

**FIRST AMENDMENT
TO
SERVICE PLAN
FOR
POMPONIO TERRACE METROPOLITAN DISTRICT
ADAMS COUNTY, COLORADO**

Prepared by:
WHITE BEAR ANKELE TANAKA & WALDRON
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

Approved: December 11, 2018

LIST OF UPDATED EXHIBITS

EXHIBIT D Cost Estimates

EXHIBIT F Financial Plan

I. INTRODUCTION

The Service Plan for the Pomponio Terrace Metropolitan District (“**District**”) was approved by the Board of County Commissioners of Adams County (the “**County**”) on April 26, 2016 by Resolution 2016-261 (the “**Service Plan**”). After an election, on December 7, 2016, the District Court in and for Adams County, Colorado issued an Order and Decree organizing the District. The District was organized to, inter alia, finance Public Improvements for the benefit of the residents, property owners, and taxpayers of the District. This First Amendment to the Service Plan (“**First Amendment**”) is intended to be read in conjunction with the Service Plan. Unless the context indicates, all capitalized terms shall have the meaning as set forth in the Service Plan.

The Board of Directors (the “**Board**”) is in the process of preparing to issue Debt in order to finance the cost of a portion of the Public Improvements and has determined it is in the best interest of the residents, property owners, and taxpayers of the District to amend the Service Plan in order clarify certain language, and to increase the District debt authorization based on the current and projected development costs and valuation with in the District in order to finance a portion of the Public Improvement costs associated with such development, and in support therefore, to provide updated Public Improvement cost estimates which are may be financed by the District. Updated Exhibits D and F are attached hereto. The remainder of the original Service Plan is left unchanged.

II. AMENDMENTS

1. The following definitions and/or sections of the Service Plan are hereby amended and restated in their entirety as follows:

II. Maximum Mill Levy

Means the maximum mill levy the District is permitted to impose upon the taxable property within the District, and shall be determined as follows: the Maximum Mill Levy shall be fifty (50) mills; provided that if, on or after January 1, 2016, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the mill levy limitation may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2016, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation. As of the date of approval of this First Amendment, there has been a change in the ratio of actual valuation to assessed valuation for residential property which has increased the Maximum Mill Levy as it applies to residential property to fifty five and two hundred seventy seven thousandths (55.277).

V.B.4. Debt Limitation.

The District’s Debt Limitation shall be Ten Million Dollars (\$10,000,000). The obligations of the District in IGAs or contracts concerning the funding of operations of the District’s Public

Improvements and services, for which voter approval will be obtained to the extent required by law, will not count against the Debt Limitation. Increases necessary to accomplish a refunding, reissuance or restructuring of Debt shall also not count against the Debt Limitation if a present value savings can be shown.

V.C. Preliminary Engineering Survey/Site Plan.

A preliminary engineering survey depicting the anticipated scope of Public Improvements is attached hereto as **Exhibit E**, and the initial estimated costs of the Public Improvements which may be provided by or through the District is attached hereto as **Exhibit D**. The estimated costs of the Public Improvements total approximately Eight Million Six Hundred Thousand Dollars (\$8,600,000). Actual Public Improvements costs will vary based in part upon the specific requirements and timing related to construction of the Public Improvements. Final planning and design of Public Improvements will depend on the specific matters contained in an Approved Development Plan and therefore the estimates and proposed scope presented herein are conceptual in nature. All facilities will be designed in such a way as to assure that the facility and service standards will be compatible with those of the County and of other municipalities and special districts and any future subdivision improvement agreements, which may be affected thereby.

VI.A. FINANCIAL PLAN – General.

The District shall be authorized to provide for the District Activities from the proceeds of Debt to be issued by the District and from other legally available revenues, including Fees, and revenues derived from the imposition of a public improvement fee (PIF). The Financial Plan for the District shall be to issue such Debt as the District can reasonably pay from time to time based upon the generation of the revenue sources depicted in the Financial Plan, attached hereto as **Exhibit F**. The Financial Plan sets forth projections currently associated with development within the Service Area. Timing associated with issuance of any permitted Debt shall be based upon the pace at which development actually progresses within the Service Area. As a consequence, Debt that the District issues may be issued on a schedule and in such year or years as the District determines shall meet the needs of the District, and may be phased to serve development as it occurs. The Financial Plan provides an illustration of how the Public Improvements and other services of the District may be financed; however, the final terms of Debt financing is likely to be different and shall be determined by the District, subject to the key limiting parameters established within this Service Plan. As further described in the Financial Plan, the District anticipates issuing approximately Seven Million Dollars (\$7,000,000) of Debt. The actual amount of Debt may increase or decrease, dependent upon the timing with respect to actual build-out, actual home prices and, ultimately actual assessed value that is established within the District. Notwithstanding, the District shall not be permitted to issue Debt in excess of the Debt Limitation or that pledges a Maximum Mill Levy to pay the Debt in excess of the Maximum Mill Levy established hereunder.

The PIF will be implemented through a private covenant recorded against the commercial property within the District with the consent of the property owners. Revenue from the PIF represents a discrete portion of the overall Financial Plan for the District. Revenue derived from

the PIF is necessary for financing the construction of regional improvements including the new off-site and onsite water improvements including the 16" water main, and the new sewer improvements that will directly benefit and serve the existing commercial properties and the project as a whole.

The District anticipates that it will be necessary to impose a debt service mill levy of fifty five and two hundred seventy seven thousandths (55.277) mills (subject to further adjustment authorized in Section VI.C.) upon all taxable property within the District, beginning with the year 2018 for collection in 2019. Notwithstanding, mill levies may be certified by the District as necessary to cover debt service requirements in an amount not to exceed the Maximum Mill Levy.

III. EFFECT OF FIRST AMENDMENT; EFFECTIVE DATE

Except as specifically amended as set forth above, all other provisions of the Service Plan shall remain in full force and effect. To the extent there are any inconsistencies between this First Amendment and the Service Plan, this First Amendment shall control. The effective date of this First Amendment shall be _____, 2018.

EXHIBIT D

(Cost Estimates)

Pursuant to Section 10-05-03-02-05 of the Adams County Special District Guidelines and Regulations, a description and cost estimates for all Public Improvements are attached.

**Pomponio Terrace Metropolitan District
Description of Facilities and Cost**

Offsite Water Improvements

The offsite water improvements consist of water line demolition and new water line construction associated with serving the planned uses in the District. The water line construction begins in the right-of-way along Federal Blvd and includes demolition of existing AC water main, removal/abandonment of an existing 6" fire line, and removal of existing fire hydrants. The new water line is installed in approximately the same location as the demolished line along the Federal Blvd. right of way. The new line along Federal consists primarily a 16" PVC water line with associated valves, bends, couplers, valves, check valves, plugs and connections to existing lines. Additionally, the water line extension along Federal includes installation of new fire hydrants in various locations along the route.

At the intersection of Federal Blvd. and W. 70th Ave the 16" water line turns towards the east and follows the alignment of W. 70th Ave. The construction of this 16" water line required demolition and reconstruction of the center lane of W. 70th Ave. for approximately 3,400 LF and connects to an existing 20" water line located at the intersection of W. 68th Ave and W. 70th Ave. Extensive traffic control was required for the installation and reconstruction along W. 70th Ave. Additionally, the District work will include erosion control measures including, concrete washouts, construction fencing, inlet protection, portable toilet protection, silt fence, erosion control maintenance, street sweeping, temporary seeding, stabilized construction entrance, and an erosion control supervisor to meet the storm water protection requirements of Adams County.

Construction of the offsite water improvements is completed. Below is a summary of the work included in the offsite water improvements, and the costs are described in the Opinion of Probable Costs section in this Exhibit.

Offsite Water Improvements

The following are included in the District facilities.

Demolition:

The demolition scope for the offsite water improvements include removal of AC (asbestos containing) pipe, removal of non-AC pipe, removal of existing fire hydrant and associated items, and removal of existing water meter pits and partial service line.

Erosion Control:

The erosion control scope for the offsite water improvements include concrete washouts, construction fencing, inlet protection, portable toilet protection, silt fence, erosion control maintenance, street sweeping, temporary seeding, stabilized construction entrance, and an erosion control supervisor.

Utility Installation:

The erosion control scope for the offsite water improvements include installation of the proposed water line extension, all required asphalt removal and repairs, sanitary sewer line installation to properties within the metropolitan district, required surveying, installation of fire hydrants and domestic water lines to facilities within the district.

Off Site Sanitary Sewer Improvements

The Off Site Sanitary improvements include erosion control associated with the improvements as well improvements to the outflow sanitary sewer line from the existing Metro District outfall to a connection point at 64th Ave, as directed by the Crestview Water and Sanitation District.

It is currently anticipated that construction of the Off Site Sanitary Improvements will begin in 2019 and will be completed in 2019. Below is a summary of the work included in the offsite water improvements, and the costs are described in the Opinion of Probable Costs section in this Exhibit.

Off Site Sanitary Sewer Improvements

The following are included in the Metropolitan District facilities.

Off Site Sewer Through Martin Marietta

This estimated scope include water line installation from the existing regional trail facility, through the Martin Marietta property, through the roadway and right of way at W. 64th Lane. The scope includes estimated cost for the added sanitary line, cost to obtain easement from property owners, mill and overlay of the roadway after installation, and full depth patch at the line location.

Sanitary Sewer North of the Trail:

The scope for the sanitary sewer line north of the trail improvements include installation additional sanitary sewer line (approx. 4,035 LF) of 12" pipe from the current metro district connection to the Crestview System to a new connection point as required by Crestview Water and Sanitation District. The cost also include a dewatering allowance, siltation control, permit costs, regional trail demolition and replacement, manholes, surveying, contingency, engineering, geotechnical engineering and testing, and landscaping repair.

Overall Site Erosion Control

The overall site erosion control work associated with the District includes erosion control items that are required to complete the additional work required within the District. These items are required to comply with the site specific Storm Water Pollution Prevention Plan and to comply with the erosion control required of Adams County.

The overall site erosion control work includes concrete washouts, construction fencing, inlet protection, portable toilet protection, silt fence, erosion control maintenance, street sweeping, temporary seeding, stabilized construction entrance, and an erosion control supervisor.

It is currently anticipated that construction of the overall site erosion control will begin in the summer of 2016 and will be completed at the completion of the remaining metropolitan district work, anticipated in 2019. Below is a summary of the work included in the offsite water improvements, and the costs are described in the Opinion of Probable Costs section in this Exhibit.

Overall Site Erosion Control Improvements

The following are included in the District facilities.

Erosion Control:

The erosion control scope for the overall site erosion control improvements include concrete washouts, construction fencing, inlet protection, portable toilet protection, silt fence, erosion control maintenance, street sweeping, temporary seeding, stabilized construction entrance, and an erosion control supervisor.

[Remainder of Page Intentionally Left Blank]

Filing 1 Improvements

Filing 1 consists of approximately 8.7 acres and consist of single-family residential units. The Filing 1 District improvements consist of erosion control, grading at roadway and utility locations, improvements at W. 70th Ave., site roadway improvements, and utility installation within the filing. The filing includes roadway construction starting with an entrance from the south side of W. 70th Ave onto the filing. This roadway then provides circulation through the filing and consists of 6.5" asphalt paving, curb and gutter, 5' wide sidewalk installation, and site lighting. Additionally, 5" thick concrete alleys located between the single family home lots have been constructed. The roadway work includes 5' depth over- excavation and compaction of subgrade material as well as rough and fine grading, surveying, and landscaping at the metropolitan district facilities. Additional provisions have been included for erosion control requirements within the filing.

In addition to the roadways within Filing 1 improvements to the existing W. 70th Ave. roadway were constructed. This construction included curb and gutter, a 5' wide sidewalk, 8" thick cross pan at the entrance to the filing, and asphalt patching required to match grades with W. 70th Ave. and the new curb and gutter installation.

A new water, sanitary sewer, and storm sewer lines were also be constructed within the metropolitan district. An 8" water line loop was installed throughout the roadways as well as domestic water line stubs with meter pits into each single family home lot. The sanitary sewer line was installed beneath the alleys with connection to an existing sanitary line located on the south east portion of the filing. Sanitary sewer stubs were also installed to each single family lot. The storm sewer construction is anticipated to include storm pipe servicing Filing 1 in various sizes, curb inlets to convey water to an on-site detention pond, as well as installation of a detention pond with trickle channel and outlet structure.

Construction of the Filing 1 improvements began in the summer of 2016 and was completed in 2018. Below is a summary of the work included in the offsite water improvements, and the costs are described in the Opinion of Probable Costs section in this Exhibit.

Filing 1 Improvements

The following are included in the District facilities.

Erosion Control:

The erosion control scope for the Filing 1 improvements include concrete washouts, construction fencing, inlet protection, portable toilet protection, silt fence, erosion control maintenance, street sweeping, temporary seeding, stabilized construction entrance, and an erosion control supervisor.

Grading:

The grading scope for the Filing 1 improvements includes the following only at site roadway locations: over-excavation to 5' depth, cut to fills, clear and grubbing, rough grading, fine grading, backfill at curbs, surveying, and landscape allowance.

W. 70th Ave. Improvements:

The W. 70th Ave. scope for the Filing 1 improvements includes curb and gutter, 5' wide sidewalk, 8" thick concrete cross pan, and patching asphalt at new integration to curb.

Interior Roadway Improvements:

The interior roadway scope for the Filing 1 improvements include the following: curb and gutter, 5' wide sidewalks, 6.5" thick full depth asphalt paving, 5" thick concrete paving at alleys, sidewalk at the Dry Creek Trail connection, and street light installation.

Utility Installation:

The utility scope for the Filing 1 improvements include installation of site water line loop, service lines to each proposed lot, fire hydrants, sanitary sewer mains, sanitary sewer service lines to each proposed lot, storm sewer line installation in various sizes, inlets, manholes, and detention pond construction.

[Remainder of Page Intentionally Left Blank]

Filing 2 Improvements

Filing 2 consists of approximately 8.7 acres and consist of single-family residential units. The Filing 2 District improvements consist of erosion control, grading at roadway and utility locations, improvements at W. 70th Ave., site roadway improvements, and utility installation within the filing. The filing includes roadway construction starting with an entrance from the south side of W. 70th Ave onto the filing. This roadway provides circulation through the filing and consist of 6.5" asphalt paving, curb and gutter, 5' wide sidewalk installation, and site lighting. Additionally, 5" concrete alleys located between the single family home lots were constructed. The roadway work includes 5' depth over- excavation and compaction of subgrade material as well as rough and fine grading, surveying, and landscaping at the metropolitan district facilities. Additional provisions were included for erosion control requirements within the filing.

In addition to the roadways within Filing 2 the improvements to the existing W. 70th Ave. roadway were constructed. This construction included curb and gutter, a 5' wide sidewalk, 8" thick cross pan at the entrance to the filing, and asphalt patching required to match grades with W. 70th Ave. and the new curb and gutter installation.

A new water, sanitary sewer, and storm sewer lines were also constructed within the District. An 8" water line loop was installed throughout the roadways as well as domestic water line stubs with meter pits into each single family home lot. The sanitary sewer line was installed beneath the alleys with connection to an existing sanitary line and main installed as part of Filing 1. Sanitary sewer stubs were installed to each single family lot. The storm sewer construction is anticipated to include storm pipe servicing Filing 2 in various sizes, curb inlets to convey water to an on-site detention pond, as well as connection to the storm system installed in Filing 1 with eventual connection to the on-site detention pond as part of Filing 1.

Construction of the Filing 2 improvements began in the summer of 2016 and was completed in 2018. Below is a summary of the work included in the offsite water improvements, and the costs are described in the Opinion of Probable Costs section in this Exhibit.

Filing 2 Improvements

The following are included in the District facilities.

Erosion Control:

The erosion control scope for the Filing 2 improvements include concrete washouts, construction fencing, inlet protection, portable toilet protection, silt fence, erosion control maintenance, street sweeping, temporary seeding, stabilized construction entrance, and an erosion control supervisor.

Cost

Grading:

The grading scope for the Filing 2 improvements includes the following only at site roadway locations: over-excavation to 5' depth, cut to fills, clear and grubbing, rough grading, fine grading, backfill at curbs, surveying, and landscape allowance.

W. 70th Ave. Improvements:

The W. 70th Ave. scope for the Filing 2 improvements includes curb and gutter, 5' wide sidewalk, 8" thick concrete cross pan, and patching asphalt at new integration to curb.

Interior Roadway Improvements:

The interior roadway scope for the Filing 2 improvements include the following: curb and gutter, 5' wide sidewalks, 6.5" thick full depth asphalt paving, 5" thick concrete paving at alleys, sidewalk at the Dry Creek Trail connection, and street light installation.

Utility Installation:

The utility scope for the Filing 2 improvements include installation of site water line loop, service lines to each proposed lot, fire hydrants, sanitary sewer mains, sanitary sewer service lines to each proposed lot, storm sewer line installation in various sizes, inlets, manholes, and detention pond construction.

[Remainder of Page Intentionally Left Blank]

Filing 3 Improvements

Filing 3 consists of approximately 2.5 acres and will likely consist of single-family attached units. The Filing 3 District improvements consist of erosion control, W 70th Ave. improvements, and utility stubs into the filing lot. The other work associated with these lots are currently planned to be completed at a later date and are not anticipated to be part of the current District.

It is currently anticipated that construction of the Filing 3 improvements will begin in 2019 and will be completed in 2020. It is currently anticipated that c

Filing 3 Improvements

The following are included in the Metropolitan District facilities.

Erosion Control:

The erosion control scope for the Filing 3 improvements include concrete washouts, construction fencing, inlet protection, portable toilet protection, silt fence, erosion control maintenance, street sweeping, temporary seeding, stabilized construction entrance, and an erosion control supervisor.

W. 70th Ave. Improvements:

The W. 70th Ave. scope for the Filing 3 improvements includes curb and gutter, 5' wide sidewalk, 8" thick concrete cross pan, and patching asphalt at new integration to curb.

Utility Installation:

The utility scope for the Filing 3 improvements include installation of site water line loop, service lines to each proposed lot, fire hydrants, sanitary sewer mains, sanitary sewer service lines to each proposed lot, storm sewer line installation in various sizes, inlets, manholes, and detention pond construction.

[Remainder of Page Intentionally Left Blank]

Filing 4 Improvements

Filing 4 consists of approximately 5.3 acres and will likely consist of single-family attached units. The Filing 4 District improvements consist of erosion control and utility stubs into the filing lot. The other work associated with these lots are currently planned to be completed at a later date and are not anticipated to be part of the current District.

It is currently anticipated that construction of the Filing 4 improvements will begin in 2019 and will be completed in 2020. It is currently anticipated that c

Filing 4 Improvements

The following are included in the District facilities.

Erosion Control:

The erosion control scope for the Filing 4 improvements include concrete washouts, construction fencing, inlet protection, portable toilet protection, silt fence, erosion control maintenance, street sweeping, temporary seeding, stabilized construction entrance, and an erosion control supervisor.

Utility Installation:

The utility scope for the Filing 4 improvements include installation of site water line loop, service lines to each proposed lot, fire hydrants, sanitary sewer mains, sanitary sewer service lines to each proposed lot, storm sewer line installation in various sizes, inlets, manholes, and detention pond construction.

Federal Blvd. Improvements

The Federal Blvd. improvements include erosion control associated with the improvements as well improvements at the intersection of Federal Blvd. and the District boundaries.

Construction of the Federal Blvd. Improvements is complete. It is currently anticipated that c

Federal Blvd. Improvements

The following are included in the District facilities.

Erosion Control:

The erosion control scope for the Federal Blvd. improvements include concrete washouts, construction fencing, inlet protection, portable toilet protection, silt fence, erosion control maintenance, street sweeping, temporary seeding, stabilized construction entrance, and an erosion control supervisor.

Federal Roadway Improvements:

The scope for the Federal Roadway improvements include installation of curb and gutter, 5' wide sidewalk along Federal Blvd., construction of concrete cross pan at commercial sites, demolition along the Federal Blvd. right of way, and repair of landscaping at the Federal Blvd. right of way.

[Remainder of Page Intentionally Left Blank]

OPINION OF PROBABLE COST
Pomponio Terrace- Summary Of Costs

This estimate is prepared as a guide and is subject to possible changes. It has been prepared to a standard of accuracy that, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. Premier Facility Constructors, LLC makes no warranty, either expressed or implied, as to the accuracy of this estimate.



Premier Facility Constructors
4500 Cherry Creek Drive South, #1060
Denver, CO 80246
Contact: Kurt Haslag
Ph. 720-253-0090

Original Preparation: 7/9/2018
Project: Pomponio Terrace Summary
Project Location: W. 70th Ave. and Federal Blvd.
Adams County, Colorado
Premier Project #: 100

Summary Of Estimates:		
Off Site Water	\$1,876,731	
Overall Site Erosion Control for Utility Installation	\$69,996	
Filing 1	\$2,207,346	
Filing 2	\$1,824,480	
Filing 3	\$71,263	Estimated
Filing 4	\$40,437	Estimated
Off Site Sewer Improvements	\$1,429,192	Estimated
Sub Total		\$7,519,444
Soft Costs		
Permitting/Land Dedication Fees	\$264,965	
Engineering (2.5%)	\$187,986	
Construction Management (5%)	\$156,417	
Materials Testing (2%)	\$217,418	
County/Crestview/Other Surety Bonds (2%)	\$127,250	
District Formation Fees	TBD	
Sub Total Soft Costs		\$ 954,036
	Project Grand Total	\$ 8,473,480

Project Notes/Assumptions:

Please see detailed sheets for additional information included in this summary.

OPINION OF PROBABLE COST

Pomponio Terrace- Offsite Water Improvements

This estimate is prepared as a guide and is subject to possible changes. It has been prepared to a standard of accuracy that, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. Premier Facility Constructors, LLC makes no warranty, either expressed or implied, as to the accuracy of this estimate.



Premier Facility Constructors
4500 Cherry Creek Drive South, #1060
Denver, CO 80246
Contact: Kurt Haslag
Ph. 720-253-0090

Original Preparation: 7/9/2018
Project: Pomponio Terrace Offsite Water
Project Location: W. 70th Ave. and Federal Blvd.
Adams County, Colorado
Premier Project #: P-110

DEMOLITION	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
Removal of Asphalt Paving	3,200	\$3.91	SY	\$12,512.00		
Removal of Concrete Ramp	1	\$408.89	EA	\$408.89		
Removal of Curb and Gutter	115	\$7.11	LF	\$817.65		
Removal/Abandon CI Pipe	455	\$19.86	LF	\$9,036.30		
Removal/Abandon non AC pipe	2,978	\$16.57	LF	\$49,345.46		
Remove DIP Line to Fire Hydrant	164	\$7.74	LF	\$1,269.36		
Remove Exiting Meter, Pit, Service Line	1	\$635.08	EA	\$635.08		
Remove Fire Hydrant	3	\$423.37	EA	\$1,270.11		
SUBTOTAL					\$75,294.85	

UTILITY- WATER SERVICE, SANITARY	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
Domestic Water Meter, Pit, Curb Stop	2	\$2,773.06	LF	\$5,546.12		
Connection to existing main	4	\$1,153.78	EA	\$4,615.12		
Water Main 6" DIP Pipe	222	\$44.78	LF	\$9,941.16		
Water Main 6" PVC	44	\$33.68	LF	\$1,481.92		
Water Main 16" Pipe Under 70th Ave	3,392	\$87.17	LF	\$295,680.64		
Water Main 16" Pipe at Federal Ave	1,447	\$87.17	LF	\$126,134.99		
6" Gate Valve	8	\$1,288.17	EA	\$10,305.36		
16" Butterfly Valve	7	\$24,417.73	EA	\$170,924.11		
16" Bends and Fittings	31	\$2,300.65	EA	\$71,320.15		
Fire Hydrants	5	\$6,292.31	EA	\$31,461.55		
CLA-VAL	1	\$77,785.46	EA	\$77,785.46		
6" PRV and 6' vault	1	\$57,806.57	EA	\$57,806.57		
2" AV Assembly	1	\$12,036.17	EA	\$12,036.17		
Existing 12" line to be lined	130	\$258.23	LF	\$33,569.90		
New 8" Sanitary Adjacent to Apartments	215	\$58.64	LF	\$12,607.60		
Sanitary Manhole in 70th	2	\$3,369.56	EA	\$6,739.12		
Traffic Control	1	\$28,500.00	LS	\$28,500.00		
Asphalt Patch at 70th	3,200	\$41.44	SY	\$132,608.00		
Jet and Clean Sanitary	215	\$1.40	LF	\$301.00		
Repair Asphalt Commercial driveways at water line installation	1	\$27,861.00	EA	\$27,861.00		
Jet and Camera Storm	1	\$1.40	LF	\$1.40		
Change to Gate Valves, add 16" Valves	10	\$19,923.90	LF	\$199,239.00		
					EA	\$0.00
New Asphalt At 70th Ave	1	\$84,300.00	LS	\$84,300.00		
Curb, Gutter, Sidewalk at 70th Ave	1	\$81,415.00	LS	\$81,415.00		
Surveying	1	\$42,000.00	EST	\$42,000.00		
SUBTOTAL					\$1,524,181.34	

Pomponio Terrace- Offsite Water Improvements		\$1,599,476.19
Summation		
Mobilization 3.5%		\$13,357.04 10% maximum
General Conditions 5%		\$115,751.00 Typically 5% to 12%
Surety Bonds 2%		\$8,766.00 Typically 1% to 3%
Contingency 12%		\$33,750.00 (Conceptual 15-20%, Planning 10-15%, CDs 5-10%)
Subtotal		\$1,771,100.23
OH&P 6.0%		\$105,631.00 Typical 6% to 9%

Project Grand Total	\$1,876,731
----------------------------	--------------------

Project Notes/Assumptions:

This estimate is based upon Premier Facility Constructors review of the preliminary design documents.
 Costs are based on current estimated prices, with no provisions made for inflation.
 Water line unit price costs include complete installation -trenching, backfilling, finish work, etc. included in LF cost.
 This estimate does not include the following items:
 a. Does not include any on-site water costs. All work in this spreadsheet is for off-site water work.
 b. Permitting, Development Fees, or tap/water system development fees.
 c. Land Costs or Broker Fees
 No geotechnical, traffic or environmental studies have been reviewed for the completion of this estimate.
 No environmental mitigation requirements are included. We have not included any costs for dewatering or excess water removal.
 Costs assume Filing 1 and Filing 2 being completed concurrently.

OPINION OF PROBABLE COST

Pomponio Terrace- Overall Site Erosion Control for Utility Installation

This estimate is prepared as a guide and is subject to possible changes. It has been prepared to a standard of accuracy that, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. Premier Facility Constructors, LLC makes no warranty, either expressed or implied, as to the accuracy of this estimate.



Premier Facility Constructors
 4500 Cherry Creek Drive South, #1060
 Denver, CO 80246
 Contact: Kurt Haslag
 Ph. 720-253-0090

Original Preparation: 1/15/2016
 Project: Pomponio Terrace Overall Site Grading
 Project Location: W. 70th Ave. and Federal Blvd.
 Adams County, Colorado
 Premier Project #: P-110

EROSION CONTROL	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
Concrete Washout	0	\$900.00	EA	\$0.00		
Construction Fence	5,820.00	\$4.00	LF	\$23,280.00		
Inlet Protection	15	\$45.00	EA	\$675.00		
Portable Toilet Protection	5	\$250.00	EA	\$1,250.00		
Silt Fence	5,820	\$2.00	LF	\$11,640.00		
Erosion Control Maintenance	1	\$3,500.00	MO	\$3,500.00		
Street Sweeping (Sediment Removal)	40	\$130.00	HR	\$5,200.00		
Stabilized Construction Entrance - VTC	3	\$2,400.00	EA	\$7,200.00		
Erosion Control Supervisor	8	\$145.00	DY	\$1,160.00		1/4 of Const. Work Days
SUBTOTAL					\$53,905.00	

Pomponio Terrace- Overall Site Erosion Control for Utility Installation Summation		\$53,905.00
Mobilization	3.5%	\$1,886.68 10% maximum
General Conditions	5%	\$2,695.25 Typically 5% to 12%
Surety Bonds	2%	\$1,078.10 Typically 1% to 3%
Contingency	12%	\$6,468.60 (Conceptual 15-20%, Planning 10-15%, CDs 5-10%)
Subtotal		\$66,033.63
OH&P	6.0%	\$3,962.02 Typical 6% to 9%
Project Grand Total		\$69,996

Project Notes/Assumptions:

This estimate is based upon Premier Facility Constructors review of the preliminary design documents

Costs are based on current estimated prices, with no provisions made for inflation.

This estimate does not include the following items:

- a. Permitting and Development Fees
- b. Land Costs or Broker Fees

No geotechnical, traffic or environmental studies have been reviewed for the completion of this estimate

No environmental mitigation requirements are included. We have not included any costs for dewatering or excess water removal

Costs assume Filing 1 and Filing 2 being completed concurrently.

OPINION OF PROBABLE COST
Pomponio Terrace- Filing 1

This estimate is prepared as a guide and is subject to possible changes. It has been prepared to a standard of accuracy that, to the best of our knowledge and experience, is sufficient to satisfy our understanding of the purpose of this estimate. Premier Facility Constructors, LLC makes no warranty, either expressed or implied, as to the accuracy of this estimate.



Premier Facility Constructors
4500 Cherry Creek Drive South, #1060
Denver, CO 80246
Contact: Kurt Haslag
Ph. 720-253-0090

Original Preparation: 1/15/2016
Project: Pomponio Terrace Filing 1
Project Location: W. 70th Ave. and Federal Blvd.
Adams County, Colorado
Premier Project #: P-110

EROSION CONTROL	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
Concrete Washout	25	\$900.00	EA	\$22,500.00		
Inlet Protection	6	\$45.00	EA	\$270.00		
Portable Toilet Protection	5	\$250.00	EA	\$1,250.00		
Silt Fence	3,752	\$2.00	LF	\$7,504.00		
Erosion Control Maintenance	4	\$3,500.00	MO	\$14,000.00		
Street Sweeping (Sediment Removal)	80	\$130.00	HR	\$10,400.00		
Temporary Seeding at completion of work	378,009.20	\$0.10	SF	\$37,800.92		Seeding only, no temp erosion or watering
Stabilized Construction Entrance - VTC	2	\$2,400.00	EA	\$4,800.00		
Erosion Control Supervisor	20	\$145.00	DY	\$2,900.00		1/4 of Const. Work Days
SUBTOTAL					\$301,433.92	

Grading	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
Over-Excavation at Roadways- 5'	12,073	\$53.00	EA	\$551,211.67		
Site cut and fills- Assume 2' at roadway and walks	6,828	\$3.00	CY	\$20,484.67		
Clear and Gurb at roads and walks	92,181	\$0.05	SF	\$4,609.05		
Rough Grade at roads and walks	92,181	\$0.10	SF	\$9,218.10		
Fine grade at roads and walks	92,181	\$0.10	SF	\$9,218.10		
Backfill at curb area	173	\$25.00	LF	\$4,322.41		
Landscaping Allowance	1	\$50,000.00	EST	\$50,000.00		
Surveying	1	\$35,000.00	EST	\$35,000.00		
SUBTOTAL					\$184,073.99	

70th Ave. Improvements	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
Curb and Gutter at 70th Ave	473	\$12.00	LF	\$5,676.00		
5' Wide Sidewalk	2,365	\$3.75	SF	\$8,868.75		
8" concrete cross pan at entrance	995	\$7.50	SF	\$7,462.50		
Patch at integration at new curb and gutter	473	\$20.00	LF	\$9,460.00		
SUBTOTAL					\$31,467.25	

Interior Roadway Improvements	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
Curb and gutter at interior roadways	4,206	\$12.00	LF	\$50,472.00		
Sidewalk at interior roadways- 5' wide	21,030	\$3.75	SF	\$78,862.50		
On Site Roadway- Assume residential designation- 6.5"	7,795	\$26.00	SY	\$202,672.89		
Thick full depth asphalt	18,220	\$5.25	SF	\$95,655.00		Assume unreinforced concrete
Concrete alley between homes- 5"	2,080	\$4.00	SF	\$8,320.00		
Sidewalk at Dry Creek Trail Connection	10	\$5,875.00	LF	\$58,750.00		
Street Lights	10					
SUBTOTAL					\$494,732.39	

Utilities	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
Fire Hydrant	6	\$4,850.00	LF	\$29,100.00		
8" Water Line	2,647	\$38.40	LF	\$101,644.80		
3/4" Copper Service Line to pad lots	2,111	\$33.60	LF	\$70,929.60		
8" Water line bends and fittings	10	\$600.00	EA	\$6,000.00		
6" DIP Line to Fire Hydrants	140	\$46.80	LF	\$6,552.00		
Water Meter Pits at each pad	68	\$1,449.60	EA	\$98,572.80		
Water Line Connection to Existing	1	\$1,500.00	EA	\$1,500.00		
8" Water line valve	15	\$1,800.00	EA	\$27,000.00		
8" Sanitary Sewer Line	1,393	\$45.60	LF	\$63,520.80		
4" Sanitary Sewer Stub to each pad	503	\$34.80	LF	\$17,504.40		
Sanitary Sewer tap to existing line at east side	20	\$1,080.00	EA	\$21,600.00		
Sanitary Sewer Manholes	6	\$2,160.00	EA	\$12,960.00		
Sanitary Taps to Each Lot	68	\$240.00	EA	\$16,320.00		
Sanitary Line to service Goodwill	1,030	\$42.00	LF	\$43,260.00		
Sanitary Manhole at service to Goodwill	5	\$2,160.00	EA	\$10,800.00		
Connect to existing sanitary sewer main	1	\$1,500.00	EA	\$1,500.00		
18" RCP Storm Pipe	356	\$62.40	LF	\$22,214.40		
24" RCP Storm Pipe	448	\$69.60	LF	\$31,180.80		
36" RCP Storm Pipe	365	\$114.00	LF	\$41,610.00		
42" RCP Storm Pipe	354	\$174.00	LF	\$61,596.00		
48" RCP Storm Pipe	64	\$204.00	LF	\$13,056.00		
5" Type R Curb Inlet	8	\$4,320.00	EA	\$34,560.00		
10" Type R Curb Inlet	1	\$5,880.00	EA	\$5,880.00		
Storm Manhole	6	\$3,120.00	EA	\$18,720.00		
Concrete Trickle Channel at Pond	191	\$64.80	LF	\$12,376.80		
Concrete Outlet Structure at Detention Pond	1	\$24,000.00	EA	\$24,000.00		
36" Outfall pipe from pond	94	\$114.00	LF	\$10,716.00		
Rip Rap overflow at detention pond	9,945	\$8.40	SF	\$83,538.00		
SUBTOTAL					\$888,212.40	

Pomponio Terrace- Filing 1 Summation		\$1,699,919.95
Mobilization	3.5%	\$59,497.20 10% maximum
General Conditions	5%	\$84,996.00 Typically 5% to 12%
Surety Bonds	2%	\$33,998.40 Typically 1% to 3%
Contingency	12%	\$203,990.39 (Conceptual 15-20%, Planning 10-15%, C&S 5-10%)
Subtotal		\$2,082,401.94
OH&P	6.0%	\$124,944.12 Typical 6% to 9%
Project Grand Total		\$2,207,346

Project Notes/Assumptions:
This estimate is based upon Premier Facility Constructors review of the preliminary design documents
Costs are based on current estimated prices, with no provisions made for inflation.
This estimate does not include the following items:
a. Permitting and Development Fees
b. Land Costs or Broker Fees
No geotechnical, traffic or environmental studies have been reviewed for the completion of this estimate
No environmental mitigation requirements are included. We have not included any costs for dewatering or excess water removal
Costs assume Filing 1 and Filing 2 being completed concurrently.

OPINION OF PROBABLE COST
Pomponio Terrace- Filing 2

This estimate is prepared as a guide and is subject to possible changes. It has been prepared on a schedule of accuracy that, in the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. Premier Facility Constructors, LLC makes no warranty, either expressed or implied, as to the accuracy of this estimate.



Premier Facility Constructors
 4500 Cherry Creek Drive South, #1060
 Denver, CO 80246
 Contact: Kurt Haslag
 Ph. 720-253-0090

Original Preparation: 1/15/2016
 Project: Pomponio Terrace Filing 2
 Project Location: W. 70th Ave. and Federal Blvd.
 Adams County, Colorado
 Premier Project #: P-110

EROSION CONTROL	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
Concrete Washout	25	\$900.00	EA	\$22,500.00		
Inlet Protection	0	\$25.00	EA	\$0.00		
Portable Toilet Protection	5	\$250.00	EA	\$1,250.00		
Silt Fence	3,969	\$2.00	LF	\$7,938.00		
Erosion Control Maintenance	4	\$3,500.00	MO	\$14,000.00		
Street Sweeping (Sediment Removal)	80	\$130.00	HR	\$10,400.00		
Temporary Seeding at completion of work	379,084.00	\$0.10	SF	\$37,908.40		Seeding only, no terra irrigation or watering
Stabilized Construction Entrance - VTC	2	\$2,400.00	EA	\$4,800.00		
Erosion Control Supervisor	20	\$145.00	DY	\$2,900.00		1/4 of Cont. Work Divs
SUBTOTAL					\$101,696.40	

Grading	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
Over-Excavation at Roadways- 5'	17,508	\$3.00	EA	\$52,522.78		
Site cut and fills- assume 2' at roadway and walks	7,003	\$3.00	CY	\$21,009.11		
Clear and Gurb at roads and walks	94,541	\$0.05	SF	\$4,727.05		
Rough Grade at roads and walks	94,541	\$0.10	SF	\$9,454.10		
Fine grade at roads and walks	94,541	\$0.10	SF	\$9,454.10		
Backfill at curb area	176	\$25.00	LF	\$4,411.11		
Landscaping Allowance at common areas	1	\$50,000.00	EST	\$50,000.00		
Surveying	1	\$35,000.00	EST	\$35,000.00		
			LF	\$0.00		
SUBTOTAL					\$186,578.25	

70th Ave. Improvements	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
Curb and Gutter at 70th Ave	153	\$12.00	SF	\$1,836.00		
5' Wide Sidewalk	765	\$3.75	SF	\$2,868.75		
8" concrete cross pan at entrance	924	\$7.50	SF	\$6,930.00		
Patch at integration at new curb and gutter	153	\$20.00	LF	\$3,060.00		
SUBTOTAL					\$14,694.75	

Interior Roadway Improvements	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
Curb and gutter at interior roadways	4,611	\$12.00	SF	\$55,332.00		
Sidewalk at interior roadways- 5' wide	23,055	\$3.75	SF	\$86,456.25		
On Site Roadway- Assume residential designation. 6.5" thick full depth asphalt	8,005	\$26.00	SY	\$208,121.33		
Concrete alley between homes- 5"	12,593	\$5.25	SF	\$66,113.25		
Street Lights	9	\$5,875.00	EA	\$52,875.00		
SUBTOTAL					\$468,897.83	

Utilities	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
Fire Hydrant	5	\$15,000.00	LF	\$75,000.00		
8" Water Line	1,862	\$38.40	LF	\$71,500.80		
3/4" Copper Service Line to pad lots	2,561	\$35.00	LF	\$89,635.00		
8" Water line bends and fittings	13	\$600.00	EA	\$7,800.00		
6" DIP Line to Fire Hydrants	68	\$38.40	EA	\$2,611.20		
Water Meter Pits at each pad	37	\$1,449.50	EA	\$53,633.20		
Vault for Water Meters at central section (15 meters)	1	\$20,000.00	EA	\$20,000.00		
Water Line Connection to Existing	7	\$1,500.00	EA	\$10,500.00		
8" Water line valve	7	\$1,800.00	EA	\$12,600.00		
8" Sanitary Sewer Line	2,452	\$45.60	LF	\$111,811.20		
4" Sanitary Sewer Stub to each pad	626	\$34.80	LF	\$21,784.80		
Sanitary Sewer Manholes	15	\$2,160.00	EA	\$32,400.00		
Sanitary Taps to Each Lot	52	\$240.00	EA	\$12,480.00		
Connect to existing sanitary sewer main	1	\$1,500.00	EA	\$1,500.00		
18" RCP Storm Pipe	965	\$62.40	LF	\$60,216.00		
24" RCP Storm Pipe	361	\$68.60	LF	\$24,754.60		
5' Type R Curb Inlet	2	\$4,320.00	EA	\$8,640.00		
Storm Manhole	8	\$3,120.00	EA	\$24,960.00		
SUBTOTAL					\$633,199.80	

Pomponio Terrace- Filing 2 Summation		\$1,405,067.03
Mobilization 3.5%	\$49,177.35	10% maximum
General Conditions 5%	\$70,253.35	Typically 5% to 12% ¹⁾
Surety Bonds 2%	\$28,101.34	Typically 1% to 3%
Contingency 12%	\$168,608.04	(Conceptual 15-20%, Planning 10-15%, CDs 5-10%)
Subtotal	\$1,721,207.12	
OH&P 6.0%	\$103,272.43	Typical 6% to 9%
Project Grand Total	\$1,824,480	

Project Notes/Assumptions:
 This estimate is based upon Premier Facility Constructors review of the preliminary design documents
 Costs are based on current estimated prices, with no provisions made for inflation.
 This estimate does not include the following items:
 a. Permitting and Development Fees
 b. Land Costs or Broker Fees
 No geotechnical, traffic or environmental studies have been reviewed for the completion of this estimate
 No environmental mitigation requirements are included. We have not included any costs for dewatering or excess water removal
 Costs assume Filing 1 and Filing 2 being completed concurrently.

OPINION OF PROBABLE COST

Pomponio Terrace- Filing 3

This estimate is prepared as a guide and is subject to possible changes. It has been prepared to a standard of accuracy that, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. Premier Facility Constructors, LLC makes no warranty, either expressed or implied, as to the accuracy of this estimate.



Premier Facility Constructors
 4500 Cherry Creek Drive South, #1060
 Denver, CO 80246
 Contact: Kurt Haslag
 Ph. 720-253-0090

Original Preparation: 1/15/2016
 Project: Pomponio Terrace Filing 3
 Project Location: W. 70th Ave. and Federal Blvd.
 Adams County, Colorado
 Premier Project #: P-110

EROSION CONTROL	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
Concrete Washout	3	\$900.00	EA	\$2,700.00		
Inlet Protection	0	\$25.00	EA	\$0.00		
Portable Toilet Protection	2	\$250.00	EA	\$500.00		
Silt Fence	1,631	\$2.00	LF	\$3,262.00		
Erosion Control Maintenance	0	\$3,500.00	MO	\$0.00		
Street Sweeping (Sediment Removal)	10	\$130.00	HR	\$1,300.00		
Temporary Seeding at completion of work	108,395.00	\$0.07	SF	\$7,587.65		Seeding only, no temp irrigation or watering
Stabilized Construction Entrance - VTC	1	\$2,400.00	EA	\$2,400.00		
Erosion Control Supervisor	0	\$145.00	DY	\$0.00		1/4 of Const. Work Days
SUBTOTAL					\$17,749.65	

70th Ave. Improvements	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
Curb and Gutter at 70th Ave	599	\$12.00	SF	\$7,188.00		
5' Wide Sidewalk	2,995	\$3.75	SF	\$11,231.25		
Patch at integration at new curb and gutter	599	\$20.00	LF	\$11,980.00		
			LF	\$0.00		
SUBTOTAL					\$30,399.25	

Utilities	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
8" Water Stub to Lot	33	\$38.40	LF	\$1,267.20		
Water Valves	1	\$1,800.00	EA	\$1,800.00		
8" Sanitary Sewer Stub	33	\$45.60	LF	\$1,504.80		
Sanitary Sewer Manhole	1	\$2,160.00	SF	\$2,160.00		
SUBTOTAL					\$6,732.00	

Pomponio Terrace- Filing 3 Summation		\$54,880.90
Mobilization	3.5%	\$1,920.83 10% maximum
General Conditions	5%	\$2,744.05 Typically 5% to 12%
Surety Bonds	2%	\$1,097.62 Typically 1% to 3%
Contingency	12%	\$6,585.71 (Conceptual 15-20%, Planning 10-15%, CDs 5-10%)
Subtotal		\$67,229.10
OH&P	6.0%	\$4,033.75 Typical 6% to 9%

Project Grand Total	\$71,263
----------------------------	-----------------

Project Notes/Assumptions:

This estimate is based upon Premier Facility Constructors review of the preliminary design documents
 Costs are based on current estimated prices, with no provisions made for inflation.
 This estimate does not include the following items:
 a. Permitting and Development Fees
 b. Land Costs or Broker Fees
 No geotechnical, traffic or environmental studies have been reviewed for the completion of this estimate
 No environmental mitigation requirements are included. We have not included any costs for dewatering or excess water removal
 Costs assume Filing 1 and Filing 2 being completed concurrently.
 Assumed a sanitary sewer and water stub into Filing 3 as final plans and layout are unknown for this pad.

OPINION OF PROBABLE COST

Pomponio Terrace- Filing 4

This estimate is prepared as a guide and is subject to possible changes. It has been prepared to a standard of accuracy that, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. Premier Facility Constructors, LLC makes no warranty, either expressed or implied, as to the accuracy of this estimate.



Premier Facility Constructors
 4500 Cherry Creek Drive South, #1060
 Denver, CO 80246
 Contact: Kurt Haslag
 Ph. 720-253-0090

Original Preparation: 1/15/2016
 Project: Pomponio Terrace Filing 4
 Project Location: W, 70th Ave. and Federal Blvd.
 Adams County, Colorado
 Premier Project #: P-110

EROSION CONTROL	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
Concrete Washout	0	\$900.00	EA	\$0.00		
Inlet Protection	0	\$25.00	EA	\$0.00		
Portable Toilet Protection	2	\$250.00	EA	\$500.00		
Silt Fence	2,065	\$2.00	LF	\$4,130.00		
Erosion Control Maintenance	0	\$3,500.00	MO	\$0.00		
Street Sweeping (Sediment Removal)	10	\$130.00	HR	\$1,300.00		
Temporary Seeding at completion of work	229,701.00	\$0.07	SF	\$16,079.07		Seeding only, no temp irrigation or watering
Stabilized Construction Entrance - VTC	1	\$2,400.00	EA	\$2,400.00		
Erosion Control Supervisor	0	\$145.00	DY	\$0.00		1/4 of Const. Work Days
SUBTOTAL					\$24,409.07	

Utilities	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
8" Water Stub to Lot	33	\$38.40	LF	\$1,267.20		
Water Valves	1	\$1,800.00	EA	\$1,800.00		
8" Sanitary Sewer Stub	33	\$45.60	LF	\$1,504.80		
Sanitary Sewer Manhole	1	\$2,160.00	SF	\$2,160.00		
SUBTOTAL					\$6,732.00	

Pomponio Terrace- Filing 4 Summation		<u>\$31,141.07</u>	
Mobilization 3.5%		\$1,089.94	10% maximum
General Conditions 5%		\$1,557.05	Typically 5% to 12%
Surety Bonds 2%		\$622.82	Typically 1% to 3%
Contingency 12%		<u>\$3,736.93</u>	(Conceptual 15-20%, Planning 10-15%, CDs 5-10%)
Subtotal		\$38,147.81	
OH&P 6.0%		<u>\$2,288.87</u>	Typical 6% to 9%
Project Grand Total		\$40,437	

Project Notes/Assumptions:

This estimate is based upon Premier Facility Constructors review of the preliminary design documents
 Costs are based on current estimated prices, with no provisions made for inflation.

This estimate does not include the following items:

- a. Permitting and Development Fees
- b. Land Costs or Broker Fees

No geotechnical, traffic or environmental studies have been reviewed for the completion of this estimate

No environmental mitigation requirements are included. We have not included any costs for dewatering or excess water removal

Costs assume Filing 1 and Filing 2 being completed concurrently.

Assumed a sanitary sewer and water stub into Filing 4 as final plans and layout are unknown for this pad.

Actual Cost Data- For Information Only
Pomponio Terrace- 8" WL and 70th Ave and Federal Blvd.

This estimate is prepared as a guide and is subject to possible changes. It has been prepared to a standard of accuracy that, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. Premier Facility Constructors, LLC makes no warranty, either expressed or implied, as to the accuracy of this estimate.



Premier Facility Constructors
4500 Cherry Creek Drive South, #860
Denver, CO 80246
Contact: Kurt Haslag
Ph. 720-253-0090

Original Preparation: 11/30/2017
Project: Pomponio Terrace Filing 1
Project Location: W. 70th Ave. and Federal Blvd.
Adams County, Colorado

Off Site Sewer Through Martin Marietta	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
Added LF for line at residential area	1,090	\$238.00	LF	\$259,420.00		
Obtain Easement at MM	1	\$45,000.00	EST	\$45,000.00		
Mill and overlay at roadway	1,261	\$41.00	SY	\$51,705.56		Mill and Overlay
Full depth patch	1	\$50,000.00	EST	\$50,000.00		
				\$0.00		
SUBTOTAL					\$406,125.56	

Sanitary Sewer North of Trall	Quantity	Unit Price	Unit	Unit Cost	Subtotal	Comments/Assumptions
Dewatering Allowance	1	\$75,000.00	LS	\$75,000.00		
Silt Control	8,100	\$2.50	LF	\$20,250.00		
Construction Fence/Sign	1	\$15,500.00	EA	\$15,500.00		
SWPPP Maintenance	1	\$4,500.00	MO	\$4,500.00		
Misc. SWPPP	1	\$5,000.00	EST	\$5,000.00		
Permits/Flood/Wetland	1	\$15,000.00	EST	\$15,000.00		
Regional Trall Dmo and Replacement	7,500	\$12.50	SF	\$93,750.00		
12" Line with Manholes	4,035	\$96.00	LF	\$387,360.00		
Manholes	17	\$3,500.00	EA	\$59,500.00		
Surveying	1	\$22,000.00	EA	\$22,000.00		
Contingency	1	\$100,000.00	EST	\$100,000.00		
Engineering	1	\$20,000.00	EST	\$20,000.00		
Geotech and Testing	1	\$25,000.00	EST	\$25,000.00		
Landscaping	1	\$20,000.00	EST	\$20,000.00		
SUBTOTAL					\$862,860.00	

Pomponio Terrace- 8" WL and 70th Ave and Federal		\$1,268,985.56
General Conditions	5%	\$63,449.28
Insurance	0.65%	\$8,660.83
Surety Bonds	0.60%	\$8,046.57
Subtotal		\$80,156.68
OH&P	6.0%	\$80,049.76

Project Grand Total	\$1,429,192
----------------------------	--------------------

Project Notes/Assumptions:

This estimate is based upon Premier Facility Constructors review of the preliminary design documents
 Costs are based on current estimated prices, with no provisions made for inflation.

This estimate does not include the following items:

- a. Permitting and Development Fees
- b. Land Costs or Broker Fees

No geotechnical, traffic or environmental studies have been reviewed for the completion of this estimate

No environmental mitigation requirements are included. We have not included any costs for dewatering or excess water removal

Costs assume Filing 1 and Filing 2 being completed concurrently.

EXHIBIT F
(Financial Plan)

Pursuant to Section 10-05-03-02-02 of the Adams County Special District Guidelines and Regulations, a Financial Plan is attached.



POMONIO TERRACE METROPOLITAN DISTRICT

Development Projection at 55.277 (target) District Mills + PIF for Debt Service – 04/13/2018

Series 2021A, G.O. Bonds, Assumes Investment Grade, 130x, 30-yr. Maturity; plus Ser. 2021B Cash-Flow Subs

YEAR	Surplus Available for Sub Debt Service	Application of Prior Year Surplus	Total Available for Sub Debt Service	Date Bonds Issued	Sub Bond Interest on Balance 7.00%	Less Payments Toward Sub Bond Interest	Accrued Interest + Int. on Bal. @ 7.00%	Less Payments Toward Accrued Interest	Balance of Accrued Interest	Sub Bonds Principal Issued	Less Payments Toward Bond Principal	Balance of Sub Bond Principal	Total Sub. Debt Pmts.	Surplus Cash Flow	Surplus Release	Cum. Surplus
2015	0	0	0	12/1/21	\$8,915	\$0	\$8,915	\$0	\$8,915	\$3,275,000	\$0	\$3,275,000	\$0	0	0	0
2016	0	0	0		229,250	0	229,874	0	238,789	0	0	3,275,000	0	0	0	0
2017	0	0	0		229,250	0	245,965	0	484,755	0	0	3,275,000	0	0	0	0
2018	0	0	0		229,250	43,219	219,964	0	704,718	0	0	3,275,000	43,219	0	0	0
2019	0	0	0		229,250	146,527	132,053	0	836,772	0	0	3,275,000	146,527	0	0	0
2020	0	0	0		229,250	176,821	111,003	0	947,775	0	0	3,275,000	176,821	0	0	0
2021	0	0	0		229,250	177,302	118,292	0	1,066,067	0	0	3,275,000	177,302	0	0	0
2022	0	0	0		229,250	209,803	94,072	0	1,160,139	0	0	3,275,000	209,803	0	0	0
2023	0	0	0		229,250	205,690	104,770	0	1,264,909	0	0	3,275,000	205,690	0	0	0
2024	0	0	0		229,250	240,705	88,544	11,455	1,341,996	0	0	3,275,000	240,705	0	0	0
2025	0	0	0		229,250	229,250	93,940	12,948	1,422,990	0	0	3,275,000	242,198	0	0	0
2026	0	0	0		229,250	229,250	99,609	50,392	1,472,208	0	0	3,275,000	279,642	0	0	0
2027	0	0	0		229,250	229,250	103,055	47,291	1,527,971	0	0	3,275,000	276,541	0	0	0
2028	0	0	0		229,250	229,250	106,958	87,486	1,547,443	0	0	3,275,000	316,736	0	0	0
2029	0	0	0		229,250	229,250	108,321	84,991	1,570,773	0	0	3,275,000	314,241	0	0	0
2030	0	0	0		229,250	229,250	109,954	128,066	1,582,661	0	0	3,275,000	357,316	0	0	0
2031	0	0	0		229,250	229,250	108,686	126,177	1,535,171	0	0	3,275,000	355,427	0	0	0
2032	0	0	0		229,250	229,250	107,462	167,268	1,475,365	0	0	3,275,000	396,518	0	0	0
2033	0	0	0		229,250	229,250	103,276	171,185	1,407,455	0	0	3,275,000	400,435	0	0	0
2034	0	0	0		229,250	229,250	98,522	215,437	1,290,540	0	0	3,275,000	444,687	0	0	0
2035	0	0	0		229,250	229,250	90,338	214,961	1,185,917	0	0	3,275,000	444,211	0	0	0
2036	0	0	0		229,250	229,250	81,614	262,727	984,804	0	0	3,275,000	491,977	0	0	0
2037	0	0	0		229,250	229,250	66,936	263,057	790,683	0	0	3,275,000	492,307	0	0	0
2038	0	0	0		229,250	229,250	55,348	314,501	531,530	0	0	3,275,000	543,751	0	0	0
2039	0	0	0		229,250	229,250	37,207	315,637	253,100	0	0	3,275,000	544,887	0	0	0
2040	0	0	0		229,250	229,250	17,717	270,817	0	0	0	3,275,000	595,067	0	0	0
2041	0	0	0		222,800	222,800	0	0	0	0	0	3,275,000	597,323	113	113	113
2042	0	0	0		196,420	196,420	0	0	0	0	0	2,806,000	587,323	837	837	837
2043	0	0	0		164,500	164,500	0	0	0	0	0	2,350,000	651,848	265	265	265
2044	0	0	0		130,200	130,200	0	0	0	0	0	1,850,000	654,988	488	488	488
2045	0	0	0		89,320	89,320	0	0	0	0	0	1,276,000	713,949	763	763	763
2046	0	0	0		8,543,205	8,543,205	0	0	0	0	0	1,276,000	1,384,906	0	0	0
2047	0	0	0		5,659,651	5,659,651	2,744,396	2,744,396	2,744,396	3,275,000	3,275,000	0	11,679,047	20,098	20,098	20,098
2048	0	0	0		8,543,205	8,543,205	2,744,396	2,744,396	2,744,396	3,275,000	3,275,000	0	11,679,047	20,098	20,098	20,098
2049	0	0	0		8,543,205	8,543,205	2,744,396	2,744,396	2,744,396	3,275,000	3,275,000	0	11,679,047	20,098	20,098	20,098
2050	0	0	0		8,543,205	8,543,205	2,744,396	2,744,396	2,744,396	3,275,000	3,275,000	0	11,679,047	20,098	20,098	20,098
2051	0	0	0		8,543,205	8,543,205	2,744,396	2,744,396	2,744,396	3,275,000	3,275,000	0	11,679,047	20,098	20,098	20,098

COI (est.): 98,250
Proceeds: 3,176,750

POMPONIO TERRACE METROPOLITAN DISTRICT
Development Projection -- Buildout Plan (updated 3/13/18)

YEAR	Residential Development										Townhomes			Residential Summary		
	SFD (Alley-loaded)					SFD (Front-loaded)					Townhomes			Total Residential Market Value	Total Rest Units	
	# Lots Devel'd	Incr(Decr) in Finished Lot Value @ 10%	# Units Completed	Price Inflated @ 2%	Market Value	# Lots Devel'd	Incr(Decr) in Finished Lot Value @ 10%	# Units Completed	Price Inflated @ 2%	Market Value	# Lots Devel'd	Incr(Decr) in Finished Lot Value @ 10%	# Units Completed			Price Inflated @ 2%
2015	0	0	0	\$450,000	0	0	0	\$520,000	0	0	0	0	0	0	\$375,000	0
2016	0	0	0	450,000	0	0	0	520,000	0	0	0	0	0	0	375,000	0
2017	15	675,000	0	450,000	0	15	780,000	520,000	0	0	0	0	0	0	375,000	0
2018	24	405,000	15	450,000	6,750,000	24	468,000	520,000	7,800,000	36	1,350,000	36	36	375,000	14,550,000	30
2019	24	0	24	459,000	11,016,000	12	(624,000)	530,400	12,729,600	36	0	36	36	382,500	37,515,600	84
2020	12	(540,000)	24	468,180	11,235,320	0	(624,000)	541,008	6,482,096	36	0	36	36	390,150	31,773,816	72
2021	0	(540,000)	12	477,544	5,730,523	0	0	551,828	0	6	(1,125,000)	36	36	397,953	20,066,831	48
2022	0	0	0	487,094	0	0	0	562,865	0	0	(225,000)	6	6	405,912	2,435,472	6
2023	0	0	0	496,836	0	0	0	574,122	0	0	0	0	0	414,030	0	0
2024	0	0	0	506,773	0	0	0	585,604	0	0	0	0	0	422,311	0	0
2025	0	0	0	516,909	0	0	0	597,317	0	0	0	0	0	430,757	0	0
2026	0	0	0	527,247	0	0	0	609,263	0	0	0	0	0	439,372	0	0
2027	0	0	0	537,792	0	0	0	621,448	0	0	0	0	0	448,160	0	0
2028	0	0	0	548,547	0	0	0	633,877	0	0	0	0	0	457,123	0	0
2029	0	0	0	559,518	0	0	0	646,555	0	0	0	0	0	466,265	0	0
2030	0	0	0	570,709	0	0	0	659,486	0	0	0	0	0	475,591	0	0
2031	0	0	0	582,123	0	0	0	672,675	0	0	0	0	0	485,102	0	0
2032	0	0	0	593,765	0	0	0	686,129	0	0	0	0	0	494,805	0	0
2033	0	0	0	605,641	0	0	0	699,852	0	0	0	0	0	504,701	0	0
2034	0	0	0	617,754	0	0	0	713,849	0	0	0	0	0	514,795	0	0
2035	0	0	0	630,109	0	0	0	728,126	0	0	0	0	0	525,091	0	0
	75	(0)	75		34,732,843	51	(0)		27,021,696	114	(0)	114			106,331,720	240
																44,577,180

POMPONIO TERRACE METROPOLITAN DISTRICT
 Development Projection -- Buildout Plan (updated 3/13/18)

YEAR	Commercial Development						Auto Zone						Gas Station / QSR										
	SF Devel'd	Incr/(Decr) in Finished Lot Value @ 10%	Square Ft Completed 5,000	per Sq Ft, Inflated @ 2%	Market Value	Annual Sales Revenues @ 100%	Sales Tax per Sq Ft, Inflated @ 1%	Stab. / Lease Up	Incr/(Decr) in Finished Lot Value @ 10%	Square Ft Completed 5,000	per Sq Ft, Inflated @ 2%	Market Value	Annual Sales Revenues @ 100%	Sales Tax per Sq Ft, Inflated @ 1%	Stab. / Lease Up	Incr/(Decr) in Finished Lot Value @ 10%	Square Ft Completed 5,000	per Sq Ft, Inflated @ 2%	Market Value	Annual Sales Revenues @ 100%	Sales Tax per Sq Ft, Inflated @ 1%	Stab. / Lease Up	
2015	5,000	42,500		\$85.00	\$0	0	\$300.00		5,000	162,500		\$0	0	\$300.00		5,000	325.00		\$0	0	\$300.00		50%
2016	0	(42,500)	5,000	85.00	425,000	750,000	300.00	50%	0	(162,500)	5,000	1,625,000	0	300.00	50%	0	325.00	1,625,000	0	750,000	300.00	50%	
2017	0	0	0	86.70	0	1,125,000	0	75%	0	0	0	0	1,125,000	0	75%	0	331.50	0	1,125,000	0	300.00	75%	
2018	0	0	0	88.43	0	1,500,000	0	100%	0	0	0	0	1,500,000	0	100%	0	338.13	0	1,500,000	0	300.00	100%	
2019	0	0	0	90.20	0	1,515,000	0	100%	0	0	0	0	1,515,000	0	100%	0	344.89	0	1,515,000	0	303.00	100%	
2020	0	0	0	92.01	0	1,530,150	0	100%	0	0	0	0	1,530,150	0	100%	0	351.79	0	1,530,150	0	306.03	100%	
2021	0	0	0	93.85	0	1,545,452	0	100%	0	0	0	0	1,545,452	0	100%	0	358.83	0	1,545,452	0	309.09	100%	
2022	0	0	0	95.72	0	1,560,906	0	100%	0	0	0	0	1,560,906	0	100%	0	366.00	0	1,560,906	0	312.18	100%	
2023	0	0	0	97.64	0	1,576,515	0	100%	0	0	0	0	1,576,515	0	100%	0	373.32	0	1,576,515	0	315.30	100%	
2024	0	0	0	99.59	0	1,592,280	0	100%	0	0	0	0	1,592,280	0	100%	0	380.79	0	1,592,280	0	318.46	100%	
2025	0	0	0	101.58	0	1,608,203	0	100%	0	0	0	0	1,608,203	0	100%	0	388.41	0	1,608,203	0	321.64	100%	
2026	0	0	0	103.61	0	1,624,285	0	100%	0	0	0	0	1,624,285	0	100%	0	396.17	0	1,624,285	0	324.86	100%	
2027	0	0	0	105.69	0	1,640,528	0	100%	0	0	0	0	1,640,528	0	100%	0	404.10	0	1,640,528	0	328.11	100%	
2028	0	0	0	107.80	0	1,656,933	0	100%	0	0	0	0	1,656,933	0	100%	0	412.18	0	1,656,933	0	331.39	100%	
2029	0	0	0	109.96	0	1,673,503	0	100%	0	0	0	0	1,673,503	0	100%	0	420.42	0	1,673,503	0	334.70	100%	
2030	0	0	0	112.16	0	1,690,238	0	100%	0	0	0	0	1,690,238	0	100%	0	428.63	0	1,690,238	0	338.05	100%	
2031	0	0	0	114.40	0	1,707,140	0	100%	0	0	0	0	1,707,140	0	100%	0	437.41	0	1,707,140	0	341.43	100%	
2032	0	0	0	116.69	0	1,724,211	0	100%	0	0	0	0	1,724,211	0	100%	0	446.16	0	1,724,211	0	344.84	100%	
2033	0	0	0	119.02	0	1,741,453	0	100%	0	0	0	0	1,741,453	0	100%	0	455.08	0	1,741,453	0	348.29	100%	
2034	0	0	0	121.40	0	1,758,868	0	100%	0	0	0	0	1,758,868	0	100%	0	464.18	0	1,758,868	0	351.77	100%	
2035	0	0	0	123.83	0	1,776,457	0	100%	0	0	0	0	1,776,457	0	100%	0	473.46	0	1,776,457	0	355.29	100%	
	5,000	0	5,000		425,000	31,297,121			5,000	0	5,000	1,625,000	31,297,121			5,000			1,625,000	31,297,121			

POMPONIO TERRACE METROPOLITAN DISTRICT
Development Projection – Buildout Plan (updated 3/13/18)

Commercial Summary

YEAR	Total Commercial Market Value		Total Retail Taxable Sq Ft		Total Annual Sales Tax Revenue		Value of Platted & Developed Lots	
	Commercial Market Value	Total Commercial Sq Ft	Retail Taxable Sq Ft	Total Retail Taxable Sq Ft	Annual Sales Tax Revenue	Adjusted Value	Adjusted Value	
2015	0	0	0	0	0	(205,000)	0	
2016	2,050,000	10,000	10,000	10,000	1,500,000	3,983,345	3,778,345	
2017	0	0	0	0	2,250,000	0	1,455,000	
2018	0	0	0	0	3,000,000	(472,293)	1,750,707	
2019	0	0	0	0	3,030,000	(1,322,421)	(1,946,421)	
2020	0	0	0	0	3,060,300	(1,133,504)	(2,297,504)	
2021	0	0	0	0	3,090,903	(755,669)	(2,420,669)	
2022	0	0	0	0	3,121,812	(94,459)	(319,459)	
2023	0	0	0	0	3,153,030	0	0	
2024	0	0	0	0	3,184,560	0	0	
2025	0	0	0	0	3,216,406	0	0	
2026	0	0	0	0	3,248,570	0	0	
2027	0	0	0	0	3,281,056	0	0	
2028	0	0	0	0	3,313,866	0	0	
2029	0	0	0	0	3,347,005	0	0	
2030	0	0	0	0	3,380,475	0	0	
2031	0	0	0	0	3,414,280	0	0	
2032	0	0	0	0	3,448,423	0	0	
2033	0	0	0	0	3,482,907	0	0	
2034	0	0	0	0	3,517,736	0	0	
2035	0	0	0	0	3,552,913	0	0	
	2,050,000	10,000	10,000	10,000	62,594,243	0	0	

[1] Adj. to actual/prelim. AV

SOURCES AND USES OF FUNDS
POMPONIO TERRACE METROPOLITAN DISTRICT
Combined Results

~~~~~  
**GENERAL OBLIGATION BONDS, SERIES 2021A**  
**SUBORDINATE BONDS, SERIES 2021B**  
 ~~~~~

[Preliminary -- for discussion only]

Dated Date 12/01/2021
 Delivery Date 12/01/2021

Sources:	SERIES 2018A	SERIES 2018B	Total
Bond Proceeds:			
Par Amount	6,720,000.00	3,275,000.00	9,995,000.00
	6,720,000.00	3,275,000.00	9,995,000.00
<hr/>			
Uses:	SERIES 2018A	SERIES 2018B	Total
Project Fund Deposits:			
Project Fund	6,096,600.00	3,176,750.00	9,273,350.00
Other Fund Deposits:			
Debt Service Reserve Fund	389,800.00		389,800.00
Cost of Issuance:			
Other Cost of Issuance	200,000.00		200,000.00
Delivery Date Expenses:			
Underwriter's Discount	33,600.00	98,250.00	131,850.00
	6,720,000.00	3,275,000.00	9,995,000.00

SOURCES AND USES OF FUNDS

**POMPONIO TERRACE METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2021
55.277 (target) Mills [1] - Ops Expense + Net PIF Collection
Assumes Investment Grade, 130x, 2048 Maturity
(Full Growth / No Future Reassessment Projections)**
[Preliminary -- for discussion only]**

Dated Date 12/01/2021
Delivery Date 12/01/2021

Sources:

Bond Proceeds:	
Par Amount	6,720,000.00
	6,720,000.00

Uses:

Project Fund Deposits:	
Project Fund	6,096,600.00
Other Fund Deposits:	
Debt Service Reserve Fund	389,800.00
Cost of Issuance:	
Other Cost of Issuance	200,000.00
Delivery Date Expenses:	
Underwriter's Discount	33,600.00
	6,720,000.00

[1] Max Target/Cap; Modified per Residential AV Ratio (est.)
[**] Assumes 2.00% Bi-Reassessment thru Issuance date.

BOND SUMMARY STATISTICS

**POMPONIO TERRACE METROPOLITAN DISTRICT
 GENERAL OBLIGATION BONDS, SERIES 2021
 55.277 (target) Mills [1] - Ops Expense + Net PIF Collection
 Assumes Investment Grade, 130x, 2048 Maturity
 (Full Growth / No Future Reassessment Projections)**
 [Preliminary -- for discussion only]**

Dated Date	12/01/2021
Delivery Date	12/01/2021
First Coupon	06/01/2022
Last Maturity	12/01/2051
Arbitrage Yield	4.000000%
True Interest Cost (TIC)	4.039729%
Net Interest Cost (NIC)	4.000000%
All-in TIC	4.282528%
Average Coupon	4.000000%
Average Life (years)	19.239
Weighted Average Maturity (years)	19.239
Duration of Issue (years)	12.856
Par Amount	6,720,000.00
Bond Proceeds	6,720,000.00
Total Interest	5,171,400.00
Net Interest	5,205,000.00
Bond Years from Dated Date	129,285,000.00
Bond Years from Delivery Date	129,285,000.00
Total Debt Service	11,891,400.00
Maximum Annual Debt Service	780,000.00
Average Annual Debt Service	396,380.00
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	5.000000
Total Underwriter's Discount	5.000000
Bid Price	99.500000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2051	6,720,000.00	100.000	4.000%	19.239	02/25/2041	11,692.80
	6,720,000.00			19.239		11,692.80

	TIC	All-In TIC	Arbitrage Yield
Par Value	6,720,000.00	6,720,000.00	6,720,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-33,600.00	-33,600.00	
- Cost of Issuance Expense		-200,000.00	
- Other Amounts			
Target Value	6,686,400.00	6,486,400.00	6,720,000.00
Target Date	12/01/2021	12/01/2021	12/01/2021
Yield	4.039729%	4.282528%	4.000000%

BOND DEBT SERVICE

**POMPONIO TERRACE METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2021
55.277 (target) Mills [1] - Ops Expense + Net PIF Collection
Assumes Investment Grade, 130x, 2048 Maturity
(Full Growth / No Future Reassessment Projections)**
[Preliminary -- for discussion only]**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2022			134,400	134,400	
12/01/2022	75,000	4.000%	134,400	209,400	343,800
06/01/2023			132,900	132,900	
12/01/2023	110,000	4.000%	132,900	242,900	375,800
06/01/2024			130,700	130,700	
12/01/2024	120,000	4.000%	130,700	250,700	381,400
06/01/2025			128,300	128,300	
12/01/2025	125,000	4.000%	128,300	253,300	381,600
06/01/2026			125,800	125,800	
12/01/2026	130,000	4.000%	125,800	255,800	381,600
06/01/2027			123,200	123,200	
12/01/2027	135,000	4.000%	123,200	258,200	381,400
06/01/2028			120,500	120,500	
12/01/2028	140,000	4.000%	120,500	260,500	381,000
06/01/2029			117,700	117,700	
12/01/2029	150,000	4.000%	117,700	267,700	385,400
06/01/2030			114,700	114,700	
12/01/2030	155,000	4.000%	114,700	269,700	384,400
06/01/2031			111,600	111,600	
12/01/2031	160,000	4.000%	111,600	271,600	383,200
06/01/2032			108,400	108,400	
12/01/2032	165,000	4.000%	108,400	273,400	381,800
06/01/2033			105,100	105,100	
12/01/2033	175,000	4.000%	105,100	280,100	385,200
06/01/2034			101,600	101,600	
12/01/2034	180,000	4.000%	101,600	281,600	383,200
06/01/2035			98,000	98,000	
12/01/2035	190,000	4.000%	98,000	288,000	386,000
06/01/2036			94,200	94,200	
12/01/2036	195,000	4.000%	94,200	289,200	383,400
06/01/2037			90,300	90,300	
12/01/2037	205,000	4.000%	90,300	295,300	385,600
06/01/2038			86,200	86,200	
12/01/2038	215,000	4.000%	86,200	301,200	387,400
06/01/2039			81,900	81,900	
12/01/2039	220,000	4.000%	81,900	301,900	383,800
06/01/2040			77,500	77,500	
12/01/2040	230,000	4.000%	77,500	307,500	385,000
06/01/2041			72,900	72,900	
12/01/2041	240,000	4.000%	72,900	312,900	385,800
06/01/2042			68,100	68,100	
12/01/2042	250,000	4.000%	68,100	318,100	386,200
06/01/2043			63,100	63,100	
12/01/2043	260,000	4.000%	63,100	323,100	386,200
06/01/2044			57,900	57,900	
12/01/2044	270,000	4.000%	57,900	327,900	385,800
06/01/2045			52,500	52,500	
12/01/2045	280,000	4.000%	52,500	332,500	385,000
06/01/2046			46,900	46,900	
12/01/2046	295,000	4.000%	46,900	341,900	388,800
06/01/2047			41,000	41,000	
12/01/2047	305,000	4.000%	41,000	346,000	387,000
06/01/2048			34,900	34,900	
12/01/2048	320,000	4.000%	34,900	354,900	389,800
06/01/2049			28,500	28,500	
12/01/2049	330,000	4.000%	28,500	358,500	387,000
06/01/2050			21,900	21,900	
12/01/2050	345,000	4.000%	21,900	366,900	388,800
06/01/2051			15,000	15,000	
12/01/2051	750,000	4.000%	15,000	765,000	780,000
	6,720,000		5,171,400	11,891,400	11,891,400

NET DEBT SERVICE

**POMPONIO TERRACE METROPOLITAN DISTRICT
 GENERAL OBLIGATION BONDS, SERIES 2021
 55.277 (target) Mills [1] - Ops Expense + Net PIF Collection
 Assumes Investment Grade, 130x, 2048 Maturity
 (Full Growth / No Future Reassessment Projections)**
 [Preliminary -- for discussion only]**

Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve Fund	Net Debt Service
12/01/2022	75,000	268,800	343,800		343,800
12/01/2023	110,000	265,800	375,800		375,800
12/01/2024	120,000	261,400	381,400		381,400
12/01/2025	125,000	256,600	381,600		381,600
12/01/2026	130,000	251,600	381,600		381,600
12/01/2027	135,000	246,400	381,400		381,400
12/01/2028	140,000	241,000	381,000		381,000
12/01/2029	150,000	235,400	385,400		385,400
12/01/2030	155,000	229,400	384,400		384,400
12/01/2031	160,000	223,200	383,200		383,200
12/01/2032	165,000	216,800	381,800		381,800
12/01/2033	175,000	210,200	385,200		385,200
12/01/2034	180,000	203,200	383,200		383,200
12/01/2035	190,000	196,000	386,000		386,000
12/01/2036	195,000	188,400	383,400		383,400
12/01/2037	205,000	180,600	385,600		385,600
12/01/2038	215,000	172,400	387,400		387,400
12/01/2039	220,000	163,800	383,800		383,800
12/01/2040	230,000	155,000	385,000		385,000
12/01/2041	240,000	145,800	385,800		385,800
12/01/2042	250,000	136,200	386,200		386,200
12/01/2043	260,000	126,200	386,200		386,200
12/01/2044	270,000	115,800	385,800		385,800
12/01/2045	280,000	105,000	385,000		385,000
12/01/2046	295,000	93,800	388,800		388,800
12/01/2047	305,000	82,000	387,000		387,000
12/01/2048	320,000	69,800	389,800		389,800
12/01/2049	330,000	57,000	387,000		387,000
12/01/2050	345,000	43,800	388,800		388,800
12/01/2051	750,000	30,000	780,000	389,800	390,200
	6,720,000	5,171,400	11,891,400	389,800	11,501,600

BOND SOLUTION

**POMPONIO TERRACE METROPOLITAN DISTRICT
 GENERAL OBLIGATION BONDS, SERIES 2021
 55.277 (target) Mills [1] - Ops Expense + Net PIF Collection
 Assumes Investment Grade, 130x, 2048 Maturity
 (Full Growth / No Future Reassessment Projections)**
 [Preliminary -- for discussion only]**

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2022	75,000	343,800		343,800	447,843	104,043	130.26262%
12/01/2023	110,000	375,800		375,800	494,574	118,774	131.60568%
12/01/2024	120,000	381,400		381,400	500,105	118,705	131.12341%
12/01/2025	125,000	381,600		381,600	500,381	118,781	131.12701%
12/01/2026	130,000	381,600		381,600	500,659	119,059	131.20006%
12/01/2027	135,000	381,400		381,400	500,941	119,541	131.34268%
12/01/2028	140,000	381,000		381,000	501,225	120,225	131.55520%
12/01/2029	150,000	385,400		385,400	501,513	116,113	130.12780%
12/01/2030	155,000	384,400		384,400	501,803	117,403	130.54178%
12/01/2031	160,000	383,200		383,200	502,096	118,896	131.02703%
12/01/2032	165,000	381,800		381,800	502,391	120,591	131.58499%
12/01/2033	175,000	385,200		385,200	502,690	117,490	130.50113%
12/01/2034	180,000	383,200		383,200	502,992	119,792	131.26101%
12/01/2035	190,000	386,000		386,000	503,297	117,297	130.38784%
12/01/2036	195,000	383,400		383,400	503,605	120,205	131.35237%
12/01/2037	205,000	385,600		385,600	503,916	118,316	130.68361%
12/01/2038	215,000	387,400		387,400	504,230	116,830	130.15748%
12/01/2039	220,000	383,800		383,800	504,547	120,747	131.46101%
12/01/2040	230,000	385,000		385,000	504,868	119,868	131.13449%
12/01/2041	240,000	385,800		385,800	505,191	119,391	130.94645%
12/01/2042	250,000	386,200		386,200	505,518	119,318	130.89546%
12/01/2043	260,000	386,200		386,200	505,848	119,648	130.98094%
12/01/2044	270,000	385,800		385,800	506,182	120,382	131.20317%
12/01/2045	280,000	385,000		385,000	506,519	121,519	131.56327%
12/01/2046	295,000	388,800		388,800	506,859	118,059	130.36490%
12/01/2047	305,000	387,000		387,000	507,202	120,202	131.06001%
12/01/2048	320,000	389,800		389,800	507,549	117,749	130.20760%
12/01/2049	330,000	387,000		387,000	507,900	120,900	131.24022%
12/01/2050	345,000	388,800		388,800	508,254	119,454	130.72367%
12/01/2051	750,000	780,000	-389,800	390,200	508,611	118,411	130.34626%
	6,720,000	11,891,400	-389,800	11,501,600	15,059,309	3,557,709	

SOURCES AND USES OF FUNDS

**POMPONIO TERRACE METROPOLITAN DISTRICT
 SUBORDINATE BONDS, SERIES 2021B
 Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2051 (Stated) Maturity
 (Full Growth + 6.00% Bi-Reassessment)**
 [Preliminary -- for discussion only]**

Dated Date 12/01/2021
 Delivery Date 12/01/2021

Sources:

Bond Proceeds:	
Par Amount	3,275,000.00
	<u>3,275,000.00</u>

Uses:

Project Fund Deposits:	
Project Fund	3,176,750.00
Delivery Date Expenses:	
Underwriter's Discount	98,250.00
	<u>3,275,000.00</u>

[**] Assumes 2.00% Bi-Reassessment thru Issuance date.

BOND PRICING

**POMPONIO TERRACE METROPOLITAN DISTRICT
SUBORDINATE BONDS, SERIES 2021B
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2051 (Stated) Maturity
(Full Growth + 6.00% Bi-Reassessment)**
[Preliminary -- for discussion only]**

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond due 2051:	12/15/2051	3,275,000	7.000%	7.000%	100.000
		3,275,000			

Dated Date	12/01/2021		
Delivery Date	12/01/2021		
First Coupon	12/15/2021		
Par Amount	3,275,000.00		
Original Issue Discount			
Production	3,275,000.00	100.000000%	
Underwriter's Discount	-98,250.00	-3.000000%	
Purchase Price	3,176,750.00	97.000000%	
Accrued Interest			
Net Proceeds	3,176,750.00		