

Waterfield 4th Phases 1-4 TCEF Reimbursement Summary of Costs

Suniga - Merganser - Vine

1/2/2024

Line Item	Description	Total Costs	TCEF		Developer		Comments
			Quantity	Cost	Quantity	Cost	
1	Hard Costs	\$1,880,509	53%	\$1,006,071	47%	\$874,438	Crow Creek
2	Design Costs & CA	\$19,089	46%	\$8,750	54%	\$10,339	Northern Engineering
3*	Construction Manage/Development Fee	\$33,110	53%	\$17,548	47%	\$15,562	Post Modern
4	ROW Land Cost @ \$2.32/sf (295.3K total sq. ft., 56% TCEF/44% Developer)	\$685,105	56%	\$381,276	44%	\$303,829	Developer and City Engineering/ City Real Estate confirmed \$
	Total:	\$2,617,813		\$1,413,645		\$1,204,168	

*Line Item 3 total costs based on the overall construction cost for all of Phases 1-4 to be \$10,660,264 (\$11,789,264 per the contract with Crow Creek, subtracting \$1,126,000 for pumphouse, structures, and equipment located in Phases 5-8). The ratio of the street hard costs of \$1.88M to the overall \$10.66M established a 18% attributable to the total CM fee of \$187,751, or \$33,110.



7251 W. 20th St., Bldg. L, Suite 101B
 Greeley, Colorado 80634
 Phone: (970) 330-5070
 Fax: (970) 330-6044

Waterfield Subdivision
 Fort Collins, Colorado
 357 Single Family Lots; 140 MF Units

CITY REIMBURSEMENT

To: Post Modern Development
 Attention: JD Padilla
 970.407.7808
jd@postmoderndevelopment.com

From: Joe Schumacher (cell) 970.397.9880
 Justin Marshall (cell) 970.397.9875
 John Hart (cell) 970.301.0416

Estimate Date: September 14, 2023

Plans Dated: February 6th, 2020 Northern Engineering

Crow Creek Construction, LLC:

By: _____
 Title: _____
 Attest: _____
 Date: _____

Accepted:

By: _____
 Title: _____
 Attest: _____
 Date: _____

EAST VINE DR	UNIT	QUANTITY	UNIT COST	TOTAL	City Responsibility	Post Modern Responsibility
Surveying	LS	1.0	\$9,746.00	\$9,746.00	\$4,873.00	\$4,873.00
Signs & Striping	LS	1.0	\$11,784.00	\$11,784.00	\$5,892.00	\$5,892.00
Traffic Control	DAYS	25.0	\$456.00	\$11,400.00	\$5,700.00	\$5,700.00
Landscaping/ Irrigation	LS	1.0	\$47,255.00	\$47,255.00	\$0.00	\$47,255.00
Earthwork Mobilization	LS	1.0	\$4,500.00	\$4,500.00	\$2,250.00	\$2,250.00
Onsite Cut To Fill	CY	1,085.0	\$3.10	\$3,363.50	\$1,681.75	\$1,681.75
Import Dirt	CY	4,312.0	\$6.65	\$28,674.80	\$14,337.40	\$14,337.40
Place Import Material	CY	4,312.0	\$2.48	\$10,693.76	\$5,346.88	\$5,346.88
30" Vertical Curb - Post Modern	LF	928.0	\$27.32	\$25,352.96	\$0.00	\$25,352.96
5' Sidewalk	LF	915.0	\$30.39	\$27,806.85	\$0.00	\$27,806.85
Concrete Prep	LS	1.0	\$7,973.97	\$7,973.97	\$0.00	\$7,973.97
Paving Local 4"/6" ABC (50% City, 50% PMD)	SY	3,145.0	\$34.22	\$107,621.90	\$53,810.95	\$53,810.95
Asphalt Mob	EA	1.0	\$2,070.00	\$2,070.00	\$1,035.00	\$1,035.00
Asphalt Subgrade Prep	SY	4,556.0	\$2.95	\$13,440.20	\$6,720.10	\$6,720.10
MERGENSER DR.	UNIT	QUANTITY	UNIT COST	TOTAL	City Responsibility	Post Modern Responsibility
Surveying	LS	1.0	\$4,966.00	\$4,966.00	\$1,415.31	\$3,550.69
Signs	LS	1.0	\$1,000.00	\$1,000.00	\$285.00	\$715.00
Traffic Control	DAYS	15.0	\$456.00	\$6,840.00	\$1,949.40	\$4,890.60
Asphalt Curb and Gutter Demo	LS	1.0	\$47,493.00	\$47,493.00	\$13,535.51	\$33,957.50
Landscaping/ Irrigation	LS	1.0	\$19,560.00	\$19,560.00	\$0.00	\$19,560.00
Strip site 4" Stockpile	CY	450.0	\$2.16	\$972.00	\$277.02	\$694.98

Onsite Cut To Fill	CY	725.0	\$3.10	\$2,247.50	\$640.54	\$1,606.96	
Import Dirt	CY	150.0	\$6.65	\$997.50	\$284.29	\$713.21	
Place Import Material	CY	150.0	\$2.48	\$372.00	\$106.02	\$265.98	
30" Vertical Curb	LF	406.0	\$27.32	\$11,091.92	\$0.00	\$11,091.92	
4.5' Sidewalk	LF	406.0	\$27.14	\$11,018.84	\$0.00	\$11,018.84	
Cross Pan	SY	12.0	\$74.93	\$899.16	\$256.26	\$642.90	
Paving Local 4"/6" ABC (28.5% City, 71.5% PMD)	SY	1,072.0	\$34.22	\$36,683.84	\$10,454.89	\$26,228.95	
Fly Ash 12" Depth	SY	1,230.0	\$9.74	\$11,980.20	\$3,414.36	\$8,565.84	
Asphalt Mob	EA	1.0	\$2,070.00	\$2,070.00	\$589.95	\$1,480.05	
Additional Base For Under Curbs	SY	160.0	\$8.56	\$1,369.60	\$0.00	\$1,369.60	
Adjust Manholes	EA	3.0	\$649.00	\$1,947.00	\$554.90	\$1,392.11	
Adjust Water Valves	EA	3.0	\$413.00	\$1,239.00	\$353.12	\$885.89	
Asphalt Subgrade Prep	SY	1,072.0	\$2.95	\$3,162.40	\$901.28	\$2,261.12	
SUNIGA ROAD		UNIT	QUANTITY	UNIT COST			
Surveying	LS	1.0	\$17,428.00	\$17,428.00	\$7,319.76	\$10,108.24	
Signs & Striping	LS	1.0	\$20,673.00	\$20,673.00	\$8,682.66	\$11,990.34	
15" RCP Class III	LF	35.0	\$46.09	\$1,613.15	\$1,613.15	\$0.00	
Landscaping/ Irrigation	LS	1.0	\$282,722.00	\$282,722.00	\$226,177.60	\$56,544.40	
Strip site 4" Stockpile	CY	2,250.0	\$2.16	\$4,860.00	\$2,041.20	\$2,818.80	
Onsite Cut To Fill	CY	1,650.0	\$3.10	\$5,115.00	\$2,148.30	\$2,966.70	
Import Dirt	CY	7,450.0	\$6.65	\$49,542.50	\$20,807.85	\$28,734.65	
Place Import Material	CY	7,450.0	\$2.48	\$18,476.00	\$7,759.92	\$10,716.08	
30" Vertical Curb	LF	2,574.0	\$27.32	\$70,321.68	\$0.00	\$70,321.68	
18" Double Curb and Gutter	LF	2,662.0	\$80.24	\$213,598.88	\$213,598.88	\$0.00	
Additional Prep for 3.5' Bike Buffer	LF	1,975.0	\$9.76	\$19,276.00	\$19,276.00	\$0.00	
3.5' Bike Buffer - Broom Finish - Silversmoke Carbon	LF	1,975.0	\$22.38	\$44,200.50	\$44,200.50	\$0.00	
6' Bike Lane - Silversmoke Carbon	LF	1,958.0	\$63.98	\$125,272.84	\$125,272.84	\$0.00	
6' Sidewalk	LF	2,006.0	\$36.47	\$73,158.82	\$0.00	\$73,158.82	
Inlet Tie In	EA	2.0	\$1,534.00	\$3,068.00	\$0.00	\$3,068.00	
Concrete Prep	LS	1.0	\$82,334.51	\$82,334.51	\$34,580.49	\$47,754.01	
Paving Local 4"/6" ABC (42% City, 58% PMD)	SY	7,002.0	\$34.22	\$239,608.44	\$100,635.54	\$138,972.90	
Asphalt Mob	EA	1.0	\$2,070.00	\$2,070.00	\$869.40	\$1,200.60	
Fly Ash 12" Depth	SY	8,605.0	\$9.74	\$83,812.70	\$35,201.33	\$48,611.37	
Additional Base For Under Curbs	SY	1,603.0	\$8.56	\$13,721.68	\$5,763.11	\$7,958.57	
Adjust Manholes	EA	8.0	\$649.00	\$5,192.00	\$2,180.64	\$3,011.36	
Adjust Water Valves	EA	15.0	\$413.00	\$6,195.00	\$2,601.90	\$3,593.10	
Asphalt Subgrade Prep	SY	7,002.0	\$2.95	\$20,655.90	\$8,675.48	\$11,980.42	
				Subtotal:	\$1,880,509.50	\$1,006,071.47	\$874,438.03

EAST VINE DR		UNIT	QUANTITY	UNIT COST	TOTAL
Paving Local - 4" Asphalt	SY		3,145.0	\$23.72	\$74,599.40
Paving Local - 6" ABC	SY		3,145.0	\$10.50	\$33,022.50
MERGENSER DR.		UNIT	QUANTITY	UNIT COST	TOTAL
Paving Local - 4" Asphalt	SY		1,072.0	\$23.72	\$25,427.84
Paving Local - 6" ABC	SY		1,072.0	\$10.50	\$11,256.00
SUNIGA ROAD		UNIT	QUANTITY	UNIT COST	TOTAL
Paving Local - 4" Asphalt	SY		7,002.0	\$23.72	\$166,087.44
Paving Local - 6" ABC	SY		7,002.0	\$10.50	\$73,521.00

SOUTHERN EXPOSURE

landscape management, inc.

November 9, 2023

Crow Creek Construction, LLC
c/o Blake Bell
7251 West 20th Street, L-101B
Greeley, CO

The following is a breakdown of Landscape and Irrigation costs for Suniga Dr., separating City vs. Developer.

- Developer cost is attributable to all the trees in the south parkways between the Suniga Road and Suniga sidewalk, and 6.5 feet of width of the south parkway sod landscaping between the Suniga Road and Suniga sidewalks
- City cost is attributable to the remaining 3 feet of width of the south parkway landscaping between the Suniga Road and Suniga sidewalks (not of the parkway trees), and the City cost is attributable to all of the landscaping and irrigation in the Suniga Road median

Suniga Dr - Southside and Median Island

City Portion \$217,524.00

Developer Portion \$65,198.00



Work included is only that which is completed in Sept 2023.

Regards,

Russell A Hoff, GM
Southern Exposure Landscape Management, Inc.

November 15, 2023
JD Padilla
Post Modern Development
144 N. Mason St Unit 4
Fort Collins, CO 80524

RE: WATERFIELD 4TH FILING – TCEF ENGINEERING FEES

Dear JD,

Based on the overall original contract between Thrive and Northern Engineering, Post Modern Development is eligible for soft costs repayment through the TCEFF program. Soft costs include preliminary design, final design, and construction assistance. Therefore, Post Modern should be eligible for \$8,603 reimbursement from the City of Fort Collins for the soft costs associated with a portion of the design of Suniga Road, Vine Dive, and Merganser Drive.

Sincerely,
NORTHERN ENGINEERING SERVICES, INC.

A handwritten signature in black ink, appearing to read 'Blaine Mathisen'.

Blaine Mathisen, PE
Project Manager

Attachment 1: Waterfield 4th Filing Soft Cost Breakdown

Attachment 2: ROW Reimbursement Exhibit

cc: Jeff Jensen, Jensen Laplante Development



Attachement 1: Waterfield 4th Filing Soft Cost Breakdown

Total Budget (Preliminary, Final, Construction Admin)	\$319,407.00
Budget for All Road Designs (Roughly 31% of Total Budget)	\$99,016.17
Total LF of All Roads	27,310

Street	LF	% of Overall Road Design	Total Cost	Total Cost Paid By Developer	Total Cost Paid By City
Suniga	2,605	9.54%	\$9,445	\$4,439	\$5,384
Merganser	465	1.70%	\$1,686	\$1,366	\$320
Vine	2,050	7.51%	\$7,433	\$4,534	\$2,899
			\$18,563	\$10,339	\$8,603

Notes:

1. Percentages in Total Cost By Developer Vs City comes from TCEF exhibit.
2. 57% cost paid by City for Suniga
3. 19% cost paid by City for Merganser
4. 33% cost paid by City for Vine



Statement of Services

INVOICE #03-2216

4/4/2023

From: Post Modern Development, LLC
144 N. Mason Street Unit #4
Fort Collins, CO 80524

To: DFC Waterfield, LLC
14701 Philips Highway, Suite 300
Jacksonville, Florida 32256

Project: Waterfield Subdivision - Phase 1-4
Fort Collins, CO

Item	Services	Description	QTY	Unit	Amount
1	Development Management	Development Management Fee Phase 1-4	1	LS	\$187,751
2	Reimbursements				
Total Amount Due:					\$187,751

PAID
[Handwritten signature]

REQUEST FOR PAYMENT

From: Crow Creek Construction LLC
7251 West 20th Street, L 101B
Greeley, CO 80634

To: Post Modern Development
144 N. Mason St, Suite 44
Fort Collins, CO 80524

Invoice: 6012024203081
Draw: 21-02610041
Invoice date: 11/30/2023
Period ending date: 11/30/2023

Contract For:

Request for payment:

Original contract amount	\$12,826,735.24
Approved changes	-\$1,037,470.64
Revised contract amount	\$11,789,264.60

Project: 21-026
Waterfield Phases 1-4

Contract completed to date	\$11,641,782.24
Add-ons to date	\$0.00
Taxes to date	\$0.00
Less retainage	\$0.00
Total completed less retainage	\$11,641,782.24
Less previous requests	\$11,640,632.24
Current request for payment	\$1,150.00
Current billing	\$1,150.00
Current additional charges	\$0.00
Current tax	\$0.00
Less current retainage	\$0.00

Contract date:

Architect:

Scope:

Current amount due \$1,150.00
Remaining contract to bill \$147,482.36

cost code 30.01
Phase 1-4

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner	1,672,490.98	-2,709,961.62
Total approved this Month		
TOTALS	1,672,490.98	-2,709,961.62
NET CHANGES by Change Order		-1,037,470.64

I hereby certify that the work performed and the materials supplied to date, as shown on the above represent the actual value of the accomplishment under the terms of the Contract (and all authorized changes thereof) between the undersigned and the Post Modern Development relating to the above referenced project. I also certify that the contractor has paid all amounts previously billed and paid by the owner.

CONTRACTOR: Crow Creek Construction LLC

State Of CO

County Of LARIMER

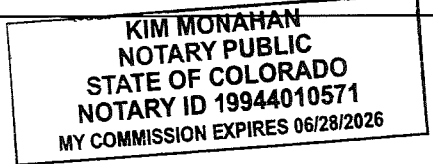
By: [Signature]

Subscribed and sworn to before me this 5th day of Dec, 2023

Date: 12-5-23

Notary Public Kim Monahan

My commission expires: 6/28/2026



REQUEST FOR PAYMENT DETAIL

Project: 21-026 / Waterfield Phases 1-4

Invoice: 6012024203042

Draw: 21-02610037

Period Ending Date: 10/10/2023

Detail Page 6 of 7 Pages

Item ID	Description	Unit of Measure	CONTRACTED			CURRENT		TOTAL TO DATE		Units to Finish
			Bid Quantity	Unit Price	Amount	Quantity	Amount	Quantity	Amount	
133	Cross Pan	SY	161.00	74.93	12,063.73			161.00	12,063.73	
134	Square Raddi with Spandrel	EA	12.00	2,891.00	34,692.00			12.00	34,692.00	
135	Radius	EA	10.00	1,416.00	14,160.00			10.00	14,160.00	
136	Inlet Tie In	EA	11.00	1,534.00	16,874.00			11.00	16,874.00	
137	Bus Stop Pad	LS	1.00	5,745.42	5,745.42			1.00	5,745.42	
138	Colored Crosswalk	SY	2,000.00	10.03	20,060.00			2,000.00	20,060.00	
139	Concrete Prep	LS	1.00	326,372.68	326,372.68			1.00	326,372.68	
140	10" Tra	SY	1,800.00	60.77	109,386.00			1,800.00	109,386.00	
141					0.00					
142	Asphalt Paving				0.00					
143	Paving Local 4 1/2" ABC	SY	18,665.00	28.62	534,192.30			18,665.00	534,192.30	
144	Concrete Parking Slabs/Allys	SY	6,140.00	56.64	347,769.60			6,140.00	347,769.60	
145	Paving Minor 5 1/2" ABC	SY	1,612.00	34.22	55,162.64			1,612.00	55,162.64	
146	Arterial Paving 6 1/2" ABC	SY	14,850.00	44.55	661,567.50			14,850.00	661,567.50	
147	Fire Access Road 6"	SY	7,339.00	11.25	82,563.75			7,339.00	82,563.75	
148	6' Bike Path	SY	3,550.00	31.27	111,008.50			3,550.00	111,008.50	
149	Fly Ash 12" Depth	SY	44,817.00	9.74	436,517.58			44,817.00	436,517.58	
150	Additional Base for Under Curbs	SY	9,604.00	8.56	82,210.24			9,604.00	82,210.24	
151	Adjust Manholes	EA	68.00	649.00	44,132.00			68.00	44,132.00	
152	Adjust Water Valves	EA	35.00	413.00	14,455.00			35.00	14,455.00	
153	Asphalt Subgrade Prep	SY	44,817.00	2.95	132,210.15			44,817.00	132,210.15	
154					0.00					
200	CO #001 Fire Service	LS			164,271.19				164,271.19	
201	CO #002 Weather Delays	LS			0.00					
202	CO #003 Weather Delays	LS			0.00					
203	CO #004 Deduct Concrete in Asph	LS			152,635.01				-152,635.01	
204	CO #005 Asphalt Increase	LS			34,770.00				34,770.00	
205	CO #006 Weather Delays	LS			0.00					
206	CO #007 Colored Conc	LS			159,012.17				159,012.17	
207	CO #008 Switch Alleys to Conc	LS			112,919.02				112,919.02	
208	CO #009 Non Potable Pumphouse	S			1,125,641.33		70,641.33		1,125,641.33	
209	CO #010				1,700,704.40				1,700,704.40	
210	CO #011				700,000.00				700,000.00	

