



II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the Authority that are not otherwise on the agenda. Comments will be limited to three (3) minutes.
- 

III. FINANCIAL MATTERS

- A. Review and accept the Unaudited Financial Statements for the period ending \_\_\_\_\_, 20\_\_ and the Schedule of Cash Position for the period ending \_\_\_\_\_, 20\_\_, updated as of \_\_\_\_\_, 20\_\_ (to be distributed).
- 

IV. CAPITAL/CONSTRUCTION MATTERS

- A. Review and consider approval of Engineer’s Report and Verification of Costs Associated with Public Improvements Report No. 10, dated December 22, 2022, prepared by Schedio Group LLC, for the amount of \$30,283.55 (“Report No. 10”) (enclosure).
- 

- B. Consider acceptance of verified public improvement costs pursuant to Report No. 10.
- 

- E. Consider acknowledgment of reimbursement by Loretto Heights Metropolitan District No. 1 to Hartman Ely Investments LLC under the Facilities Reimbursement Agreement among Loretto Heights Metropolitan District No. 1, ACM Loretto VI LLC, and Hartman Ely Investments LLC, pursuant to Report No. 10.
- 

- F. Consider acknowledgment of reimbursement by Loretto Heights Metropolitan District No. 1 to ACM Loretto VI LLC under the Facilities Funding and Acquisition Agreement between Loretto Heights Metropolitan District No. 1 and ACM Loretto VI LLC, pursuant to Report No. 10.
- 

- G. Ratify approval of Requisition Nos. \_\_\_\_\_ under the Loretto Heights Community Authority’s Special Revenue Bonds, Series 2021<sup>(3)</sup> (to be distributed).
-

V. LEGAL MATTERS

- A. Discuss and consider adoption of Resolution Acknowledging and Adopting the Declaration of Covenants, Community Improvements, and Community Landscaping (to be distributed).
- 

- B. Discuss and consider adoption of Resolution Acknowledging and Adopting the Protective Covenants and Easements of Loretto Heights (to be distributed).
- 

VI. OTHER BUSINESS

- A. \_\_\_\_\_

- VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 27, 2023.**

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE LORETTO HEIGHTS COMMUNITY AUTHORITY HELD JANUARY 23, 2023

A Regular Meeting of the Board of Directors of the Loretto Heights Community Authority (referred to hereafter as "Board") was convened on Monday, January 23, 2023, at 2:00 p.m. The Authority Board meeting was held via Zoom. The meeting was open to the public.

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#### ATTENDANCE

##### Directors In Attendance Were:

Mark J. Witkiewicz, representing Loretto Heights MD No. 1  
Otis C. Moore, III, representing Loretto Heights MD No. 4  
Paige Langley; representing Loretto Heights MD No. 3

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley and, upon vote, unanimously carried, the absence of Director Andrew R. Klein was excused.

##### Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.

Jon Hoistad, Esq.; McGeady Becher P.C.

Ted Laudick; Silverbluff Companies, Inc.

Megan Waldschmidt; Westside Investment Partners, Inc.

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#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

**Disclosure of Potential Conflicts of Interest:** The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. It was noted that a quorum was present, and Attorney Hoistad requested members of the Board disclose any potential conflicts of interest regarding any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Hoistad noted that Directors' Disclosure Statements were filed for all Directors by the statutory deadline. No additional conflicts were disclosed at the meeting.

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## RECORD OF PROCEEDINGS

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### **ADMINISTRATIVE MATTERS**

**Agenda:** Ms. Finn distributed for the Board's review and approval a proposed Agenda for the Authority's Regular Meeting.

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley and, upon vote, unanimously carried, the Agenda was approved, as presented.

**Meeting Location/Manner and Posting of Meeting Notice:** The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Authority's Board meeting. The Board determined that the meeting would be held via video/telephonic means and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and location/manner of the meeting was duly posted, and that the Board had not received any objections to the video/telephonic manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the Authority's Service Area.

**Designation of 24-Hour Posting Location:** Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley and, upon vote, unanimously carried, the Board designated the location for posting meeting notices pursuant to Section 24-6-402(2)(c), C.R.S., on the Loretto Campus at 3001 S. Federal Blvd. Denver, CO 80236, posted on Colorado Heights University Wayfinding Sign to the West of Main hall to Colorado Heights University, posted on Colorado Heights University Wayfinding Sign between the Main hall to Colorado Heights University and College View Middle School and posted on western facing wall of the Arts Building.

**Minutes:** The Board reviewed the minutes of the November 28, 2022 Regular Meeting.

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Moore and, upon vote, unanimously carried, the minutes of the November 28, 2022 Regular Meeting were approved.

### **PUBLIC COMMENT**

There were no public comments.

### **FINANCIAL MATTERS**

**Unaudited Financial Statements:** There were no unaudited financial statements presented at this time.

## RECORD OF PROCEEDINGS

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### CAPITAL/ CONSTRUCTION/ MATTERS

**Engineer's Report and Verification of Costs Associated with Public Improvements Report:** The Board discussed the Engineer's Report and Verification of Costs Associated with Public Improvements Report No. 11 ("Report No. 11"), dated January 13, 2023, prepared by Schedio Group LLC, for the amount of \$12,340.73.

Following review and discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote, unanimously carried, the Board approved Report No. 11.

**Verified Public Improvement Costs Pursuant to Report No. 11:** The Board discussed the verified public improvement costs pursuant to Report No. 11.

Following review and discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote, unanimously carried, the Board accepted the verified public improvement costs pursuant to Report No. 11.

**Reimbursement by Loretto Heights Metropolitan District No. 1 to Hartman Ely Investments LLC:** There was no reimbursement due to Hartman Ely Investments LLC, pursuant to Report No. 11.

**Reimbursement by Loretto Heights Metropolitan District No. 1 to ACM Loretto VI LLC:** The Board discussed the reimbursement by Loretto Heights Metropolitan District No. 1 to ACM Loretto VI LLC under the Facilities Funding and Acquisition Agreement between Loretto Heights Metropolitan District No. 1 and ACM Loretto VI LLC, pursuant to Report No. 11.

Following review and discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote, unanimously carried, the Board approved the reimbursement by Loretto Heights Metropolitan District No. 1 to ACM Loretto VI LLC under the Facilities Funding and Acquisition Agreement between Loretto Heights Metropolitan District No. 1 and ACM Loretto VI LLC, pursuant to Report No. 11.

**Requisition under the Loretto Heights Community Authority's Special Revenue Bonds, Series 2021(3):** The Board discussed Requisition No. 60 for \$41,051.92 under the Loretto Heights Community Authority's Special Revenue Bonds, Series 2021<sup>(3)</sup>.

Following review and discussion, upon motion duly made by Director Moore, seconded by Director Langley, and upon vote, unanimously carried, the Board

**RECORD OF PROCEEDINGS**

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approved Requisition No. 60 for \$41,051.92 under the Loretto Heights Community Authority's Special Revenue Bonds, Series 2021<sup>(3)</sup>.

\_\_\_\_\_

**LEGAL MATTERS**

**Resolution Acknowledging and Adopting the Declaration of Covenants, Community Improvements, and Community Landscaping:** The Board deferred discussion at this time.

**Resolution Acknowledging and Adopting the Protective Covenants and Easements of Loretto Heights:** The Board deferred discussion at this time.

\_\_\_\_\_

**OTHER BUSINESS**

There were no other matters to discuss at this time.

\_\_\_\_\_

**ADJOURNMENT**

There being no further business to come before the Board at this time, upon motion duly made by Director Witkiewicz, seconded by Director Moore and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: \_\_\_\_\_  
Secretary for the Meeting

# **LORETTO HEIGHTS METROPOLITAN DISTRICT NO. 1**

## **ENGINEER'S REPORT AND VERIFICATION OF COSTS ASSOCIATED WITH PUBLIC IMPROVEMENTS**

PREPARED BY:

SCHEDIO GROUP LLC  
809 14<sup>TH</sup> STREET, SUITE A  
GOLDEN, COLORADO 80401

LICENSED PROFESSIONAL ENGINEER:

TIMOTHY A. MCCARTHY  
STATE OF COLORADO  
LICENSE NO. 44349

DATE PREPARED: December 14, 2022

CLIENT NO.: 200402

PROJECT: Loretto Heights Filing No. 1

Engineer's Report and Verification of Costs No. 10



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## ENGINEER'S REPORT

### INTRODUCTION

Schedio Group LLC ("Schedio Group") and Loretto Heights Metropolitan District No. 1 ("District") entered into a *Service Agreement for Engineering and Cost Verification Services* on April 5, 2020. This *Engineer's Report and Verification of Costs Associated with Public Improvements* ("Report") is the 10th deliverable associated with the Agreement, more specifically *Task 1 – Independent Professional Engineer's Review and Verification of Costs Incurred to Date Associated with Public Improvements*.

Schedio Group has reviewed the *Service Plan for Loretto Heights Metropolitan District No. 1 in the City and County of Denver, Colorado* ("Service Plan"), prepared by McGeady Becher, P.C. and approved August 26, 2019. Per the Service Plan, the Project is a mixed use residential and commercial development located southwest of the City's downtown area on the site formerly occupied by the Loretto Heights College and Colorado Heights University. It is anticipated that there will be 2,500 residents and 1,000 daytime occupants at buildout. Per *Exhibit F – Public Improvements*, \$69,135,020 has been anticipated as costs associated with Public Improvements to be funded by the District.

In addition, per the *Facilities Funding and Acquisition Agreement* ("FFAA") by and between Loretto Heights Metropolitan District No. 1, and ACM Loretto VI LLC ("ACM Loretto") dated February 18, 2021:

Section 3.1 Improvements Acquired by the District. The Parties agree that prior to the Developer requesting that the District acquire any Improvements pursuant to this Agreement, the District shall obtain a certification of an independent engineer retained by the District that the Construction Related Expenses are reasonable and comparable for similar projects as constructed in the local community, and verification from the District's accountant that the Construction Related Expenses are reimbursable ("Verified Costs") based on the copies of the invoices, bills, and requests for payment provided to the District pursuant to Section 3.4. The Developer shall provide the District and/or the independent engineer with written evidence of the date that payment was made by the Developer for all Verified Costs.

Section 4.1 Reimbursement of Developer. Subject to the receipt of funding pursuant to Section 4.3 herein and all other applicable provisions hereof, the District agrees to make payment to the Developer for all Developer Advances and /or Verified Costs, together with interest thereon, unless otherwise agreed to in writing by the Parties.

Per the *Facilities Reimbursement Agreement* ("FRA") by and between Loretto Heights Metropolitan District No. 1, ACM Loretto VI LLC and Hartman Ely Investments LLC ("Hartman Ely") dated June 3, 2021:

Covenants and Agreements 1. Construction of Hartman Ely Improvements. The parties hereby acknowledge that Hartman Ely shall design, construct, and complete the Hartman Ely Improvements and the District anticipates that the Hartman Ely Improvements will be accepted by the District or other local governing jurisdiction.

Covenants and Agreements 2. Certification of Construction Costs. The parties hereby agree that the District's receipt of a written certification from an independent engineer engaged by the District that the Construction Related Expenses of the Hartman Ely Improvements are reasonable and comparable to the costs of similar public improvements constructed in the Denver Metropolitan Area and the review and approval of the independent engineer and the District's accountant that the Construction

Related Expenses are reimbursable (“Certified Construction Costs”) based on the copies of the invoices, bills, and requests for payment provided to the District pursuant to this Section (“Engineer’s Verification”) shall be a condition precedent to the District’s reimbursement to Hartman Ely for Construction Related Expenses. The District’s independent engineer shall provide such Engineer’s Verification within thirty days of the District’s receipt of Hartman Ely’s provision of a complete set of the information and documentation provided below. Notwithstanding, the actual Construction Related Expenses incurred by Hartman Ely may exceed the Certified Construction Costs. Hartman Ely shall provide the District the following documents to calculate the Certified Construction Costs:

- (a) Lien waivers and indemnifications from each contractor verifying that all amounts due to contractors, subcontractors, material providers or suppliers have been paid in full, in a form acceptable to the District;
- (b) Copies of all contracts, pay requests, change orders, invoices and evidence of payment of same, the final AIA payment form (or similar form approved by the District), canceled checks, and any other requested documentation to verify the amounts of reimbursable Construction Related Expenses requested; and
- (c) Such other documentation, records and verifications as may be reasonably be required by the District.

Covenants and Agreements 3. Reimbursement. Subject to Hartman Ely’s satisfaction of the provision of Section 2 and all other applicable provisions hereof, the District agrees to make payment to Hartman Ely for the Certified Construction Costs, but not in excess of the Reimbursement Amount. Payment shall be made to Hartman Ely within 15 days of the District’s approval of any Engineer’s Verification, subject to availability of funds as set forth in Section 4 hereof.

Recital K. The District agrees to reimburse Hartman Ely up to a maximum amount of One Hundred Thousand and Zero Dollars (\$100,000.00) for Construction Related Expenses associated with the Hartman Ely Improvements in accordance with and subject to the requirements of this Agreement (the “Reimbursement Amount”).

This Report does not consider interest. If applicable, interest will be determined by the District’s Accountant.

The purpose of this Report is to segregate and to verify costs associated with the design and construction of Public Improvements as authorized by the Service Plan and to recommend an amount to be reimbursed by the District to the Developers per the respective FFAA and FRA.

## **SUMMARY OF FINDINGS**

To date, Schedio Group has reviewed a total of \$5,494,116.36 in soft, indirect, and hard costs associated with the design and construction of improvements. Of the \$5,494,116.36 reviewed, Schedio Group has verified \$4,720,405.53 as Public Capital Costs associated with the design and construction of Public Improvements.

*Per Loretto Heights Metropolitan District No. 1 – Engineer’s Report and Verification of Costs No. 9*, prepared by Schedio Group LLC and dated November 11, 2022, Schedio Group had reviewed a total of \$5,454,015.78 in soft, indirect, and hard costs associated with the design and construction of improvements. Of the \$5,454,015.78 reviewed, Schedio Group had verified \$4,690,121.97 as Public Capital Costs associated with the design and construction of Public Improvements and therefore eligible for reimbursement from the District to ACM Loretto and Hartman Ely.

Regarding this Report, Schedio Group has reviewed \$40,100.58 in soft, indirect, and hard costs associated with the design and construction of improvements, of which \$40,100.58 was submitted by ACM Loretto. Of the \$40,100.58 reviewed, Schedio Group has verified \$30,283.55 as Public Capital Costs associated with the design and construction of Public Improvements, of which **\$30,283.55** is reimbursable by the District to ACM Loretto VI LLC. See *Exhibit A – Summary of Verified Soft, Indirect, and Hard Costs Segregated by Service Plan Category*.

**DETERMINATION OF PUBLIC PRORATION PERCENTAGE**

*Figure 1 – Determination of Public Proration Percentage* below summarizes the public and private areas within the District’s Service Area. The ratio of Total Public Area to Total Area yields a Public Proration Percentage that can be applied to select costs with both public and private components. Areas were taken directly from, or derived from, the *Loretto Heights Filing No. 1 Plat*. The Public Proration Percentage was calculated and applied as deemed appropriate by Schedio Group. See *Exhibit B – Summary of Costs Reviewed* for application of the Public Proration Percentage.

AREA TYPE		SF	AREA TYPE AS %
Total Area -->		3,359,251	100.00%
PRIVATE LOTS		2,220,925	
Total Private Area -->			66.11%
ROW		647,778	
TRACTS			
A	Drainage	50,723	1.51%
B	Drainage	67,720	2.02%
BB	Public Access	54,050	1.61%
C	Drainage	4,650	0.14%
D	Public Access	30,993	0.92%
E	Public Access	50,221	1.50%
F	Public Access	33,873	1.01%
G	Public Access	5,758	0.17%
H	Public Access	95,623	2.85%
I	Public Access	21,536	0.64%
J	Public Access	47,461	1.41%
JA	Drainage	542	0.02%
JB	Drainage	5,493	0.16%
JC	Drainage	4,650	0.14%
K	Public Access	5,678	0.17%
N	Public Access	11,577	0.34%
Total Public Area -->		1,138,326	33.89%
Private Proration Percentage -->		2,220,925	66.11%
<b>Public Proration Percentage --&gt;</b>			<b>33.89%</b>

*Figure 1 – Determination of Public Proration Percentage*

**VERIFICATION OF COSTS**

Schedio Group reviewed soft, indirect, and hard costs associated with the design and construction of Public Improvements. Schedio Group found costs associated with Public Improvements to be reasonable when compared to similar projects, during similar timeframes in similar locales.

**VERIFICATION OF PAYMENTS**

To date, Schedio Group verified payments by the Developers totaling \$5,494,116.36 of which \$40,100.58 is associated with this Report.

**VERIFICATION OF CONSTRUCTION**

A site visit was not performed by Schedio Group regarding this report as no additional hard costs were reviewed subsequent to the prior site visit on September 19, 2022. Photos are available from Schedio Group upon request.

**SPECIAL CIRCUMSTANCES AND NOTABLE METHODOLOGIES**

None

## ENGINEER'S VERIFICATION

Timothy A. McCarthy, P.E. / Schedio Group LLC ("the Independent Consulting Engineer") states as follows:

The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction, and verification of Public Improvements of similar type and function as those described in the attached Engineer's Report dated December 14, 2022.

The Independent Consulting Engineer has reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Verification.

The Independent Consulting Engineer finds and determines that Public Improvements considered in the attached Engineer's Report were constructed in general accordance with the approved construction drawings.

The Independent Consulting Engineer finds and determines that Public Improvements considered in the attached Engineer's Report, from August 22, 2022 (date of Colorado Cleanup Corporation Pay App 4) to November 16, 2022 (date of Fairfield and Woods P.C. Invoice No. 242810) are reasonably valued at **\$30,283.55**.

In the opinion of the Independent Consulting Engineer, the above stated value for soft, indirect and hard costs associated with the design and construction of the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe and similar locales and is eligible for reimbursement by Loretto Heights Metropolitan District No. 1 to ACM Loretto VI LLC as follows:

District to reimburse                      ACM Loretto VI LLC                      in the amount of                      **\$30,283.55**



December 14, 2022

**Timothy A. McCarthy, P.E. | Colorado License No. 44349**

## **EXHIBIT A**

### **SUMMARY OF VERIFIED SOFT, INDIRECT, AND HARD COSTS SEGREGATED BY SERVICE PLAN CATEGORY**

# SUMMARY OF VERIFIED SOFT, INDIRECT, AND HARD COSTS SEGREGATED BY SERVICE PLAN CATEGORY

	TOT AMT VER NOS 1-10 District + ACM Loretto VI LLC + Hartman Ely Investments LLC	TOT AMT VER NOS 1-10 DISTRICT TO VENDORS	TOT AMT VER NOS 1-10 ACM Loretto VI LLC	TOT AMT VER NOS 1-10 Hartman Ely Investments LLC	TOT PREV AMT VER NOS 1-9 District + ACM Loretto VI LLC + Hartman Ely Investments LLC	TOT PREV AMT VER VER NOS 1-9 DISTRICT TO VENDORS	TOT PREV AMT VER VER NOS 1-9 ACM Loretto VI LLC	TOT PREV AMT VER VER NOS 1-9 Hartman Ely Investments LLC	TOT AMT VER NO 10 District + ACM Loretto VI LLC + Hartman Ely Investments LLC	TOT CUR AMT VER VER NO 10 DISTRICT TO VENDORS	TOT CUR AMT VER VER NO 10 ACM Loretto VI LLC	TOT CUR AMT VER VER NO 10 Hartman Ely Investments LLC
<b>SOFT AND INDIRECT COSTS</b>												
Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Organizational	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital												
Streets	\$ 641,054.43	\$ 28,794.93	\$ 603,382.10	\$ 8,877.40	\$ 636,930.59	\$ 28,794.93	\$ 599,258.26	\$ 8,877.40	\$ 4,123.83	\$ -	\$ 4,123.83	\$ -
Water	\$ 259,881.04	\$ 26,644.00	\$ 233,237.04	\$ -	\$ 255,757.20	\$ 26,644.00	\$ 229,113.20	\$ -	\$ 4,123.84	\$ -	\$ 4,123.84	\$ -
Sanitary Sewer	\$ 267,431.07	\$ 21,235.03	\$ 246,196.04	\$ -	\$ 263,307.23	\$ 21,235.03	\$ 242,072.20	\$ -	\$ 4,123.84	\$ -	\$ 4,123.84	\$ -
Parks and Recreation	\$ 346,006.07	\$ -	\$ 337,128.68	\$ 8,877.40	\$ 341,882.23	\$ -	\$ 333,004.84	\$ 8,877.40	\$ 4,123.84	\$ -	\$ 4,123.84	\$ -
<b>TOTAL SOFT AND INDIRECT COSTS --&gt;</b>	<b>\$ 1,514,372.62</b>	<b>\$ 76,673.96</b>	<b>\$ 1,419,943.87</b>	<b>\$ 17,754.79</b>	<b>\$ 1,497,877.25</b>	<b>\$ 76,673.96</b>	<b>\$ 1,403,448.50</b>	<b>\$ 17,754.79</b>	<b>\$ 16,495.35</b>	<b>\$ -</b>	<b>\$ 16,495.35</b>	<b>\$ -</b>
<b>HARD COSTS</b>												
Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Organizational	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital												
Streets	\$ 2,884,286.14	\$ -	\$ 2,838,303.36	\$ 45,982.78	\$ 2,884,286.14	\$ -	\$ 2,838,303.36	\$ 45,982.78	\$ (0.00)	\$ -	\$ -	\$ -
Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitary Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks and Recreation	\$ 321,746.78	\$ -	\$ 275,764.00	\$ 45,982.78	\$ 307,958.58	\$ -	\$ 261,975.80	\$ 45,982.78	\$ 13,788.20	\$ -	\$ 13,788.20	\$ -
<b>TOTAL HARD COSTS --&gt;</b>	<b>\$ 3,206,032.91</b>	<b>\$ -</b>	<b>\$ 3,114,067.36</b>	<b>\$ 91,965.55</b>	<b>\$ 3,192,244.72</b>	<b>\$ -</b>	<b>\$ 3,100,279.16</b>	<b>\$ 91,965.55</b>	<b>\$ 13,788.20</b>	<b>\$ -</b>	<b>\$ 13,788.20</b>	<b>\$ -</b>
<b>SOFT AND INDIRECT + HARD COSTS</b>												
Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Organizational	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital												
Streets	\$ 3,525,340.56	\$ 28,794.93	\$ 3,441,685.46	\$ 54,860.17	\$ 3,521,216.73	\$ 28,794.93	\$ 3,437,561.62	\$ 54,860.17	\$ 4,123.82	\$ -	\$ 4,123.83	\$ -
Water	\$ 259,881.04	\$ 26,644.00	\$ 233,237.04	\$ -	\$ 255,757.20	\$ 26,644.00	\$ 229,113.20	\$ -	\$ 4,123.84	\$ -	\$ 4,123.84	\$ -
Sanitary Sewer	\$ 267,431.07	\$ 21,235.03	\$ 246,196.04	\$ -	\$ 263,307.23	\$ 21,235.03	\$ 242,072.20	\$ -	\$ 4,123.84	\$ -	\$ 4,123.84	\$ -
Parks and Recreation	\$ 667,752.85	\$ -	\$ 612,892.68	\$ 54,860.17	\$ 649,840.81	\$ -	\$ 594,980.64	\$ 54,860.17	\$ 17,912.04	\$ -	\$ 17,912.04	\$ -
<b>TOTAL SOFT AND INDIRECT + HARD COSTS --&gt;</b>	<b>\$ 4,720,405.53</b>	<b>\$ 76,673.96</b>	<b>\$ 4,534,011.23</b>	<b>\$ 109,720.34</b>	<b>\$ 4,690,121.97</b>	<b>\$ 76,673.96</b>	<b>\$ 4,503,727.66</b>	<b>\$ 109,720.34</b>	<b>\$ 30,283.55</b>	<b>\$ -</b>	<b>\$ 30,283.55</b>	<b>\$ -</b>



**EXHIBIT B**

**SUMMARY OF COSTS REVIEWED**



## **EXHIBIT C**

### **SUMMARY OF DOCUMENTS REVIEWED**

## **SUMMARY OF DOCUMENTS REVIEWED**

### **SERVICE PLANS**

- Service Plan for Loretto Heights Metropolitan District No. 1, prepared by McGeady Becher P.C., dated August 26, 2019

### **DISTRICT AGREEMENTS**

- Facilities Funding and Acquisition Agreement between Loretto Heights Metropolitan District No. 1 and ACM Loretto VI LL, dated February 18, 2021
- Facilities Reimbursement Agreement between Loretto Heights Metropolitan District No. 1, AMC Loretto VI LLC and Hartman Ely Investments LLC, dated June 3, 2021
- Loretto Heights Rezoning and IMP Development Agreement, by and among the City and County of Denver, ACM Loretto VI LLC, Loretto Heights Metropolitan District Nos. 1, 2, 3, 4, and 5, Loretto Heights Programming Metropolitan District, and Pancratia Hall Partners, LLC, dated April 20, 2021

### **PROFESSIONAL REPORTS**

- Loretto Heights Southern Drainage Assessment, prepared by IRIS Mitigation and Design, Inc., dated August 27, 2020
- Loretto Heights Field Visit Approved Jurisdictional Determination Request, prepared by IRIS Mitigation and Design, Inc., dated December 2, 2020

### **PLANNING DRAWINGS**

- Denver Public Schools, ROW & Temporary Construction Easement Exhibit, prepared by Harris Kocher Smith, dated December 23, 2020
- Denver Public Schools, Grading Exhibit, prepared by Harris Kocher Smith, dated March 11, 2021
- Denver Public Schools, Utility Exhibit, prepared by Harris Kocher Smith, dated March 11, 2021

### **LAND SURVEY DRAWINGS**

- Loretto Heights Filing No. 1 Plat (Unrecorded)

### **CONSTRUCTION DRAWINGS**

- Gas Redistribution Exhibit Nos 1, 2, and 3, prepared by Xcel Energy, dated December 4, 2020
- Gas Line Relocation (100% Public Due to Widening of Federal Blvd), prepared by Xcel Energy, dated April 14, 2021
- Electrical Redistribution Exhibit, prepared by Xcel Energy, dated April 15, 2021
- Loretto Heights - Westside Overlot Grading Exhibit (undated)
- Pancratia Hall Irrigation Overflow Reroute Drawing, prepared by Harris Kocher Smith, dated May 6, 2021

## **RECORD DRAWINGS**

- None

## **CONSULTANT CONTRACTS**

- Harris Kocher Engineering Group, INC, Project Consulting Agreement Project Services Preliminary Engineering and Construction Documentation/Drawing Services, dated March 10, 2019
  - o Change Order Nos. 3-4, 6-12, 14, and 17, dated May 26, 2019 through June 20, 2022
- Harris Kocher Engineering Group, Inc., Proposal to prepare an irrigation plan and profile for Irrigation Main Reroute, dated May 21, 2021, Fully Executed
- IRIS Mitigation and Design, Inc., Project Consulting Agreement, dated August 6, 2020
  - o Change Order Nos. 1 and 2, dated August 7, 2020 through October 29, 2020
- Landmark Environmental Inc., Master Services Agreement for Waste Handling, Sub Surface Related Work, Testing and Observation Services, Asbestos Materials, dated November 26, 2019
  - o Change Order Nos. 2 and 3, dated December 18, 2019 through August 21, 2019
- Shears Adkins Rockmore Architects, LLC, Master Services Agreement for Research and Documentation, Framework Planning, City Lead Master Planning Process, Architectural & Planning Services, dated September 30, 2018
  - o Change Order No. 1, dated November 11, 2019
- Wenk Associates, Master Services Agreement for Grading, Stormwater and Open Space Planning, Landscaping, Architectural & Planning Services, dated January 3, 2019
  - o Change Order Nos. 1 and 2, dated April 12, 2019 through February 15, 2020

## **CONSULTANT INVOICES**

- See Exhibit A - Summary of Costs Reviewed

## **CONTRACTOR CONTRACTS**

- BioTerra Constructors, Inc., Proposal for Pancratia Hall – Irrigation Pipe and Manholes, dated May 4, 2021, Executed
- Colorado Cleanup Corporation, Contract for Loretto Heights Abatement & Demolition, Phase 1, dated August 19, 2020, Executed

## **CONTRACTOR PAY APPLICATIONS**

- Bioterra, Pay Applications 1 and 2, from May 31, 2021 through June 19, 2021
- Colorado Cleanup Corporation, Pay Application Nos. 1-9, from August 31, 2020 through March 18, 2021
- Colorado Cleanup Corporation, Loretto Heights Pool, Pay Application Nos. 1-4, from June 29, 2022 through August 31, 2022