

**(July 20, 2007)** – Skyline Pines East purchased approximately 100 acres in Tax Increment District #47. The purchase price of the property was \$4,300,000.00. Tax increment financing was secured by the purchaser upon closing.

**Tower Road and Fairmont Boulevard Grading Project (Nov 2007 – Present)**

Bid Date: November 14, 2007  
Low Bidder: Bates Construction  
Funding: TIF #47  
Original Contract Amount: \$1,068,222.40

This portion of the project required the contractor to move approximately 411,000 cubic yards of excavated material, clear and grub area, general site grading, reseed the area, and provide adequate erosion and sediment control measures. Currently this portion of the overall project is generally complete. This portion has been graded, seeded, fertilized, and mulched. Remaining items to be completed include some minor grading and erosion and sediment control repair work. This portion will also need to be inspected and approved by City staff.

**Change Order #1**

Dated: May 9, 2008  
Change Order #1 Price: \$153,000.00  
Funding: TIF #47  
Revised Contract Price: \$1,221,464.40

Change Order #1 adding the grading for the currently existing Lot 9, added the rock facing on Fairmont Boulevard, and reconciled values of modified trench drain, silt fencing, and compost wattles.

**Change Order #2**

Dated: August 7, 2008  
Change Order #2 Price: \$29,396.00  
Funding: TIF #47 (\$4,760.00) – Developer Funded (\$24,636.00)  
Revised Contract Price: \$1,250,860.40

Change Order #2 included grading, seeding, clearing and grubbing, and erosion control of Tower Court all of were developer funded. The remaining portion was improvements to an adjacent property owner's land which allowed for land acquisition.

### **Change Order #3**

Dated: October 13, 2008  
Change Order #2 Price: \$102,235.60  
Funding: TIF #47  
Revised Contract Price: \$1,353,096.00

Change Order #3 included constructed two drainage swales from Tower Ct and Tower Rd to the existing detention pond and reconciling various unused quantities concerning erosion control.

### **Proposed Change Order #4**

Dated: September 25, 2009 (projected)  
Change Order #4 Price: \$ 70,991.00  
Funding: TIF #47  
Revised Contract Price: \$ 1,424,087.00

Change Order #4 will be a final project payment including retainage and quantity adjustment Change Order for Bates Construction for their portion of the entire Project.

### **Tower Road Reconstruction Project (April 2008 – Present)**

Bid Date: April 15, 2008  
Low Bidder: Highmark Inc.  
Funding: TIF #47  
Original Contract Amount: \$1,569,221.25

This portion of the project required the contractor to reconstruct approximately 3,440 linear feet of Tower Road between the SDDOT Bridge over Mount Rushmore Road and Sandstone Lane. The project included a new 24' wide road with curb and gutter, 6,216 linear feet of new sanitary sewer main with manholes, 4,810 linear feet of varied water main, appropriate storm sewer, sidewalk, and necessary erosion and sediment control measures. This portion of the project is generally complete. Remaining items to be completed include general clean-up and minor finish work. The sidewalk and bike path along Tower Road will be bonded for and installed at a later date. This portion will also need to be inspected and approved by City staff.

### **Change Order #1**

Dated: May 14, 2008  
Change Order #1 Price: \$14,970.00  
Funding: TIF #47  
Revised Contract Price: \$1,584,191.25

Change Order #1 made revisions to the proposed sanitary sewer layout as approved by the construction plans.

**Change Order #2**

Dated: August 28, 2008  
Change Order #2 Price: \$72,527.12  
Funding: TIF #47  
Revised Contract Price: \$1,656,718.37

Change Order #2 included improvements to existing sanitary sewer and water appurtenances, additional driveway entrances to the southern lots, grading, and erosion control methods.

**Change Order #3**

Dated: October 13, 2008  
Change Order #2 Price: \$3,761.75  
Funding: TIF #47  
Revised Contract Price: \$1,660,480.12

Change Order #3 included constructing residential driveway sections and reconciling various fees and erosion control measures.

**Change Order #4**

Dated: January 16, 2009  
Change Order #4 Price: \$11,569.00  
Funding: TIF #47  
Revised Contract Price: \$1,672,049.12

Change Order #4 included trenching approximately 1,100 additional linear feet of BHPL service main, repairing installed storm sewer and reconciling various items such as guardrail, water appurtenances.

**Proposed Change Order #5**

Dated: September 1, 2009 (projected)  
Change Order #5 Price: \$ 112,005.25 (Deduct)  
Funding: TIF #47  
Revised Contract Price: \$ 1,560,043.87

The price for Change Order #5 includes approximately \$ 125,000.00 in deducted sidewalk costs. The Owner has currently bonded for this portion of the project. Change Order #5 will be a final project payment including retainage and quantity adjustment Change Order for Highmark Inc. for their portion of the entire Project.

**Tower Court Project (April 2008 – Present)**

Bid Date: September 25, 2008

Low Bidder: Highmark Inc.

Funding: Developer funded project (\$140,000.00)

This portion of the project included constructing approximately 250 linear feet of Tower Court. The project included a new 24' wide road with curb and gutter with standard cul-de-sac at north end, 150 linear feet of new sanitary sewer main with manholes, 610 linear feet of 8" PVC water main, appropriate storm sewer, sidewalk, and necessary erosion and sediment control measures. Remaining items to be completed include general clean-up and minor finish work. The sidewalk along Tower Court will be constructed at time of building permit by the builder. This portion of the project has been inspected and approved by City staff.

**Summation of TIF allocated dollars**

\$ 437,707.00 Project management, project administration, and CA

\$ 465,000.00 Design

\$ 1,424,087.00 Bates Construction

\$ 1,560,044.00 Highmark Inc

\$ 3,886,838.00 Total