  | 7.51       | \$3,755            |                  |
| 12005 Motorized roller shades (Room 101)                           | 500.00   | sf  | 25.90      | \$12,950           |                  |
| 12005 Motorized roller shades (Room 139)                           | 500.00   | sf  | 25.39      | \$12,695           |                  |
| <b>Subtotal 12 24 00 Window Shades</b>                             |          |     |            | <b>\$29,400</b>    |                  |
| <b>12 60 00 Multiple Seating</b>                                   |          |     |            | <b>\$0</b>         |                  |
| 12065 Tip n Roll Bleachers                                         |          |     |            |                    |                  |
| <b>Subtotal 12 60 00 Multiple Seating</b>                          |          |     |            | <b>\$0</b>         |                  |
| <b>Subtotal 12 Furnishings</b>                                     |          |     |            | <b>\$29,400</b>    |                  |
| <b>13 Special Construction</b>                                     |          |     |            | <b>\$1,194,711</b> |                  |
| <b>13 11 00 Swimming Pool</b>                                      |          |     |            | <b>\$1,140,735</b> |                  |
| 13020 Additional Zip-Line Play System                              |          |     |            |                    | Included         |
| 13020 Balance of Play Equipment Added                              |          |     |            |                    | Included         |
| 13020 Heat Exchange System for all Facility Pools                  |          |     |            |                    | Included         |
| 13020 Indoor recreation pool - 3'-6" to 4'-6" depths               | 2,340.00 | sf  | 476.50     | \$1,115,000        | Associated Pool  |
| 13025 Gutter system with floor / wall inlets                       |          |     |            |                    | Included         |
| 13030 Hydrostatic relief valves with main drain grates             |          |     |            |                    | Included         |
| 13055 Schedule 40 underground and equipment room piping            |          |     |            |                    | Included         |
| 13070 Excavation, backfill, and bedding material for poe trench    |          |     |            |                    | Included         |
| 13075 High pressure sand filter system with recirc pump            |          |     |            |                    | Included         |
| 13080 UV system                                                    |          |     |            |                    | Included         |
| 13090 Gas fire pool heater                                         |          |     |            |                    | Included         |
| 13120 Acid feed pH balance system                                  |          |     |            |                    | Included         |
| 13125 Automatic chemical fee controller                            |          |     |            |                    | Included         |

| DESCRIPTION                                                            | QTY    | UOM  | UNIT PRICE | TOTAL COST         | NOTES / COMMENTS    |
|------------------------------------------------------------------------|--------|------|------------|--------------------|---------------------|
| 13140 Chlorine disinfection system                                     |        |      |            |                    | Included            |
| 13145 Pool excavation                                                  |        |      |            |                    | with earthwork      |
| 13150 Pool wall backfill                                               |        |      |            |                    | with earthwork      |
| 13155 Caulking at perimeter                                            | 200.00 | lf   | 4.80       | \$960              |                     |
| 13205 CIP Surge tank, hatch and ladders                                | 1.00   | set  | 15,000.00  | \$15,000           |                     |
| 13215 Sump pump                                                        |        |      |            |                    | with Plumbing       |
| 13230 Deck equipment                                                   |        |      |            |                    | Included            |
| 13235 ADA pool lifts                                                   |        |      |            |                    | Included            |
| 13240 Ceramic tile steps with 6" waterline, depth, and no dive markers |        |      |            |                    | Included            |
| 13280 Pool cover & storage reel                                        |        |      |            |                    | Not Included        |
| 13315 Conc housekeeping pads for pool equipment, pumps                 | 150.00 | sf   | 11.14      | \$1,671            |                     |
| 13330 Water to fill pools                                              | 67.00  | mgal | 79.91      | \$5,354            |                     |
| 13335 Motors, Starters, disconnects, and VFDs - per pump               |        |      |            |                    | Included with MEP's |
| 13345 Pool Dehumidification system                                     |        |      |            |                    | w/ Division 23      |
| 13355 Eyewash Stations                                                 |        |      |            |                    | w/ Division 23      |
| 13401 Concrete - Thickened Edge Pool Wall Base                         |        |      |            |                    | Included            |
| 13402 Concrete - 12" Surge Tank Base                                   |        |      |            |                    | Included            |
| 13403 Concrete - Thickened Edge Pool Wall Base                         |        |      |            |                    | Included            |
| 13404 Concrete - 8" Thick Pool Stairs                                  |        |      |            |                    | Included            |
| 13405 Concrete - 16" Thick Pool Stairs                                 |        |      |            |                    | Included            |
| 13406 Concrete - 24" Thick Pool Stairs                                 |        |      |            |                    | Included            |
| 13407 Concrete - 32" Thick Pool Stairs                                 |        |      |            |                    | Included            |
| 13408 Concrete - 40" Thick Pool Stairs                                 |        |      |            |                    | Included            |
| 13409 Concrete - 48" Thick Pool Stairs                                 |        |      |            |                    | Included            |
| 13410 Concrete - 8" Surge Tank Structural Cap                          |        |      |            |                    | Included            |
| 13411 Concrete - 8" Pool Slab                                          |        |      |            |                    | Included            |
| 13412 Concrete - Pool Vertical Walls                                   |        |      |            |                    | Included            |
| 13413 Concrete - Pool Stair Side Walls                                 |        |      |            |                    | Included            |
| 13414 Concrete - Pool Perimeter Wall Haunch/Drain                      |        |      |            |                    | Included            |
| 13415 Concrete - 16" Surge Tank Walls                                  |        |      |            |                    | Included            |
| 13500 Construction Waste Management and Disposal                       | 5.00   | ea   | 550.00     | \$2,750            |                     |
| <b>Subtotal 13 11 00 Swimming Pool</b>                                 |        |      |            | <b>\$1,140,735</b> |                     |
| <b>13 34 00 Fabricated Engineered Structures</b>                       |        |      |            | <b>\$53,976</b>    |                     |
| 13300 Sauna Room Allowance                                             |        |      |            |                    | See Below           |



| DESCRIPTION                                                           | QTY    | UOM   | UNIT PRICE | TOTAL COST | NOTES / COMMENTS   |
|-----------------------------------------------------------------------|--------|-------|------------|------------|--------------------|
| 13331 2x4 Pressure Treated/Fire Retardent Framing - Wall Plates       | 200.00 | lf    | 6.10       | \$1,220    | Framing by A-P     |
| 13332 2x4 Pressure Treated/Fire Retardent Framing - Wall Studs        | 800.00 | lf    | 6.10       | \$4,880    | Framing by A-P     |
| 13333 2x8 Pressure Treated/Fire Retardent Framing - Ceiling Plates    | 50.00  | lf    | 7.10       | \$355      | Framing by A-P     |
| 13334 2x8 Pressure Treated/Fire Retardent Framing - Ceiling Studs     | 100.00 | lf    | 7.10       | \$710      | Framing by A-P     |
| 13335 2x4 Pressure Treated/Fire Retardent Framing - Bench Frame Plts  | 260.00 | lf    | 5.85       | \$1,521    | Framing by A-P     |
| 13336 2x4 Pressure Treated/Fire Retardent Framing - Bench Frame Studs | 260.00 | lf    | 6.10       | \$1,586    | Framing by A-P     |
| 13339 Galvanized 2x4 Wall Anchors - for full height studs             | 260.00 | ea    | 20.00      | \$5,200    | Framing by A-P     |
| 13341 4" Mineral Wool Insulation - Walls                              | 500.00 | sf    | 1.75       | \$875      | Framing by A-P     |
| 13342 8" Mineral Wool Insulation - Ceiling                            | 150.00 | sf    | 3.00       | \$450      | Framing by A-P     |
| 13350 Wood Fastener Allowance                                         | 1.00   | allow | 500.00     | \$500      | Framing by A-P     |
| 13355 Sauna Layout Labor                                              | 1.00   | ea    | 750.00     | \$750      | Framing by A-P     |
| 13357 Caulking at Sauna Wall Base                                     | 50.00  | ea    | 5.00       | \$250      | Framing by A-P     |
| 13360 Unload and Locate Sauna Materials                               | 1.00   | ea    | 1,500.00   | \$1,500    | A-P to Unload      |
| 13370 Sauna Kit Install                                               | 600.00 | lf    | 11.67      | \$7,000    | AM-FINN            |
| 13370 Sauna Material Kit                                              | 600.00 | lf    | 45.30      | \$27,179   | AM-FINN            |
| 13371 1x8 Sauna Grade T&G Cedar                                       |        |       |            |            | AM-FINN - Included |
| 13372 2x4 Sauna Grade Cedar Slats                                     |        |       |            |            | AM-FINN - Included |
| 13373 1x4 Sauna Grade Cedar Slats                                     |        |       |            |            | AM-FINN - Included |
| 13375 Laminated Foil Kraft Paper Vapor Barrier                        |        |       |            |            | AM-FINN - Included |
| 13390 Provide Sauna Heater Unit                                       |        |       |            |            | AM-FINN - Included |

**Subtotal 13 34 00 Fabricated Engineered Structures** **\$53,976**

**Subtotal 13 Special Construction** **\$1,194,711**

**21 Fire Suppression** **\$142,432**

|                                                  |           |    |           |                  |                  |
|--------------------------------------------------|-----------|----|-----------|------------------|------------------|
| <b>21 00 00 Fire Suppression</b>                 |           |    |           | <b>\$142,432</b> |                  |
| 21000 Fire Suppression system                    | 15,307.00 | sf | 8.16      | \$124,832        | Front Range Fire |
| 21005 Light Hazard / Ordinary Hazard Group 2     |           |    |           |                  | Included         |
| 21010 Standard upright and pendant heads         |           |    |           |                  | Included         |
| 21095 Storage tank for fire suppression system   |           |    |           |                  | Not Anticipated  |
| 21105 Fire pump, booster                         |           |    |           |                  | Not Anticipated  |
| 21110 Construction Waste Management and Disposal | 2.00      | ea | 550.00    | \$1,100          |                  |
| 21110 MEP Coordination                           | 1.00      | ls | 16,500.00 | \$16,500         |                  |

| DESCRIPTION                                                            | QTY  | UOM | UNIT PRICE | TOTAL COST       | NOTES / COMMENTS |
|------------------------------------------------------------------------|------|-----|------------|------------------|------------------|
| <b>Subtotal 21 00 00 Fire Suppression</b>                              |      |     |            | <b>\$142,432</b> |                  |
| <b>Subtotal 21 Fire Suppression</b>                                    |      |     |            | <b>\$142,432</b> |                  |
| <b>22 Plumbing</b>                                                     |      |     |            | <b>\$448,562</b> |                  |
| <b>22 00 00 Plumbing</b>                                               |      |     |            | <b>\$448,562</b> |                  |
| 22000 Plumbing Systems                                                 | 1.00 | Is  | 413,602.00 | \$413,602        | Frontier/Walters |
| 22000 Textura Mangement Fees                                           |      |     |            |                  | Included         |
| 22005 Domestic water, press fit copper                                 |      |     |            |                  | Included         |
| 22010 Roof drains - Cast iron above grade, PVC below grade             |      |     |            |                  | Included         |
| 22015 Water closets with auto flush valves                             |      |     |            |                  | Included         |
| 22020 Wall mounted lavatories with battery faucets                     |      |     |            |                  | Included         |
| 22025 Mop sink basin                                                   |      |     |            |                  | Included         |
| 22030 Floor Drains with trap guards                                    |      |     |            |                  | Included         |
| 22035 Hose bibb                                                        |      |     |            |                  | Included         |
| 22040 Wall hydrants                                                    |      |     |            |                  | Included         |
| 22045 Trench drain with plastic grate                                  |      |     |            |                  | Included         |
| 22050 Roof drains with overflows                                       |      |     |            |                  | Included         |
| 22055 Mechanical and piping insulation                                 |      |     |            |                  | Included         |
| 22060 Test and balance                                                 |      |     |            |                  | Included         |
| 22360 MEP coordination                                                 | 1.00 | Is  | 9,000.00   | \$9,000          |                  |
| 22365 BIM Coordination                                                 | 1.00 | Is  | 25,960.00  | \$25,960         |                  |
| <b>Subtotal 22 00 00 Plumbing</b>                                      |      |     |            | <b>\$448,562</b> |                  |
| <b>Subtotal 22 Plumbing</b>                                            |      |     |            | <b>\$448,562</b> |                  |
| <b>23 Heating, Ventilating and Air Conditioning</b>                    |      |     |            | <b>\$857,860</b> |                  |
| <b>23 00 00 Heating, Ventilating and Air Conditioning</b>              |      |     |            | <b>\$857,860</b> |                  |
| 23200 Mechanical scope of work                                         | 1.00 | Is  | 820,700.00 | \$820,700        | Frontier/Walters |
| 23200 Textura Management Fees                                          |      |     |            |                  | Included         |
| 23205 Heat pump style rooftop units w/ DX cooling and electric heating |      |     |            |                  | Included         |
| 23210 Pool dehumidification unit                                       |      |     |            |                  | Included         |
| 23215 Roof mounted exhaust fans at restroom                            |      |     |            |                  | Included         |
| 23220 2 ton ductless split systems w/ ceiling cassette style fan coils |      |     |            |                  | Included         |
| 23225 High volume low velocity fans                                    |      |     |            |                  | Included         |
| 23230 Sound attenuators at natatorium                                  |      |     |            |                  | Included         |

| DESCRIPTION                                                        | QTY  | UOM | UNIT PRICE | TOTAL COST       | NOTES / COMMENTS  |
|--------------------------------------------------------------------|------|-----|------------|------------------|-------------------|
| 23235 Electric unit heater                                         |      |     |            |                  | Included          |
| 23235 GRDs                                                         |      |     |            |                  | Included          |
| 23240 Pool boiler flues                                            |      |     |            |                  | Included          |
| 23250 Ductwork, aluminum and galvanized                            |      |     |            |                  | Included          |
| 23260 DDC low voltage controls                                     |      |     |            |                  | Included          |
| 23295 MEP Coordination                                             | 1.00 | ls  | 9,000.00   | \$9,000          |                   |
| 23300 BIM Coordination                                             | 1.00 | ls  | 25,960.00  | \$25,960         |                   |
| 23500 Construction Waste Management and Disposal                   | 4.00 | ea  | 550.00     | \$2,200          |                   |
| <b>Subtotal 23 00 00 Heating, Ventilating and Air Conditioning</b> |      |     |            | <b>\$857,860</b> |                   |
| <b>Subtotal 23 Heating, Ventilating and Air Conditioning</b>       |      |     |            | <b>\$857,860</b> |                   |
| <b>26 Electrical</b>                                               |      |     |            | <b>\$747,305</b> |                   |
| <b>26 00 00 Electrical</b>                                         |      |     |            | <b>\$747,305</b> |                   |
| 26000 Electrical Systems                                           | 1.00 | sf  | 693,185.00 | \$693,185        | Accent Electric   |
| 26004 Demo / make safe                                             |      |     |            |                  | Included          |
| 26005 Distribution Gear                                            |      |     |            |                  | Included          |
| 26010 Electrical Feeders                                           |      |     |            |                  | Included          |
| 26020 Testing and Commissioning Assistance                         |      |     |            |                  | Included          |
| 26030 Interior lighting                                            |      |     |            |                  | Included          |
| 26040 Lighting controls                                            |      |     |            |                  | Included          |
| 26050 General purpose power and devices                            |      |     |            |                  | Included          |
| 26060 Fire alarm expansion                                         |      |     |            |                  | Included          |
| 26070 Replace existing fire alarm panel and horn/strobe devices    |      |     |            |                  | Included          |
| 26080 Temporary power and lighting                                 |      |     |            |                  | Included          |
| 26100 MEP Coordination                                             | 1.00 | ls  | 25,960.00  | \$25,960         |                   |
| 26110 BIM Coordination                                             | 1.00 | ls  | 25,960.00  | \$25,960         |                   |
| 26200 Construction Waste Management and Disposal                   | 4.00 | ea  | 550.00     | \$2,200          |                   |
| <b>Subtotal 26 00 00 Electrical</b>                                |      |     |            | <b>\$747,305</b> |                   |
| <b>Subtotal 26 Electrical</b>                                      |      |     |            | <b>\$747,305</b> |                   |
| <b>27 Communications</b>                                           |      |     |            | <b>\$96,000</b>  |                   |
| <b>27 10 00 Structured Cabling</b>                                 |      |     |            | <b>\$11,000</b>  |                   |
| 27000 New Data Cabling System - Cat 6 - Rough-In / Raceways        | 1.00 | ls  | 11,000.00  | \$11,000         |                   |
| 27015 New Data Cabling System - Cat 6                              |      |     |            |                  | Provided by owner |
| <b>Subtotal 27 10 00 Structured Cabling</b>                        |      |     |            | <b>\$11,000</b>  |                   |

| DESCRIPTION                                        | QTY       | UOM | UNIT PRICE | TOTAL COST      | NOTES / COMMENTS          |
|----------------------------------------------------|-----------|-----|------------|-----------------|---------------------------|
| <b>27 41 00 Audio-Video System</b>                 |           |     |            | <b>\$35,000</b> |                           |
| 27025 Av components and cabling                    |           |     |            |                 | By owner                  |
| 27025 AV rough-in / raceways                       | 1.00      | ls  | 35,000.00  | \$35,000        |                           |
| <b>Subtotal 27 41 00 Audio-Video System</b>        |           |     |            | <b>\$35,000</b> |                           |
| <b>27 51 00 Distributed AV systems</b>             |           |     |            | <b>\$15,000</b> |                           |
| 27055 Intercommunications system - rough-in only   | 1.00      | ls  | 15,000.00  | \$15,000        |                           |
| <b>Subtotal 27 51 00 Distributed AV systems</b>    |           |     |            | <b>\$15,000</b> |                           |
| <b>27 53 13 Clock Systems</b>                      |           |     |            | <b>\$0</b>      |                           |
| 27040 Wireless Clock System                        |           |     |            |                 | Not Included              |
| <b>Subtotal 27 53 13 Clock Systems</b>             |           |     |            | <b>\$0</b>      |                           |
| <b>27 53 19 Internal Cellular Systems</b>          |           |     |            | <b>\$35,000</b> |                           |
| 27035 Building DAS system                          | 15,307.00 | sf  | 2.29       | \$35,000        |                           |
| <b>Subtotal 27 53 19 Internal Cellular Systems</b> |           |     |            | <b>\$35,000</b> |                           |
| <b>Subtotal 27 Communications</b>                  |           |     |            | <b>\$96,000</b> |                           |
| <b>28 Electronic Safety and Security</b>           |           |     |            | <b>\$49,195</b> |                           |
| <b>28 13 00 Electronic Access Control</b>          |           |     |            | <b>\$10,000</b> |                           |
| 28105 Card Access system                           | 2.00      | ea  | 5,000.00   | \$10,000        |                           |
| 28115 Head - End                                   |           |     |            |                 | Assumes reuse of existing |
| <b>Subtotal 28 13 00 Electronic Access Control</b> |           |     |            | <b>\$10,000</b> |                           |
| <b>28 20 00 Video Surveillance</b>                 |           |     |            | <b>\$39,195</b> |                           |
| 28120 Electronic Surveillance system               | 1.00      | ls  | 39,195.00  | \$39,195        |                           |
| <b>Subtotal 28 20 00 Video Surveillance</b>        |           |     |            | <b>\$39,195</b> |                           |
| <b>Subtotal 28 Electronic Safety and Security</b>  |           |     |            | <b>\$49,195</b> |                           |
| <b>31 Earthwork</b>                                |           |     |            | <b>\$78,325</b> |                           |
| <b>31 00 00 Earthwork</b>                          |           |     |            | <b>\$78,325</b> |                           |
| 31045 Excavate and Backfill for Pool               | 2,000.00  | cy  | 8.25       | \$16,500        |                           |
| 31100 Excavate foundation walls                    | 1,500.00  | cy  | 6.67       | \$10,000        |                           |
| 31105 Backfill foundation walls                    | 1,500.00  | cy  | 13.67      | \$20,500        |                           |
| 31110 Place underslab gravel for slabs and Pool    | 280.00    | cy  | 87.59      | \$24,525        |                           |
| 31115 Fine grade building                          | 1,700.00  | sy  | 4.00       | \$6,800         |                           |
| <b>Subtotal 31 00 00 Earthwork</b>                 |           |     |            | <b>\$78,325</b> |                           |



| DESCRIPTION                                                               | QTY | UOM | UNIT PRICE | TOTAL COST         | NOTES / COMMENTS |
|---------------------------------------------------------------------------|-----|-----|------------|--------------------|------------------|
| <b>Subtotal 31 Earthwork</b>                                              |     |     |            | <b>\$78,325</b>    |                  |
| <b>33 Utilities</b>                                                       |     |     |            | <b>\$0</b>         |                  |
| <b>33 41 13 Foundation Drainage</b>                                       |     |     |            | <b>\$0</b>         |                  |
| 33565 Building perimeter drainage system 6" perforated pipe (rock & sock) |     |     |            |                    | Not Included     |
| <b>Subtotal 33 41 13 Foundation Drainage</b>                              |     |     |            | <b>\$0</b>         |                  |
| <b>Subtotal 33 Utilities</b>                                              |     |     |            | <b>\$0</b>         |                  |
| <b>Total Building</b>                                                     |     |     |            | <b>\$8,787,665</b> |                  |

| DESCRIPTION                                                           | QTY        | UOM | UNIT PRICE | TOTAL COST      | NOTES / COMMENTS              |
|-----------------------------------------------------------------------|------------|-----|------------|-----------------|-------------------------------|
| <b>DETAILED COST: Site</b>                                            |            |     |            |                 |                               |
| <b>00 Procurement and Contracting Requirements</b>                    |            |     |            | <b>\$85,873</b> |                               |
| <b>00 72 00 AIA General Conditions</b>                                |            |     |            | <b>\$85,873</b> |                               |
| 00100 General conditions of the contract                              | 2.20       | mo  | 39,033.00  | \$85,873        | See Below, Priced per AIA 201 |
| <b>Subtotal 00 72 00 AIA General Conditions</b>                       |            |     |            | <b>\$85,873</b> |                               |
| <b>Subtotal 00 Procurement and Contracting Requirements</b>           |            |     |            | <b>\$85,873</b> |                               |
| <b>01 General Requirements</b>                                        |            |     |            | <b>\$4,195</b>  |                               |
| <b>01 51 00 Temporary Facilities</b>                                  |            |     |            | <b>\$0</b>      |                               |
| 01550 Temporary Protective Walkways                                   |            |     |            |                 | Not Included                  |
| 01580 Barricades and warning lights                                   |            |     |            |                 | By Division                   |
| 01590 Environmental protection                                        |            |     |            |                 | By Division                   |
| <b>Subtotal 01 51 00 Temporary Facilities</b>                         |            |     |            | <b>\$0</b>      |                               |
| <b>01 74 00 Cleaning</b>                                              |            |     |            | <b>\$4,195</b>  |                               |
| 01650 Site Maintenance                                                | 681,219.00 | sf  | 0.00       | \$3,278         |                               |
| 01690 Final clean site                                                | 61,929.00  | sf  | 0.01       | \$917           |                               |
| <b>Subtotal 01 74 00 Cleaning</b>                                     |            |     |            | <b>\$4,195</b>  |                               |
| <b>Subtotal 01 General Requirements</b>                               |            |     |            | <b>\$4,195</b>  |                               |
| <b>02 Existing Conditions</b>                                         |            |     |            | <b>\$81,879</b> |                               |
| <b>02 21 00 Surveys</b>                                               |            |     |            | <b>\$78,379</b> |                               |
| 01700 Total Station Rental                                            | 11.00      | mo  | 5,507.75   | \$60,585        |                               |
| 02010 Survey - Benchmark                                              | 1.00       | ea  | 1,480.00   | \$1,480         |                               |
| 02020 Verify overlot grading                                          |            |     |            |                 |                               |
| 02025 Survey overlot grading                                          |            |     |            |                 |                               |
| 02030 Survey utilities                                                |            |     |            |                 |                               |
| 02035 Survey sidewalks                                                |            |     |            |                 |                               |
| 02040 Survey curb & gutter                                            |            |     |            |                 |                               |
| 02045 Survey concrete pads                                            |            |     |            |                 |                               |
| 02065 Survey tree grates/bike racks/benches, all other site amenities | 1.00       | ls  | 90.00      | \$90            |                               |
| 02070 Survey fencing                                                  | 1.00       | ls  | 0.25       | \$0             |                               |
| 02095 Re-stake original layout 20%                                    |            |     |            |                 |                               |
| 02095 Re-stake original layout 20%                                    | 1.00       | ls  | 11,723.52  | \$11,724        |                               |
| 02100 Certified improvement survey                                    | 1.00       | ls  | 4,500.00   | \$4,500         |                               |

| DESCRIPTION                                                           | QTY    | UOM | UNIT PRICE | TOTAL COST       | NOTES / COMMENTS      |
|-----------------------------------------------------------------------|--------|-----|------------|------------------|-----------------------|
| <b>Subtotal 02 21 00 Surveys</b>                                      |        |     |            | <b>\$78,379</b>  |                       |
| <b>02 41 00 Demolition</b>                                            |        |     |            | <b>\$3,500</b>   |                       |
| 02110 Demolish Exterior Concrete Pavement                             | 700.00 | sf  | 5.00       | \$3,500          |                       |
| <b>Subtotal 02 41 00 Demolition</b>                                   |        |     |            | <b>\$3,500</b>   |                       |
| <b>Subtotal 02 Existing Conditions</b>                                |        |     |            | <b>\$81,879</b>  |                       |
| <b>09 Finishes</b>                                                    |        |     |            | <b>\$1,500</b>   |                       |
| <b>09 90 00 Painting and Coating</b>                                  |        |     |            | <b>\$1,500</b>   |                       |
| 09721 Site Painting - Misc. Steel Items                               | 1.00   | ls  | 1,500.00   | \$1,500          |                       |
| <b>Subtotal 09 90 00 Painting and Coating</b>                         |        |     |            | <b>\$1,500</b>   |                       |
| <b>Subtotal 09 Finishes</b>                                           |        |     |            | <b>\$1,500</b>   |                       |
| <b>10 Specialties</b>                                                 |        |     |            | <b>\$1,500</b>   |                       |
| <b>10 14 53 Traffic Signage</b>                                       |        |     |            | <b>\$1,500</b>   |                       |
| 10010 Traffic control signs (Stop, Yield, Right Turn, Etc.) installed | 4.00   | ea  | 375.00     | \$1,500          |                       |
| 10120 Monument building sign -Allowance                               |        |     |            |                  | With Building Signage |
| <b>Subtotal 10 14 53 Traffic Signage</b>                              |        |     |            | <b>\$1,500</b>   |                       |
| <b>10 75 00 Flagpole</b>                                              |        |     |            | <b>\$0</b>       |                       |
| 10825 N/A                                                             |        |     |            |                  |                       |
| <b>Subtotal 10 75 00 Flagpole</b>                                     |        |     |            | <b>\$0</b>       |                       |
| <b>Subtotal 10 Specialties</b>                                        |        |     |            | <b>\$1,500</b>   |                       |
| <b>12 Furnishings</b>                                                 |        |     |            | <b>\$0</b>       |                       |
| <b>12 93 00 Site Furnishings</b>                                      |        |     |            | <b>\$0</b>       |                       |
| 00000 N/A                                                             |        |     |            |                  | None anticipated      |
| <b>Subtotal 12 93 00 Site Furnishings</b>                             |        |     |            | <b>\$0</b>       |                       |
| <b>Subtotal 12 Furnishings</b>                                        |        |     |            | <b>\$0</b>       |                       |
| <b>31 Earthwork</b>                                                   |        |     |            | <b>\$495,136</b> |                       |
| <b>31 00 00 Earthwork</b>                                             |        |     |            | <b>\$327,641</b> |                       |
| 31015 Earthwork scope of work                                         |        |     |            |                  |                       |
| 31020 Locate existing utilities prior to start                        | 1.00   | ls  | 5,058.00   | \$5,058          |                       |
| 31025 Mobilization                                                    | 1.00   | ls  | 7,148.00   | \$7,148          |                       |
| 31030 Protect trees                                                   | 29.00  | ls  | 50.00      | \$1,450          |                       |

| DESCRIPTION                                                     | QTY       | UOM | UNIT PRICE | TOTAL COST       | NOTES / COMMENTS |
|-----------------------------------------------------------------|-----------|-----|------------|------------------|------------------|
| 31030 Remove trees                                              | 35.00     | ls  | 150.00     | \$5,250          |                  |
| 31035 Strip and stockpile on site                               | 620.00    | cy  | 3.00       | \$1,860          |                  |
| 31040 Export strippings off site                                | 620.00    | cy  | 48.65      | \$30,160         |                  |
| 31045 Excavate cut to export                                    | 2,000.00  | cy  | 4.00       | \$8,000          |                  |
| 31045 Excavate cut to fill                                      | 4,000.00  | cy  | 7.50       | \$30,000         |                  |
| 31050 Export material                                           | 2,000.00  | cy  | 15.00      | \$30,000         |                  |
| 31055 Overexcavate building 3' below slab with onsite materials | 2,000.00  | cy  | 6.20       | \$12,400         |                  |
| 31060 Rough grade building                                      | 1,700.00  | sy  | 2.40       | \$4,080          |                  |
| 31065 Rough grade driveways                                     | 1,350.00  | sy  | 2.20       | \$2,970          |                  |
| 31070 Rough grade sidewalks                                     | 1.00      | ls  | 1,828.00   | \$1,828          |                  |
| 31072 8" Gravel Road Base Material (11,721 SF)                  | 289.00    | cy  | 56.19      | \$16,240         |                  |
| 31075 Rough grade landscape areas                               | 3,500.00  | sy  | 1.50       | \$5,250          |                  |
| 31076 Gradall and operator for Jobsite                          | 8.00      | mo  | 14,887.72  | \$119,102        |                  |
| 31080 Scarify and recondition site, 12" depth                   | 50,400.00 | sf  | 0.24       | \$12,120         |                  |
| 31085 Import class 6 roadbase                                   | 450.00    | cy  | 57.00      | \$25,650         |                  |
| 31090 Export utility spoils                                     | 200.00    | cy  | 17.50      | \$3,500          |                  |
| 31110 Removals - Remove Ext. Concrete Wall and Ftng.            | 30.00     | lf  | 10.00      | \$300            |                  |
| 31110 Removals - Remove Exterior Chase                          | 1.00      | ea  | 500.00     | \$500            |                  |
| 31125 Removals - Protect Walk Areas                             | 4.00      | ea  | 250.00     | \$1,000          |                  |
| 31126 Removals - Protect Utility Areas                          | 5.00      | ea  | 250.00     | \$1,250          |                  |
| 31127 Removals - Sawcut Curbs                                   |           |     |            |                  |                  |
| 31128 Removals - Sawcut Sidewalk                                |           |     |            |                  |                  |
| 31129 Removals - Remove Asphalt Striping                        | 80.00     | lf  | 5.00       | \$400            |                  |
| 31129 Removals - Sawcut Asphalt                                 |           |     |            |                  |                  |
| 31130 Removals - Remove Asphalt                                 |           |     |            |                  |                  |
| 31130 Removals - Remove Concrete Curb                           |           |     |            |                  |                  |
| 31131 Removals - Remove Sidewalk                                |           |     |            |                  |                  |
| 31132 Removals - Remove Existing Signage                        | 7.00      | ea  | 75.00      | \$525            |                  |
| 31133 Removals - Protect Existing Signage                       | 2.00      | ea  | 50.00      | \$100            |                  |
| 31134 Removals - Remove Gravel Trail Drive                      |           |     |            |                  |                  |
| 31135 Removals - Remove Landscape Rock Mulch                    |           |     |            |                  |                  |
| 31136 Removals - Relocate 10'x10' Sheds (2)                     | 8.00      | hr  | 62.50      | \$500            |                  |
| 31137 Removals - Protect Walk Areas                             | 4.00      | sy  | 250.00     | \$1,000          |                  |
| <b>Subtotal 31 00 00 Earthwork</b>                              |           |     |            | <b>\$327,641</b> |                  |



| DESCRIPTION                                                                           | QTY      | UOM   | UNIT PRICE | TOTAL COST       | NOTES / COMMENTS |
|---------------------------------------------------------------------------------------|----------|-------|------------|------------------|------------------|
| <b>31 25 00 Erosion and Sedimentation Controls</b>                                    |          |       |            | <b>\$167,495</b> |                  |
| 31280 Construction Dewatering                                                         |          |       |            |                  | Not Anticipated  |
| 31285 Vehicle tracking FODS                                                           | 44.00    | ea/mo | 120.18     | \$5,288          |                  |
| 31290 Remove vehicle tracking pad prior to asphalt                                    | 380.00   | sy    | 31.58      | \$12,000         |                  |
| 31295 Silt fence around site                                                          |          |       |            |                  |                  |
| 31300 Silt fence at stockpiled topsoil                                                | 250.00   | lf    | 7.88       | \$1,969          |                  |
| 31305 Maintain silt fence                                                             | 750.00   | lf    | 0.49       | \$368            |                  |
| 31320 Inlet/Outfall filters                                                           | 9.00     | ea    | 605.56     | \$5,450          |                  |
| 31331 Ecopans                                                                         | 55.00    | ea    | 416.00     | \$22,880         |                  |
| 31390 Street cleaning as needed                                                       | 40.00    | hr    | 144.64     | \$5,786          |                  |
| 31395 Winter control/protection                                                       | 2.75     | mo    | 8,325.02   | \$22,894         |                  |
| 31425 Maintain erosion control during proj                                            | 951.50   | hr    | 51.62      | \$49,118         |                  |
| 31435 Engineered stormwater management permit<br>(Good for 1 year)                    | 1.00     | ls    | 750.00     | \$750            |                  |
| 31440 Engineered stormwater management plan                                           | 1.00     | ls    | 2,500.00   | \$2,500          |                  |
| 31445 Engineered stormwater management<br>engineering                                 | 1.00     | ls    | 7,500.00   | \$7,500          |                  |
| 31450 Maintain Stormwater after substantial completion                                | 3.00     | mo    | 5,802.76   | \$17,408         |                  |
| 31460 SRM - Medium projects - 5-20 Acres                                              | 11.00    | mo    | 1,235.00   | \$13,585         |                  |
| <b>Subtotal 31 25 00 Erosion and Sedimentation Controls</b>                           |          |       |            | <b>\$167,495</b> |                  |
| <b>Subtotal 31 Earthwork</b>                                                          |          |       |            | <b>\$495,136</b> |                  |
| <b>32 Exterior Improvements</b>                                                       |          |       |            | <b>\$328,127</b> |                  |
| <b>32 12 00 Flexible Paving</b>                                                       |          |       |            | <b>\$71,010</b>  |                  |
| 32081 Asphalt Paving - 6" full depth                                                  | 1,285.00 | sy    | 51.76      | \$66,510         | Included         |
| 32267 Scarify 8" & recompact, fine grade                                              |          |       |            |                  | Included         |
| 32288 Minor subgrade corrections prior to paving 2%                                   |          |       |            |                  | Included         |
| 32309 More than one mobilization                                                      | 1.00     | ea    | 4,500.00   | \$4,500          |                  |
| 32321 Clean asphalt prior to second lift at construction<br>staging/fire truck access |          |       |            |                  | Included         |
| <b>Subtotal 32 12 00 Flexible Paving</b>                                              |          |       |            | <b>\$71,010</b>  |                  |
| <b>32 13 00 Rigid Paving</b>                                                          |          |       |            | <b>\$77,044</b>  |                  |
| 32036 Site concrete paving - walks and plazas                                         | 5,407.00 | sf    | 8.50       | \$45,977         | TCS Concrete     |
| 32132 8" Concrete - ntry replacement concrete                                         |          |       |            |                  | In Above         |
| 32312 Curb & gutter (2' Pan)                                                          | 40.00    | lf    | 309.00     | \$12,360         |                  |
| 32312 Pool patio planters                                                             |          |       |            |                  | w/Landscaping    |
| 32423 Mow strip - 6" x 1' - turnkey                                                   | 120.00   | lf    | 26.23      | \$3,147          | Included         |

| DESCRIPTION                                               | QTY      | UOM   | UNIT PRICE | TOTAL COST       | NOTES / COMMENTS       |
|-----------------------------------------------------------|----------|-------|------------|------------------|------------------------|
| 32425 Utilikty Head Wall                                  | 1.00     | lf    | 1,609.00   | \$1,609          | Included               |
| 32486 Sweep/clean sitework prior to turnover              | 611.00   | sy    | 0.38       | \$229            |                        |
| 32490 Concrete material                                   | 150.00   | cy    | 14.50      | \$2,175          |                        |
| 32491 Concrete additives & shortloads                     | 150.00   | cy    | 9.55       | \$1,433          |                        |
| 32493 Rebar material                                      |          |       |            |                  | Included               |
| 32494 Rebar accessories (chairs, spacers, caps)           | 7,660.00 | sf    | 0.05       | \$383            |                        |
| 32495 Site Foreman                                        | 0.50     | mo    | 14,671.00  | \$7,336          |                        |
| 32497 Traffic control                                     | 1.00     | Week  | 1,906.40   | \$1,906          |                        |
| 32499 Sweep/clean sitework prior to turnover              | 7,660.00 | sf    | 0.06       | \$489            |                        |
| <b>Subtotal 32 13 00 Rigid Paving</b>                     |          |       |            | <b>\$77,044</b>  |                        |
| <b>32 17 00 Paving Specialties</b>                        |          |       |            | <b>\$3,500</b>   |                        |
| 00000 Striping allowance                                  | 1.00     | allow | 3,500.00   | \$3,500          |                        |
| <b>Subtotal 32 17 00 Paving Specialties</b>               |          |       |            | <b>\$3,500</b>   |                        |
| <b>32 31 00 Fences and Gates</b>                          |          |       |            | <b>\$26,657</b>  |                        |
| 32576 Ameristar fencing at pool patio and outdoor fitness | 145.00   | lf    | 122.76     | \$17,800         | Included               |
| 32576 Gates                                               | 2.00     | ea    | 631.81     | \$1,264          | Included               |
| 32633 Temporary Fencing                                   | 1,125.00 | lf    | 6.75       | \$7,594          |                        |
| <b>Subtotal 32 31 00 Fences and Gates</b>                 |          |       |            | <b>\$26,657</b>  |                        |
| <b>32 90 00 Planting</b>                                  |          |       |            | <b>\$149,915</b> |                        |
| 32630 Landscaping                                         | 1.00     | ls    | 117,910.00 | \$117,910        | Included               |
| 32636 Topsoil                                             |          |       |            |                  | Reuse on site material |
| 32654 Deciduous Trees - 2" caliper                        |          |       |            |                  | Included               |
| 32723 Soil prep (4cy/1000sf compost) & bluegrass sod      |          |       |            |                  | Included               |
| 32724 Irrigation at sod                                   |          |       |            |                  | Included               |
| 32724 Natatorium patio plantings                          |          |       |            |                  | Included               |
| 32730 Precast Planters @ South Patio                      | 4.00     | ea    | 3,657.50   | \$14,630         | Included               |
| 32735 Artificial turf at outdoor fitness                  | 190.00   | sf    | 12.50      | \$2,375          |                        |
| 32735 Boulders                                            |          |       |            |                  | Not Included           |
| 32735 Irrigation Sleeving                                 | 1.00     | ls    | 2,500.00   | \$2,500          |                        |
| 32740 Temp Irrigation to establish non-Irrigated areas    | 1.00     | ls    | 5,000.00   | \$5,000          |                        |
| 32745 Irrigation Backflow Preventer                       | 1.00     | ls    | 2,500.00   | \$2,500          |                        |
| 32750 Temporary Irrigation of salvaged trees              | 1.00     | ls    | 5,000.00   | \$5,000          |                        |
| <b>Subtotal 32 90 00 Planting</b>                         |          |       |            | <b>\$149,915</b> |                        |
| <b>Subtotal 32 Exterior Improvements</b>                  |          |       |            | <b>\$328,127</b> |                        |

| DESCRIPTION                                          | QTY    | UOM | UNIT PRICE | TOTAL COST         | NOTES / COMMENTS |
|------------------------------------------------------|--------|-----|------------|--------------------|------------------|
| <b>33 Utilities</b>                                  |        |     |            | <b>\$131,094</b>   |                  |
| <b>33 10 00 Water Utilities</b>                      |        |     |            | <b>\$61,686</b>    |                  |
| 33030 Locate existing utilities                      | 1.00   | ls  | 2,000.00   | \$2,000            |                  |
| 33030 Mobilization                                   | 1.00   | ls  | 2,494.00   | \$2,494            |                  |
| 33035 Remove existing waterline                      | 165.00 | lf  | 36.36      | \$6,000            |                  |
| 33045 Remove 90 bend, 6" solid sleeve                |        |     |            |                    |                  |
| 33050 6" PVC watermain                               | 323.00 | lf  | 37.94      | \$12,256           |                  |
| 33055 6" 90 bends                                    | 7.00   | ea  | 428.57     | \$3,000            |                  |
| 33065 6" plug and temporary blowoff                  | 1.00   | ea  | 6,295.00   | \$6,295            |                  |
| 33230 2" domestic line on north side of building     | 1.00   | ls  | 16,905.00  | \$16,905           |                  |
| 33235 8" Gate Valve                                  | 1.00   | ls  | 8,330.00   | \$8,330            |                  |
| 33245 Testing                                        | 1.00   | ls  | 2,500.00   | \$2,500            |                  |
| 33540 Barricades/traffic control                     | 1.00   | wk  | 1,906.00   | \$1,906            |                  |
| <b>Subtotal 33 10 00 Water Utilities</b>             |        |     |            | <b>\$61,686</b>    |                  |
| <b>33 30 00 Sanitary Sewerage Utilities</b>          |        |     |            | <b>\$0</b>         |                  |
| 33300 No Sanitary Sewer Work                         |        |     |            |                    |                  |
| <b>Subtotal 33 30 00 Sanitary Sewerage Utilities</b> |        |     |            | <b>\$0</b>         |                  |
| <b>33 40 00 Storm Drainage Utilities</b>             |        |     |            | <b>\$69,408</b>    |                  |
| 33450 8" PVC Storm Drain                             | 42.00  | lf  | 1,652.57   | \$69,408           |                  |
| 33455 Remove existing storm sewer line               |        |     |            |                    |                  |
| 33460 Cap Storm/Drain Connections                    |        |     |            |                    |                  |
| <b>Subtotal 33 40 00 Storm Drainage Utilities</b>    |        |     |            | <b>\$69,408</b>    |                  |
| <b>Subtotal 33 Utilities</b>                         |        |     |            | <b>\$131,094</b>   |                  |
| <b>Total Site</b>                                    |        |     |            | <b>\$1,129,304</b> |                  |

| Line | Name                                                            | Duration | APC    | Start       | Finish      | 2023                                                            |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       | 2024                   |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  | 2025 |  |  |  |
|------|-----------------------------------------------------------------|----------|--------|-------------|-------------|-----------------------------------------------------------------|----------------------|-----------------------|---------------------------|-----------------------------|---------------------------|--------------------------|-------------------------------|--------------------------|--------------------------|-------------------------------|-----------------------|------------------------|--------------------------|--------------------------|-----------------------|----------------------------|----------------------------|------------------------------|------------------------------|---------------------------|--|--|--|------|--|--|--|
|      |                                                                 |          |        |             |             | April<br>17, 24, 1, 8                                           | May<br>15, 22, 29, 5 | June<br>12, 19, 26, 3 | July<br>10, 17, 24, 31, 7 | August<br>14, 21, 28, 4, 11 | September<br>18, 25, 2, 9 | October<br>16, 23, 30, 6 | November<br>13, 20, 27, 4, 11 | December<br>18, 25, 1, 8 | January<br>15, 22, 29, 5 | February<br>12, 19, 26, 4, 11 | March<br>18, 25, 1, 8 | April<br>15, 22, 29, 6 | May<br>13, 20, 27, 3, 10 | June<br>10, 17, 24, 1, 8 | July<br>15, 22, 29, 5 | August<br>12, 19, 26, 2, 9 | September<br>16, 23, 30, 7 | October<br>14, 21, 28, 4, 11 | November<br>11, 18, 25, 2, 9 | December<br>16, 23, 30, 6 |  |  |  |      |  |  |  |
|      | Project Title                                                   | 370d     | 10.31  | 4/14/2023   | 10/1/2024   |                                                                 |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
|      | Milestones                                                      | 235d     |        | 9/26/2023   | 8/29/2024   |                                                                 |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
| 1    | Mile - Construction Start                                       | 1d       |        | 9/26/2023   | 9/26/2023   | Mile - Construction Start                                       |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
| 2    | Mile - Roof Dry In                                              | 1d       |        | 2/14/2024   | 2/14/2024   | Mile - Roof Dry In                                              |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
| 3    | Mile - Construction Finish                                      | 1d       |        | 8/29/2024   | 8/29/2024   | Mile - Construction Finish                                      |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
|      | Preconstruction                                                 | 313d     | 20.21  | 4/14/2023   | 7/11/2024   |                                                                 |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
|      | RFP / RFQ Information                                           | 1d       | 100.00 | 4/14/2023   | 4/14/2023   |                                                                 |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
| 4    | RFP/RFQ - TASK NAME                                             | 1d       | 100.00 | 4/14/2023 A | 4/14/2023 A | RFP/RFQ - TASK NAME                                             |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
|      | Document Development                                            | 110d     | 100.00 | 4/14/2023   | 9/20/2023   |                                                                 |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
|      | Schematic Design                                                | 25d      | 100.00 | 4/14/2023   | 5/18/2023   |                                                                 |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
| 5    | Issuance of SD Drawings                                         | 25d      | 100.00 | 4/14/2023 A | 5/18/2023 A | Issuance of SD Drawings                                         |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
|      | Design Development                                              | 27d      | 100.00 | 5/22/2023   | 6/28/2023   |                                                                 |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
| 6    | Issuance of DD Drawings                                         | 27d      | 100.00 | 5/22/2023 A | 6/28/2023 A | Issuance of DD Drawings                                         |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
|      | Construction Documents                                          | 57d      | 100.00 | 6/29/2023   | 9/20/2023   |                                                                 |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
| 7    | Submit CD's to City                                             | 1d       | 100.00 | 6/29/2023 A | 6/29/2023 A | Submit CD's to City                                             |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
| 8    | City Review of 100% CD's                                        | 57d      | 100.00 | 6/29/2023 A | 9/20/2023 A | City Review of 100% CD's                                        |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
| 9    | Issuance of CD Drawings                                         | 1d       | 100.00 | 7/20/2023 A | 7/20/2023 A | Issuance of CD Drawings                                         |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
|      | Permitting                                                      | 3d       | 100.00 | 9/20/2023   | 9/22/2023   |                                                                 |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
| 10   | Early Grading & Utilities Permit                                | 1d       | 100.00 | 9/20/2023 A | 9/20/2023 A | Early Grading & Utilities Permit                                |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
| 11   | Foundation Permit                                               | 1d       | 100.00 | 9/20/2023 A | 9/20/2023 A | Foundation Permit                                               |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
| 12   | Full Building Permit                                            | 1d       | 100.00 | 9/20/2023 A | 9/20/2023 A | Full Building Permit                                            |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
| 13   | Stormwater Permit                                               | 1d       | 100.00 | 9/22/2023 A | 9/22/2023 A | Stormwater Permit                                               |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
|      | Contracting & Award                                             | 1d       | 100.00 | 9/15/2023   | 9/15/2023   |                                                                 |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
| 14   | Owner Construction Notice to Proceed                            | 1d       | 100.00 | 9/15/2023 A | 9/15/2023 A | Owner Construction Notice to Proceed                            |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
|      | Submittals & Procurement                                        | 237d     | 9.13   | 8/3/2023    | 7/11/2024   |                                                                 |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
|      | Long Lead Items                                                 | 237d     | 9.13   | 8/3/2023    | 7/11/2024   |                                                                 |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
| 15   | S&P - Mechanical Equipment (Subcontractor Prepare/Submit)-RTU's | 6d       | 100.00 | 8/3/2023 A  | 8/10/2023 A | S&P - Mechanical Equipment (Subcontractor Prepare/Submit)-RTU's |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
| 16   | S&P - Mechanical Equipment (AP Review/Submit)-RTU's             | 11d      | 100.00 | 8/10/2023 A | 8/24/2023 A | S&P - Mechanical Equipment (AP Review/Submit)-RTU's             |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
| 17   | S&P - Mechanical Equipment (Design Team Review/Return)-RTU's    | 10d      | 100.00 | 8/24/2023 A | 9/7/2023 A  | S&P - Mechanical Equipment (Design Team Review/Return)-RTU's    |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |
| 18   | S&P - Precast Panels (Subcontractor Engineer/Submit)            | 20d      | 80.00  | 9/1/2023 A  | 9/29/2023   | S&P - Precast Panels (Subcontractor Engineer/Submit)            |                      |                       |                           |                             |                           |                          |                               |                          |                          |                               |                       |                        |                          |                          |                       |                            |                            |                              |                              |                           |  |  |  |      |  |  |  |



[illegible]

**Adolfson  
& Peterson  
Construction**

## Ft. Lupton Rec. Expansion

Job #: 8392

Rev. date: 9/25/2023 1:44:02 PM

### 3. Print View

Data Date: 9/25/2023

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Filter: No Summary Tasks

| Line | Name                                                  | Duration | APC    | Start       | Finish     | 2023                  |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | 2024                                                  |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  | 2025 |
|------|-------------------------------------------------------|----------|--------|-------------|------------|-----------------------|----------------------|-----------------------|---------------------------|-------------------------|----------------------------|-----------------------------|---------------------------|---------------------------|-----------------------------|---------------------------|------------------------|-------------------------------------------------------|----------------------|-----------------------|--------------------------|-------------------------|-------------------------------|-----------------------------|------------------------------|------------------------------|-------------|--|--|------|
|      |                                                       |          |        |             |            | April<br>17, 24, 1, 8 | May<br>15, 22, 29, 5 | June<br>12, 19, 26, 3 | July<br>10, 17, 24, 31, 7 | August<br>14, 21, 28, 4 | September<br>11, 18, 25, 2 | October<br>9, 16, 23, 30, 6 | November<br>13, 20, 27, 4 | December<br>11, 18, 25, 1 | January<br>8, 15, 22, 29, 5 | February<br>12, 19, 26, 4 | March<br>11, 18, 25, 1 | April<br>8, 15, 22, 29, 6                             | May<br>13, 20, 27, 3 | June<br>10, 17, 24, 1 | July<br>8, 15, 22, 29, 6 | August<br>12, 19, 26, 2 | September<br>9, 16, 23, 30, 7 | October<br>7, 14, 21, 28, 4 | November<br>5, 12, 19, 26, 2 | December<br>3, 10, 17, 24, 1 | Jan<br>1, 8 |  |  |      |
| 49   | S&P - Gymnasium Flooring (Deliver/Acclimate)          | 20d      |        | 10/31/2023  | 11/29/2023 |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | S&P - Gymnasium Flooring (Deliver/Acclimate)          |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 50   | S&P - Storefront Frames & Glazing (Fabricate/Deliver) | 60d      |        | 10/31/2023  | 1/29/2024  |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | S&P - Storefront Frames & Glazing (Fabricate/Deliver) |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 51   | S&P - Composite Wall Panels (Fabricate/Deliver)       | 60d      |        | 10/31/2023  | 1/29/2024  |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | S&P - Composite Wall Panels (Fabricate/Deliver)       |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
|      | Construction                                          | 220d     | 0.98   | 9/1/2023    | 7/17/2024  |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | Construction                                          |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
|      | Site Mobilization                                     | 12d      | 26.67  | 9/20/2023   | 10/5/2023  |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | Site Mobilization                                     |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 52   | Mob - Build Out Trailers & Compound                   | 9d       | 44.44  | 9/20/2023 A | 10/5/2023  |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | Mob - Build Out Trailers & Compound                   |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 53   | Mob - Install Construction Fencing                    | 3d       |        | 9/26/2023   | 9/28/2023  |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | Mob - Install Construction Fencing                    |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 54   | Mob - Install Stormwater BMP's                        | 3d       |        | 9/26/2023   | 9/28/2023  |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | Mob - Install Stormwater BMP's                        |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
|      | Demolition                                            | 18d      |        | 9/26/2023   | 10/19/2023 |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | Demolition                                            |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 55   | Demo - Safe Off MEP Equipment                         | 3d       |        | 9/26/2023   | 9/28/2023  |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | Demo - Safe Off MEP Equipment                         |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 56   | Demo - Demo & Remove MEP Equipment                    | 5d       |        | 9/29/2023   | 10/5/2023  |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | Demo - Demo & Remove MEP Equipment                    |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 57   | Demo - Demo Walls for New Frames, & Openings          | 3d       |        | 10/3/2023   | 10/5/2023  |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | Demo - Demo Walls for New Frames, & Openings          |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 58   | Demo - Demo Site Concrete & Landscaping               | 5d       |        | 10/6/2023   | 10/12/2023 |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | Demo - Demo Site Concrete & Landscaping               |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 59   | Demo - Demo Existing Water Service                    | 3d       |        | 10/13/2023  | 10/17/2023 |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | Demo - Demo Existing Water Service                    |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 60   | Demo - Demo Existing Storm Line                       | 3d       |        | 10/17/2023  | 10/19/2023 |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | Demo - Demo Existing Storm Line                       |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
|      | Early Site Development                                | 44d      | 21.05  | 9/1/2023    | 11/2/2023  |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | Early Site Development                                |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 61   | ES - Remove Existing Storage Sheds                    | 4d       | 100.00 | 9/1/2023 A  | 9/7/2023 A |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | ES - Remove Existing Storage Sheds                    |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 62   | ES - Protect Trees & Landscaping                      | 3d       |        | 10/6/2023   | 10/10/2023 |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | ES - Protect Trees & Landscaping                      |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 63   | ES - Protect Hydrants & Valves                        | 2d       |        | 10/18/2023  | 10/19/2023 |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | ES - Protect Hydrants & Valves                        |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 64   | ES - Layout Service Road                              | 1d       |        | 10/20/2023  | 10/20/2023 |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | ES - Layout Service Road                              |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 65   | ES - Layout Pool & Gym Building Pads                  | 1d       |        | 10/23/2023  | 10/23/2023 |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | ES - Layout Pool & Gym Building Pads                  |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 66   | ES - Grade for Gym & Pool Addition Pads               | 3d       |        | 10/24/2023  | 10/26/2023 |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | ES - Grade for Gym & Pool Addition Pads               |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 67   | ES - Grade for Sevice Road, & Flatwork                | 5d       |        | 10/27/2023  | 11/2/2023  |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | ES - Grade for Sevice Road, & Flatwork                |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
|      | Utilities                                             | 60d      |        | 10/24/2023  | 1/22/2024  |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | Utilities                                             |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 68   | Util - Deep Plumbing Underground (Sanitary)           | 10d      |        | 10/24/2023  | 11/6/2023  |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | Util - Deep Plumbing Underground (Sanitary)           |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 69   | Util - Deep Plumbing Underground (Water Line)         | 10d      |        | 11/2/2023   | 11/15/2023 |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | Util - Deep Plumbing Underground (Water Line)         |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 70   | Util - Underground Fire Line                          | 5d       |        | 11/9/2023   | 11/15/2023 |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | Util - Underground Fire Line                          |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 71   | Util - Install Storm Line & End Sections              | 10d      |        | 11/16/2023  | 12/1/2023  |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | Util - Install Storm Line & End Sections              |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 72   | Util - Shallow E & P Underground                      | 10d      |        | 11/16/2023  | 12/1/2023  |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | Util - Shallow E & P Underground                      |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |
| 73   | Util - Pool Underground Piping & Drains               | 15d      |        | 1/2/2024    | 1/22/2024  |                       |                      |                       |                           |                         |                            |                             |                           |                           |                             |                           |                        | Util - Pool Underground Piping & Drains               |                      |                       |                          |                         |                               |                             |                              |                              |             |  |  |      |







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## Ft. Lupton Rec. Expansion

Job #: 8392

Rev. date: 9/25/2023 1:44:02 PM

### 3. Print View

Data Date: 9/25/2023

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Filter: No Summary Tasks

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## Budget for Rec Center Project

|                          |           |                  | Proposed Budget  | Total                                 |
|--------------------------|-----------|------------------|------------------|---------------------------------------|
| Income                   |           |                  |                  |                                       |
| Bonds                    |           |                  | \$ 10,415,176.00 |                                       |
| Interests                |           |                  | \$ 250,000.00    |                                       |
| CPR Transfer             |           |                  | \$ 2,000,000.00  |                                       |
|                          |           |                  | \$ 12,665,176.00 | total with transfere \$ 12,665,176.00 |
| Perkins and Will         | Dec. 2022 |                  | \$ 878,220.00    | \$ 11,786,956.00                      |
| Perkins and Will         |           | \$ 30,000.00     | \$ 30,000.00     |                                       |
| King Surveyors           | 1/27/2023 |                  | \$ 4,464.00      | \$ 11,782,492.00                      |
| Primo Locating           | 1/27/2023 |                  | \$ 1,010.00      | \$ 11,781,482.00                      |
| A & P FGMP               |           | \$ 10,908,523.00 |                  | \$ 11,781,482.00                      |
|                          |           |                  | \$ 10,908,523.00 | \$ 872,959.00                         |
|                          |           |                  |                  | \$ 872,959.00                         |
|                          |           |                  |                  | \$ 872,959.00                         |
|                          |           |                  |                  | \$ 872,959.00                         |
|                          |           |                  |                  | \$ 872,959.00                         |
|                          |           |                  |                  | \$ 872,959.00                         |
|                          |           |                  |                  | \$ 872,959.00                         |
|                          |           |                  |                  | \$ 872,959.00                         |
|                          |           |                  |                  | \$ 872,959.00                         |
| Commissioner             |           | \$ 20,000.00     | \$ 19,370.00     | \$ 853,589.00                         |
| Testing                  |           | \$ 36,591.00     | \$ 36,591.00     | \$ 816,998.00                         |
|                          |           |                  |                  | \$ 816,998.00                         |
|                          |           |                  | \$ -             | \$ 816,998.00                         |
|                          |           |                  |                  | \$ 816,998.00                         |
| FFE                      |           |                  | \$ 400,000.00    | \$ 416,998.00                         |
|                          |           |                  |                  | Balance Reserve \$ 416,998.00         |
| construction contingency |           | \$ 272,713.00    |                  |                                       |
| Total contingency        |           | \$ 272,713.00    |                  |                                       |





## Upcoming Events

|                  |                                                                      |
|------------------|----------------------------------------------------------------------|
| October 31, 2023 | Trick-or-Treat Street, 4:00 p.m. – 6:00 p.m.<br>Downtown Fort Lupton |
|------------------|----------------------------------------------------------------------|