



REIMBURSEMENT AGREEMENT

THIS AGREEMENT, made and entered into this 19th day of September, 2004, by and between the CITY OF LOVELAND, COLORADO, a municipal corporation, hereinafter called the "City" and the **City of Loveland Water Department** hereinafter called the "Developer",

WITNESETH

WHEREAS, the Developer finds it necessary and desirable to provide for the installation of certain water improvements ("Improvements") which are the subjects of this Agreement and are known as the **East Side Lift Station**; and

WHEREAS, the City has adopted the Water and Sewer Line Extension Policy ("Policy"), attached hereto as Exhibit A, which sets forth the City's policy concerning the reimbursement for installation of a major structure;

NOW THEREFORE, in consideration of the mutual covenants contained herein, it is agreed as follows:

1. **REFUNDING**

It is agreed that the Developer shall have an opportunity to recoup from subsequent future development served by the major structure a portion of the actual costs of the Improvements. The Improvements are shown on attached Exhibit B and described as:

- a) Force mains.
- b) Lift Station and all related site work.
- c) Demolition of Parkside Lift Station.
- d) Demolition of Jellystone Lift Station.
- e) Engineering and design costs.
- f) Construction management.
- g) Electrical power hookup.
- h) Permits.

For the purpose of providing an opportunity for reimbursement to the Developer, the City agrees, subject to the provisions contained in this Agreement, to collect certain sums of money as set forth herein, in addition to all other fees and sums collected by the City, from those persons who commence subsequent future development served by the Improvements as set forth in section 1.3.3.5 of the Policy.

**CITY OF LOVELAND
CITY CLERK'S OFFICE
500 E 3RD ST
LOVELAND, CO 80537**

8 The properties served by these Improvements which are subject to this Agreement are located in the SE quarter of Section 17, Township 5 North and Range 68 West, NW quarter of Section 16, Township 5 North and Range 68 West and SW quarter of Section 16, Township 5 North and Range 68 West of the 6th P.M., City of Loveland, County of Larimer and State of Colorado and can be seen in Exhibit B.

Any portions, lots, or pieces of property that result from the splitting, subdividing or replatting of any of the above described properties are subject to this Agreement.

At the time that a sanitary sewer service line or extension, which serves all or any portion of the properties described in Exhibit E, is installed, the City shall collect from the person(s) installing said sanitary sewer service line or extension, the following fee(s) as described below:

- a) Reimbursement for the cost of lift station and all associated costs. The actual costs are shown in Exhibit D. During the development of this project, the Developer identified 74 properties that could ultimately benefit from the construction of this lift station. These properties are shown in Exhibit B. Per the PVH agreement dated April 8, 2003, 22 of these properties are exempt from paying reimbursement if the use on these properties is non-residential. Exhibit E describes the obligated properties, the current owners and notes any exemptions. The determination of eligible reimbursement costs are shown in Exhibit D.
- b) The unit cost of \$122.92 shall be multiplied by the following values to establish the reimbursement amount due. Determination of this cost is shown in Exhibit D.

For residential developments (attached and detached dwelling units) - .211 gallons per minute (gpm) per dwelling unit.

For industrial and commercial properties - peak gallons per minute (gpm) per building unit connection to the sanitary sewer. This value shall be consistent with similar empirical values used nationwide.

All flow calculations shall be prepared and certified by a Licensed Civil Engineer in the State of Colorado.

- c) Flow calculations shall be submitted with the final construction plans for approval.
- d) For residential development, the reimbursement shall be due prior to acceptance of the water and sanitary sewer improvements.

For industrial and commercial properties, the reimbursement shall be due prior to issuance of a building permit.

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- e) The sum of money, as calculated above, shall be increased or decreased to reflect fluctuations in the construction cost index (20 city average) as published in the most recent issue of the Engineering News Record (ENR). The base cost index shall be the index in effect at the time the construction bid was obtained: the April 2004, ENR Index.

- f) The fee shall be collected by the City, and shall be payable to the Developer as reimbursement for the costs of installing the Improvements.

Summary of Exhibits:

- Exhibit A City of Loveland Water and Sewer Line Extension Policy
- Exhibit B Construction Plan Extract and Conceptual Site Plan
- Exhibit C Construction Bids
- Exhibit D Cost Analysis
- Exhibit E Cost Allocation, Obligated Properties and List of Current Property Owners

2. **TERM, EFFECT AND INTEGRATION**

It is expressly understood and agreed that the terms of this Agreement shall be binding upon and inure to the benefit of the heirs, successors, representatives, and assigns of the parties hereto; and that the reimbursement provisions of this Agreement shall be in force and effect only for a period of twenty (20) years from the date first above written or until maximum reimbursement is made.

X

This Agreement constitutes the entire Agreement of the parties, and may be altered, amended or revised only by written agreement of the parties hereto.

APPROVED AS TO FORM:

THE CITY OF LOVELAND
A Municipal Corporation

Shawn L. Allen
City Attorney

Don F. Williams
City Manager



Donna Visconti
City Clerk

DEVELOPER:

City of Loveland Water Utility
200 North Wilson Avenue
Loveland, Colorado 80537

John Muller
Water and Power Director

ATTEST (if a corporation)

[SEAL]

Corporate Secretary

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EXHIBIT A

EXHIBIT "A"

1.3 WATER AND SEWER LINE EXTENSION POLICY

1.3.1 Introduction

1.3.1.1 Statement of Purpose -- It is the purpose of this policy to provide a fair and equitable distribution of the costs of installing water and sewer lines to all the parties benefiting from their installation. This policy covers most cases, but a recognition is made that special cases may occur. When special cases do occur, deviations may be made from the specifics of the policy, provided the final arrangements maintain the fair and equitable intent. Such arrangements can be made through the mutual consent of the Director of the Water/Wastewater Department and the owner or developer of the property. Such arrangements shall be contained in a development agreement executed by the developer and the City.

1.3.1.2 Definitions

- A. "City" means the City of Loveland, Colorado.
- B. "Developer" means the subdivision developer, parcel owner or any other party or parties who are having a water or sewer line installed within the City's service area.
- C. "Property" means the subdivision, parcel, lot, tract or any other described piece of land for which the water or sewer line is being installed.
- D. "Utility Director" means the Director of the City of Loveland Water/Wastewater Department.

1.3.2 Line Installation Policy

1.3.2.1 In order to facilitate the orderly continuation of the City water distribution and sewage collection systems, water and sewer mains shall be installed to the furthest point or points of a property and within all rights-of-way if it is determined by the Water/Wastewater Department that those lines are needed to provide service to other properties beyond the subject property.

1.3.2.2 All mains which are necessary for the service to or within a property or as required in Section 1.3.2.1 shall be installed at the cost of the developer, except for the following conditions:

- A. If the line is installed along the side of the property the developer may be eligible for reimbursement of half of the cost of that line as provided in Section 1.3.3.
- B. Mains larger than those required to serve the property but required by the City shall be subject to the provisions of Section 1.3.4.

1.3.2.3 Prior to construction, plans and specifications for the water and sewer systems to be installed shall be reviewed and approved by the Water/Wastewater Department.

1.3.2.4 The developer shall be responsible for payment of the City's inspection costs. Such costs shall be in accordance with the schedule adopted by the Utility Director showing the cost for inspection by lineal footage of the water or sewer main to be inspected. Payment of such costs shall be made prior to issuance of any building permits.

1.3.2.5 Upon completion of the work and acceptance by the City the water distribution and sewage collection systems shall become the property of the City.

- A. The City shall own and maintain the water mains, water main appurtenances, fire hydrants, service lines to the meter pit or curb stop, the meter pit or vault and the meter and other appurtenances in the pit or vault. For fire service lines the City ownership ends at the valve on the main or the point of connection to the last domestic service off the line.

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B. The City shall own and maintain the sewer mains, manholes and regional sewage lift stations. The sewer services are owned and maintained to the sewer main by the property owners.

1.3.2.6. All workmanship and materials shall be warranted by the developer against any defects for a period of one year from the date of acceptance by the City. Any repair or reconstruction performed during such warranty period as a result of defects in material and/or workmanship shall be warranted for a period of one year from the acceptance of such repair or reconstruction by the City.

1.3.2.7 Areas which are served by private lines that were not constructed according to City approved plans and specifications shall have mains complying to the City standards installed and extended to serve the areas and the cost thereof shall be paid by the owners served, or assessed against the owners in accordance with applicable laws.

1.3.2.8 No mains shall be extended outside the Urban Growth Boundary, except as may be necessary to serve the property within the City or upgrade service to existing customers, without the express consent and approval of the City Council.

1.3.3 Reimbursement Policy and Procedure

1.3.3.1 Reimbursement for Line Extensions Through Undeveloped Property -- A developer may find it necessary to install a water or sewer line through undeveloped property to obtain service. Such person may request the establishment of a reimbursement agreement to recover a portion of the line installation costs from subsequent future development along the line.

- A. The establishment of a reimbursement agreement is optional and must be requested by the developer prior to construction of the line.
- B. The developer shall obtain three independent written quotes or bids for the line. The lowest bid shall be the reimbursable amount, regardless of whether the low bidder performs the work or not. The quotes or bids shall be obtained for doing the work in a reasonable but not an accelerated time period.
- C. The reimbursable amount shall be increased or decreased to reflect fluctuations in the "Engineering News Record" construction cost index (20 city average). The date of the construction quote or bid shall establish the initial index value.
- D. The reimbursement agreement shall expire after a period of twenty (20) years from the acceptance of the line.
- E. Reimbursement payments shall be due and payable prior to the installation of any service or line extension to the undeveloped parcel, regardless of whether or not the service or line extension is connected to the line eligible for reimbursement.
- F. If the line is installed through or adjacent to more than one property, the future developers shall pay for their proportional share based on the footage of line through or adjacent to their property.
- G. If the line is installed in a right-of-way or in an easement along a property line between two parcels, the developer on each side shall pay fifty percent of the reimbursement amount.

1.3.3.2 **Reimbursement for Installation of Lines in Adjacent Right-of-Way** -- A developer may be required under Section 1.3.2.1 to install a water or sewer main in a right-of-way adjacent to the property being developed. Such person may request the establishment of a reimbursement agreement to recover fifty percent of the line installation costs from the future developer of the adjacent property. The provisions of Section 1.3.3.1.A through 1.2.2.1.F shall apply.

1.3.3.3 **Reimbursement for Line Extensions Through Undevelopable Property** -- A developer may find it necessary to install a line through an area that cannot be developed to obtain service. The developer

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may be eligible to establish a reimbursement agreement in the following cases:

- A. If the line is a sewer main that will provide service to other properties adjacent to or upstream of the existing development, the developer may recover a portion of the construction costs from the other property owner. The cost distribution shall be in proportion to the gross developable acreage of all tributary properties, as determined by the developer's engineer and approved by the City.
- B. If the line is a water main, the developer may recover a portion of the construction costs through one of the two following methods.
 1. If the water line will serve an identifiable service area, the developer may recover a portion of the construction costs from the developers of the other properties in the service area. The cost distribution will be in proportion to the gross developable acreage of all the properties in the service area, as determined by the developer's engineer and approved by the City.
 2. If the water line will be required as part of the grid of the City's water distribution system, the cost of the line may be paid for by the City, contingent on fund availability. The City's participation will be administered under the procedures of Section 1.3.4.
- C. The provisions of this section shall be applicable in cases where the line will be installed through or adjacent to properties that are served or committed to be served by other water or sewer districts.

1.3.3.4 Reimbursement for Line Extension Through Previously Developed Areas -- A developer may find it necessary to replace an existing undersized or otherwise inadequate line to obtain service. The developer may be eligible to establish a reimbursement agreement in the following cases:

- A. If a property adjacent to the replacement line had a tap on the original undersized line and is later subdivided the developer of this second property shall reimburse the original developer an amount determined as follows:
$$L \times C \times (N-T) \times 50\%$$
where: L = Length of frontage
C = Cost per foot of the line
N = Number of lots in the new development
T = Number of taps on the original line
To be eligible for such reimbursement the developer must establish a reimbursement agreement as provided in Section 1.3.3.1.A through 1.3.3.1.F.
- B. If the line to be replaced is in such a condition or configuration that it would in the opinion of the Water/Wastewater Department be eligible for replacement, the City may pay the portion of the cost that it would incur to replace or upgrade the line, subject to fund availability. Such City participation shall be administered in accordance with Section 1.3.4.

1.3.3.5 Reimbursement for Major Structures -- A developer may find it necessary to install a major structure to obtain water or sewer service. The developer may be eligible to establish a reimbursement agreement.

- A. A reimbursement agreement may be established if the major structure is a component of the water distribution or sewage collection system that will bring direct benefits to an identifiable area. Examples are:
 1. Sewage lift stations
 2. Water booster pump stations
 3. River or highway crossings

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- B. Costs shall be distributed in proportion to the developable area being served, as determined by the developer's engineer and approved by the City.
 - C. To be eligible for reimbursement, the developer shall establish a reimbursement agreement as provided in Section 1.3.3.1.A through 1.3.3.1.E.

1.3.4 Line Oversizing Policy

1.3.4.1 **General** -- The purpose of the line oversizing policy is to enable a developer to install an oversized water or sewer line with no expense to that developer beyond what is required for their development or to receive repayment for those extra expenses. The "oversized" portion is the difference between the line size required by the property and the line size required by the City to meet future growth demands. The developer is required to bear the full costs for installing all water and sewer lines up to 8" in diameter, or larger if required to serve the development.

1.3.4.2 **Line Sizing** -- The actual size of water or sewer line required shall be determined by the City. Criteria to be used for this determination shall include, but shall not be limited to the following:

- A. Utility Master Plan requirements.
- B. Potential future demand on the water or sewer system as related to the proposed development.
- C. Hydraulic design criteria of the water or sewer system.

1.3.4.3 **City Participation in Oversizing Project** -- The City may require a developer to install an oversized water or sewer line. If an oversized line is required, the City will participate in the project cost.

- A. If the City has funds available in its oversizing budget and the City's participation is less than \$5000.00, the City will pay its portion to the developer on completion of the project and receipt of the final cost summary.
- B. If the City has funds available in its oversizing budget and the City's participation is greater than \$5000.00, the City will make interim payments based on partial pay estimates for work completed and cost summaries from the developer's project manager or engineer.
- C. If the City does not have funds available in its oversizing budget to participate in the project at the time of construction, the City will reimburse the developer for the cost of the line over a period not to exceed ten years at a rate of eight percent (8%) per annum. An agreement shall be executed by the City and the developer detailing the terms of the reimbursement, to be established at that time.

1.3.4.4 **Initial Oversizing Not Required** -- If the City determines that a line in a certain location will need to be oversized at some point in the future but elects not to require oversizing of the line at the time of initial construction, the developer may elect to either install the size of line needed for the development or install the oversized line.

- A. If the oversized line is not installed the developer will not be eligible for any reimbursements for that line. Any reimbursements that would normally be eligible under the provisions of Section 1.3.3 shall accrue to the City for construction of the oversized line.
- B. If the oversized line is installed the developer will be eligible for certain construction cost reimbursements and for future oversizing participation by the City.
 - 1. The developer will be eligible for reimbursements as provided in Section 1.3.3 for the 8" portion of the oversized line.

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2. The City will pay for the oversized portion of the line when it is determined by the City that the line, or a portion thereof, is needed for the service area. A construction cost estimate will be made at that time to determine the amount to be paid by the City.

1.3.4.5 Determination of Eligible Project Costs

- A. The costs of the materials and installation of an oversized line shall be shared between the City and the developer in accordance with the following tables.

PERCENTAGE PAID BY THE CITY FOR OVERSIZED WATER LINES										
		Size of Water Line Installed								
		8"	10"	12"	14"	16"	18"	20"	24"	30"
Size of Water Line Needed	8"	0	30	48	62	70	76	80	84	88
	10"		0	27	46	59	66	71	77	82
	12"			0	25	44	54	61	69	76

PERCENTAGE PAID BY THE CITY FOR OVERSIZED SEWER LINES										
		Size of Sewer Line Installed								
		8"	10"	12"	15"	18"	21"	24"	27"	30"
Size of Sewer Line Needed	8"	0	16	30	49	63	71	78	81	83
	10"		0	18	37	54	66	72	77	79
	12"			0	24	45	59	68	73	76

- B. Only those components of the water or sewer line project that are oversized shall be included for oversized participation. Eligible costs include those costs to furnish and install the oversized pipe, fittings, valves and service saddles. The costs for design, service lines, manholes, surface repairs and connected lines and appurtenances are not eligible. Sewer manholes will be included if larger than a 4-foot diameter manhole is needed because of the sewer line size.
- C. Construction Quotes -- If the City participation is estimated to be \$5000.00 or less, the developer shall obtain a minimum of three written quotes from qualified contractors for construction of the oversized line. The quotations shall be based on construction of the line in a reasonable but not an accelerated time period. The City and the developer shall agree on a reasonable time frame to be included in the request for quotations. The lowest quote shall be the basis for determining eligible costs. If the City's portion is greater than \$5000.00, the developer may either accept \$5000.00 as the maximum compensation or have a public, competitive bid.
- C. Competitive Bids -- If the City's participation is estimated to be greater than \$5000.00, the developer shall obtain competitive bids for the construction of the oversized line, in accordance with the State laws and City procedures for capital projects. The bids shall be based on construction of the line in a reasonable but not an accelerated time period. The City and the developer shall agree on a reasonable time frame to be included in the request for quotations. The City and the developer have the right to reject any and all bids, for cause.
- E. Determination of Final Cost -- The developer's engineer shall submit to the City a summary of the final eligible project costs. The final costs shall be based on the actual quantities installed and the prices from the lowest quote or bid received for the project.

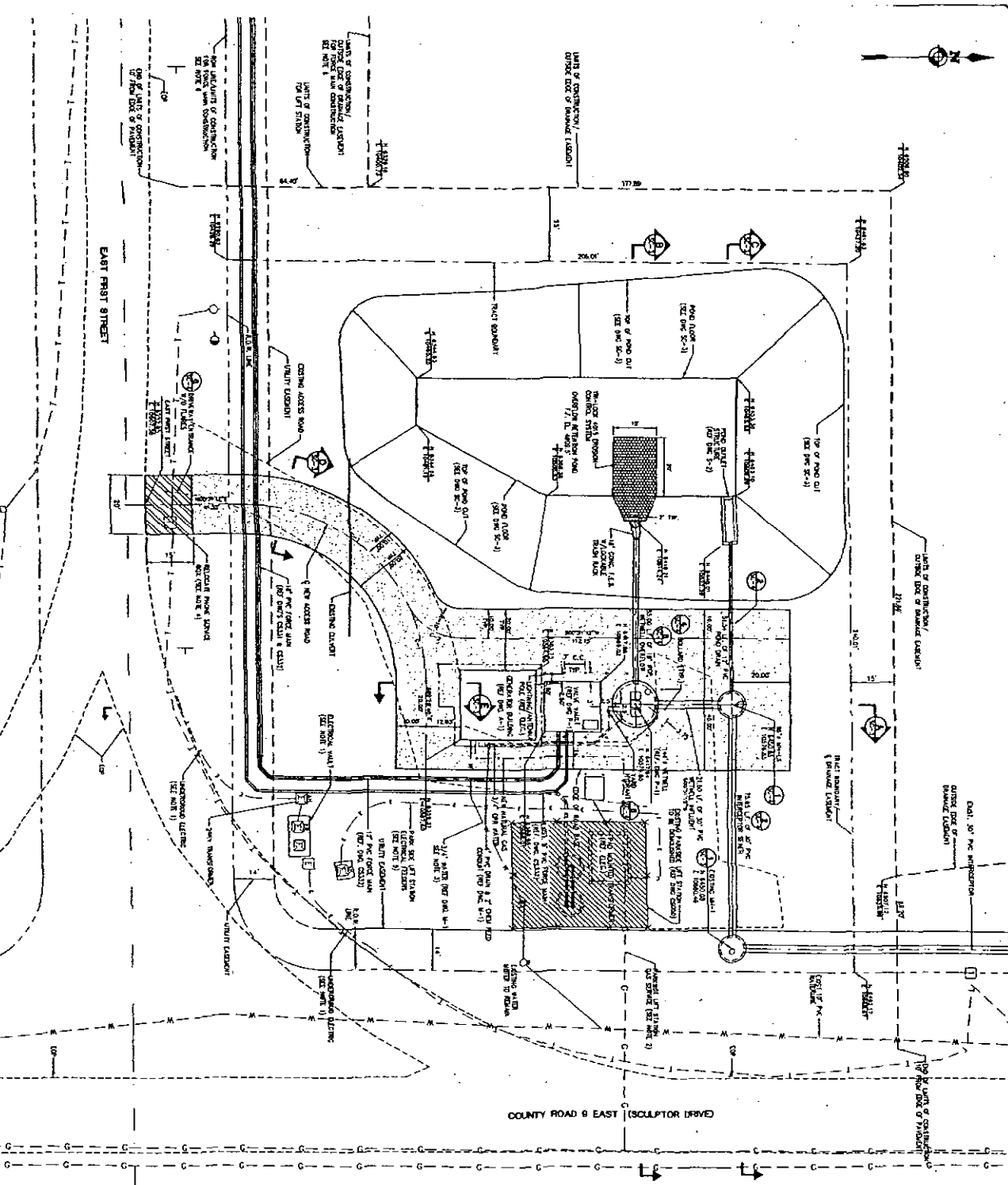
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1.3.4.6 **Water and Sewer Development Agreement** -- If the City agrees to participate in an oversizing project with the developer and shall prepare a Water and Sewer Development Agreement which will include:

- A. An estimate of the oversized line project costs, prepared by a Professional Engineer. Itemization of the cost estimate shall be attached to the agreement.
- B. Distribution of project costs between the City and the developer.
- C. Time schedule or phasing plan(s) which the developer agrees to comply with.
- D. Any reimbursement agreements between the developer and future developers along the oversized line.
- E. The Water and Sewer Development Agreement shall be reviewed and signed by the Utility Director, the City Attorney, and the land owner(s).

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EXHIBIT B

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DATE	NO.	BY	REVISION
08/20/07	1	SC-1	ISSUED FOR PERMITS
08/20/07	2	SC-1	REVISED PER COMMENTS
08/20/07	3	SC-1	REVISED PER COMMENTS
08/20/07	4	SC-1	REVISED PER COMMENTS

- NOTES:
- EXISTING 24" DIA. AND 20" DIA. PIPES ARE TO BE REMOVED AND REPLACED WITH 24" DIA. PIPES ALONG THE WEST SIDE OF EAST 1ST STREET AND ALONG THE WEST SIDE OF BOYD LAKE AVE.
 - CONDUIT WITH GAS TIGHT COVER SHALL BE INSTALLED FOR THE 24" DIA. PIPES.
 - CONDUIT SHALL BE INSTALLED FROM EXISTING UTILITY STRUCTURES TO THE 24" DIA. PIPES.
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CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-822-1987

PROJECT: EASTSIDE INTERCEPTOR / LIFT STATION AND BOYD LAKE AVE. 24" WATERLINE CITY OF LOVELAND, COLORADO

DATE: 08/20/07

PROJECT NUMBER: SC-1

SCALE: AS SHOWN

SEAR-BROWN

200 South Meador
 Ft. Collins, CO 80521-2803
 (970) 221-2800

PROJECT ENGINEER/ARCHITECT: K. Matthews P.E.

PROJECT NUMBER: SC-1

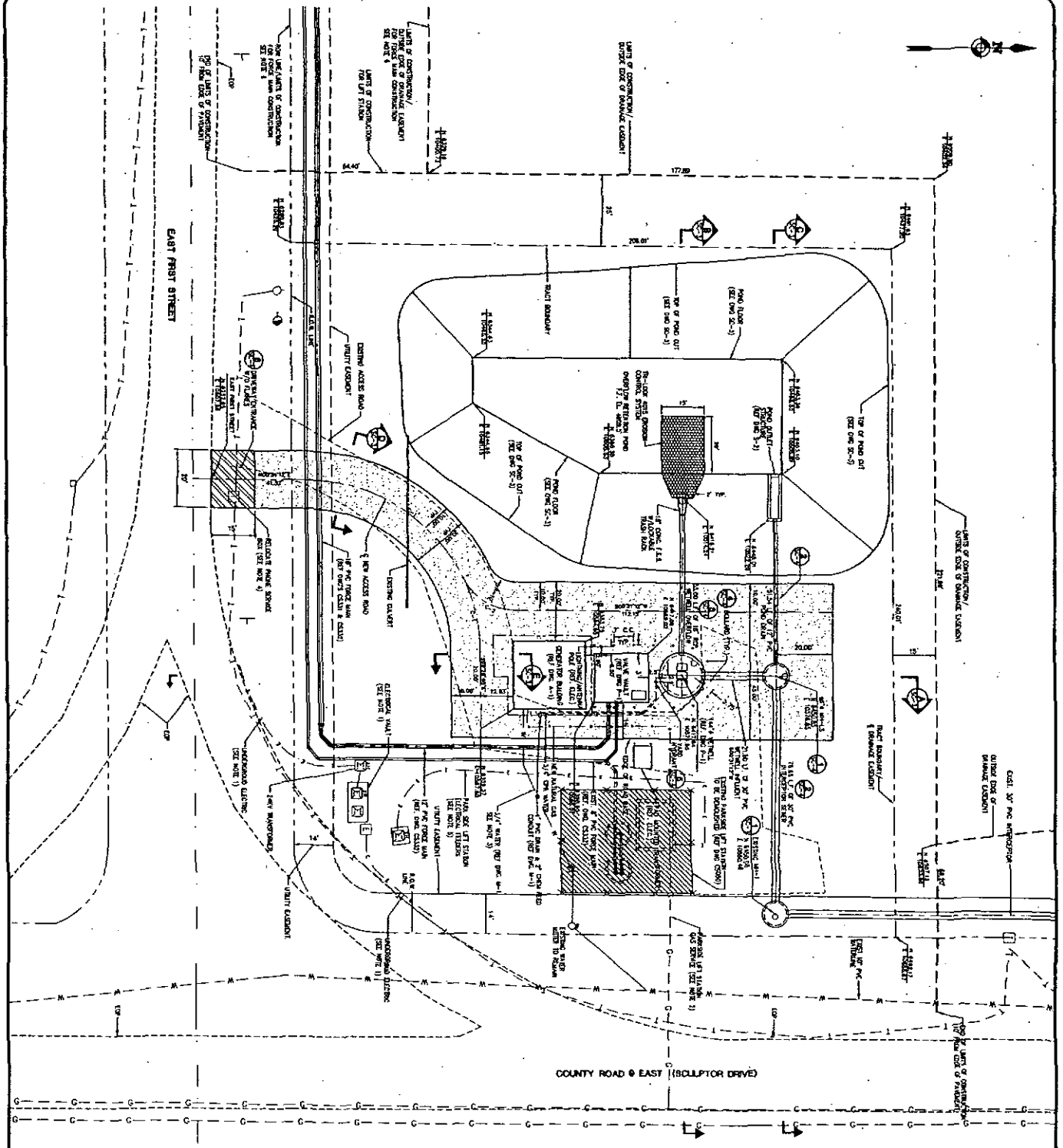
DATE: 08/20/07

CONTRACT NO. 07-001

DATE: 08/20/07

PROJECT: EASTSIDE INTERCEPTOR / LIFT STATION AND BOYD LAKE AVE. 24" WATERLINE CITY OF LOVELAND, COLORADO

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COUNTY ROAD # EAST (SCULPTOR DRIVE)

DATE	NO.	BY	REVISION
05/20/01	1	R. QUINN	INITIAL DESIGN
06/07/01	2	R. QUINN	REVISED
07/23/01	3	R. QUINN	REVISED
08/01/01	4	R. QUINN	REVISED
08/15/01	5	R. QUINN	REVISED
08/22/01	6	R. QUINN	REVISED
09/05/01	7	R. QUINN	REVISED
09/12/01	8	R. QUINN	REVISED
09/19/01	9	R. QUINN	REVISED
09/26/01	10	R. QUINN	REVISED

- NOTES:
1. EXISTING 3-INCH WATER MAIN AND 200 AMP POWER ARE LOCATED ALONG THE NORTH SIDE OF EAST FROST STREET AND ALONG THE WEST SIDE OF SCULPTOR DRIVE.
 2. COORDINATE WITH GAS UTILITY COMPANY FOR EXISTING GAS SERVICE TO NEW CONSTRUCTION BUILDING.
 3. EXISTING 1/2" WATER SERVICE FROM PARALLEL UTILITY STATION COORDINATE WITH UTILITY PERSONNEL WATER DISTRICT.
 4. COORDINATE WITH ELECTRIC UTILITY FOR RELOCATION OF SERVICE BOX.
 5. COORDINATE RELOCATION OF ELECTRICAL SERVICE TO THE PARALLEL UTILITY STATION WITH THE CITY OF LOVELAND WATER AND POWER DEPARTMENT.
 6. COORDINATE RELOCATION WITH THE CITY OF LOVELAND WATER AND POWER DEPARTMENT.
 7. THE ADJACENT PROPERTY OUTSIDE THE LIMITS OF CONSTRUCTION MAY BE USED FOR THE UTILITY STATION STORAGE AREA. THE STORAGE AREA MAY BE USED FOR EXISTING STORAGE TRAILER, EQUIPMENT AND MATERIALS. CONTACT DRAWER WALKER WITH DORRIS MANAGEMENT AT (703) 87-4150 A NUMBER OF 42 HOURS PRIOR TO SHOW AND LIMITS OF THE STATION AREA. THE STATION AREA SHALL BE RESTORED TO ORIGINAL CONDITION AND RELOCATED ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

CALL CENTER OPERATIONS
CENTERS OF COLORADO
800-822-1987
1-800-822-1987

PROJECT: EASTSIDE INTERCEPTOR / LIFT STATION AND BOYD LAKE AVE. 24" WATERLINE CITY OF LOVELAND, COLORADO
SHEET NO. SC-1

DATE: 06/07/01
PROJECT: EASTSIDE INTERCEPTOR / LIFT STATION AND BOYD LAKE AVE. 24" WATERLINE CITY OF LOVELAND, COLORADO

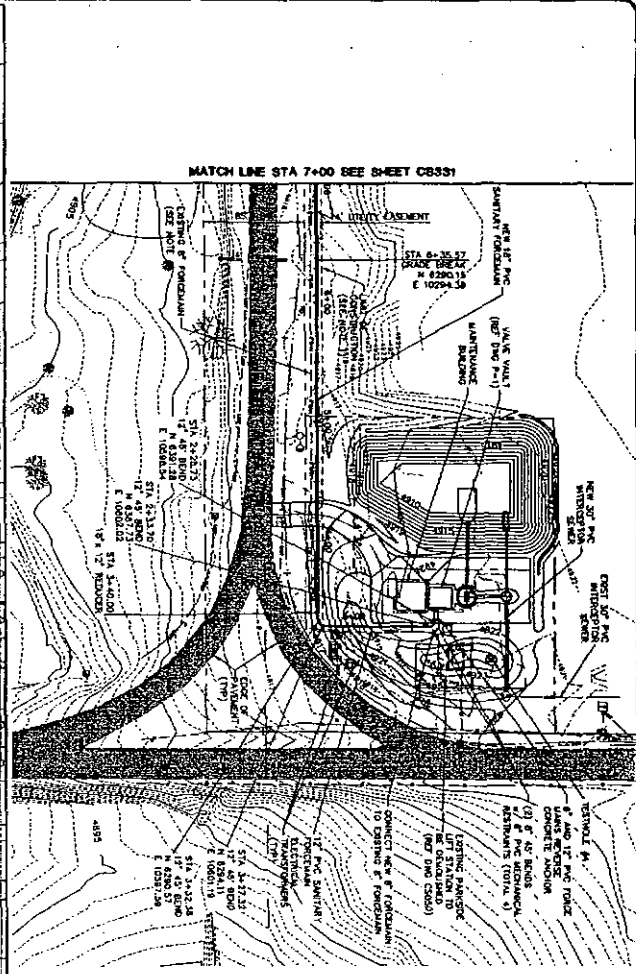
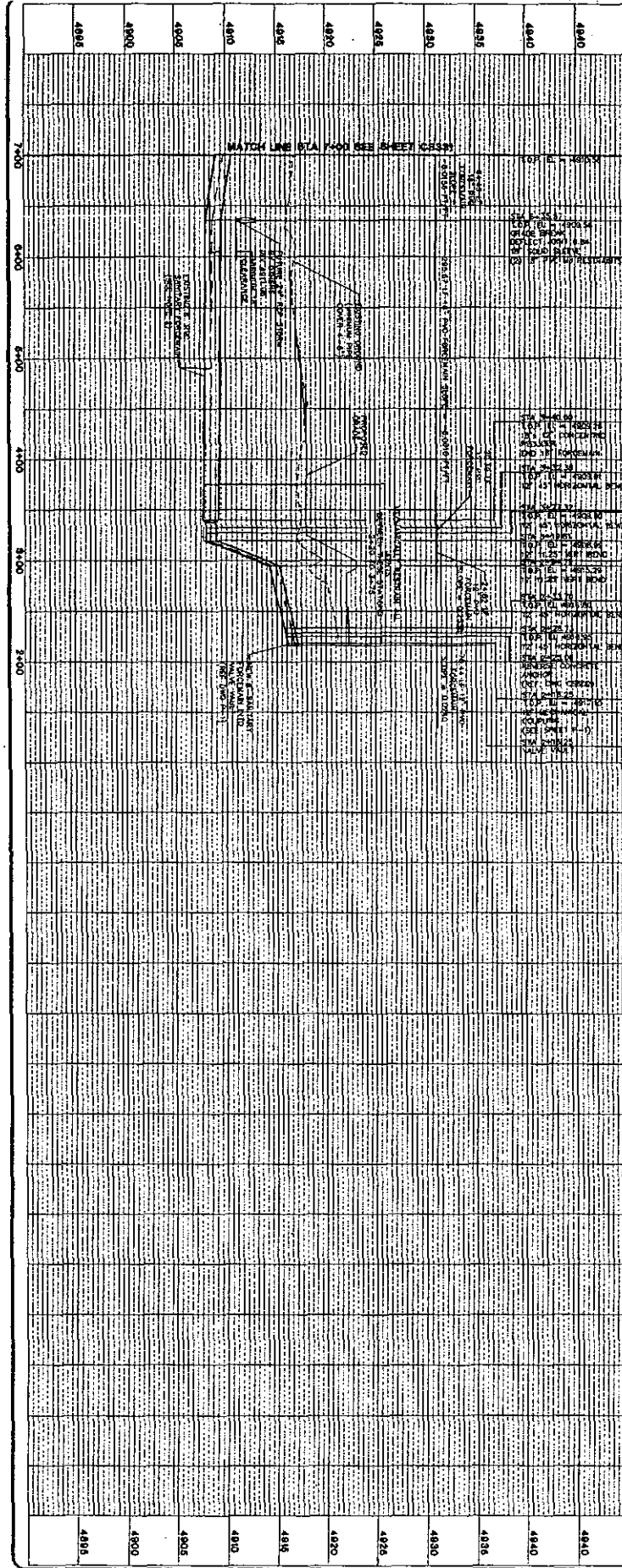
SEAR-BROWN
209 South Melrose
FL, COLO., CO 80521-2603
(703) 885-9222

PROJECT ENGINEER/ARCHITECT: R. QUINN, P.E.
DESIGNED BY: M. MATTHEWS, P.E.
DRAWN BY: S.L.H.

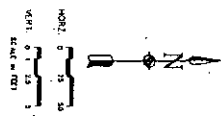
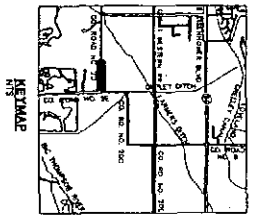
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NOTE:
 1) PLACE TEMPORARY FENCE ALONG ENTIRE
 LENGTH OF CONSTRUCTION LIMIT.
 2) THE EXISTING 8" FORCE MAIN SHALL BE
 EXPOSED TO THE SURFACE TO ALLOW
 INSPECTION AND REPAIRS TO BE MADE
 DURING THE CONSTRUCTION OF THE
 NEW FORCE MAIN.



PROJECT NO. 067061
 SHEET NO. CS332
 OF 1

PROJECT:
 EASTSIDE INTERCEPTOR LIFT STATION
 AND BOYD LAKE AVE. 24" WATERLINE
 CITY OF LOVELAND, COLORADO

SEAR-BROWN

209 South Meeker
 Ft. Collins, CO. 80521-2803
 (970) 225-9077

DESIGNED BY: R. DAVIS
 PROJECT NUMBER: F. MATTHEWS
 DRAWN BY: J. BISHOP/11/11

NO.	REVISION	DATE

NOTES

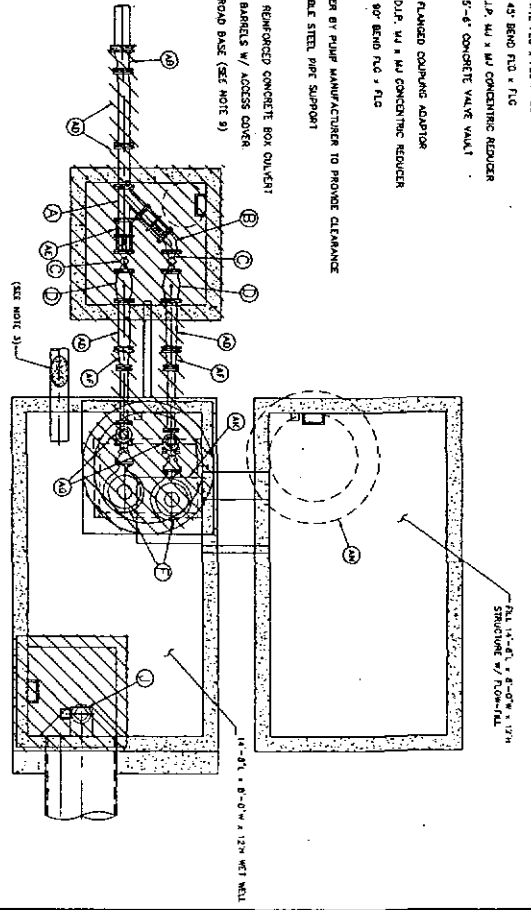
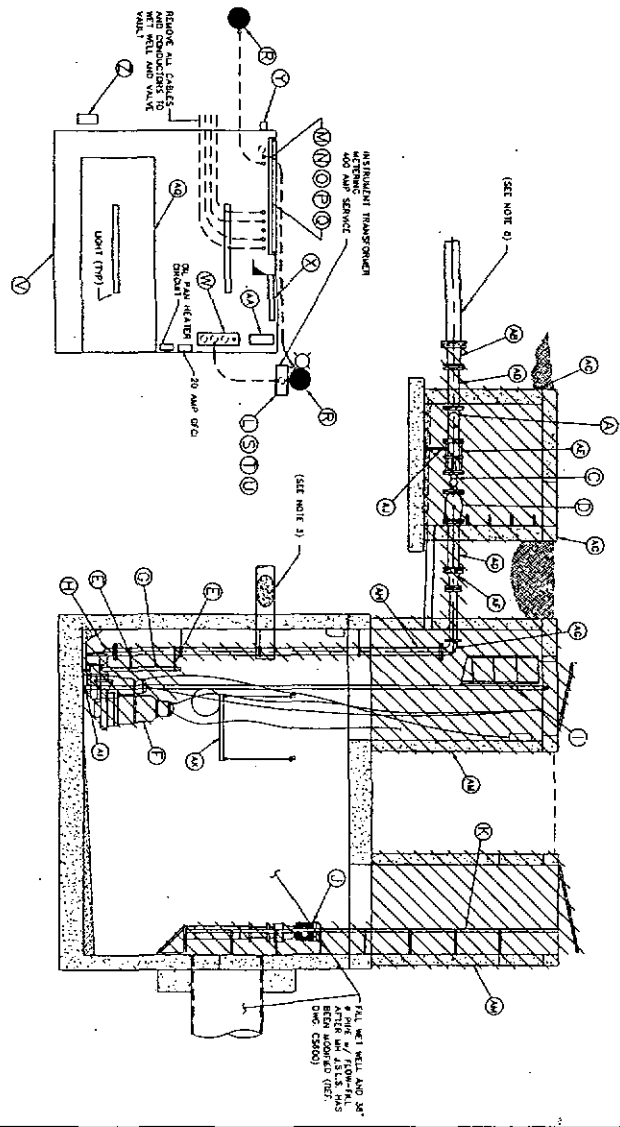
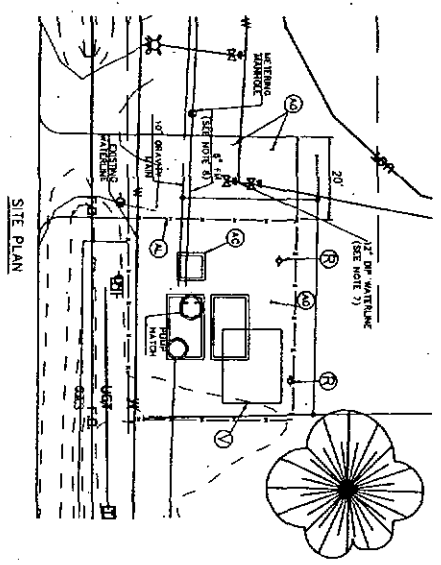
1. PRIOR TO DEMOLISHING THE EXISTING LIFT STATION, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOVELAND.
2. AFTER ALL WORK HAS BEEN COMPLETED, THE CONTRACTOR SHALL REMOVE ALL SOILS FROM THE WET WELL AND PUMP ROOMS AND FILL WITH GRAVEL TO THE EXISTING INTERSECTION.
3. THE CONTRACTOR SHALL REMOVE ALL EXISTING ELECTRICAL SERVICE FEEDERS FROM THE WET WELL AND PUMP ROOMS AND FILL WITH GRAVEL TO THE EXISTING INTERSECTION. PUMP RISE IS APPROXIMATELY 1000 GPM.
4. GENERATOR/CONTROL BUILDING FOUNDATION SHALL BE DEMOLISHED AND REMOVED FROM SITE. FOUNDATION SHALL BE RECONSTRUCTED AND DELIVERED TO CITY OF LOVELAND WATER AND SEWER DEPARTMENT FOR DISCONNECTING ELECTRICAL SERVICE FEEDERS.
5. ITEMS NOT NOTICED IN LIST SHALL REMAIN THE PROPERTY OF THE CITY OF LOVELAND.
6. ITEMS NOT NOTICED IN LIST SHALL REMAIN THE PROPERTY OF THE CITY OF LOVELAND.
7. EXTEND 1" DIA. 60' TO EAST. (REF DWG C504)
8. EXTEND 8" DIA. FORCE MAIN 30' TO EAST. (REF DWG C504)
9. MAINTAIN EXISTING GRADE BY REPLACING GRAVEL ROAD BASE WITH 12" TOP SOIL. DO NOT SET.

REMOVE AND DELIVER THE FOLLOWING ITEMS TO THE CITY OF LOVELAND DEPARTMENT OF WATER AND POWER. (SEE NOTE 9)

- (1) 8" ECONOMIC RING VALVE
- (2) 8" CHECK VALVE
- (3) 8" GROUND SUPPORT
- (4) HIGH-CAPACITY SUBMERSIBLE PUMPS AND FLIGHT CONTROLS P/CONTROL (WASH W/ HIGH PRESSURE WATER PRIOR TO DELIVERY TO CITY OF LOVELAND)
- (5) PUMP RISE, GROUND (WASH W/ HIGH PRESSURE WATER PRIOR TO DELIVERY TO CITY OF LOVELAND)
- (6) PUMP BASE (WASH W/ HIGH PRESSURE WATER PRIOR TO DELIVERY TO CITY OF LOVELAND)
- (7) ACCESS LADDER (WASH WITH HIGH PRESSURE WATER PRIOR TO DELIVERY TO CITY OF LOVELAND)
- (8) GRINDER (WASH WITH HIGH PRESSURE WATER PRIOR TO DELIVERY TO CITY OF LOVELAND)
- (9) WET WELL FRAME BY GRINDER MANUFACTURER (WASH WITH HIGH PRESSURE WATER PRIOR TO DELIVERY TO CITY OF LOVELAND)
- (10) UTILITY WATER
- (11) PUMP CONTROL PANEL
- (12) DISTRIBUTION PANELS
- (13) TRANSFORMER
- (14) GRINDER MOTOR CONTROL PANEL
- (15) RELAY BOX
- (16) LIGHT POLE W/ SITE LIGHT AND ANTENNA POLE W/ ANTENNA AND CABLE
- (17) SURGE SUPPRESSOR
- (18) ELECTRICAL DISCONNECT
- (19) CURRENT TRANSFORMERS
- (20) 10'-10" X 10'-10" THERMOCAST GENERATOR/CONTROL BUILDING (SEE NOTE 9)
- (21) AUTOMATIC TRANSFER SWITCH
- (22) RTU
- (23) SITE LIGHT PHOTO CELL
- (24) EXHAUST FAN
- (25) UNIT HEATER
- (26) DRAIN LINK TRENCH AND GATE
- (27) EMERGENCY GENERATOR

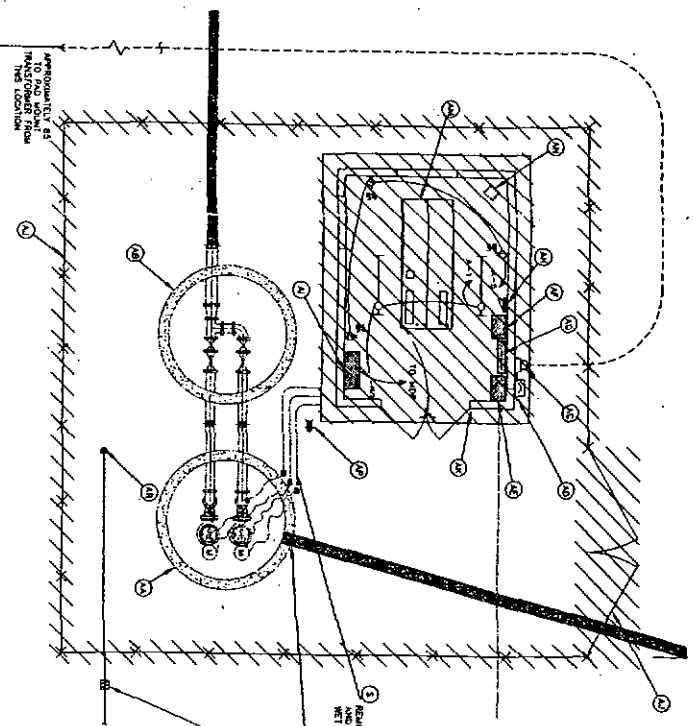
REMOVE AND REMOVE OF THE FOLLOWING ITEMS. (SEE NOTE 8)

- (1) 8" D.I.P. W/ FLS + FLS + FLS
- (2) 8" D.I.P. 45' BEND FLD + FLS
- (3) 8" D.I.P. 45' X 45' CONCRETE REDUCER
- (4) 8"-4" X 5'-0" CONCRETE VALVE W/AL
- (5) 8" D.I.P.
- (6) 8" D.I.P. FLANGED COUPLING ADAPTER
- (7) 4" X 8" D.I.P. W/ 4" W/ CONCRETE REDUCER
- (8) 4" D.I.P. 90' BEND FLD + FLS
- (9) 4" D.I.P.
- (10) 2" SPACER BY PUMP MANUFACTURER TO PROVIDE CLEARANCE
- (11) GATE
- (12) PRECAST REINFORCED CONCRETE BOX/CULVERT
- (13) 4" X 4" BARRELS W/ ACCESS COVER
- (14) GRAVEL ROAD BASE (SEE NOTE 9)



51

ELECTRIC FEEDERS
REFER TO ELECTRICAL DRAWING (SEE NOTE 4)



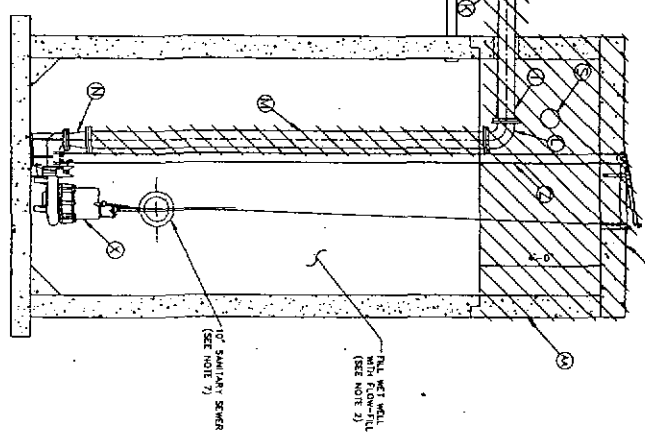
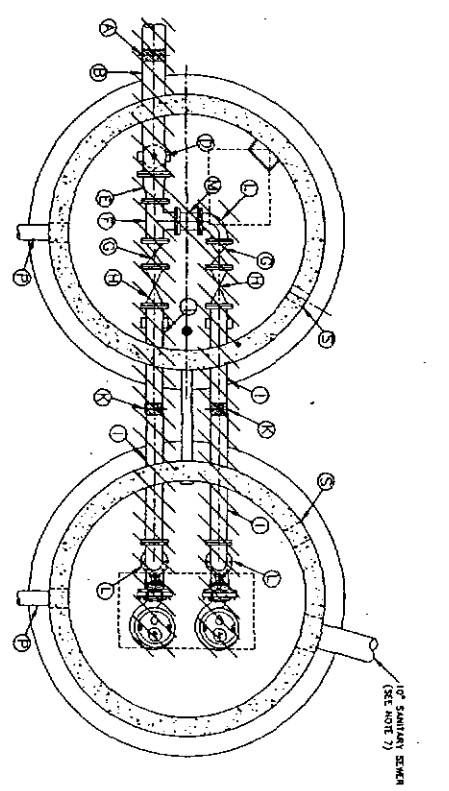
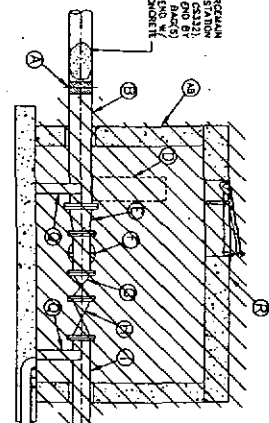
- NOTES:
1. PRIOR TO DEMONSTRATING THE PARALLEL LIFT STATION, THE FLOW SHALL BE PERMANENTLY DIRECTED TO THE EXISTING LIFT STATION.
 2. AFTER ALL FLOW HAS BEEN PERMANENTLY DIRECTED TO THE EXISTING LIFT STATION, REMOVE ALL SIZES AND FLUSH EXISTING LINES PRIOR TO FILING WITH FLOW-FILL.
 3. OPERATION/CONTROL BUILDING FOUNDATION SHALL BE DEMONSTRATED AND REMOVED FROM SITE DELIVERED TO CITY OF LOVELAND WATER AND POWER WILL BE ASSESSED BY THE CITY OF LOVELAND TO DETERMINE IF THE FOUNDATION WILL BE REDEMSTRATED BY THE CONTRACTOR.
 4. COORDINATE WITH THE CITY OF LOVELAND WATER AND POWER REGARDING THE DISCONNECTING POWER TO LIFT STATION AND DISCONNECTING POWER TO EXISTING LIFT STATION.
 5. THIS WORK SHALL BE COMPLETED WITHIN THE CITY OF LOVELAND.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF LOVELAND.
 7. WATER MAIN AND SIZES AT BEING TO LIFT STATION SHALL BE DEMONSTRATED AND SERVICE SHALL BE RECONNECTED TO THE EXISTING LIFT STATION (REF. DWG SC-1).
 8. ABANDON OF SANITARY SINKER PLACE FLOW-FILL.

REMOVE AND DEMONSTRATE THE FOLLOWING ITEMS AND DISPOSE OF THE FOLLOWING ITEMS (SEE NOTE 5)

- 11 8" FIBER TRANSITION COUPLING
- 12 8" CHECK VALVE
- 13 8" CHECK VALVE
- 14 8" CHECK VALVE
- 15 8" CHECK VALVE
- 16 8" CHECK VALVE
- 17 8" CHECK VALVE
- 18 8" CHECK VALVE
- 19 8" CHECK VALVE
- 20 8" CHECK VALVE
- 21 8" CHECK VALVE
- 22 8" CHECK VALVE
- 23 8" CHECK VALVE
- 24 8" CHECK VALVE

REMOVE AND DISPOSE OF THE FOLLOWING ITEMS (SEE NOTE 5)

- 1 8" FIBER TRANSITION COUPLING
- 2 8" D.I.P.
- 3 8" D.I.P. THE FEET
- 4 8" D.I.P. THE FEET
- 5 8" D.I.P. THE FEET
- 6 8" D.I.P. THE FEET
- 7 8" D.I.P. THE FEET
- 8 8" D.I.P. THE FEET
- 9 8" D.I.P. THE FEET
- 10 8" D.I.P. THE FEET
- 11 8" D.I.P. THE FEET
- 12 8" D.I.P. THE FEET
- 13 8" D.I.P. THE FEET
- 14 8" D.I.P. THE FEET
- 15 8" D.I.P. THE FEET
- 16 8" D.I.P. THE FEET
- 17 8" D.I.P. THE FEET
- 18 8" D.I.P. THE FEET
- 19 8" D.I.P. THE FEET
- 20 8" D.I.P. THE FEET
- 21 8" D.I.P. THE FEET
- 22 8" D.I.P. THE FEET
- 23 8" D.I.P. THE FEET
- 24 8" D.I.P. THE FEET



20

EXHIBIT C

21

NOTE TO BIDDER: Use typewriter or BLACK ink for completing this Bid Form.

BID FORM

To: The City of Loveland, Colorado

Address: City Clerk's Office; 500 East Third St.

Loveland, CO 80537

Project Identification: Eastside Interceptor/Lift Station and Boyd Lake Ave. 24"

Waterline

Contract No.: _____

1. BIDDER'S DECLARATION AND UNDERSTANDING.

1.1. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm, or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over OWNER.

1.2. In submitting this Bid, Bidder acknowledges and accepts CONTRACTOR's representations as more fully set forth in the Agreement Form.

1.3. In submitting this Bid, Bidder certifies Bidder is qualified to do business in the State of Colorado as required by laws, rules, and regulations or, if allowed by statute, covenants to obtain such qualification prior to Contract award.

2. CONTRACT EXECUTION AND BONDS.

2.1. The undersigned Bidder agrees, if this Bid is accepted, to enter into an Agreement with OWNER on the form included in the Bidding Documents to perform and furnish Work as specified or indicated in the Bidding Documents for the Contract Price derived from the Bid and within the Contract Times indicated in the Agreement and in accordance with the other terms and conditions of the Bidding Documents.

2.2. Bidder accepts the terms and conditions of the Bidding Documents.

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8. BASE BID

BID SCHEDULE

Eastside Interceptor/Lift Station & Boyd Lake Ave. 24" Waterline

SCHEDULE A (LIFT STATION)

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
1	LIFT STATION SITE WORK	1	LS	29,532.00	29,532.00
2	LIFT STATION	1	LS	415,940.00	415,940.00
3	LIFT STATION LANDSCAPE AND IRRIGATION SYSTEM	1	LS	29,100.00	29,100.00
4	PVC FORCE MAINS	1	LS	52,920.00	52,920.00
5	BOLLARDS	18	EA	325.00	5,850.00
6	6" CDOT CLASS 6 ROAD BASE 6" THICK	900	SY	3.00	2,700.00
7	PARKSIDE LIFT STATION DEMOLITION	1	LS	13,400.00	13,400.00
8	JELLYSTONE LIFT STATION DEMOLITION	1	LS	19,250.00	19,250.00
8A	ALLOWANCE FOR XCEL UTILITY RELOCATIONS OR ABANDONMENTS	1	LS	\$5,000	\$5,000

SCHEDULE A TOTAL \$ 763,169.20 ✓

SCHEDULE B (30" PVC SANITARY SEWER INTERCEPTOR)

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
9	30" SDR-35 SEWER PIPE	7,042	LF	96.00 36.00	676,032.00 65,612.00
10	42" STEEL CASING (GWR CROSSING)	125	LF	520.00	65,000.00 ✓
11	42" STEEL CASING (FARMER'S DITCH)	71	LF	700.00	49,700.00 ✓

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12	42" STEEL CASING (HWY 34 CROSSING)	224	LF	510.00	114,240.00
13	6' DIAMETER MANHOLE (0' - 8' DEPTH)	22	EA	2,550.00	56,100.00
14	6' DIAMETER MANHOLE (PER VERTICAL FOOT OVER 8' DEPTH)	142	VF	110.00	15,620.00
15	MANHOLE VACUUM TEST	22	EA	190.00	4,180.00
16	SANITARY SEWER STUB-OUT	7	EA	850.00	5,950.00
17	CLAY CUTOFF WALL	23	EA	125.00	2,875.00 2875.00
18	MH-JS TIE-IN	1	LS	3,600.00	3,600.00
19	MH-8 TIE-IN	1	LS	1,460.00	1,460.00
20	REMOVE AND REPLACE IRRIGATION MANHOLE	1	LS	1,750.00	1,750.00
21	CONCRETE IRRIGATION SPLITTER BOX	1	LS	2,400.00	2,400.00
22	LTWD 6" AC WATERLINE REPAIR AT COUNTY ROAD 9	1	LS	4,900.00	4,900.00
23	LTWD 4" AC WATERLINE REPAIR AT US HIGHWAY 34	1	LS	4,400.00	4,400.00
24	FIELD DRAIN REPAIR	1	EA	250.00	250.00
25	4' DIAMETER MANHOLE (0' - 8' DEPTH)	2	EA	3,100.00	3,100.00 6200.00
26	REMOVAL OF AIR RELEASE MANHOLE	1	LS	650.00	650.00
27	8" SEWER PIPE TIE-IN	1	LS	2,170.00	2,170.00
27A	30" PVC INTERCEPTOR CATHODIC PROTECTION TEST STATIONS	6	EA	1,015.00	6,090.00

SCHEDULE B TOTAL \$ ~~953,147.00~~
1,023,567.00

24

SCHEDULE C (24" DIP WATERLINE)

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
					235,557
28	24" DIP CLASS 250 (UNRESTRAINED)	3,739	LF	63.00	238,077.00
29	24" DIP CLASS 250 (RESTRAINED)	318	LF	90.00	28,620.00
30	36" STEEL CASING (GWR CROSSING)	52	LF	500.00	26,000.00
31	AIR RELEASE VALVE	2	EA	3,800.00	7,600.00
32	BLOWOFF	2	EA	6,000.00	12,000.00
33	FIRE HYDRANT	2	EA	5,900.00	11,800.00
34	24" X 8" LATERAL	3	EA	3,700.00	11,100.00
35	24" X 12" LATERAL	2	EA	5,000.00	10,000.00
35A	24" X 8" CROSS	1	EA	4,800.00	4,800.00
36	24" BUTTERFLY VALVE	6	EA	4,600.00	27,600.00
37	24" DIP 90 DEGREE BEND WITH RESTRAINED JOINTS	1	EA	2,100.00	2,100.00
38	24" DIP 45 DEGREE BEND WITH CONCRETE THRUST BLOCK	2	EA	2,500.00	5,000.00
39	24" DIP 45 DEGREE BEND RESTRAINED JOINTS	2	EA	1,800.00	3,600.00
40	24" DIP 22.5 DEGREE BEND WITH RESTRAINED JOINTS	2	EA	1,840.00	3,680.00
41	REVERSE CONCRETE ANCHOR	10	EA	2,200.00	22,000.00
42	24" DIP LATERAL TIE-IN (C.R. 20-C)	1	LS	9,500.00	9,500.00
43	24" DIP TIE-IN (C.R. 9)	1	LS	3,300.00	3,300.00
44	24" DIP CATHODIC PROTECTION TEST STATIONS	12	EA	1,000.00	12,000.00
45	HYDROSTATIC TESTING AND DISINFECTION	1	LS	2,200.00	2,200.00

SCHEDULE C TOTAL \$ 440,977.00 - 2520

23

SCHEDULE D (MISCELLANEOUS)

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	ITEM TOTAL
46	STABILIZATION MATERIAL	2,000	CY	.01	20.00 ✓
47	TREE REMOVAL (6" AND GREATER DIAMETERS)	15	EA	300.00	4,500.00 ✓
48	CLEARING AND GRUBBING	1	LS	11,600.00	11,600.00 ✓
49	TOPSOIL REMOVAL AND REPLACEMENT	80,646	SY	.20	16,129.20 ✓
50	UPLAND SEEDING (Non-Irrigated)	17	AC	695.00	11,815.00 ✓
51	RICE STRAW WATTLE	12	EA	50.00	600.00 ✓
52	VEHICLE TRACKING PAD	5	EA	400.00	2,000.00 ✓
53	SILT FENCE	1,096	LF	1.25	1,370.00 ✓
54	TEMPORARY ROPE FENCE	8,278	LF	.50	4,139.00 ✓
55	TEMPORARY SAFETY FENCING	2,541	LF	.50	1,270.50 ✓
56	4-STRANDED BARBED WIRE FENCE	2,102	LF	2.00	4,204.00 ✓
57	HOT-MIX ASPHALT PAVEMENT 6" THICK	438	SY	28.00	12,264.00 ✓
58	CONSTRUCTION SURVEY AND STAKING	1	LS	7,300.00	7,300.00 ✓
59	TRAFFIC CONTROL	1	LS	4,200.00	4,200.00 ✓
60	MOBILIZATION/DEMOBILIZATION	1	LS	38,450. ⁰⁰	38,450. ⁰⁰ ✓

SCHEDULE D TOTAL \$ 119,816.70 ✓

2,345,577.70

BID TOTAL (SCHEDULES A + B + C + D) \$ 2,348,097.70

Total for Bid Schedules A, B, C, and D

Two Million Three hundred forty eight dollars ^{Seven} Dollars. And Seventy Cents.

26

A Partnership

Partnership Name: _____ (SEAL)

By: _____
(Signature of general partner – attach evidence of authority to sign)

Name (typed or printed): _____

Business address: _____

Phone No.: _____ FAX No.: _____

A Corporation

Corporation Name: BT CONSTRUCTION, INC. (SEAL)

State of Incorporation: COLORADO

Type (General Business, Professional, Service, Limited Liability): _____

By: Steve Tucker
(Signature – attach evidence of authority to sign)

Name (typed or printed): STEVE TUCKER

Title: VICE PRESIDENT (CORPORATE SEAL)

Attest: Marla Bergstrom
(Signature of Corporate Secretary)

Business address: 9885 EMPYRIA ST.

HENDERSON, CO 80046

Phone No.: 303-469-0199 FAX No.: 303-466-8309

Date of Qualification to do business is: OCT. 1980

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EXHIBIT D

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Eligible Items for Reimbursement for Eastside Lift Station from Low Bid (BT Construction)

Item	Description	Estimated Quantity	Unit	Unit Price	Item Total
1	Lift Station Site Work	1	LS	219,532.00	\$219,532.00
2	Lift Station	1	LS	415,940.00	\$415,940.00
3	Lift station Landscape/Irrigation System	1	LS	29,100.00	\$29,100.00
4	PVC Force Mains	1	LS	52,920.00	\$52,920.00
5	Bollards	18	EA	325.00	\$5,850.00
6	6" CDOT Class 6 Road Base 6" Thick	900	SY	3.00	\$2,700.00
7	Parkside Lift Station Demolition	1	LS	13,400.00	\$13,400.00
8	Jellystone Lift Station Demolition	1	LS	19,250.00	\$19,250.00
9	Allowance for Xcel Utility Relocation	1	LS	5,000.00	\$5,000.00
10	Engineering/Design	1	LS	59,058.00	\$59,058.00
11	Construction Management	1	LS	61,500.00	\$61,500.00
12	Printing Plans	1	LS	788.00	\$788.00
	Total				\$885,038.00

The peak capacity of the East Side Lift Station is 3,600 gpm.

The total cost for the East Side Lift Station is \$885,038.

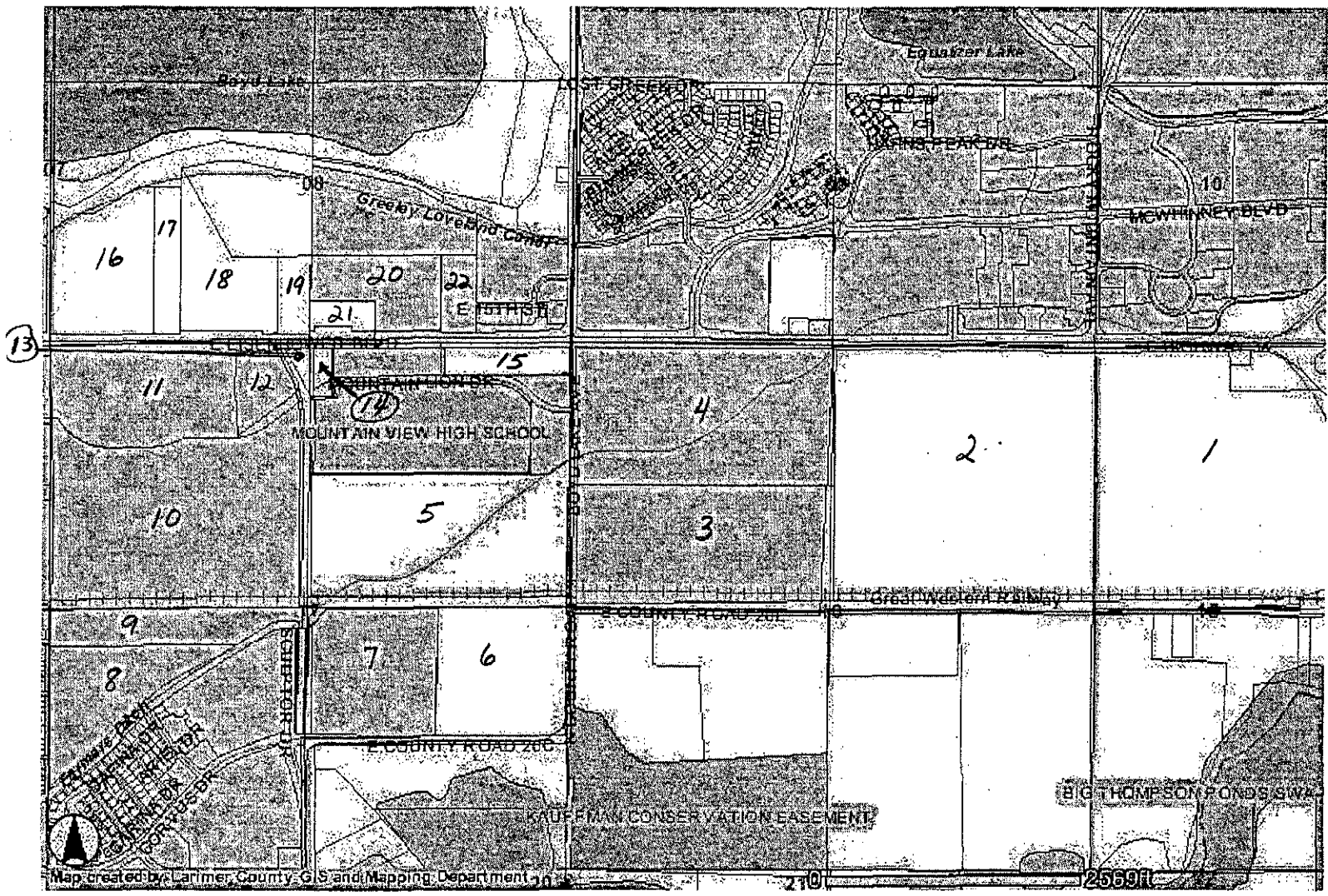
The total cost eligible for reimbursement per the PVH agreement is fifty (50) percent or \$442,519.00.

The cost per gpm is **\$122.92**.

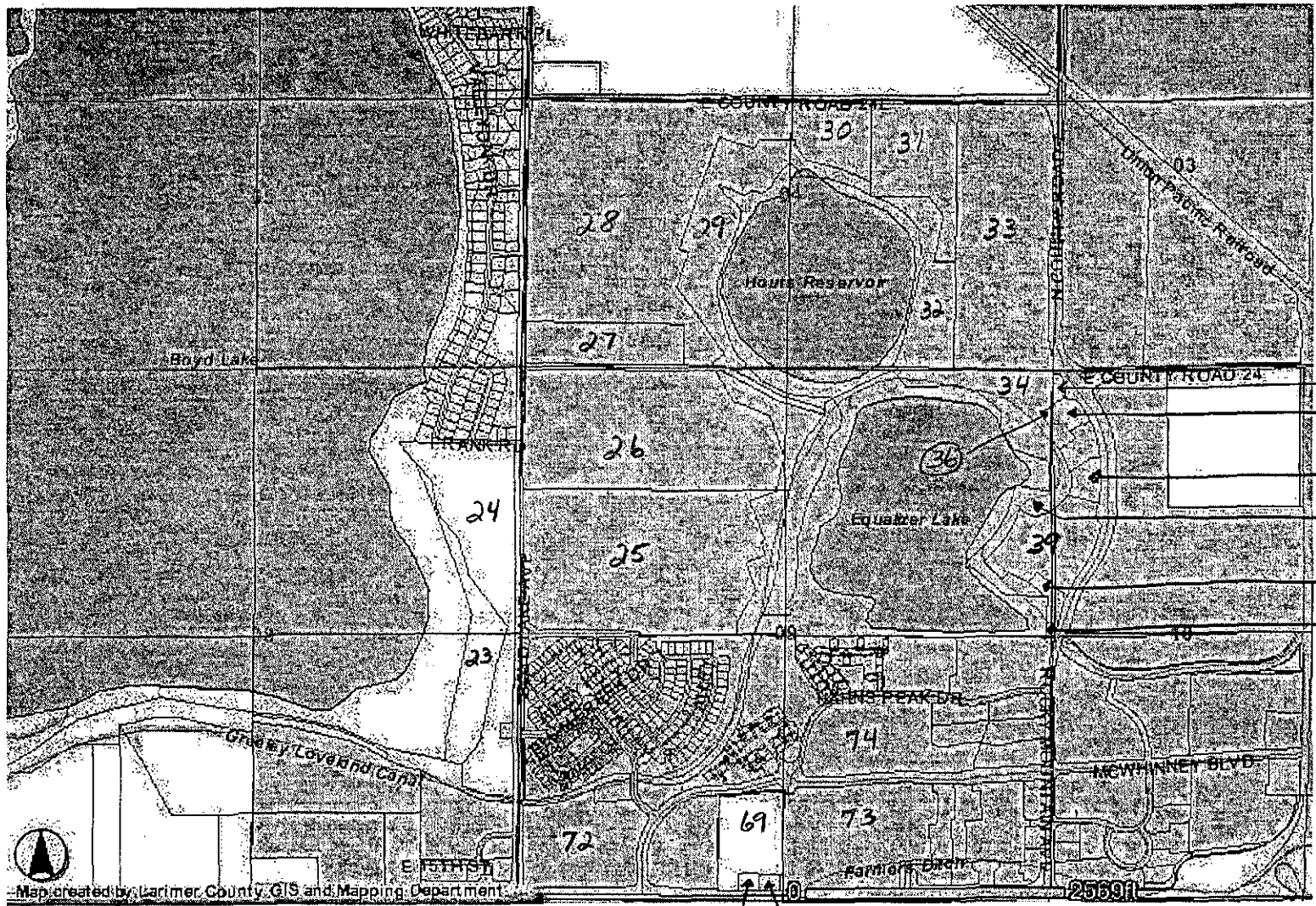
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EXHIBIT E

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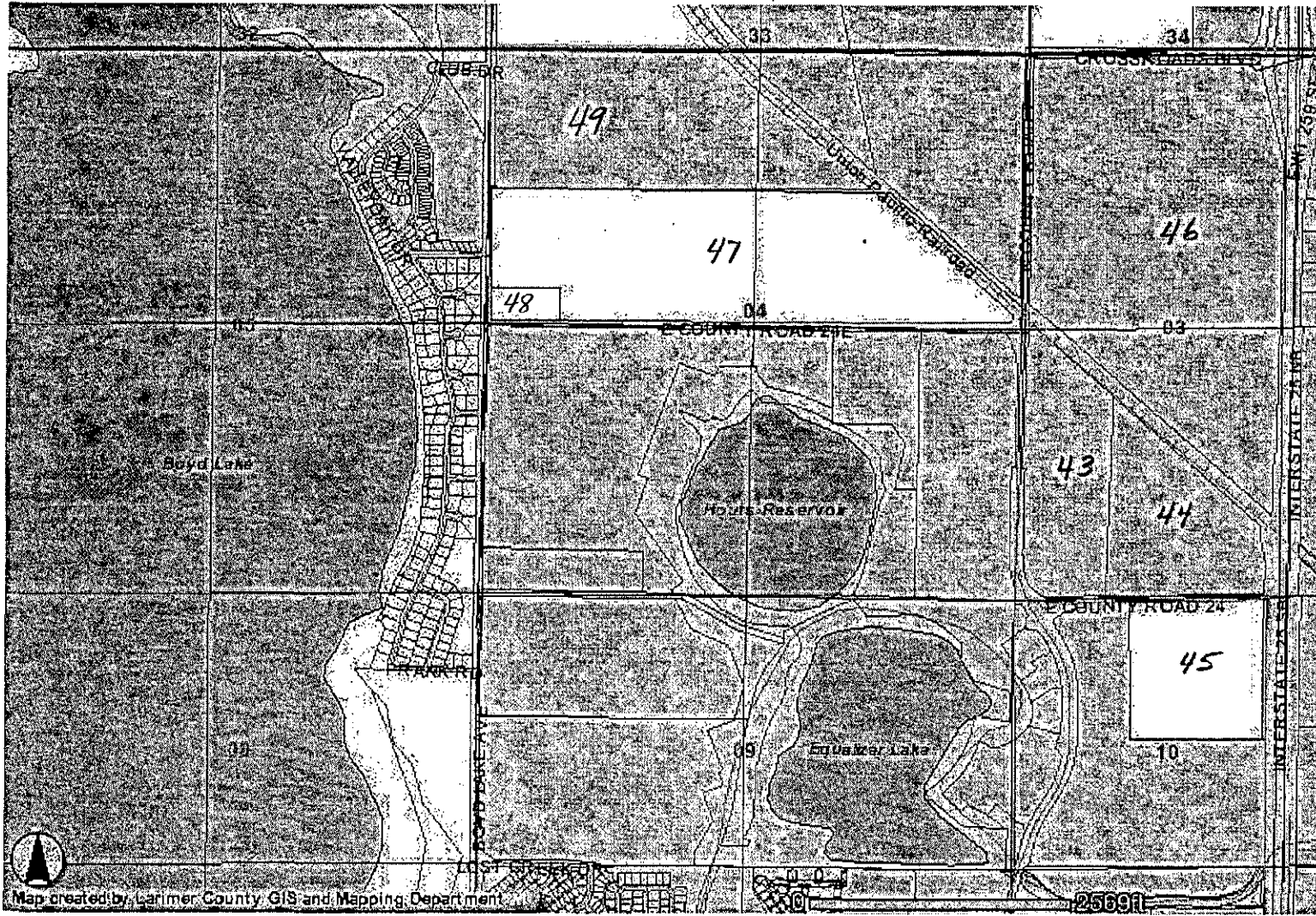
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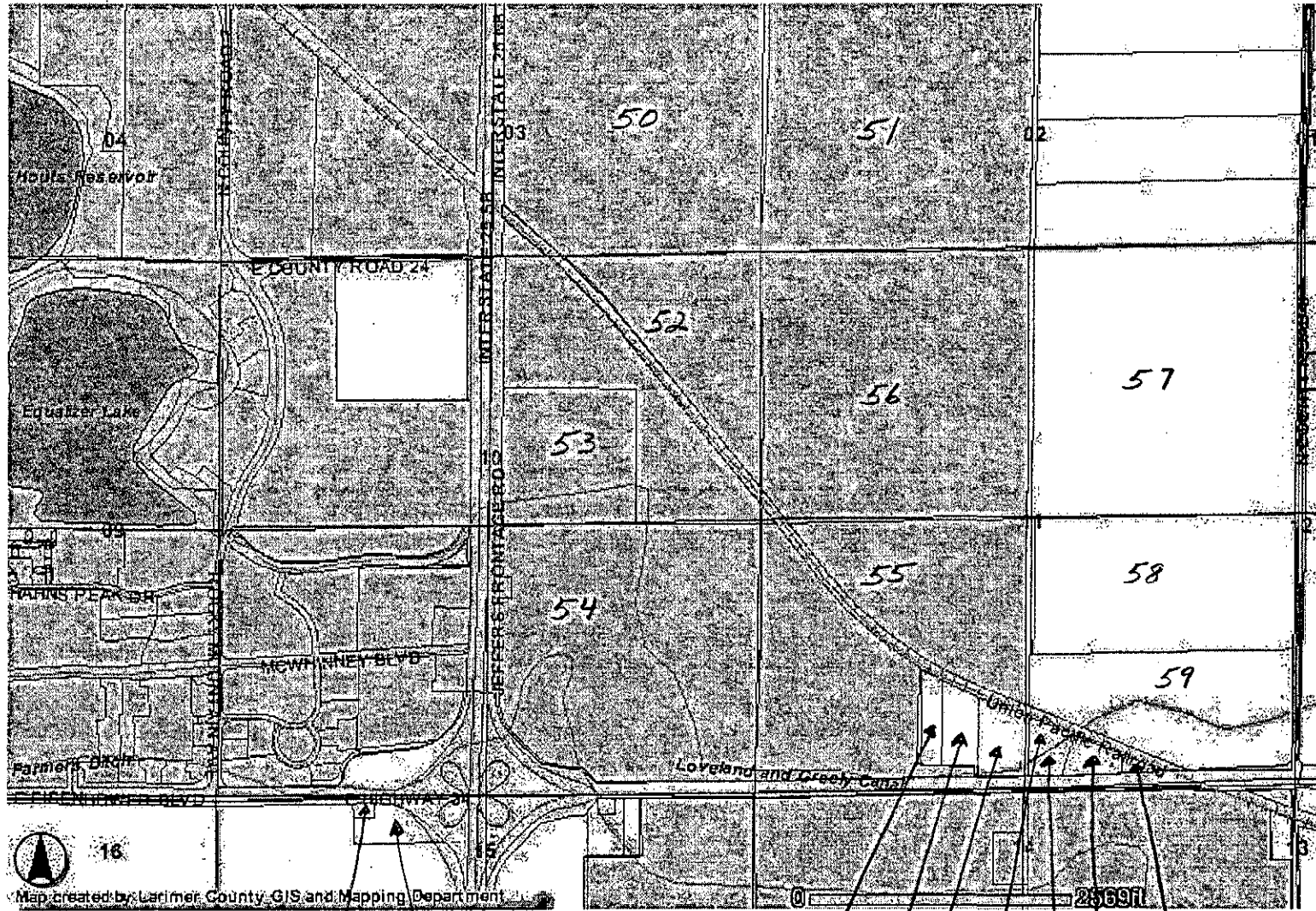
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Exhibit E

35

Parcel	Parcel Number	Parcel Location	Current Parcel Owner	Comments
1	85150-00-004	NW quarter of Section 15, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Schmer Family Farm, Inc 1305 Cammeron Dr. Loveland, CO 80537	
2	85160-00-001	NE quarter of Section 16, Township 5 North and Range 68W of the 6th PM, City of Loveland, County of Larimer and State of Colorado	McDonough, James E/Wilma O, Life Est McDonough, David M, McDonough Judith E 4856 E Hwy 34 Loveland, CO 80537	
3	85160-05-002	NW quarter of Section 16, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	City of Loveland, Parks and Rec Dept 500 E 3rd Street Loveland, CO 80537	
4	85160-05-001	NW quarter of Section 16, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Chilson Family Trust 6610 Chokeycherry Dr Loveland, Co 80537	
5	85170-00-002	NE quarter of Section 17, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Pfieff Farm LLLP (1/2) Pfieff, Evelyn E Family Trust (1/2) 1021 Cty Rd 9 Loveland, CO 80537	
6	85170-00-004	SE quarter of Section 17, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	VDW Properties, LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, Co 80538	
7	85174-11-005	SE quarter of Section 17, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Falcon Brook, LLC 225 12th Street SE Loveland, CO 80537	Exclude if the Developer paid into the temporary lift station
8	85170-00-919	SW quarter of Section 17, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Thompson R-2J Scholl District 535 N Douglas Ave Loveland, Co 80537	
9	85170-00-007	SW quarter of Section 17, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	VDW Properties, LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, Co 80538	
10	85170-00-016	NW quarter of Section 17, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	VDW Properties, LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, Co 80538	
11	85170-00-017	NW quarter of Section 17, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	VDW Properties, LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, Co 80538	

Parcel	Parcel Number	Parcel Location	Current Parcel Owner	Comments
12	85170-00-015	NW quarter of Section 17, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	VDW Properties, LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, Co 80538	
13	85170-00-011	NW quarter of Section 17, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Cook, Stephen J, Sherilyn K 3228 E Eisenhower Blvd Lovelnad, CO 80537	
14	85170-05-701	NE quarter of Section 17, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Linn, Eunice M, Trustee 2001 Morning Drive Loveland, CO 80537	
15	85171-06-701	NE quarter of Section 17, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Hill, Jacob J 3620 E Hwy 34 Loveland, CO 80537	
16	85080-00-005	SW quarter of Section 8, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Glick, Vincen A 2701 E Eisenhower Blvd Lovelnad, CO 80537	
17	85080-00-012	SW quarter of Section 8, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Glick, Paul V 2885 E Eisenhower Blvd Loveland, CO 80537	
18	85080-00-004	SW quarter of Section 8, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	McCreery, Robert Elbert 3053 E Eisenhower Blvd Loveland, CO 80537	
19	85080-00-003	SW quarter of Section 8, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Loveland Tall Pines, LLP 3009 Valley Oak Dr Loveland, CO 80538	
20	85080-05-001	SE quarter of Section 8, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	J-B Investments, Inc 1435 Lake Dr Loveland, CO 80538	
21	85080-00-008	SE quarter of Section 8, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	J-B Investments, Inc 1435 Lake Dr Loveland, CO 80538	
22	85080-05-004	SE quarter of Section 8, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	J-B Investments, Inc 1435 Lake Dr Loveland, CO 80538	
23	85081-00-012	SE and NE quarter of Section 8, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	McStain Enterprises, Inc 75 Manhattan Dr Boulder, CO 80303	

2/3

Parcel	Parcel Number	Parcel Location	Current Parcel Owner	Comments
24	85081-00-001	SE and NE quarter of Section 8, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Lakeview Holdings, LLC 650 S Cherry St, Suite 435 Denver, CO 80246	
25	85092-36-002	NW quarter of Section 9, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	McStain Enterprises, Inc 75 Manhattan Dr Boulder, CO 80303	
26	85092-36-001	NW quarter of Section 9, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	McStain Enterprises, Inc 75 Manhattan Dr Boulder, CO 80303	
27	85043-05-003	SW quarter of Section 4, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	McStain Enterprises, Inc 75 Manhattan Dr Boulder, CO 80303	
28	85043-05-001	SW quarter of Section 4, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Greeley and Loveland Irrigation Co McStain Enterprises, Inc 808 23rd Ave Greeley, CO 80631	
29	85043-05-002	SW quarter of Section 4, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	McStain Enterprises, Inc 75 Manhattan Dr Boulder, CO 80303	
30	85044-06-005	SE quarter of Section 4, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	McWhinney Holding Co, LLC McWhinney Investments I, LLC Greeley and Loveland Irrigation Co 2725 Rocky Mountain Ave, Suite 200 Loveland, CO 80538	Per PVH agreement no reimbursement is due if property is for non-residential use. Any portion used for residential development will be required to pay reimbursement costs as described in this agreement.
31	85044-06-010	SE quarter of Section 4, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Centerra Properties West, LLC 2725 Rocky Mountain Ave, Suite 100 Loveland, CO 80538	Per PVH agreement no reimbursement is due if property is for non-residential use. Any portion used for residential development will be required to pay reimbursement costs as described in this agreement.
32	85044-06-007	SE quarter of Section 4, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Centerra Properties West, LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, CO 80538	Per PVH agreement no reimbursement is due if property is for non-residential use. Any portion used for residential development will be required to pay reimbursement costs as described in this agreement.
33	85044-06-006	SE quarter of Section 4, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Centerra Properties West, LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, CO 80538	Per PVH agreement no reimbursement is due if property is for non-residential use. Any portion used for residential development will be required to pay reimbursement costs as described in this agreement.
34	85091-43-010	NE quarter of Section 9, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Centerra Properties West, LLC 2725 Rocky Mountain Ave, Suite 100 Loveland, CO 80538	Per PVH agreement no reimbursement is due if property is for non-residential use. Any portion used for residential development will be required to pay reimbursement costs as described in this agreement.
35	85102-24-005	NW quarter of Section 10, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Centerra Properties West, LLC 2725 Rocky Mountain Ave, Suite 100 Loveland, CO 80538	Per PVH agreement no reimbursement is due if property is for non-residential use. Any portion used for residential development will be required to pay reimbursement costs as described in this agreement.

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Parcel	Parcel Number	Parcel Location	Current Parcel Owner	Comments
36	85091-43-006	NE quarter of Section 9, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Terraview, LLC 3030 S College Ave Ft. Collins, CO 80522	Per PVH agreement no reimbursement is due if property is for non-residential use. Any portion used for residential development will be required to pay reimbursement costs as described in this agreement.
37	85102-25-001	NW quarter of Section 10, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	McWhinney Real Estate SVC 2725 Rocky Mountain Ave Loveland, CO 80538	Per PVH agreement no reimbursement is due if property is for non-residential use. Any portion used for residential development will be required to pay reimbursement costs as described in this agreement.
38	85102-26-001	NW quarter of Section 10, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	McWhinney Holding Co, LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, CO 80538	Per PVH agreement no reimbursement is due if property is for non-residential use. Any portion used for residential development will be required to pay reimbursement costs as described in this agreement.
39	85102-23-001	NW quarter of Section 10 and NE quarter of Section 9, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Centerra Properties West, LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, CO 80538	Per PVH agreement no reimbursement is due if property is for non-residential use. Any portion used for residential development will be required to pay reimbursement costs as described in this agreement.
40	85091-34-003	NW quarter of Section 10 and NE quarter of Section 9, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Centerra Properties West, LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, CO 80538	Per PVH agreement no reimbursement is due if property is for non-residential use. Any portion used for residential development will be required to pay reimbursement costs as described in this agreement.
41	85091-34-002	NW quarter of Section 10 and NE quarter of Section 9, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Centerra Properties West, LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, CO 80538	Per PVH agreement no reimbursement is due if property is for non-residential use. Any portion used for residential development will be required to pay reimbursement costs as described in this agreement.
42	85102-24-001	NE quarter of Section 9, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	McWhinney Holding Co, LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, CO 80538	Per PVH agreement no reimbursement is due if property is for non-residential use. Any portion used for residential development will be required to pay reimbursement costs as described in this agreement.
43	85030-00-003	SW quarter of Section 3, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Centerra Properties West, LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, CO 80538	Per PVH agreement no reimbursement is due if property is for non-residential use. Any portion used for residential development will be required to pay reimbursement costs as described in this agreement.
44	85030-00-005	SW quarter of Section 3, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Centerra Properties West, LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, CO 80538	Per PVH agreement no reimbursement is due if property is for non-residential use. Any portion used for residential development will be required to pay reimbursement costs as described in this agreement.
45	85100-00-003	NW quarter of Section 3, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Cloverleaf Kennel Club P.O. Box 88 Loveland, CO 80539	Per PVH agreement no reimbursement is due if property is for non-residential use. Any portion used for residential development will be required to pay reimbursement costs as described in this agreement.
46	85030-05-001	NW and SW quarter of Section 3, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Centerra Properties West, LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, CO 80538	Per PVH agreement no reimbursement is due if property is for non-residential use. Any portion used for residential development will be required to pay reimbursement costs as described in this agreement.
47	85040-00-001	NW and NE quarter of Section 4, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Colorado College/The 14 E Cache La Poudre Colorado Springs, CO 80903	

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Parcel	Parcel Number	Parcel Location	Current Parcel Owner	Comments
48	85040-00-004	NW quarter of Section 4, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Cloverleaf Kennel Club P.O. Box 88 Loveland, CO 80539	
49	85040-05-001	NW and NE quarter of Section 4, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Crest Properties, LLP Winslow Investments, LLC 12 Gregg Dr Loveland, CO 80538	
50	85030-00-002	SE quarter of Section 3, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	McWhinney Holding Co., LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, CO 80538	
51	85020-00-003	SW quarter of Section 2, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	McWhinney Holding Co, LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, CO 80538	
52	85100-00-001	NE quarter of Section 10, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	McWhinney Holding Co, LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, CO 80538	
53	85100-00-009	NE quarter of Section 10, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	McWhinney Holding Co, LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, CO 80538	
54	85100-07-001	SE quarter of Section 10, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	McWhinney Holding Co, LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, CO 80538	
55	85110-00-009	SW quarter of Section 11, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	McWhinney Holding Co, LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, CO 80538	
56	85110-00-004	NW quarter of Section 11, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	McWhinney Holding Co, LLC 2725 Rocky Mountain Ave, Suite 200 Loveland, CO 80538	
57	85110-00-001	NE quarter of Section 11, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Bar Lazy S Farms, LLC 516 Grand Estates Dr Estes Park, CO 80513	
58	85110-00-002	SE quarter of Section 11, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Zimmerman Brothers, LP 3041 Weld Cty Rd 46 Berthoud, CO 80513	
59	85110-00-005	SE quarter of Section 11, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Hariri, Yahya/Rose Ann 7847 Windsong Dr Windsor, CO 80550	

Parcel	Parcel Number	Parcel Location	Current Parcel Owner	Comments
60	85110-00-011	SE quarter of Section 11, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Stout-Wall Research, Inc P.O.Box 768 Loveland, CO 80539	
61	85110-00-012	SE quarter of Section 11, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Sage Enterprises, Inc Attn: May, Roberta 999 E Touhy Ave, Suite 200 Des Plaines, IL 60018	
62	85110-00-003	SE quarter of Section 11, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Gracon Corp General Contractors 7221 E Hwy 34 Loveland, CO 80537	
63	85110-00-017	SE quarter of Section 11, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	DRL Leasing Company 7221 E Hwy 34 Loveland, CO 80537	
64	85110-00-010	SW quarter of Section 11, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	PITA, LLC 305 Teal Ct Windsor, CO 80550	
65	85110-00-015	SW quarter of Section 11, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	PITA, LLC 305 Teal Ct Windsor, CO 80550	
66	85110-00-016	SW quarter of Section 11, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	PITA, LLC 305 Teal Ct Windsor, CO 80550	
67	85150-00-017	NW quarter of Section 15, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Coach House Resort, LLC 5542 E Hwy 34 Loveland, CO 80537	
68	85150-00-015	NW quarter of Section 15, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	JHM Properties, LLC 6841 Algonquin Dr Loveland, CO 80537	
69	85090-00-009	SW quarter of Section 9, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Grommon Farms, Inc 22868 Weld Cty Rd 5 Berthoud, CO 80513	Per PVH agreement no reimbursement is due if property is for non-residential use. Any portion used for residential development will be required to pay reimbursement costs as described in this agreement.
70	85090-00-008	SW quarter of Section 9, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Grommon, Gary D/ Connie J 4469 E Eisenhower Blvd Loveland, CO 80537	Per PVH agreement no reimbursement is due if property is for non-residential use. Any portion used for residential development will be required to pay reimbursement costs as described in this agreement.
71	85090-00-005	SW quarter of Section 9, Township 5 North and Range 68W of the 6 th PM, City of Loveland, County of Larimer and State of Colorado	Thrifty, LLC P.O.Box 1463 Loveland, CO 80539	Per PVH agreement no reimbursement is due if property is for non-residential use. Any portion used for residential development will be required to pay reimbursement costs as described in this agreement.

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