

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 . 800-741-3254
Fax: 303-987-2032

NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Charles Church McKay	President	2023/May 2023
Jeff L. Nading	Treasurer	2022/May 2022
Gregg Bradbury	Assistant Secretary	2023/May 2023
Diana K. Ten Eyck	Assistant Secretary	2023/May 2023
Steve Nading	Assistant Secretary	2022/May 2022
David Solin	Secretary	

DATE July 2, 2020 (Thursday)

TIME: 10:00 A.M.

PLACE: **Zoom Meeting: Due to the State of Emergency declared by Governor Polis and the threat to health and safety posed by the COVID-19 pandemic, this meeting is being held via Zoom and may be joined at the following:**

Join Zoom Meeting

<https://us02web.zoom.us/j/88305699191?pwd=WDhWSDN3bytieXdyUmNTL3VZQytXUT09>

Meeting ID: 883 0569 9191

Password: JCMD1

One tap mobile

+13462487799,,88305699191#,,,,0#,,452496# US (Houston)

+16699006833,,88305699191#,,,,0#,,452496# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 883 0569 9191

Password: 452496

Find your local number: <https://us02web.zoom.us/u/kbvQRbBXwa>

I. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest.
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- B. Approve Agenda, confirm location of the meeting and posting of meeting notices.
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II. PUBLIC COMMENT

- A. _____

III. LEGAL MATTERS

- A. Discuss matters relative to Issuance of the District's Special Revenue Bonds, Series 2020A-2, Subordinate Special Revenue Bonds, Series 2020B, and Junior Lien Special Revenue Bonds, Series 2020C (collectively, the "Bonds") and authorize necessary actions in conjunction therewith.
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- B. Discuss matters relative to the organization of additional special districts to serve the Jefferson Center service area and authorize necessary actions in conjunction therewith.
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- C. Review and consider approval of Cost Certification Report No. 2 dated June 23, 2020, prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures in the amount of \$107,237.28, and accept certified costs for Public Improvements in the amount of \$107,237.28 (enclosure).
-

IV. OTHER BUSINESS

- A. _____

- V. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR JULY 28, 2020.**

Jefferson Center Metropolitan District #1 Cost Certification Report



Report 2
June 2020

**Jefferson Center
Metropolitan District #1
Cost Certification Report**

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June 23, 2020

Jefferson Center Metropolitan District #1
McGeady Becher, P.C.
450 E 17th Avenue, Suite 400
Denver, CO 80203-1254

JEFFERSON CENTER METROPOLITAN DISTRICT #1 COST CERTIFICATION REPORT 2

INTRODUCTION

Independent District Engineering Services, LLC (Engineer) was hired by the Jefferson Center Metropolitan District #1 (District) to provide review of expenditures paid by Cimarron Commercial, LLC (Developer). This is to summarize and report the expenditures for the Candelas development located in the City of Arvada, Colorado (Project). This Cost Certification report summarizes the Engineer's approach and findings for the Project.

The expenditures for public improvements discussed in this report were paid for by the Developer and are being certified as District eligible in the amount of **\$107,237.28**.

This report generally covers the areas shown on Attachment A.

GOVERNING DOCUMENTS

The following governing documents were used in determining recommendations for District eligible expenses:

- Amended and Restated Service Plan for Jefferson Center Metropolitan District No. 1 Prepared by McGeady Sisneros, dated February 20th, 2004.
- Second Amended and Restated Intergovernmental Agreement for the Jefferson Parkway dated June 15th, 2020.
- Supplemental Agreement Regarding Project Administration Pursuant to Paragraph 12.0 of Amended Parkway IGA for the Jefferson Parkway dated June 15th, 2020.

It should be noted the Engineer used the above governing documents only as a general guideline for eligibility in certification of costs.

ACTIVITIES CONDUCTED

For this report, the following activities were performed:

- Governing documents provided by the District and the Developer were reviewed as the basis for recommendation for this report.
- Invoices provided by the Developer were reviewed. A summary was created and is attached as Attachment C.
- Contact was made with Developer to verify knowledge of the work or services performed.
- Some contract unit items were compared to other projects constructed in the Denver Metropolitan Area.
- The plat was reviewed and it appears improvements included in this report were (not) constructed on public property or easements. The District cannot reimburse for improvements that are not on public property or in public easements.

ASSUMPTIONS

Due to the specific scope authorized for this report, the following assumptions were made. The District should validate or cause to have validated these assumptions.

- It is our understanding that the District and Developer agree that all local jurisdiction acceptance will

be completed by the Developer as required by the governing documents. The District shall have no obligations for local jurisdiction acceptance of infrastructure acquired by the District.

- It is assumed that the District or Developer has obtained or will obtain final unconditional lien waivers from all contractors performing work or consultants providing services for the Project.
- It is assumed all work product is acceptable and copies of acceptances were or will be submitted to the appropriate jurisdictions.
- Costs presented do not represent the entire contract value, but rather the District's portion of the public capital costs paid by the District.
- Expenditures that did not have enough information to be verified with this report may be verified in a future report.
- The District has or will cause all infrastructure acceptance requirements to be met as outlined in the Service Plan; District/Developer Agreements; and Board Resolutions/Policies. This report is one part of the overall infrastructure acquisition.
- This report was prepared with a specific authorized scope of work and an elaborate analysis was not performed, but rather a realistic and reasonable analysis to estimate the District eligible expenditures for bonding purposes. A more detailed analysis or submission of additional District eligible expenditures may result in adjustments to our cost certification.
- Percentages of expenditures that pertain to both District land and private lots are based on land percentage area for the Project area. See Attachment C for the percentages. These percentages were used for work such as earthwork, SWMP activities, and planning activities.

DISCUSSION

This report consists of expenditures provided between January of 2017 and May of 2020. The improvements reviewed are generally represented in Attachments A and C.

Vendor Participation

All contractors, consultants, and vendors whose invoice information was submitted, were evaluated for their participation on the Project and services performed, materials provided, or work completed. A summary of vendor participation is included as Attachment B.

Review of Invoices and Summary of Expenditures

To provide a cost certification of District improvements, invoices provided by the Developer were reviewed. Invoice costs were allocated as District or Non-District and a summary is included as Attachment C. Invoices provided were reviewed to determine that the work and cost value were appropriated correctly and that proof of payment was provided.

RECOMMENDATION

In our professional opinion the expenditures for the improvements were reviewed and found to be reasonable. The costs of improvements are comparable to other similar projects in Colorado. At this time and based on the information provided, the Engineer certifies the expenditures provided by the Developer as District eligible expenditures as shown in Attachment C and subject to the level of review presented in this report. These expenditures are certified in the amount of **\$107,237.28**.

Should you have any questions or require further information please feel free to contact me.

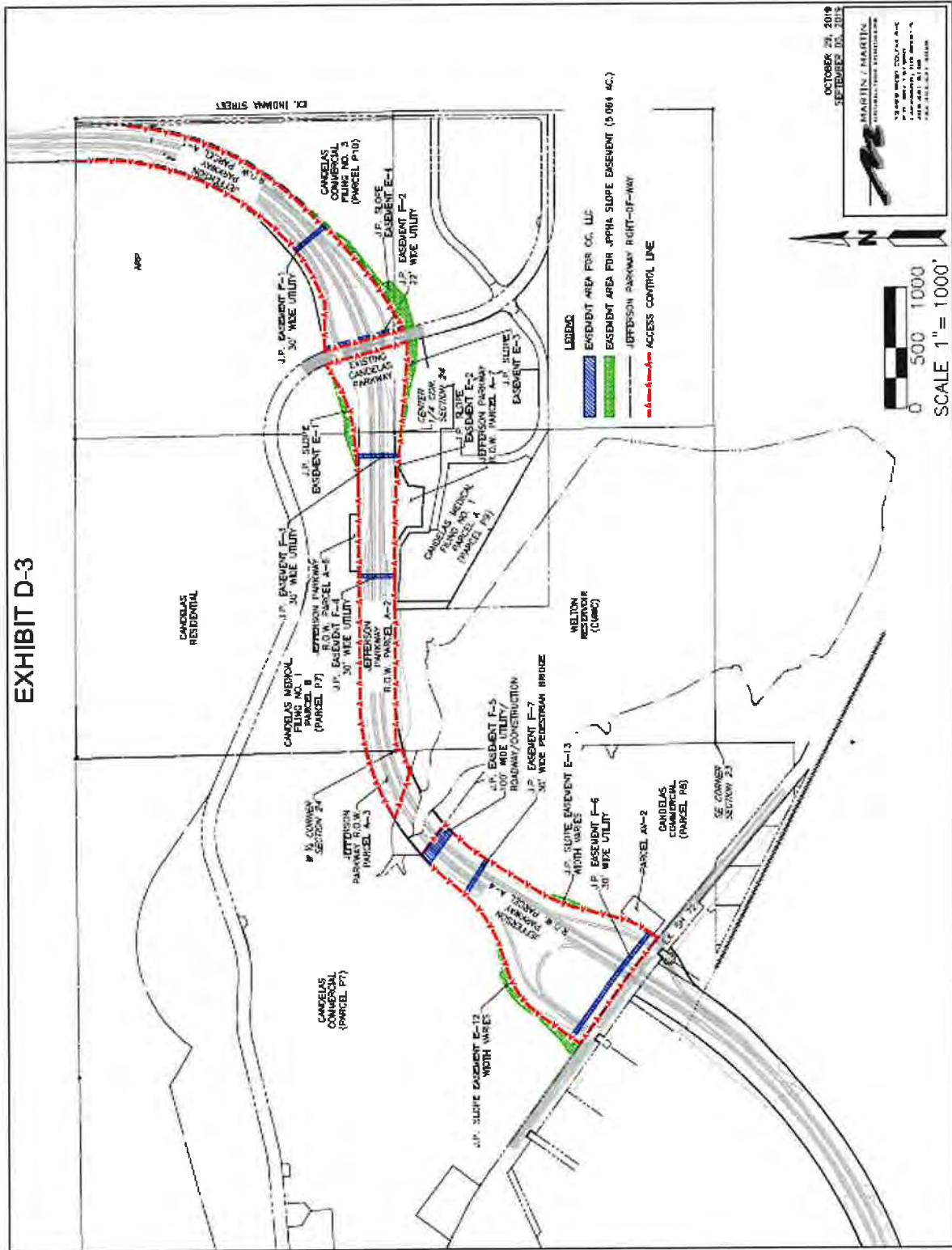
Respectfully Submitted,
Independent District Engineering Services, LLC

Brandon Collins, P.E.

Attachment A

Site Map

Exhibit D-3
(Master Map - Pursuant to Paragraph 4.0)



OCTOBER 29, 2019
 SEPTEMBER 10, 2015

MARTIN / MARTIN
 CONSULTING ENGINEERS

13000 WEST 20TH AVE
 FORT WORTH, TEXAS 76114
 817-441-2100
 FAX 817-441-2100

Attachment B

Vendor Participation

Attachment B

Vendor Participation

Following is a summary of the contractors, consultants and vendor participation in work and services for the report.

Martin/Martin Inc. Provided Engineering Services for the district and created exhibits for the Second Amended and Restated Intergovernmental Agreement for the Jefferson Parkway.

Otten, Johnson, Robinson, Neff & Ragonetti, P.C. Provided legal services for the district in coordination with the JPPHA to complete the Second Amended and Restated Intergovernmental Agreement for the Jefferson Parkway.

Attachment C

Expenditure Data

Attachment C

JEFFERSON CENTER METROPOLITAN DISTRICT #1
Engineer's Summary for Cost Certification

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check No.	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
Martin/Martin, Inc.									
14.0386 - 53314	1/24/17	Yes	2/7/17	10364	Engineering Services	\$710.00	\$710.00	\$0.00	
14.0386 - 53324	5/15/17	Yes	8/29/17	10428	Engineering Services	\$1,360.00	\$1,360.00	\$0.00	
Subtotal Martin/Martin, Inc.						\$2,070.00	\$2,070.00	\$0.00	
Otten, Johnson, Robinson, Neff & Ragonetti, P.C.									
405254	6/16/17	Yes	6/21/17	10413	Legal Services	\$528.00	\$528.00	\$0.00	
411208	11/13/17	Yes	12/5/17	10448	Legal Services	\$340.00	\$340.00	\$0.00	
412245	12/8/17	Yes	12/13/17	10450	Legal Services	\$2,892.00	\$2,892.00	\$0.00	
413248	1/5/18	Yes	1/16/18	10456	Legal Services	\$3,176.00	\$3,176.00	\$0.00	
414395	2/12/18	Yes	2/20/18	10462	Legal Services	\$3,316.50	\$3,316.50	\$0.00	
415490	3/13/18	Yes	3/20/18	10468	Legal Services	\$198.00	\$198.00	\$0.00	
420969	8/16/18	Yes	8/21/18	10506	Legal Services	\$1,188.00	\$1,188.00	\$0.00	
423548	10/19/18	Yes	10/24/18	10514	Legal Services	\$1,089.00	\$1,089.00	\$0.00	
424716	11/19/18	Yes	11/28/18	10529	Legal Services	\$643.50	\$643.50	\$0.00	
425506	12/10/18	Yes	12/18/18	10535	Legal Services	\$3,607.50	\$3,607.50	\$0.00	
426363	1/10/19	Yes	1/15/19	10541	Legal Services	\$15,393.00	\$15,393.00	\$0.00	
427883	2/25/19	Yes	2/27/19	10547	Legal Services	\$13,318.00	\$13,318.00	\$0.00	
428803	3/22/19	Yes	3/26/19	10564	Legal Services	\$5,442.78	\$5,442.78	\$0.00	
429792	4/16/19	Yes	4/30/19	10580	Legal Services	\$7,152.50	\$7,152.50	\$0.00	
430458	5/14/19	Yes	5/22/19	10585	Legal Services	\$2,499.00	\$2,499.00	\$0.00	
433729	8/14/19	Yes	8/21/19	10626	Legal Services	\$7,740.00	\$7,740.00	\$0.00	
434904	9/12/19	Yes	9/17/19	10631	Legal Services	\$7,497.00	\$7,497.00	\$0.00	
436424	10/17/19	Yes	10/23/19	10636	Legal Services	\$766.00	\$766.00	\$0.00	
437516	11/14/19	Yes	11/19/19	10643	Legal Services	\$10,231.50	\$10,231.50	\$0.00	
439235	12/6/19	Yes	12/18/19	10655	Legal Services	\$8,856.00	\$8,856.00	\$0.00	
440414	1/15/20	Yes	1/21/20	10661	Legal Services	\$1,328.00	\$1,328.00	\$0.00	
441792	2/13/20	Yes	2/19/20	10669	Legal Services	\$5,591.00	\$5,591.00	\$0.00	
442628	3/12/20	Yes	3/17/20	10677	Legal Services	\$2,135.00	\$2,135.00	\$0.00	
443760	4/8/20	Yes	4/23/20	10686	Legal Services	\$131.00	\$131.00	\$0.00	
444839	5/12/20	Yes	5/18/20	10696	Legal Services	\$108.00	\$108.00	\$0.00	
Subtotal Otten, Johnson, Robinson, Neff & Ragonetti, P.C.						\$105,167.28	\$105,167.28	\$0.00	
TOTAL						\$107,237.28	\$107,237.28	\$0.00	