

VIA E-MAIL

June 30, 2025

Slate Canyon Public Infrastructure District
WBA Local Government Law
350 E 400 S, #2301
Salt Lake City, UT 84111
Attention: Megan Murphy

PROPOSAL FOR DISTRICT ENGINEERING SERVICES

The purpose of this letter is to define the scope of services The Connexion Group - Civil, LLC will provide to Slate Canyon Public Infrastructure District (the "District"). We appreciate the opportunity to submit this proposal for consideration by the District's Board of Trustees.

Lennar of Utah, LLC (the "Developer") intends to develop in whole or a part of the Slate Canyon development (the "Project"). The Developer may incur costs related to public infrastructure that can be lawfully funded by the District and construct improvements that will be owned by the District. The Developer intends to seek reimbursement for these costs and the District wishes to engage a professional engineer licensed in the State of Utah and independent of the Developer (the "District Engineer") to provide reports pertaining to the certification of costs and acquisition of improvements.

The District has requested proposals from a District Engineer to substantiate costs related to the provisions of public infrastructure and verify that such costs are reasonable. The District intends to select the District Engineer based on competency, qualifications, and experience to provide the needed engineering services.

WHY THE CONNEXION GROUP?

The Connexion Group understands districts and our team has ensured statutory compliance on hundreds of districts throughout Colorado and Utah. We deliver the highest caliber of service and leverage our vast experience, unbiased perspective, and attention to detail to do so. The key to our success is a team that understands the importance of effective project management, continued advancement, and communication. Our reputation is tied to every district we serve, and The Connexion Group is committed to providing what is necessary to meet the needs of Slate Canyon Public Infrastructure District.

PROPOSED SCOPE OF SERVICE

District Engineering and Oversight – The Connexion Group will serve as the District Engineer for the Project. As the District Engineer, we will provide a cost analysis, cost certifications and other engineering consulting services that may reasonably be requested. The Connexion group will perform the services in an unbiased fashion and on behalf of the District's end users. With the acceptance of this proposal, the Developer approves the terms and conditions outlined herein and for The Connexion Group to complete the services outlined in Attachment A.

COMPENSATION SCHEDULE

The Connexion Group will serve as the District's engineer on a Time and Materials basis. Under this arrangement, we will charge for our time and effort at the rates included below plus any additional costs assumed by The Connexion Group during the engagement period to perform the services properly. The Connexion Group records time in 15-minute increments at the rate we determine appropriate for the experience and capabilities required to complete our services. The Connexion Group will only charge for reasonable hours (based on the complexity, skill, time constraints imposed by the Developer, and results achieved) to complete the work.

Hourly rates are revised periodically to reflect the current cost for delivery of engineering services and the fees charged for services under this engagement may change without notice. The charge rate by position is as follows:



District Engineer	\$175.00/Hr.
Project Manager	\$160.00/Hr
Project Engineer	\$140.00/Hr.
Project Administrator	\$115.00/Hr.
Mileage Reimbursement	IRS Standard mileage rate + 10%
Subconsultant Services	Cost + 10%

PAYMENT TERMS

Invoices will show the total time recorded per charge rate. We reserve the right to bill the Developer for our services performed that were by the direction of any representative of the Developer or District, whether in person or in writing. The Connexion Group invoices can include the total amounts invoiced for a specific period of time.

The Connexion Group invoices monthly or on any reasonable basis we may determine necessary. Except as set forth herein, the Developer agrees to make prompt payment of all outstanding fees and costs. We reserve the right to charge interest at the rate of 1.5% per month on the invoiced amounts 60 days after submission to the Developer and until paid. Additionally, The Connexion Group may upon five (5) days' notice to the Developer, suspend all Services until paid in full and may terminate the Agreement.

MISCELLANEOUS

If needed, we can include a cost estimate to provide cost analysis reports with specific parameters, however costs for these reports vary based on a wide range of variables so accuracy of such an estimate cannot be guaranteed.

The services may be performed by any professional engineer working at The Connexion Group who may also use other staff as we see fit to provide the highest possible level of service and prevent delays.

The Developer agrees to allow The Connexion Group to use images and names of the project for marketing purposes unless agreed otherwise. The Developer understands that the services provided require certain documents to provide an opinion report and agrees to make their best efforts to provide these documents in a timely manner.

Thank you for your consideration. We look forward to a positive working relationship.

Sincerely,

Barrett Marrocco

Barrett Marrocco, PE
Principal

ATTACHMENT A: AUTHORIZED SERVICES

Cost Certification Report – The Connexion Group will prepare a report certifying to the District that that in our professional opinion, the costs included as part of the report are eligible for funding by the District, reasonable, and comparable to similar developments. To provide this report, we anticipate the following actions will be required:

- **Project Meetings:** As part of the Cost Certification process, The Connexion Group anticipates the need to hold a kick-off call to discuss our process with the Client. In addition to the kick-off call, it is anticipated that follow-up meetings will be necessary to complete the report.
- **Reference Document Review:** The Connexion Group will review the Development Agreement, Governing Document, Construction Drawings, and Plat to determine which improvements are public in nature and eligible for funding by the District. The Connexion Group can review any other applicable documents impacting eligibility or cost sharing that the District or Developer may be party to.
- **Invoice Review:** The Connexion Group will review the invoices and other material presented to substantiate the District Eligible Costs.
- **Quantity and Unit Cost Comparison:** The Connexion Group will perform select construction drawing take-offs to verify that the invoiced quantities generally match what is shown on the drawings. Select unit costs will be compared to similar developments to confirm overall reasonableness. Alternatively, the Connexion Group may compare overall Project costs to similar sized developments located in reasonable proximity to determine overall reasonableness.
- **Site Observation:** The Connexion Group may determine that it is necessary to visit the site to verify the status of construction and review the condition of the improvements being certified. While The Connexion Group will rely on information provided from the county, city, or design engineer for compliance with specifications, we reserve the right to review the condition of improvements prior to certifying the costs related to those improvements.
- **Report Delivery:** The Connexion Group will draft a report detailing our process, the materials reviewed, assumptions made, and our resulting findings regarding the total District Eligible Costs.

Infrastructure Conveyance Report – The Connexion Group will prepare a report with our recommendation regarding the conveyance of infrastructure to the District for ownership and maintenance.

Other Services – Please do not hesitate to contact us with any needs or requests as we may be able to help. The Connexion Group has extensive experience working with special districts and the scopes listed above are not inclusive of all services offered. When services are requested by the Developer or their representative, The Connexion Group reserves the right to perform the service prior to written approval and the Developer in turn agrees to approve the requested at the same terms. While The Connexion Group may perform any requested service with verbal direction, we may request the service to be directed in writing following any conversation regarding the matter. In the event the services requested are not able to be provided by The Connexion Group, we may be able to recommend another trusted firm for you.

ATTACHMENT B: ADDITIONAL SERVICES COMMONLY PROVIDED BY THE CONNEXION GROUP

Public Improvement List and Exhibit – The Connexion Group will prepare a list of the proposed improvements that can be financed by the District and a corresponding exhibit showing the approximate improvement locations. The exhibit will be for the purpose of demonstrating the system locations.

Cost Share/Allocation – The Connexion Group will review the public infrastructure, determine the benefit of the specific infrastructure elements to the parties, and make a recommendation on the allocation of costs. The Connexion Group is familiar with a wide range of allocation methodologies and can provide the Districts with various alternatives if desired.

Town Reimbursement Requests – The Connexion Group will review the development agreement (or similar), applicable code, construction documents, and costs to prepare a report requesting reimbursement for eligible improvements (typically those that benefit both offsite properties and the District). The report can include but is not limited to our findings regarding completion, fair market value, and allocation of the costs. The Connexion Group can attend meetings with the appropriate parties or jurisdictions as part of this scope of services. Please Note that The Connexion Group cannot provide legal advice on reimbursement agreements but are able to provide our professional opinion on inclusion of improvements, improvement costs, and allocation methodology.

Development of District Rules and Regulations Regarding Civil Infrastructure – The Connexion Group can offer the District assistance in developing rules and regulations surrounding public infrastructure owned and/or operated by the District. This may include but is not limited to recommendations regarding best practices, scheduling, ownership demarcation, or special use cases.

Schedule of Value/Cost Estimation – The Connexion Group will review the construction documents to determine schedule of value line items and quantities. The line items will include items typically used by contractors to bid civil infrastructure projects. If desired, the schedule of values can be used for the purpose of soliciting contractor bids or verification contractor provided quantities are within reason. Although we strive to be as accurate as possible during quantity tabulation, we cannot guarantee they will match those required to complete the project. We can apply unit costs seen on similar projects for the purpose of determining an approximate civil infrastructure cost.

Airborne Imagery – The Connexion Group will utilize unmanned aircraft to create high-quality bird's-eye view images and/or videos that focus on landscapes and surface objects. Imagery can be taken at set intervals to document construction progress. The images and video will be provided as a downloadable link to the District.

Construction Administration – The Connexion Group will provide construction administration services to the District. We can provide a variety of scopes based on the District specific needs, wants, and budget. Construction administration provided by the Connexion Group can include but is not limited to the following:

- **Project Bidding, Award Recommendation, and Contracting:** The Connexion Group will compile the appropriate documentation to conduct a public bidding process, review/analysis the bids to determine the lowest most responsible bidder and provide support to the District's legal counsel through the contracting process.
- **Contractor Communications & Coordination:** The Connexion Group will serve as the liaison between the District and contractor regarding construction contract matters (advising the District on findings, conclusions, and recommendations). All coordination will be done in a timely and professional manner. We will work to ensure that all contractual requirements of the owner or Engineer are met and notify the District of possible

issues. This can include but is not limited to submittal approval coordination, shop-drawings approval coordination, construction update reports, coordination of multiple on-site contractors, subcontractor/supplier approval coordination, render decisions regarding the requirements of the contract documents, or judge the acceptability of the work. In rendering such decisions and judgments, we will not show partiality to Owner or Contractor, and will not be liable to Owner, Contractor, or others in connection with any proceedings, interpretations, decisions, or judgments conducted or rendered in good faith.

- **Pay Application Creation & Review:** The Connexion Group will generate a pay application template to be included in the contract for the purpose of contractor progress payment. After receipt of each progress payment application from the contractor, either indicate in writing a recommendation of payment and present the Application to Owner, or return the Application to the contractor indicating our reasons for refusing to recommend payment. We may recommend reductions in payment necessary in our opinion to protect the District from loss. The Connexion Group will perform Site visits at intervals appropriate to the various stages of construction as we deem necessary in order to observe, as an experienced and qualified design professional, the progress has progressed to the point indicated by the contractor.
- **Change Order Review & Recommendation:** The Connexion Group will review contractor change order request to confirm the request is reasonable and meets the requirements of the contract. Changes to the contract generally involve (1) the performance or acceptability of the work, (2) the design (as set forth in the drawings, specifications, or otherwise), or (3) other engineering or technical matters. We can verify that sufficient back-up documentation was provided, quantity changes are accurate, unit costs are appropriate, and time changes are reasonable. After review, The Connexion Group will make a recommendation to the District regarding approval of the proposed change order. Additionally, The Connexion Group can propose any credit or time change orders not submitted by the contractor resulting from changes in design or work to be complete.
- **Corrective Actions Punch List:** For work to be owned or maintained by the District, The Connexion Group will perform a site observation of the work to determine the status of completion and issue a punch list including all particulars in which this observation revealed that the work, or agreed portion thereof, is incomplete or defective. After correction of the items by the contract, we can perform additional site visits to verify completion of the work or that defective work was repaired. Once completion of the punch list items is determined, we will issue a letter to the District indicating such.
- **Final Payment Recommendation:** The Connexion Group will review the final Application for Payment and accompanying documentation, and all maintenance and operating instructions, schedules, guarantees, bonds, certificates of inspection, tests and approvals, and other documentation required to be delivered by Contractor under the contract, to determine generally that their content complies with the requirements of, and in the case of certificates of inspections, tests, and approvals, that the results certified indicate compliance with the Contract Documents. The Connexion Group can make public postings on behalf of the District confirming there are no outstanding liens or claims against the infrastructure proposed for final payment. Once we have determined that final payment is appropriate, we will notify the District.