

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF PARK CREEK METROPOLITAN DISTRICT HELD MARCH 23, 2023

The regular meeting of the Board of Directors (“Board”) of the Park Creek Metropolitan District (“Park Creek” or “District”) was held on Thursday, March 23, 2023 at 9:00 a.m., at the MCA – Cube, 8371 Northfield Boulevard, Denver, Colorado, and virtually via Zoom. Links and call-in information were provided.

ATTENDANCE

Directors in attendance:

King H. Harris, Chair
Rus Heise
Brian Fennelly
Andrew Bartlett, via Zoom
Shalise Hudley
Jim Chrisman

Also in attendance:

Tammi Holloway of Stapleton Development Corp., via Zoom
Jan Bevier of Stapleton Development Corp.
Diane Wheeler of Simmons & Wheeler, via Zoom
Barbara Neal, Public Art Consultant
Gary Truesdale of Brookfield Properties Development
Keven Burnett of MCA
Sarah Stabio of MCA
Kerry O’Connell of Mortenson Construction
John Seward, via Zoom
Nelson Dunford, via Zoom
Paul R. Cockrel of Cockrel Ela Glesne Greher & Ruhland, P.C.
Micki L. Mills of Cockrel Ela Glesne Greher & Ruhland, P.C.
Kristin Herndon of Cockrel Ela Glesne Greher & Ruhland, P.C.

NOTICE

It was noted that the agenda notice of the meeting had been properly posted as required by law.

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CONFLICTS OF INTEREST

It was reported that Directors Chrisman and Fennelly had previously filed a Disclosure of Potential Conflict of Interest Statement with the Board and the Secretary of State in accordance with statutory requirements. Directors Chrisman and Fennelly's conflicts arise from their consulting and contract services with Forest City Stapleton, Inc., Forest City Stapleton Land, LLC or other subsidiaries of Forest City Enterprises, L.P. and its related entity, Brookfield Properties Development (collectively "Forest City"), the developer of property within the District and Westerly Creek Metropolitan District ("Westerly Creek" and together with the District, the "Districts"), including entering into various reimbursement, funding, management and service agreements with the District. Director Fennelly's conflict also arises from his prior position with the Master Community Association, Inc., which provides property management services for the District.

Director Harris also has previously filed Disclosure of Potential Conflict of Interest Statements with the Board and the Secretary of State in accordance with statutory requirements. Such conflict arises from his director or officer position with Stapleton Development Corporation, a non-profit corporation ("SDC"), which is responsible for the disposition of the development property owned by the City and County of Denver ("City") within the Districts, including entering into agreements with the Districts and with SDC Services Corp., a subsidiary company, which provides administrative services to the District under the Professional Services Agreement.

All Disclosure of Potential Conflict of Interest Statements, whether filed for this meeting or previously, are deemed continuing in nature and are incorporated into the record of the meeting.

All Directors stated that the participation of at least four of them in the meeting was necessary to obtain a quorum of the Board or otherwise enable the Board to act; that written disclosures of such potential conflicts of interest of each Director had been filed with the Board and the Secretary of State in accordance with statutory requirements; and that the nature of each Director's private interests

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related to their consulting, director or officer positions with either Forest City Stapleton, Inc., Forest City Stapleton Land, LLC or other subsidiaries of Forest City Enterprises, L.P, the Master Community Association, Inc., and SDC or SDC Services Corp. After each Director had summarily stated for the record the fact and nature of his private interests and had further stated that the determination to participate in voting or take any other action on any contract or other matter in which he may have a private interest would be made in compliance with Section 24-18-201(1)(b)(V), C.R.S., on an ad hoc basis, the Board turned its attention to the agenda items.

MINUTES

The Board reviewed the Minutes of the February 23, 2023 regular meeting. Upon motion duly made, seconded and unanimously carried, the Board approved the Minutes of the regular meeting.

PUBLIC ART

The Board reviewed the Public Art Report submitted by Ms. Neal, a copy of which is attached hereto. Ms. Neal provided preliminary research on the relocation of the *Airfoils* sculpture. Upon discussion and motion duly made, seconded and unanimously carried, the Board approved the relocation of the sculpture to the 3-acre park donated by Mid-America Apartments. The sculpture will be stored until the park is completed and the sculpture can be relocated. Upon motion duly made, seconded and unanimously carried, the Board accepted the Public Art Report.

TREASURER'S REPORT

Ms. Bevier provided the financial report through January 31, 2023 and February 28, 2023. After discussion and motion duly made, seconded and unanimously carried, the Board (i) accepted the Treasurer's Report and (ii) authorized the payment of all accounts, including current payables in conformance with budgetary appropriations, the encumbrance of all funds necessary for infrastructure projects, and the investment of any surplus funds.

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2022 AUDIT

Ms. Wheeler reported that she will provide the District's financial statements to the Auditor, so the Auditor can begin working on the District's Audit of the 12/31/2022 financial statements.

DEVELOPMENT MANAGER'S REPORT

Mr. Truesdale presented the trade contract, work order and change order approvals as reflected in the Development Manager's Report attached hereto and incorporated herein by this reference. Mr. Truesdale advised that there were no bidders for concrete repair work. Mr. Burnett has a recommendation for a concrete contractor and will provide that information to Mr. O'Connell. Mr. Truesdale reported on various development issues. Upon motion duly made, seconded and unanimously carried, the Board accepted the Development Manager's Report.

Mr. Burnett reported on the status of the repair of the fire damage at the Puddle Jumper Pool. He is still waiting for the insurance adjuster to determine the cost of the repair and time for completion of the repair work. Mr. Burnett expressed concerns on obtaining the required permits from the City, which may cause a delay in completing the repairs in time for pool use in 2023. Discussion ensued regarding making changes to the structure to enhance security and accessibility, including installing higher fences and additional doors on the bathrooms. Further discussion ensued regarding the possibility of upgrading the security at all of the District pools. Upon motion duly made, seconded and unanimously carried, the Board approved upgrading the security at the Puddle Jumper Pool, which the District will fund if insurance does not cover such expense. The Board tabled the discussion of upgrading security at all of the other pools for a future Board meeting.

LEGAL REPORT

Mr. Cockrel reported on the street, alleyways and park property transfers, including the delays with obtaining the title work from the title companies.

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Mr. Cockrel reviewed the Resolutions Authorizing the Conveyance of Real Property to the City for that portion of Central Park Boulevard between 36th Street and 56th Street, and for that portion of MLK located within Stapleton Filing No. 50 and Central Park Filing No. 61, as well as the various Resolutions Authorizing the Acquisition of Real Property for a portion of 40th Street within Central Park Filing No. 1, the tracts within Stapleton Filing Nos. 52 and 54. Upon motion duly made, seconded and unanimously carried, the Board adopted each of the Resolutions, copies of which are attached hereto.

Ms. Mills reported on the May 2, 2023 Board of Director election. Since there were enough candidate nomination forms filed to fill the positions up for election, the election was cancelled and King Harris, Rus Heise and Andrew Bartlett were declared elected for terms to expire in 2027. Each of these Directors will need to have their Oaths administered and filed after the May 2nd election date.

Director Hudley reported on the Westerly Creek Metropolitan District Board election. Director Hudley indicated that some of their candidates wanted to meet with the Park Creek Board. Chair Harris advised that he had talked to some of the candidates. Director Hudley further indicated that MCA representatives may start attending the Park Creek Board meetings.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned.



Secretary for the Meeting

**NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS OF
PARK CREEK METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that the regular meeting of the Board of Directors of the Park Creek Metropolitan District, City and County of Denver, Colorado, will be held on Thursday, March 23, 2023, at 9:00 a.m. at the MCA – Cube, 8371 Northfield Boulevard, Denver, Colorado. The meeting will also be held virtually via Zoom. To virtually join the meeting, please visit the following link or call one of the following phone numbers:

Please click this URL to join. <https://us02web.zoom.us/j/81192655381>
Or One tap mobile:
+17193594580,,81192655381# US
+16699009128,,81192655381# US (San Jose)
Webinar ID: 811 9265 5381

AGENDA

1. Public comment.
2. Disclosure of potential conflicts of interest.
3. Approval of Minutes of February 23, 2023 regular meeting.
4. Public Art Report (Barbara Neal).
5. Treasurer’s Report (Jan Bevier and Diane Wheeler).
 - Review and acceptance of current financial statements.
6. Development Manager’s Report (Gary Truesdale).
 - Discussion and approval of project awards, contracts and change orders.
 - Report on Fire Damage at Puddle Jumper Pool (Keven Burnett)
7. Attorney’s Report (Paul Cockrel).
 - Report on May 2, 2023 Regular Board Election
 - Consider Resolution Authorizing the Acquisition of Real Property (Filing No. 52)
 - Consider Resolution Authorizing the Acquisition of Real Property (Filing No. 54)
 - Consider Resolution Authorizing the Acquisition of Real Property (40th Avenue)
 - Consider Resolution Authorizing the Conveyance of Real Property (MLK)
 - Consider Resolution Authorizing the Conveyance of Real Property (CPB)
8. Any other matter that may come before the Board.
9. Next Board meeting scheduled for April 27, 2023.

This meeting is open to the public.

PARK CREEK METROPOLITAN DISTRICT

By /s/ James D. Chrisman
Secretary

March 16, 2023

MEMORANDUM

TO: The Board of the Park Creek Metropolitan District

FROM: Barbara Neal
Public Art Consultant for Central Park

RE: Public Art Projects Update

Ellipse I (East 29th Avenue and Xenia Street) *The Eye and the Horizon (After Monet)*

Commission: \$100,000

Artist: Ilan Averbuch (Long Island City, NY)

Completed. 2006

Monitor.

Good condition. Requested estimate from Noah Manos, Paper Airplane Design, for annual maintenance and conservation in the spring/summer.

Northfield *Airfoils*

Commission: \$100,000

Artist: Patrick Marold (Denver, CO)

Completed. 2006

Monitor.

Met again on March 9th with Lary Herkal, the general manager of the Shops at Northfield. Stockdale Properties, LLC, is going ahead with redesign of Main Street.

Met with Kerry O'Connell on March 9th also and toured potential sites for relocation of this artwork. Please see attached memo for preliminary recommendation to relocate the three Airfoils sculptures, and related documents.

Followed up with Noah Manos, Paper Airplane Design, regarding maintenance and conservation of the fourth Airfoil at Montview High School.

Central Park Recreation Center *Staplefield and Thought Balloons*

Commission: \$250,000

Artist Team: Walczak & Heiss (Marek Walczak, NY and Wesley Heiss, PA)

Completed. 2011

Thought Balloons commissioned by Arts and Venues Denver Public Art Program

Staplefield conveyed to the City and County of Denver in 2011 via an Assignment of Interest.

Monitor.

The website, <http://thoughtballoons.org/> will continue to solicit suggestions for dialogue text indefinitely.

F15 Pool

Conditional Reflections

Commission: \$75,000

Artists: Jeanine Centuori and Russell Rock of UrbanRock Design (Los Angeles, CA)

Completed. 2008

Deaccessioned 2013

Eastbridge Town Center

Talking Parking Meters

Commission: \$100,000

Artists: Jim Green (Denver, CO) and Ryan Elmendorf (Denver, CO)

Completed. 2017

Monitor.

Ellipse II (East 35th Avenue and Xenia Street)

The Picnic

Commission: \$110,000

Artist: Gerald Heffernon (Winters, CA)

Completed. 2009

Monitor.

Requested estimate from Noah Manos, Paper Airplane Design, for annual maintenance and conservation in the spring/summer.

Central Park Boulevard Median

Prairie Reef

Commission: \$150,000

Artist: Erick Johnson (Fort Collins, CO)

Completed. 2010

Monitor.

Community Garden

Garden Stories

Commission: \$75,000

Artist: Lars Stanley (Austin, TX)

Completed. 2009

Conveyed to the City and County of Denver 2009 via an Assignment of Interest.

Monitor.

Continuing to follow up with Erica Garcia regarding maintenance and conservation.

Westerly Creek

Chorus

Commission: \$155,000

Artist: Thomas Sayre (Raleigh, NC)

Completed. 2010

Conveyed to the City and County of Denver 2011 via an Assignment of Interest.

Monitor.

Continuing to follow up with Erica Garcia about removal of the graffiti.

Prairie Basin Park

Phantom Pavilion

Commission: \$175,000

Artist: Volkan Alkanoglu (Portland, OR)

Completed: 2018

Conveyed to the City and County of Denver 2022 via an Assignment of Interest.
Monitor.

Advised Arts and Venues of condition. Continuing to follow up with Erica Garcia about removal of the graffiti and replacement of the curbs.

Sandhills Prairie Park *Drift Inversion*

Commission: \$175,000

Artist: David Franklin (Indianola, WA)

Completed: 2017

Conveyed to the City and County of Denver 2022 via an Assignment of Interest.
Monitor.

The Bluffs Park *Wind Gate Art Suite*

The Five

First Light

Beyond the Plains

Commission: \$300,000

Artist: Rodrigo Nava (Putney, VT)

Completed: 2019

Conveyed to the City and County of Denver 2022 via an Assignment of Interest.
Monitor.

North Park *Alta*

Donation

Artist: Rodrigo Nava (Putney, VT)

Completed 2022.

Monitor.

Prickly Plume Park *Open House*

Commission: \$100,000

Artist: Ty Gillespie (Paonia, CO)

Completed 2021

Monitor.

Barbara Neal
Public Art Consultant for Central Park
303-519-6611 (c)
barbaraneal35@gmail.com

March 15, 2023

MEMORANDUM

INCORPORATED
PO BOX 40373
DENVER COLORADO
80204

TO: The Park Creek Metropolitan District

FROM: Barbara Neal
Public Art Consultant for Central Park

RE: Preliminary Research on Relocation of *Airfoils* Sculpture

Airfoils, the three-element sculpture commissioned for north Central Park and owned by PCMD, was installed by the artist, Patrick Marold, in 2006, at what is now called the Shops at Northfield. The amount of this commission was \$100,000.

Noting that this commercial property had a new owner, Stockdale Management, LLC, I arranged an initial meeting January 24th with Lary Herkal, General Manager, to familiarize him with the public art on site and advise him of the Art Loan Agreement between PCMD and the Shops at Northfield. The Agreement had been signed in 2020 by a previous owner. I provided Mr. Herkal with a copy of the Agreement, a narrative and technical details as well as maintenance instructions for the airfoils from the artist. Also included were copies of the Deaccessioning and Relocation Procedures and a copy of the federal Visual Artists Rights Act.

Mr. Herkal said that Stockdale Management, LLC, has planned a redesign for the Main Street corridor to make it more of a gathering place. The new design features an ice skating rink and the utility lines would be installed under the airfoils. This means that the sculptures will need to be relocated. We discussed the formal process for relocation detailed in the Public Art Master Plan. The estimated timeline for this construction to begin is mid to late summer 2023.

We met again on March 9th to review the new design of the property and to determine if the footprint of the Shops at Northfield could accommodate this public artwork elsewhere. The plans confirm that there really isn't space that would be appropriate for this public artwork. I said I would report this information to PCMD and then inform him of next steps.

I met with Kerry O'Connell later that afternoon and we reviewed potential sites elsewhere within Central Park and then toured possible locations, some owned by PCMD and some now owned by Denver Parks.

Criteria for possible locations included:

- The sculptures should be visible and accessible by the public and supportive of the artwork.

- The site should be owned by PCMD. Commercial locations will have priorities that affect public art on their property.
- Given the time frame for relocation, a site would need to be available now, or soon. Storage of the sculptures would be difficult and an additional expense. Negotiations with Denver Parks/Arts and Venues Denver about placement in a Denver park would be potentially time consuming.
- Public art at Central Park is distributed broadly throughout the community. The new location for the artwork should not have other public art in close proximity.
- The site doesn't have other amenities or uses that take priority (playground equipment, etc.)

The sites identified in north Central Park that belong to PCMD are:

- 4890 Quebec Street: This median is the entrance to Northfield. It has the large Northfield sign, two flagpoles and some mature trees.
- Navigator: This location is at 47th Avenue east of Central Park Boulevard. This is also known as 3 Acre Park beside the MAA Apartment Development.
- Masterplan Update: This refers to a large, undeveloped mixed-use residential site with its own park located south of I-70, north of the Sand Creek Trail and West of Central Park Boulevard.

Also in north Central Park, in the Bluffs Park there is a promontory off Dallas Street at 63rd Place. This park is owned by Denver Parks.

Three sites were noted in south Central Park:

- The linear parks along 26th Avenue north of Stanley Marketplace may be an option. This is City of Aurora land.
- At the eastern entrance to Central Park, there is undeveloped park land north of MLK Boulevard and west of Peoria Street. It is owned by Denver Parks.
- There is a mound in the MLK Boulevard median at Iola Street. This site is owned by PCMD but it may not be large enough for three sculptures.

The three sites owned by PCMD in north Central Park appear to best meet the criteria for relocation.

The Deaccessioning and Relocation Procedures in the Public Art Master Plan establish a process for relocation of public art. A copy of these Procedures is attached. Once PCMD gives preliminary approval to consider the three sites in north Central Park, the next steps would be:

- To advise the artist, Patrick Marold, that the sculptures will need to be relocated, secure his involvement in identifying the most appropriate location and the process for relocation.
- To develop a budget for removal of the three airfoils sculptures from their current location at the Shops at Northfield, preparation of the new site, transportation of the sculptures to

the new site and final installation. The budget would specify the source of funding for each phase of relocation.

- To assemble the documentation required by the Deaccessioning and Relocation Procedures.
- To convene the Public Art Advisory Committee and any members of the original Project Selection Committee who are available to review the relocation site and make a recommendation to PCMD for the site and the relocation.

ACTION REQUESTED: Review and confirm the potential sites for relocation as noted. Approve the process for relocation of the *Airfoils*.

Thank you for your consideration of this request.

DEACCESSIONING AND RELOCATION PROCEDURES

In order to maintain the artistic integrity of the public art collection at Stapleton, procedures will be established for the deaccession, relocation or disposal of public works of art.

I. OBJECTIVES

- A. The Board of The Park Creek Metropolitan District shall seek to ensure the ongoing presence and integrity of all works of art at the sites where they are located.
- B. Artwork may be considered for deaccession, relocation or disposal after careful review that shall include input from art professionals and the public.
- C. This review shall be taken cautiously in order to avoid the potential influence of short-term fluctuations in taste or any immediate pressures of public controversy. Criteria for reviewing public art shall address the quality of the work itself and how it relates to the goals and policies for public art incorporated in the Public Art Master Plan.
- D. A work of art may be considered for deaccessioning, relocation or disposal for one or more of the following reasons:
 - 1. The condition or security of the work of art cannot be reasonably assured in its present location.
 - 2. The work endangers public safety.
 - 3. The work is damaged and repair is not practical or feasible, or it no longer represents the artist's intent.
 - 4. The work requires excessive maintenance or has faults of design or workmanship.
 - 5. A suitable site for display of the work is no longer available. This could include a significant change in the use, character, or design of an existing site which affects the integrity of the work or its display.
 - 6. The work is not or is rarely displayed.
 - 7. The work has received significant and sustained adverse public opinion for three or more years.
 - 8. The quality, authenticity or provenance of the work is called into question.
 - 9. The work has been stolen.
 - 10. The work was purchased as a temporary acquisition and the predetermined exhibition period has been reached.

II. DEFINITIONS

- A. Deaccessioning: The removal of an artwork from the collection.
- B. Relocation: The moving of an artwork and re-siting it in a more advantageous location if the original site is no longer suitable.

- C. Disposal: Actions that result in the cessation of ownership and possession of an artwork.

III. PROCEDURES

- A. The review process for deaccession or relocation shall be initiated by the Board of The Park Creek Metropolitan District as part of regular care of the public art collection.
 - 1. The Project Selection Committee that approved acquisition of the artwork will reconvene, if feasible, to review the request for deaccessioning or relocation.
 - 2. If not feasible, the Board of The Park Creek Metropolitan District, or its designee, will convene a committee with representation from the community and professional expertise to develop recommendations regarding deaccessioning or relocating the artwork under review.
 - 3. The recommendations from this committee will be referred to the Board of The Park Creek Metropolitan District for action.
- B. A request for review of a work of art may be submitted by the artist, a member of the Stapleton community or an outside party.
- C. A request for review for relocation of an artwork that was commissioned for a specific site will be considered for one or more of the following reasons:
 - 1. The site is being eliminated or changed and the artwork is no longer suitable.
 - 2. Security of the artwork can no longer be ensured.
 - 3. The artwork endangers public safety.
- A. A request for a review for deaccession should include:
 - 1. The reason deaccession is requested
 - 2. The estimated current value of the work
 - 3. The acquisition method and cost
 - 4. Written evaluation from disinterested and qualified professionals such as an engineer, conservator, architect, safety expert or art historian
 - 5. Photographs indicating the current status of the work
 - 6. Contract with the artist or any other relevant agreement concerning the artist's rights
- 7. Written recommendations of other concerned parties including members of the Stapleton community, the artist and the outside party
- 8. Cost estimate of deaccession and identification of the funding source for deaccessioning
- 9. Written correspondence concerning the work

- B. If deaccessioning or disposal of a work of art is being contemplated, a recommendation from the review committee based on these policies and the following information shall be reviewed and discussed at an open public meeting.
 - 1. Discussion of the recommendation with the artist, if s/he can be notified by reasonable means
 - 2. Written opinions of several independent professionals qualified to make recommendations (conservators, architects, engineers, safety experts, art historians, etc.)
 - 3. Review of all evidence of public comment and debate

- F. If recommended solutions or other reasonable measures do not exist to address the concerns, the Board of The Park Creek Metropolitan District shall consider the removal or disposal of the work.

- G. If removal or disposal is directed; the Board of The Park Creek Metropolitan District shall consider, in order of priority, the following:
 - 1. Relocation or resiting
 - 2. Removal of the work and placement in storage, with the intent of finding a new site for the work. If a new site is not found in a five-year period, disposal of the work shall be considered
 - 3. Removal and deaccessioning of the work from the collection by sale, trade or gift
 - 4. Destruction of the work

- H. Works that are deaccessioned can be disposed of in the following manner, excluding any prior contractual agreement entered into by the Board of The Park Creek Metropolitan District with the artist or donor at the time of acquisition:
 - 1. For the current market value to the original artist or his/her heirs
 - 2. As a gallery consignment
 - 3. At auction, in accordance with the standard practice with a predetermined opening bid
 - 4. Or after exhausting above disposal methods, transferring ownership without consideration to:
 - a. The artist or the estate of the artist
 - b. A non-profit agency
 - c. A government agency

- I. Funds received from the sale of deaccessioned art shall be utilized by the Board of The Park Creek Metropolitan District for future purchase of public art selected by the process articulated in the Public Art Master Plan for Stapleton.

PARK CREEK METROPOLITAN DISTRICT
Monthly Financial Report
Period Ended January 31, 2023

The following reports are attached to this narrative:

- 1) Statement of Net Assets (1 page)
- 2) Changes in Net Assets for All Funds Combined, General, Capital, Debt and Westerly Creek (5 pages)
- 3) Infrastructure Funding Projection Report (2 pages)
- 4) Summary Report of Trunk IFDAs (2 pages)
- 5) Summary Report of In-Tract IFDAs (2 pages)

Comments - Changes in Net Assets - All Funds Combined

- Westerly Creek Taxes represent the current month's property and specific ownership tax income from Westerly Creek which is more than budget for the month and more than budget for the year.
- Most of the infrastructure expenditures relate to activity in filings 57 and MG. The revenue and corresponding infrastructure variances are due to timing.
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Comments - Statement of Net Assets

- Accounts Receivable Taxes is the current month's property and SO tax to be received next month.
- Miscellaneous receivables are the amounts due to fund current period costs. Funding is due from DURA in the form of TIF revenue, excess revenues or D2 loan advances and Forest City in the form of advances.
- The Statement of Net Assets is presented on a modified accrual, fund accounting basis which does not reflect long term debt balances, including developer advances. Long term debt balances are reflected in a summary report included in the package. Balances and expenses in the report are on a cash basis, therefore there will be slight difference between activity on the report and activity identified above regarding accrued developer advances.

Comments - Infrastructure Funding Report:

General Comments:

Park Creek Metropolitan District
 Balance Sheet Governmental Fund
 January 31, 2023

<u>Assets</u>		
<u>Current Assets</u>		
BW Deposit and Cash Accounts	\$ 8,326,138	
Miscellaneous Receivables	5,114	
Intercompany Receivable	541,557	
Clearing - Job costs	<u>(1,421)</u>	
Total Current Assets		\$ 8,871,389
<u>Long Term Assets</u>		
<u>Fund Investments</u>		
2022 Senior - Improvement Project	\$ 4,554,364	
2022 Senior - COI acct	35,449	
Trustee '03 Taxable Note Reimb Ac	3	
2016A Sr bonds - revenue	65,699	
2016A Sr bonds - SO tax	181,952	
2020 Bonds - reserve acct	1,823,151	
2020 Bonds - Revenue bonds	5	
2022 Senior - Captitalized Intere	1,954,244	
2022 Senior - Project Acct	12,456	
2022 Senior - COI acct	<u>12,960</u>	
Total Ltd Prop Tax Funds (InTract)		<u>\$ 8,640,283</u>
Long Term Fund Assets		\$ 8,640,283
Prepaid Casualty Insurance	<u>\$ 81,927</u>	
Long Term Capital Assets		<u>\$ 81,927</u>
Total Long Term Assets		<u>\$ 8,722,210</u>
Total Assets		<u>\$ 17,593,599</u>
<u>Liabilities and Net Assets</u>		
<u>Current Liabilities</u>		
Accounts Payable	\$ 2,256,997	
Accrued Expenses	<u>128,630</u>	
Total Current Liabilities		\$ 2,385,627
<u>Long Term Liabilities</u>		
Long Term Liabilities		<u>\$ 2,385,627</u>
Total Liabilities		\$ 2,385,627
<u>Net Assets</u>		
Net Assets - Prior Period	\$ 25,699,912	
Property Conveyance		
Incr / (Decr) in Net Assets	<u>(10,491,939)</u>	
Total Net Assets		<u>\$ 15,207,973</u>
Total Liabilities & Net Assets		<u>\$ 17,593,600</u>

unaudited

Park Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
All Funds Combined
For the 1 Month Ended January 31, 2023

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
346,044	875,265	529,221	Westerly Creek taxes	346,044	875,265	529,221
1,666,667	(849,505)	(2,516,172)	Developer Advances	1,666,667	(849,505)	(2,516,172)
2,499	-	(2,499)	Misc Income	2,499	-	(2,499)
-	(316)	(316)	Dura rev - 2014 D2 loan	-	(316)	(316)
51,000	51,000	-	TOS Facility Fees	51,000	51,000	-
5,942	5,942	-	Damage Fees	5,942	5,942	-
82,000	82,000	-	Facility Fees	82,000	82,000	-
1,550	1,550	-	Mailbox Fees	1,550	1,550	-
58,333	-	(58,333)	Aurora Use tax, etc	58,333	-	(58,333)
583,333	(171)	(583,504)	DURA Revenue	583,333	(171)	(583,504)
-	(22,825)	(22,825)	Dura revenue	-	(22,825)	(22,825)
83	35,855	35,772	Interest Income	83	35,855	35,772
2,797,451	178,794	(2,618,657)	Total: Revenue	2,797,451	178,794	(2,618,657)
Expenditures						
-	2,562	(2,562)	Trunk Total	-	2,562	(2,562)
583,333	15,250	568,083	Trunk Open Space Total	583,333	15,250	568,083
1,584,583	313,677	1,270,906	InTract Total	1,584,583	313,677	1,270,906
-	-	-	Recreation Center Total	-	-	-
83	92	(9)	Denver Water Total	83	92	(9)
2,167,999	331,581	1,836,418	Subtotal: Infrastructure	2,167,999	331,581	1,836,418
83,333	83,560	(227)	Interest Exp - Notes Stapleton Land	83,333	83,560	(227)
-	1,750	(1,750)	Bond Issuance Costs	-	1,750	(1,750)
26,700	26,750	(50)	Trustee Fees	26,700	26,750	(50)
-	10,000,000	(10,000,000)	Payment on Notes - Principal	-	10,000,000	(10,000,000)
11,688	11,945	(257)	Insurance	11,688	11,945	(257)
6,667	8,986	(2,319)	Other Capital Expenditures	6,667	8,986	(2,319)
128,388	10,132,991	(10,004,603)	Subtotal: Other Capital	128,388	10,132,991	(10,004,603)
General and Administrative Expenses						
619,427	155,384	464,043	Park Creek General Fund Expense	619,427	155,384	464,043
3,240	8,555	(5,315)	Westerly Creek Expenses	3,240	8,555	(5,315)
622,667	163,939	458,728	Subtotal: G&A	622,667	163,939	458,728
2,919,054	10,628,511	(7,709,457)	Total: Expenditures	2,919,054	10,628,511	(7,709,457)
(121,603)	(10,449,717)	(10,328,114)	Revenue Over/(Under) Expenditures	(121,603)	(10,449,717)	(10,328,114)
(152,483)	(21,206)	131,277	Transfer (To) From Bond Funds	(152,483)	(21,206)	131,277
152,733	21,206	(131,527)	Transfer (To) From General Funds	152,733	21,206	(131,527)
-	-	-	Transfer (To) From Capital Funds	-	-	-
250	-	(250)	Total: Other Financing Sources/(Uses)	250	-	(250)
(121,353)	(10,449,717)	(10,328,364)	Increase/(Decrease) in Net Assets	(121,353)	(10,449,717)	(10,328,364)

Park Creek Metropolitan District
 Revenue, Expenditures and Change in Net Assets
 Park Creek General Fund
 For the 1 Month Ended January 31, 2023

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
34,604	46,828	12,224	Westerly Creek Taxes - O&M and SO	34,604	46,828	12,224
<u>34,604</u>	<u>46,828</u>	<u>12,224</u>	Total: Revenue	<u>34,604</u>	<u>46,828</u>	<u>12,224</u>
Expenditures						
<u>General and Administrative Expenditures</u>						
935	916	19	Staff Services	935	916	19
221	124	97	Office Services	221	124	97
33	33	-	Office Rent	33	33	-
-	492	(492)	Rent - Storage	-	492	(492)
83	-	83	Professional Services	83	-	83
6,250	-	6,250	Legal Fees	6,250	-	6,250
12,373	-	12,373	Contingency	12,373	-	12,373
439,926	-	439,926	Reserve for Improvements	439,926	-	439,926
45,000	41,047	3,953	Insurance Expense	45,000	41,047	3,953
2,083	250	1,833	Public Art Maintenance	2,083	250	1,833
107,165	107,165	-	District MCA Maint	107,165	107,165	-
5,358	5,358	-	District MCA Fee	5,358	5,358	-
97	257	(160)	Westerly Creek Expenses	97	257	(160)
<u>619,524</u>	<u>155,641</u>	<u>463,883</u>	Subtotal: G&A	<u>619,524</u>	<u>155,641</u>	<u>463,883</u>
<u>619,524</u>	<u>155,641</u>	<u>463,883</u>	Total: Expenditures	<u>619,524</u>	<u>155,641</u>	<u>463,883</u>
<u>(584,920)</u>	<u>(108,814)</u>	<u>476,106</u>	Revenue Over/(Under) Expenditures	<u>(584,920)</u>	<u>(108,814)</u>	<u>476,106</u>
(152,483)	(21,206)	131,277	Transfer (To) From Bond Funds	(152,483)	(21,206)	131,277
-	-	-	Transfer (To) From Capital Funds	-	-	-
<u>(152,483)</u>	<u>(21,206)</u>	<u>131,277</u>	Total: Other Financing Sources/(Uses)	<u>(152,483)</u>	<u>(21,206)</u>	<u>131,277</u>
<u><u>(737,403)</u></u>	<u><u>(130,019)</u></u>	<u><u>607,384</u></u>	Increase/(Decrease) in Net Assets	<u><u>(737,403)</u></u>	<u><u>(130,019)</u></u>	<u><u>607,384</u></u>

Park Creek Metropolitan District
Revenues, Expenditures and Changes in Net Assets
Park Creek Capital Fund
For the 1 Month Ended January 31, 2023

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
			Revenue:			
2,083		(2,083)	Misc Income	2,083		(2,083)
1,666,667	(849,576)	(2,516,243)	Developer Advance Receipts - FC	1,666,667	(849,576)	(2,516,243)
	71	71	Developer Advance		71	71
583,333	(22,996)	(606,329)	DURA Revenue	583,333	(22,996)	(606,329)
	(316)	(316)	Dura rev - 2014 D2 loan		(316)	(316)
51,000	51,000		TOS Facility Fees	51,000	51,000	
5,942	5,942		Damage Fees	5,942	5,942	
82,000	82,000		Facility Fees	82,000	82,000	
1,550	1,550		Mailbox Fees	1,550	1,550	
58,333		(58,333)	Aurora Use tax, etc	58,333		(58,333)
	6,781	6,781	Investment Income		6,781	6,781
2,450,908	(725,545)	(3,176,453)	Total: Revenue	2,450,908	(725,545)	(3,176,453)
			Expenditures			
	2,562	(2,562)	Trunk Total		2,562	(2,562)
583,333	15,250	568,083	Trunk Open Space Total	583,333	15,250	568,083
1,584,583	313,677	1,270,906	InTract Total	1,584,583	313,677	1,270,906
			Recreation Center Total			
83	92	(9)	Denver Water Total	83	92	(9)
2,167,999	331,581	1,836,418	Subtotal: Infrastructure	2,167,999	331,581	1,836,418
83,333	83,560	(227)	Interest Expense	83,333	83,560	(227)
	1,277	(1,277)	Bond Issuance Costs		1,277	(1,277)
26,700	26,750	(50)	Trustee Fees	26,700	26,750	(50)
11,688	11,945	(257)	Insurance Expense	11,688	11,945	(257)
1,667		1,667	Accounting Services	1,667		1,667
	8,986	(8,986)	Bank Charges		8,986	(8,986)
5,000		5,000	Interim Damage Repairs	5,000		5,000
128,388	132,518	(4,130)	Subtotal: Other Capital	128,388	132,518	(4,130)
			General and Administrative Expenses			
			Subtotal: G&A			
2,296,387	464,099	1,832,288	Total: Expenditures	2,296,387	464,099	1,832,288
154,521	(1,189,644)	(1,344,165)	Revenue Over/(Under) Expenditures	154,521	(1,189,644)	(1,344,165)
			Transfer (To) From Bond Funds			
250		(250)	Transfer (To) From General Funds	250		(250)
250		(250)	Total: Other Financing Sources/(Uses)	250		(250)
154,771	(1,189,644)	(1,344,415)	Increase/(Decrease) in Net Assets	154,771	(1,189,644)	(1,344,415)

Park Creek Metropolitan District
 Revenues, Expenditures and Changes in Net Assets
 Park Creek Debt Fund
 For the 1 Month Ended January 31, 2023

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
			Revenue:			
311,440	828,438	516,998	Westerly Creek Taxes - Debt Service	311,440	828,438	516,998
416		(416)	Misc Income	416		(416)
83	29,074	28,991	Investment Income	83	29,074	28,991
<u>311,939</u>	<u>857,512</u>	<u>545,573</u>	Total: Revenue	<u>311,939</u>	<u>857,512</u>	<u>545,573</u>
			Expenditures			
	42,222	(42,222)	Interest Exp notes - Lapsis		42,222	(42,222)
	473	(473)	Bond Issuance Costs		473	(473)
	<u>10,000,000</u>	<u>(10,000,000)</u>	Developer Advances Repayments		<u>10,000,000</u>	<u>(10,000,000)</u>
	10,042,695	(10,042,695)	Subtotal: Other Capital		10,042,695	(10,042,695)
			General and Administrative Expenses			
3,143	8,298	(5,155)	Payments to Westerly Creek	3,143	8,298	(5,155)
<u>3,143</u>	<u>8,298</u>	<u>(5,155)</u>	Subtotal: G&A	<u>3,143</u>	<u>8,298</u>	<u>(5,155)</u>
<u>3,143</u>	<u>10,050,993</u>	<u>(10,047,850)</u>	Total Expenditures	<u>3,143</u>	<u>10,050,993</u>	<u>(10,047,850)</u>
<u>308,796</u>	<u>(9,193,481)</u>	<u>(9,502,277)</u>	Revenue Over/(Under) Expenditures	<u>308,796</u>	<u>(9,193,481)</u>	<u>(9,502,277)</u>
152,483	21,206	(131,277)	Transfer (To) From General Funds	152,483	21,206	(131,277)
<u>152,483</u>	<u>21,206</u>	<u>(131,277)</u>	Transfer (To) From Capital Funds	<u>152,483</u>	<u>21,206</u>	<u>(131,277)</u>
<u>461,279</u>	<u>(9,172,276)</u>	<u>(9,633,555)</u>	Increase/(Decrease) in Net Assets	<u>461,279</u>	<u>(9,172,276)</u>	<u>(9,633,555)</u>

Westerly Creek Metropolitan District
 Revenue, Expenditures and Change in Net Assets
 WCMD General Fund
 For the 1 Month Ended January 31, 2023

<u>Current Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>		<u>YTD Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
			<u>Revenue:</u>			
311,440	830,997	519,557	Property Tax - Debt	311,440	830,997	519,557
9,601	25,701	16,100	Property Tax - O&M	9,601	25,701	16,100
25,004	21,206	(3,798)	Specific Ownership tax	25,004	21,206	(3,798)
58	(2,560)	(2,618)	Interest Income	58	(2,560)	(2,618)
-	(79)	(79)	Interest income	-	(79)	(79)
<u>346,103</u>	<u>875,265</u>	<u>529,162</u>	Total: Revenue	<u>346,103</u>	<u>875,265</u>	<u>529,162</u>
			<u>Expenditures</u>			
			<u>General and Administrative Expenditures</u>			
3,143	8,298	(5,155)	Treasury Commission - DS	3,143	8,298	(5,155)
97	257	(160)	Treasury Commission - OM	97	257	(160)
<u>3,240</u>	<u>8,555</u>	<u>(5,315)</u>	Subtotal: G&A	<u>3,240</u>	<u>8,555</u>	<u>(5,315)</u>
<u>3,240</u>	<u>8,555</u>	<u>(5,315)</u>	Total: Expenditures	<u>3,240</u>	<u>8,555</u>	<u>(5,315)</u>
<u>342,863</u>	<u>866,711</u>	<u>523,848</u>	Revenue Over/(Under) Expenditures	<u>342,863</u>	<u>866,711</u>	<u>523,848</u>
3,240	8,555	5,315	Transfers From Park Creek	3,240	8,555	5,315
(346,103)	(875,265)	(529,162)	Transfers(To) Park Creek	(346,103)	(875,265)	(529,162)
(342,863)	(866,711)	(523,848)	Total: Other Financing Sources/(Uses)	(342,863)	(866,711)	(523,848)
<u>-</u>	<u>-</u>	<u>-</u>	Increase/(Decrease) in Net Assets	<u>-</u>	<u>-</u>	<u>-</u>

Park Creek Metropolitan District
Infrastructure IFDA Funding Projection Report

As of January 31, 2023

	In-tract	Trunk							Total										
		TIF Funds inc D2 Loan, Excess Rev & Encumbered Excess - PB	TOS Funds (TIF funded & D2 loan)	GCP Funds Section 10	FCS/COPS Section 10	Art Funds	System Development Fees	TOS Fees - Section 10		CDOT FUNDS	CCD funds IC-4B	DPS Advances	Developer Contributions & Advances - Non GCP Funds						
Available balances																			
System Development Fees																			
TIF Revenue (includes unreleased, released and encumbered)																			
Good Citizen Payment ("GCP") IFDA F3																			
Developer Contribution and Advances for IC4 from IFDA F4																			
CCD/CDOT funds																			
COPS/Section 10																			
DPS advances																			
Total		0																	
Remaining to be Paid on Approved IFDA's and other approved projects																			
IFDA #1 & 1A	0																		
IFDA #15 & 15A	430,690																		
IFDA #17																			
IFDA 19 - Filing 19 Earthwork																			
IFDA 32	31,866																		
IFDA 34 - dated Sep 2010 - executed Mar 2011 - CFN Apr 2011	937,256																		
IFDA 35 - F35 and Fulton, Iola and Kingston connecting streets to Aurora (Feb 2012)	0																		
IFDA 36 - F36 and amendment to IFDA28 (May 2012)	277,426																		
IFDA 40 - Filing 40																			
IFDA 41 - Filing 41																			
IFDA 42 - Filing 42																			
IFDA 44 - Filing 44																			
IFDA 45 - Filing 45																			
IFDA 47 - Filing 47																			
IFDA 48 - Filing 48																			
IFDA 49 - Filing 49																			
IFDA 52 - Filing 52																			
IFDA 53 - Filing 53																			
IFDA 54 - Filing 54																			
IFDA 55 - Filing 55																			
IFDA 56 - Filing 56																			
IFDA 57 - Filing 57																			
IFDA 59 - Filing 59																			
IFDA 60 - Filing 60																			
IFDA AB																			
IFDA AC																			
IFDA IC4 - CPB170 Interchange connections (IFDA F4 identifies funding sources)	271,356																		
IFDA IC4A - Feb 2011 (does not include Private Funding)	478,097																		
IFDA IC4B - Funded by CCD																			
IFDA MB	2,126,357																		
IFDA MC																			
IFDA MD	20,001																		
IFDA ME																			
IFDA MF	627,004																		
IFDA MG	5,853,546																		
IFDA MI	55,176																		
IFDA P8 - West Detention Pond Park & Northfield Linear Park																			
IFDA PA																			
IFDA PB																			
IFDA PC																			
IFDA PD																			
Approved Uses - Remaining to be Paid		33,133,920																	
Funds Remaining		(33,133,920)																	

Park Creek Metropolitan District
Infrastructure IFDA Funding Projection Report

As of January 31, 2023

	In-tract	Trunk												Total			
		TIF Funds inc D2 Loan, Excess Rev & Encumbered Excess - PB	TOS Funds (TIF funded & D2 loan)	GCP Funds	FCS/COPS- Section 10	Art Funds	System Development Fees	TOS Fees - Section 10	CDOT FUNDS	CCD funds IC-4B	DPS Advances	Developer Contributions & Advances - Non GCP Funds					
Anticipated near term funding sources																	
Total Anticipated Funding Sources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Amount available / (required) after funding approved IFDAs	(33,133,920)	(10,075,662)	0	0	0	274,680									(45,962)	(8,099,806)	
IFDA's submitted but not yet approved																	
Total Pending Uses	0	0	0	0	0	0											
Funding Available / (Required)	(33,133,920)	(10,075,662)	0	0	0	274,680									(45,962)	(8,099,806)	
Future Projects - Cost																	
Total Future Projects Before Funding Sources	-	-	-	-	-	-											
Future Projects - Funding Sources																	
Total	-	-	-	-	-	-											
Total Net Future Projects	-	-	-	-	-	-											

Park Creek Metropolitan District
 Trunk IFDAe #All Oper- Filing #All Open
 Draw NA/97/NA/70/52
 As of: 1/31/2023

	Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
Trunk	Filing 15 Total IFDA 15	10,323,181	(430,123)	9,893,057	9,888,386	4,671	9,889,056	1
		10,323,181	(430,123)	9,893,057	9,888,386	4,671	9,893,056	1
Trunk	Filing 34 Total IFDA 34	5,918,735	-	5,918,735	5,807,293	111,442	5,807,293	111,442
		5,918,735	-	5,918,735	5,807,293	111,442	5,807,293	111,442
Trunk	Filing 36 Total IFDA 36	2,678,281	(250,000)	2,428,281	2,302,217	277,665	2,292,567	287,314
		2,678,281	(250,000)	2,428,281	2,302,217	277,665	2,292,567	287,314
Trunk	Filing 40 Total IFDA 40	240,101	-	240,101	186,813	53,288	186,813	53,288
		240,101	-	240,101	186,813	53,288	186,813	53,288
Trunk	Filing 43 Total IFDA 43	125,658	(26,102)	99,537	99,537	0	99,537	0
		125,658	(26,102)	99,537	99,537	0	99,537	0
Trunk	Filing 47 Total IFDA 47	671,755	(81,155)	590,601	590,563	38	590,563	38
		671,755	(81,155)	590,601	590,563	38	590,563	38
Trunk	Filing 49 Total IFDA 49	7,899,280	(1,967,686)	5,942,894	5,942,894	4,696	5,935,676	11,914
		924,221	-	924,221	599,973	324,248	582,021	342,200
Park Trunk	Filing 49 Total IFDA 49	8,823,501	(1,967,686)	6,871,811	6,542,866	328,945	6,517,697	354,115
Trunk	Filing 52 Total IFDA 52	2,056,690	(105,000)	1,951,690	1,481,655	470,035	1,481,655	470,035
		2,056,690	(105,000)	1,951,690	1,481,655	470,035	1,481,655	470,035
Park Trunk	Filing 54 Total IFDA 54	412,152	-	412,151	344,734	67,417	344,734	67,417
		412,152	-	412,151	344,734	67,417	344,734	67,417
Trunk	Filing A1 Total IFDA A1	2,750,000	123,750	2,873,750	2,873,750	0	2,873,750	0
		2,750,000	123,750	2,873,750	2,873,750	0	2,873,750	0
Trunk	Filing IC-4 Total IFDA C4	16,803,727	1	16,803,727	16,758,085	45,642	16,757,765	45,962
		16,803,727	1	16,803,727	16,758,085	45,642	16,757,765	45,962
Trunk	Filing IC-4A Total IFDA C4A	1,922,816	(7,090)	1,915,726	1,909,705	107,045	1,909,705	107,045
		1,922,816	(7,090)	1,915,726	1,909,705	107,045	1,909,705	107,045
Trunk	Filing IC-4B Total IFDA IC-4B	8,400,000	364,999	8,764,999	8,635,902	129,098	8,514,128	250,872
		8,400,000	364,999	8,764,999	8,635,902	129,098	8,514,128	250,872
Trunk	Filing MB Total IFDA MB	4,834,360	(1,054,999)	3,779,362	3,706,018	69,883	3,706,018	69,883
		4,834,360	(1,054,999)	3,779,362	3,706,018	69,883	3,706,018	69,883
Trunk	Filing ME Total IFDA ME	625,236	-	625,236	571,733	53,503	571,733	53,503
		625,236	-	625,236	571,733	53,503	571,733	53,503
Trunk	Filing MF Total IFDA MF	90,494	-	90,494	8,479	78,554	8,479	78,554
		90,494	-	90,494	8,479	78,554	8,479	78,554
Trunk	Filing ML Total IFDA ML	13,498,494	264,676	13,498,494	12,898,813	599,681	12,895,080	603,414
		13,498,494	264,676	13,498,494	12,898,813	599,681	12,895,080	603,414
Park Trunk	Filing N/F Linear Park Total IFDA P8	5,949,489	1,077,075	7,085,638	7,083,639	1,999	7,083,639	1,999
		5,949,489	1,077,075	7,085,638	7,083,639	1,999	7,083,639	1,999
Park Trunk	Filing PA Total IFDA PA	19,242,911	1,059,421	20,302,332	19,957,801	344,531	19,957,801	344,531
		19,242,911	1,059,421	20,302,332	19,957,801	344,531	19,957,801	344,531
Park Trunk	Filing PB Total IFDA PB	14,450,857	(608,767)	13,842,089	13,572,375	269,713	13,535,352	306,736
		14,450,857	(608,767)	13,842,089	13,572,375	269,713	13,535,352	306,736
Park Trunk	Filing PC Total IFDA PC	10,512,911	4,926,292	11,826,292	11,633,959	192,333	11,066,868	759,425
		10,512,911	4,926,292	11,826,292	11,633,959	192,333	11,066,868	759,425
Park Trunk	Filing PD Total IFDA PD	6,958,768	-	6,958,768	188,865	6,769,903	130,312	6,828,455
		6,958,768	-	6,958,768	188,865	6,769,903	130,312	6,828,455

Park Creek Metropolitan District
 Trunk IFDAs #All Open- Filing #All Open
 Draw NAI97/NAI70/52
 As of: 1/31/2023

	Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
Total Trunk Job Costs	78,638,809	78,638,789	(3,168,728)	75,421,381	73,661,839	2,005,243	73,523,817	2,143,266
Total Park Trunk Job Costs	58,451,309	54,838,386	6,454,021	61,351,491	53,381,345	7,970,146	52,700,727	8,650,765
Total	137,290,118	133,677,185	3,285,293	136,772,872	127,043,184	9,975,389	126,224,543	10,794,031

	Approved IFDA	Original CFN	CFN Amendments	Current CFN	Contracted	Uncontracted	Amount Paid	Remaining to Pay on CFN
In-Tract	13,897,856	13,897,856	(304,024)	13,593,832	13,156,784	437,049	13,163,142	430,690
Filing 15 Total IFDA 15	13,897,856	13,897,856	(304,024)	13,593,832	13,156,784	437,049	13,163,142	430,690
In-Tract	10,130,330	10,130,330	48,699	10,179,029	10,179,030	(1)	10,179,030	(1)
Filing 17 Total IFDA 17	10,130,330	10,130,330	48,699	10,179,029	10,179,030	(1)	10,179,030	(1)
In-Tract	16,929,665	16,929,665	847,773	17,777,438	17,745,648	31,790	17,745,572	31,866
Filing 32 Total	370,052	370,052	(341,542)	28,511	28,511	-	28,511	-
Filing 34 Total IFDA 32	17,299,717	17,299,717	506,231	17,805,948	17,774,159	31,790	17,774,083	31,866
In-Tract	8,480,866	8,480,867	(2)	8,480,864	7,671,140	815,895	7,549,779	937,266
Filing 34 Total IFDA 34	8,480,866	8,480,867	(2)	8,480,864	7,671,140	815,895	7,549,779	937,266
In-Tract	5,404,254	5,404,254	(1,198,411)	4,205,843	4,205,843	(0)	4,205,843	(0)
Filing 35 Total	2,592,337	2,592,337	284,269	2,876,606	2,876,456	150	2,876,606	(0)
FilingFKI Total IFDA 35	7,996,591	7,996,591	(914,142)	7,082,449	7,082,299	150	7,082,449	(0)
In-Tract	31,228,859	31,228,859	(1,467,183)	29,761,676	29,761,675	1	29,761,675	1
Filing 36 Total IFDA 36	31,228,859	31,228,859	(1,467,183)	29,761,676	29,761,675	1	29,761,675	1
In-Tract	5,212,621	5,212,621	-	5,212,621	4,935,195	277,426	4,935,195	277,426
Filing 40 Total IFDA 40	5,212,621	5,212,621	-	5,212,621	4,935,195	277,426	4,935,195	277,426
In-Tract	16,952,761	16,952,761	(3,066,225)	13,886,536	13,886,537	(1)	13,886,537	(1)
Filing 42 Total IFDA 42	16,952,761	16,952,761	(3,066,225)	13,886,536	13,886,537	(1)	13,886,537	(1)
In-Tract	35,656,775	35,656,775	(4,101,347)	31,555,428	31,555,427	1	31,555,427	1
Filing 45 Total IFDA 45	35,656,775	35,656,775	(4,101,347)	31,555,428	31,555,427	1	31,555,427	1
In-Tract	15,875,085	15,875,085	-	15,875,085	13,592,087	2,282,997	13,592,087	2,282,997
Filing 47 Total IFDA 47	15,875,085	15,875,085	-	15,875,085	13,592,087	2,282,997	13,592,087	2,282,997
In-Tract	1,583,241	1,583,241	46,780	1,630,021	1,630,020	1	1,630,020	1
Filing 48 Total IFDA 48	1,583,241	1,583,241	46,780	1,630,021	1,630,020	1	1,630,020	1
In-Tract	58,653,806	58,653,806	-	58,653,806	49,447,902	9,205,904	49,197,449	9,456,357
Filing 49 Total IFDA 49	58,653,806	58,653,806	-	58,653,806	49,447,902	9,205,904	49,197,449	9,456,357
In-Tract	7,788,143	7,788,143	(1,034,036)	6,754,107	6,630,852	123,255	6,630,852	123,255
Filing 52 Total IFDA 52	7,788,143	7,788,143	(1,034,036)	6,754,107	6,630,852	123,255	6,630,852	123,255
In-Tract	1,998,696	1,998,696	271,230	2,269,926	2,264,091	5,835	2,264,091	5,835
Filing 53 Total IFDA 53	1,998,696	1,998,696	271,230	2,269,926	2,264,091	5,835	2,264,091	5,835
In-Tract	53,859,266	53,859,266	(4,274,632)	49,584,633	48,856,396	728,238	48,234,164	1,350,470
Filing 54 Total IFDA 54	53,859,266	53,859,266	(4,274,632)	49,584,633	48,856,396	728,238	48,234,164	1,350,470
In-Tract	1,874,362	1,874,362	52,764	1,927,126	1,927,126	1	1,927,126	1
Filing 55 Total IFDA 55	1,874,362	1,874,362	52,764	1,927,126	1,927,126	1	1,927,126	1
In-Tract	2,966,874	2,966,874	(531,983)	2,434,891	2,354,676	80,215	2,354,676	80,215
Filing 56 Total IFDA 56	2,966,874	2,966,874	(531,983)	2,434,891	2,354,676	80,215	2,354,676	80,215
In-Tract	52,110,215	52,110,215	-	52,110,215	45,622,331	6,487,883	43,752,427	8,357,787
Filing 57 Total IFDA 57	52,110,215	52,110,215	-	52,110,215	45,622,331	6,487,883	43,752,427	8,357,787
In-Tract	2,209,768	2,209,768	-	2,209,768	1,979,283	230,486	1,979,283	230,486
Filing 59 Total IFDA 59	2,209,768	2,209,768	-	2,209,768	1,979,283	230,486	1,979,283	230,486

	Approved IFDA	Original CFN	CFN Amendments	Current CFN	Contracted	Uncontracted	Amount Paid	A-B Remaining to Pay on CFN
In-Tract	1,945,158	1,945,158	-	1,945,158	1,879,063	66,095	1,807,415	137,743
Filing 60 Total IFDA 60	1,945,158	1,945,158	-	1,945,158	1,879,063	66,095	1,807,415	137,743
In-Tract	5,102,392	5,102,392	(630,837)	4,471,555	4,471,555	0	4,471,555	0
Filing AC Total IFDA AC	5,102,392	5,102,392	(630,837)	4,471,555	4,471,555	0	4,471,555	0
In-Tract	2,306,634	2,306,634	-	2,306,634	2,035,278	271,356	2,035,278	271,356
Filing IC-4 Total IFDA C4	2,306,634	2,306,634	-	2,306,634	2,035,278	271,356	2,035,278	271,356
In-Tract	2,042,680	2,042,680	2	2,042,682	1,564,584	478,097	1,564,584	478,097
Filing IC-4A Total IFDA C4A	2,042,680	2,042,680	2	2,042,682	1,564,584	478,097	1,564,584	478,097
In-Tract	7,851,158	7,851,158	-	7,851,158	5,724,801	2,126,357	5,724,801	2,126,357
Filing MB Total IFDA MB	7,851,158	7,851,158	-	7,851,158	5,724,801	2,126,357	5,724,801	2,126,357
In-Tract	8,507,309	8,507,309	(1,738,800)	6,712,763	6,712,764	(0)	6,712,764	(0)
Filing MC Total IFDA MC	8,507,309	8,507,309	(1,738,800)	6,712,763	6,712,764	(0)	6,712,764	(0)
In-Tract	4,981,832	4,981,832	(1,077,705)	3,855,630	3,835,629	20,001	3,835,629	20,001
Filing MD Total IFDA MD	4,981,832	4,981,832	(1,077,705)	3,855,630	3,835,629	20,001	3,835,629	20,001
In-Tract	7,387,006	7,387,006	(1,373,860)	5,951,322	5,951,322	0	5,951,322	0
Filing ME Total IFDA ME	7,387,006	7,387,006	(1,373,860)	5,951,322	5,951,322	0	5,951,322	0
In-Tract	14,787,951	14,787,951	(3,521,300)	11,108,192	10,681,506	426,686	10,481,188	627,004
Filing MF Total IFDA MF	14,787,951	14,787,951	(3,521,300)	11,108,192	10,681,506	426,686	10,481,188	627,004
In-Tract	12,740,445	12,740,445	-	12,740,445	10,134,307	2,606,137	6,886,898	5,853,546
Filing MG Total IFDA MG	12,740,445	12,740,445	-	12,740,445	10,134,307	2,606,137	6,886,898	5,853,546
In-Tract	3,013,788	3,013,788	356,938	3,386,789	3,347,877	38,912	3,331,613	55,176
Filing ML Total IFDA MI	3,013,788	3,013,788	356,938	3,386,789	3,347,877	38,912	3,331,613	55,176
Total Job costs	416,442,183	416,442,184	(22,753,432)	393,380,289	366,645,695	26,740,765	360,252,702	33,133,924

WESTERLY CREEK METROPOLITAN DISTRICT

Monthly Financial Report
Period Ended January 31, 2023

The following reports are attached to this narrative:

- 1) Statement of Revenues, Expenditures and Changes in Net Assets - General Fund (1 page)

Changes in Fund Balance

- Monthly tax income is more than budget for the current month and more than budget for year.
-
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General Comments:

- All tax income is transferred to Park Creek.
- All Westerly Creek expenses are funded by Park Creek.
 - Year to date G & A expenditures are more than budget due to election costs.
 - Treasurers fee expense is 1% of property tax income and therefore varies inversely with the property tax income variance.
- Westerly Creek has no assets and therefore there is no Statement of Assets report.

Westerly Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
WCMD General Fund
For the 1 Month Ended January 31, 2023

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<u>Revenue:</u>						
311,440	830,997	519,557	Property Tax - Debt	311,440	830,997	519,557
9,601	25,701	16,100	Property Tax - O&M	9,601	25,701	16,100
25,004	21,206	(3,798)	Specific Ownership tax	25,004	21,206	(3,798)
58	(2,560)	(2,618)	Interest Income	58	(2,560)	(2,618)
-	(79)	(79)	Interest income	-	(79)	(79)
346,103	875,265	529,162	Total: Revenue	346,103	875,265	529,162
<u>Expenditures</u>						
<u>General and Administrative Expenditures</u>						
3,143	8,298	(5,155)	Treasury Commission - DS	3,143	8,298	(5,155)
97	257	(160)	Treasury Commission - OM	97	257	(160)
3,240	8,555	(5,315)	Subtotal: G&A	3,240	8,555	(5,315)
3,240	8,555	(5,315)	Total: Expenditures	3,240	8,555	(5,315)
342,863	866,711	523,848	Revenue Over/(Under) Expenditures	342,863	866,711	523,848
3,240	8,555	5,315	Transfers From Park Creek	3,240	8,555	5,315
(346,103)	(875,265)	(529,162)	Transfers(To) Park Creek	(346,103)	(875,265)	(529,162)
(342,863)	(866,711)	(523,848)	Total: Other Financing Sources/(Uses)	(342,863)	(866,711)	(523,848)
-	-	-	Increase/(Decrease) in Net Assets	-	-	-

PARK CREEK METROPOLITAN DISTRICT
Monthly Financial Report
Period Ended February 28, 2023

The following reports are attached to this narrative:

- 1) Statement of Net Assets (1 page)
- 2) Changes in Net Assets for All Funds Combined, General, Capital, Debt and Westerly Creek (5 pages)
- 3) Infrastructure Funding Projection Report (2 pages)
- 4) Summary Report of Trunk IFDAs (2 pages)
- 5) Summary Report of In-Tract IFDAs (2 pages)

Comments - Changes in Net Assets - All Funds Combined

- Westerly Creek Taxes represent the current month's property and specific ownership tax income from Westerly Creek which is more than budget for the month and more than budget for the year.
- Most of the infrastructure expenditures relate to activity in filings 57, MG and MH. The revenue and corresponding infrastructure variances are due to timing.
-
-

Comments - Statement of Net Assets

- Accounts Receivable Taxes is the current month's property and SO tax to be received next month.
- Miscellaneous receivables are the amounts due to fund current period costs. Funding is due from DURA in the form of TIF revenue, excess revenues or D2 loan advances and Forest City in the form of advances.
- The Statement of Net Assets is presented on a modified accrual, fund accounting basis which does not reflect long term debt balances, including developer advances. Long term debt balances are reflected in a summary report included in the package. Balances and expenses in the report are on a cash basis, therefore there will be slight difference between activity on the report and activity identified above regarding accrued developer advances.

Comments - Infrastructure Funding Report:

General Comments:

Park Creek Metropolitan District
Balance Sheet Governmental Fund
February 28, 2023

<u>Assets</u>		
<u>Current Assets</u>		
BW Deposit and Cash Accounts	\$ 8,304,318	
Miscellaneous Receivables	(18,832)	
Intercompany Receivable	17,517,136	
Clearing - Job costs	<u>688,176</u>	
Total Current Assets		\$ 26,490,799
<u>Long Term Assets</u>		
<u>Fund Investments</u>		
2022 Senior - Improvement Project	\$ 3,620,077	
2022 Senior - COI acct	35,564	
Trustee '03 Taxable Note Reimb Ac	3	
2016A Sr bonds - revenue	66,079	
2016A Sr bonds - SO tax	334,929	
2020 Bonds - reserve acct	1,829,045	
2020 Bonds - Revenue bonds	5	
2022 Senior - Captitalized Intere	1,960,563	
2022 Senior - Project Acct	14,582	
2022 Senior - COI acct	<u>13,003</u>	
Total Ltd Prop Tax Funds (InTract)		<u>\$ 7,873,849</u>
Long Term Fund Assets		\$ 7,873,849
Prepaid Casualty Insurance	<u>\$ 81,927</u>	
Long Term Capital Assets		<u>\$ 81,927</u>
Total Long Term Assets		<u>\$ 7,955,776</u>
Total Assets		<u>\$ 34,446,575</u>
<u>Liabilities and Net Assets</u>		
<u>Current Liabilities</u>		
Accounts Payable	\$ 2,310,340	
Accrued Expenses	<u>198,261</u>	
Total Current Liabilities		\$ 2,508,601
<u>Long Term Liabilities</u>		
Long Term Liabilities		<u>\$ 2,508,601</u>
Total Liabilities		\$ 2,508,601
<u>Net Assets</u>		
Net Assets - Prior Period	\$ 25,699,912	
Property Conveyance		
Incr / (Decr) in Net Assets	<u>6,238,062</u>	
Total Net Assets		<u>\$ 31,937,975</u>
Total Liabilities & Net Assets		<u>\$ 34,446,576</u>

unaudited

Park Creek Metropolitan District
 Revenue, Expenditures and Change in Net Assets
 All Funds Combined
 For the 2 Months Ended February 28, 2023

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
15,540,980	18,023,693	2,482,713	Westerly Creek taxes	15,887,024	18,898,958	3,011,934
1,666,667	(42)	(1,666,709)	Developer Advances	3,333,334	(849,548)	(4,182,882)
2,500	-	(2,500)	Misc Income	4,999	-	(4,999)
-	55,501	55,501	Dura rev - 2014 D2 loan	-	55,186	55,186
60,500	60,500	-	TOS Facility Fees	111,500	111,500	-
7,375	7,375	(1)	Damage Fees	13,317	13,316	(1)
92,000	92,000	-	Facility Fees	174,000	174,000	-
1,860	1,860	-	Mailbox Fees	3,410	3,410	-
58,333	1,276	(57,057)	Aurora Use tax, etc	116,666	1,276	(115,390)
583,333	(192)	(583,525)	DURA Revenue	1,166,666	(363)	(1,167,029)
-	22,771	22,771	Dura revenue	-	(54)	(54)
83	32,619	32,536	Interest Income	166	68,473	68,307
18,013,631	18,297,361	283,730	Total: Revenue	20,811,082	18,476,156	(2,334,926)
Expenditures						
-	142	(142)	Trunk Total	-	2,705	(2,705)
583,333	9,257	574,076	Trunk Open Space Total	1,166,666	24,507	1,142,159
1,584,583	992,522	592,061	InTract Total	3,169,166	1,305,868	1,863,298
-	-	-	Recreation Center Total	-	-	-
83	50	33	Denver Water Total	166	142	24
2,167,999	1,001,972	1,166,028	Subtotal: Infrastructure	4,335,998	1,333,222	3,002,776
83,333	95,136	(11,803)	Interest Exp - Notes Stapleton Land	166,666	178,696	(12,030)
-	-	-	Bond Issuance Costs	-	1,750	(1,750)
-	(7,250)	7,250	Trustee Fees	26,700	19,500	7,200
-	-	-	Payment on Notes - Principal	-	10,000,000	(10,000,000)
-	-	-	Insurance	11,688	11,945	(257)
3,167	44,049	(40,882)	Other Capital Expenditures	9,834	53,034	(43,200)
86,500	131,935	(45,435)	Subtotal: Other Capital	214,888	10,264,926	(10,050,038)
General and Administrative Expenses						
613,415	183,294	430,121	Park Creek General Fund Expense	1,232,842	338,678	894,164
224,250	250,490	(26,240)	Westerly Creek Expenses	227,490	259,045	(31,555)
837,665	433,784	403,881	Subtotal: G&A	1,460,332	597,723	862,609
3,092,164	1,567,691	1,524,473	Total: Expenditures	6,011,218	12,195,871	(6,184,653)
14,921,467	16,729,670	1,808,203	Revenue Over/(Under) Expenditures	14,799,864	6,280,285	(8,519,579)
(21,206)	(21,862)	(656)	Transfer (To) From Bond Funds	(173,689)	(43,068)	130,621
21,206	21,862	656	Transfer (To) From General Funds	173,689	43,068	(130,871)
-	-	-	Transfer (To) From Capital Funds	-	-	-
-	-	-	Total: Other Financing Sources/(Uses)	250	-	(250)
14,921,467	16,729,670	1,808,203	Increase/(Decrease) in Net Assets	14,500,114	6,230,285	(8,519,829)

Park Creek Metropolitan District
 Revenue, Expenditures and Change in Net Assets
 Park Creek General Fund
 For the 2 Months Ended February 28, 2023

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
720,211	561,917	(158,294)	Westerly Creek Taxes - O&M and SO	754,815	608,744	(146,071)
<u>720,211</u>	<u>561,917</u>	<u>(158,294)</u>	Total: Revenue	<u>754,815</u>	<u>608,744</u>	<u>(146,071)</u>
Expenditures						
<u>General and Administrative Expenditures</u>						
894	919	(25)	Staff Services	1,829	1,835	(6)
46	63	(17)	Office Services	267	187	80
33	33	-	Office Rent	66	66	-
-	492	(492)	Rent - Storage	-	984	(984)
-	124	(124)	Dues	-	124	(124)
83	2,500	(2,417)	Professional Services	166	2,500	(2,334)
6,250	5,699	551	Legal Fees	12,500	5,699	6,801
12,374	-	12,374	Contingency	24,747	-	24,747
439,927	-	439,927	Reserve for Improvements	879,853	-	879,853
-	-	-	Insurance Expense	45,000	41,047	3,953
2,083	-	2,083	Public Art Maintenance	4,166	250	3,916
144,500	165,205	(20,705)	District MCA Maint	251,665	272,370	(20,705)
7,225	8,260	(1,035)	District MCA Fee	12,583	13,618	(1,035)
74,679	75,465	(786)	Westerly Creek Expenses	74,776	75,722	(946)
<u>688,094</u>	<u>258,759</u>	<u>429,335</u>	Subtotal: G&A	<u>1,307,618</u>	<u>414,400</u>	<u>893,218</u>
<u>688,094</u>	<u>258,759</u>	<u>429,335</u>	Total: Expenditures	<u>1,307,618</u>	<u>414,400</u>	<u>893,218</u>
<u>32,117</u>	<u>303,158</u>	<u>271,041</u>	Revenue Over/(Under) Expenditures	<u>(552,803)</u>	<u>194,344</u>	<u>747,147</u>
(21,206)	(21,862)	(656)	Transfer (To) From Bond Funds	(173,689)	(43,068)	130,621
-	-	-	Transfer (To) From Capital Funds	-	-	-
(21,206)	(21,862)	(656)	Total: Other Financing Sources/(Uses)	<u>(173,689)</u>	<u>(43,068)</u>	<u>130,621</u>
<u>10,911</u>	<u>281,296</u>	<u>270,385</u>	Increase/(Decrease) in Net Assets	<u>(726,492)</u>	<u>151,277</u>	<u>877,769</u>

Park Creek Metropolitan District
Revenues, Expenditures and Changes in Net Assets
Park Creek Capital Fund
For the 2 Months Ended February 28, 2023

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
			Revenue:			
2,083		(2,083)	Misc Income	4,166		(4,166)
1,666,667		(1,666,667)	Developer Advance Receipts - FC	3,333,334	(849,576)	(4,182,910)
	(42)	(42)	Developer Advance		29	29
583,333	22,579	(560,754)	DURA Revenue	1,166,666	(417)	(1,167,083)
	55,501	55,501	Dura rev - 2014 D2 loan		55,186	55,186
60,500	60,500		TOS Facility Fees	111,500	111,500	
7,375	7,375	(1)	Damage Fees	13,317	13,316	(1)
92,000	92,000		Facility Fees	174,000	174,000	
1,860	1,860		Mailbox Fees	3,410	3,410	
58,333	1,276	(57,057)	Aurora Use tax, etc	116,666	1,276	(115,390)
	17,566	17,566	Investment Income		24,346	24,346
2,472,151	258,615	(2,213,536)	Total: Revenue	4,923,059	(466,930)	(5,389,989)
			Expenditures			
	142	(142)	Trunk Total		2,705	(2,705)
583,333	9,257	574,076	Trunk Open Space Total	1,166,666	24,507	1,142,159
1,584,583	992,522	592,061	InTract Total	3,169,166	1,305,868	1,863,298
			Recreation Center Total			
<u>83</u>	<u>50</u>	<u>33</u>	Denver Water Total	<u>166</u>	<u>142</u>	<u>24</u>
2,167,999	1,001,972	1,166,028	Subtotal: Infrastructure	4,335,998	1,333,222	3,002,776
83,333	95,136	(11,803)	Interest Expense	166,666	178,696	(12,030)
			Bond Issuance Costs		1,277	(1,277)
	(7,250)	7,250	Trustee Fees	26,700	19,500	7,200
			Insurance Expense	11,688	11,945	(257)
1,500	1,114	386	Dues	1,500	1,114	386
1,667		1,667	Accounting Services	3,334		3,334
			Bank Charges		8,986	(8,986)
	42,935	(42,935)	Interim Damage Repairs	5,000	42,935	(37,935)
<u>86,500</u>	<u>131,935</u>	<u>(45,435)</u>	Subtotal: Other Capital	<u>214,888</u>	<u>264,453</u>	<u>(49,565)</u>
			General and Administrative Expenses			
			Subtotal: G&A			
2,254,499	1,133,907	1,120,592	Total: Expenditures	4,550,886	1,597,675	2,953,211
217,652	(875,291)	(1,092,943)	Revenue Over/(Under) Expenditures	372,173	(2,064,604)	(2,436,777)
			Transfer (To) From Bond Funds			
			Transfer (To) From General Funds	250		(250)
			Total: Other Financing Sources/(Uses)	250		(250)
217,652	(875,291)	(1,092,943)	Increase/(Decrease) in Net Assets	372,423	(2,064,604)	(2,437,027)

Park Creek Metropolitan District
Revenues, Expenditures and Changes in Net Assets
Park Creek Debt Fund
For the 2 Months Ended February 28, 2023

<u>Current Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>		<u>YTD Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
			<u>Revenue:</u>			
14,820,769	17,461,776	2,641,007	Westerly Creek Taxes - Debt Service	15,132,209	18,290,214	3,158,005
417		(417)	Misc Income	833		(833)
<u>83</u>	<u>15,053</u>	<u>14,970</u>	Investment Income	<u>166</u>	<u>44,127</u>	<u>43,961</u>
14,821,269	17,476,829	2,655,560	Total: Revenue	15,133,208	18,334,341	3,201,133
			<u>Expenditures</u>			
			Interest Exp notes - Lapsis		42,222	(42,222)
			Bond Issuance Costs		473	(473)
			Developer Advances Repayments		<u>10,000,000</u>	<u>(10,000,000)</u>
			Subtotal: Other Capital		10,042,695	(10,042,695)
			<u>General and Administrative Expenses</u>			
<u>149,571</u>	<u>175,025</u>	<u>(25,454)</u>	Payments to Westerly Creek	<u>152,714</u>	<u>183,323</u>	<u>(30,609)</u>
149,571	175,025	(25,454)	Subtotal: G&A	152,714	183,323	(30,609)
149,571	175,025	(25,454)	Total Expenditures	152,714	10,226,018	(10,073,304)
14,671,698	17,301,804	2,630,106	Revenue Over/(Under) Expenditures	14,980,494	8,108,323	(6,872,171)
21,206	21,862	656	Transfer (To) From General Funds	173,689	43,068	(130,621)
<u>21,206</u>	<u>21,862</u>	<u>656</u>	Transfer (To) From Capital Funds	<u>173,689</u>	<u>43,068</u>	<u>(130,621)</u>
			Total: Other Financing Sources/(Uses)			
14,692,904	17,323,666	2,630,762	Increase/(Decrease) in Net Assets	15,154,183	8,151,390	(7,002,793)

Westerly Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
WCMD General Fund
For the 2 Months Ended February 28, 2023

<u>Current Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>		<u>YTD Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
Revenue:						
14,820,769	17,461,769	2,641,000	Property Tax - Debt	15,132,209	18,292,766	3,160,557
456,874	540,055	83,181	Property Tax - O&M	466,475	565,756	99,281
263,337	21,862	(241,475)	Specific Ownership tax	288,341	43,068	(245,273)
58	7	(51)	Interest Income	116	(2,552)	(2,668)
-	-	-	Interest income	-	(79)	(79)
15,541,038	18,023,693	2,482,655	Total: Revenue	15,887,141	18,898,958	3,011,817
Expenditures						
General and Administrative Expenditures						
70,052	70,052	-	WCMD Expenses	70,052	70,052	-
149,571	175,025	(25,454)	Treasury Commission - DS	152,714	183,323	(30,609)
4,627	5,413	(786)	Treasury Commission - OM	4,724	5,670	(946)
224,250	250,490	(26,240)	Subtotal: G&A	227,490	259,045	(31,555)
224,250	250,490	(26,240)	Total: Expenditures	227,490	259,045	(31,555)
15,316,788	17,773,202	2,456,414	Revenue Over/(Under) Expenditures	15,659,651	18,639,913	2,980,262
224,250	250,490	26,240	Transfers From Park Creek	227,490	259,045	31,555
(15,541,038)	(18,023,693)	(2,482,655)	Transfers(To) Park Creek	(15,887,141)	(18,898,958)	(3,011,817)
(15,316,788)	(17,773,203)	(2,456,415)	Total: Other Financing Sources/(Uses)	(15,659,651)	(18,639,913)	(2,980,262)
-	-	-	Increase/(Decrease) in Net Assets	-	-	-

Park Creek Metropolitan District
 Infrastructure IFDA Funding Projection Report

As of February 28, 2023

	In-tract	TIF Funds Inc D2 Loan, Excess Rev & Encumbered Excess - PB	TOS Funds (TIF funded & D2 loan)	GCP Funds	FCS/COPS Section 10	Art Funds	System Development Fees	TOS Fees - Section 10	CDDT FUNDS	CCD funds IC-4B	DPS Advances	Developer Contributions & Advances - Non GCP Funds	Total
Available balances													
System Development Fees							267,554	1,855,749					2,123,303
TIF Revenue (includes unreleased, released and encumbered)			0				0						0
Good Citizen Payment ("GCP") IFDA F3													0
Developer Contribution and Advances for IC4 from IFDA F4					477,579					16,948			16,948
CCD/GDOT funds													477,579
COPS/Section 10													0
DPS advances													0
Total		0	0	0	477,579	0	267,554	1,855,749	0	16,948	0	0	2,617,830
Remaining to be Paid on Approved IFDA's and other approved projects													
IFDA #1 & 1A	0												0
IFDA #15 & 15A	430,690												0
IFDA #17													0
IFDA 19 - Filing 19 Earthwork													0
IFDA 32	3,280												3,280
IFDA 34 - dated Sep 2010 - executed Mar 2011 - CFN Apr 2011	937,256	111,442											1,111,442
IFDA 35 - F35 and Fulton, Iola and Kingston connecting streets to Aurora (Feb 2012)	0												0
IFDA 36 - F36 and amendment to IFDA 28 (May 2012)	0	287,314											287,314
IFDA 40 - Filing 40													0
IFDA 41 - Filing 41													0
IFDA 42 - Filing 42													0
IFDA 44 - Filing 44													0
IFDA 45 - Filing 45													0
IFDA 47 - Filing 47													0
IFDA 48 - Filing 48													0
IFDA 49 - Filing 49													0
IFDA 52 - Filing 52									342,200				342,200
IFDA 53 - Filing 53													0
IFDA 54 - Filing 54													0
IFDA 55 - Filing 55													0
IFDA 56 - Filing 56													0
IFDA 57 - Filing 57													0
IFDA 59 - Filing 59													0
IFDA 60 - Filing 60													0
IFDA AB													0
IFDA AC													0
IFDA IC4 - CPB 170 Interchange connections (IFDA F4 identifies funding sources)	271,356												271,356
IFDA IC4A - Feb 2011 (does not include Private Funding)	478,097	107,045											585,142
IFDA IC4B - Funded by CCD										250,872			250,872
IFDA MB													0
IFDA MC													0
IFDA MD	20,001												20,001
IFDA ME		53,503											53,503
IFDA MF	625,361	78,554											703,915
IFDA MG	5,669,642												5,669,642
IFDA MH	3,242,478												3,242,478
IFDA ML	54,998	603,121											658,119
IFDA P8 - West Detention Pond Park & Northfield Linear Park		1,999											1,999
IFDA PA		340,818											340,818
IFDA PB		306,235											306,235
IFDA PC		745,370											745,370
IFDA PD		6,828,455											6,828,455
Approved Uses - Remaining to be Paid	33,584,637	9,953,858	0	0	11,914	0	0	409,617	0	250,872	0	45,962	10,652,223

**Park Creek Metropolitan District
Infrastructure IFDA Funding Projection Report**

As of February 28, 2023

	In-tract	Trunk										Total	
		TIF Funds Inc D2 Loan, Excess Rev & Encumbered Excess - PB	TOS Funds (TIF funded & D2 loan)	GCP Funds	FCS/COPS Section 10	Art Funds	System Development Fees	TOS Fees - Section 10	CDOT FUNDS	CCD funds IC-4B	DPS Advances		Developer Contributions & Advances - Non GCP Funds
Funds Remaining	Developer Advances (33,584,637)	(9,933,858)	0	0	0	0	267,554	0	0	0	0	(45,962)	(8,034,393)
Anticipated near term funding sources													
Total Anticipated Funding Sources	0	0	0	0	0	0	0	0	0	0	0	0	0
Amount available / (required) after funding approved IFDAs	(33,584,637)	(9,933,858)	0	0	0	267,554	0	0	0	0	(45,962)	(8,034,393)	
IFDA's submitted but not yet approved													
Total Pending Uses	0	0	0	0	0	0	0	0	0	0	0	0	0
Funding Available / (Required)	(33,584,637)	(9,933,858)	0	0	0	267,554	0	0	0	0	(45,962)	(8,034,393)	
Future Projects : Cost													
Total Future Projects Before Funding Sources	-	-	-	-	-	-	-	-	-	-	-	-	-
Future Projects : Funding Sources													
Total	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Net Future Projects	-	-	-	-	-	-	-	-	-	-	-	-	-

Park Creek Metropolitan District
 Trunk IFDAs #All Open- Filing #All Open
 Draw NA/97/NA/70/52
 As of: 1/31/2023

	Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
Trunk	Filing 15 Total IFDA 15	10,323,181	(430,123)	9,893,057	9,888,386	4,671	9,893,056	1
		10,323,181	(430,123)	9,893,057	9,888,386	4,671	9,893,056	1
Trunk	Filing 34 Total IFDA 34	5,918,735	-	5,918,735	5,807,293	111,442	5,807,293	111,442
		5,918,735	-	5,918,735	5,807,293	111,442	5,807,293	111,442
Trunk	Filing 36 Total IFDA 36	2,678,281	(250,000)	2,428,281	2,302,217	277,665	2,292,567	287,314
		2,678,281	(250,000)	2,428,281	2,302,217	277,665	2,292,567	287,314
Trunk	Filing 40 Total IFDA 40	240,101	(53,289)	186,813	186,813	(0)	186,813	(0)
		240,101	(53,289)	186,813	186,813	(0)	186,813	(0)
Trunk	Filing 43 Total IFDA 43	125,658	(26,102)	99,537	99,537	0	99,537	0
		125,658	(26,102)	99,537	99,537	0	99,537	0
Trunk	Filing 47 Total IFDA 47	671,755	(81,155)	590,601	590,563	38	590,563	38
		671,755	(81,155)	590,601	590,563	38	590,563	38
Trunk	Filing 49 Total IFDA 49	7,899,280	(1,967,686)	5,931,594	5,935,676	11,914	5,935,676	11,914
Park Trunk	Filing 49 Total IFDA 49	924,221	-	924,221	591,171	333,050	582,021	342,200
		8,823,501	(1,967,686)	6,871,811	6,526,847	344,965	6,517,697	354,115
Trunk	Filing 52 Total IFDA 52	2,056,690	(105,000)	1,951,690	1,481,726	469,964	1,481,726	469,964
		2,056,690	(105,000)	1,951,690	1,481,726	469,964	1,481,726	469,964
Park Trunk	Filing 54 Total IFDA 54	412,152	-	412,151	344,734	67,417	344,734	67,417
		412,152	-	412,151	344,734	67,417	344,734	67,417
Trunk	Filing A1 Total IFDA A1	2,750,000	123,750	2,873,750	2,873,750	0	2,873,750	0
		2,750,000	123,750	2,873,750	2,873,750	0	2,873,750	0
Trunk	Filing IC-4 Total IFDA C4	16,803,727	1	16,803,727	16,758,085	45,642	16,757,765	45,962
		16,803,727	1	16,803,727	16,758,085	45,642	16,757,765	45,962
Trunk	Filing IC-4A Total IFDA C4A	1,922,816	(7,090)	1,915,726	1,909,705	107,045	1,909,705	107,045
		1,922,816	(7,090)	1,915,726	1,909,705	107,045	1,909,705	107,045
Trunk	Filing IC-4B Total IFDA IC-4B	8,400,000	364,999	8,764,999	8,635,902	129,098	8,514,128	250,872
		8,400,000	364,999	8,764,999	8,635,902	129,098	8,514,128	250,872
Trunk	Filing MB Total IFDA MB	4,834,360	(1,128,343)	3,706,017	3,706,018	(0)	3,706,018	(0)
		4,834,360	(1,128,343)	3,706,017	3,706,018	(0)	3,706,018	(0)
Trunk	Filing ME Total IFDA ME	625,236	-	625,236	571,733	53,503	571,733	53,503
		625,236	-	625,236	571,733	53,503	571,733	53,503
Trunk	Filing MF Total IFDA MF	90,494	-	90,494	8,479	78,554	8,479	78,554
		90,494	-	90,494	8,479	78,554	8,479	78,554
Trunk	Filing ML Total IFDA ML	13,498,494	264,676	13,498,494	12,896,377	602,117	12,895,373	603,121
		13,498,494	264,676	13,498,494	12,896,377	602,117	12,895,373	603,121
Park Trunk	Filing N/F Linear Park Total IFDA PB	5,949,489	1,077,075	7,065,638	7,083,639	1,999	7,083,639	1,999
		5,949,489	1,077,075	7,065,638	7,083,639	1,999	7,083,639	1,999
Park Trunk	Filing PA Total IFDA PA	19,242,911	1,059,421	20,302,332	19,961,514	340,818	19,961,514	340,818
		19,242,911	1,059,421	20,302,332	19,961,514	340,818	19,961,514	340,818
Park Trunk	Filing PB Total IFDA PB	14,450,857	(608,767)	13,842,089	13,544,511	297,578	13,535,854	306,235
		14,450,857	(608,767)	13,842,089	13,544,511	297,578	13,535,854	306,235
Park Trunk	Filing PC Total IFDA PC	10,512,911	6,900,000	4,926,292	11,664,463	161,829	11,080,922	745,370
		10,512,911	6,900,000	4,926,292	11,664,463	161,829	11,080,922	745,370
Park Trunk	Filing PD Total IFDA PD	6,958,768	-	6,958,768	188,865	6,769,903	130,312	6,828,455
		6,958,768	-	6,958,768	188,865	6,769,903	130,312	6,828,455

Park Creek Metropolitan District
 Trunk IFDAs #All Open- Filing #All Open
 Draw NA/97/NA/7052
 As of: 1/31/2023

	Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
Total Trunk Job Costs	78,838,809	78,838,789	(3,295,361)	75,294,748	73,652,258	1,891,653	73,524,181	2,019,730
Total Park Trunk Job Costs	58,451,309	54,838,396	6,494,021	61,351,491	53,378,895	7,972,596	52,718,995	8,632,496
Total	137,290,118	133,677,185	3,158,660	136,646,239	127,031,153	9,864,249	126,243,176	10,652,226

Park Creek Metropolitan District
 In-Tract IFDAs #All Open- Filing #All Open
 Draw 215(2A)
 As of: 2/23/2023

	Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
In-Tract Filing 15 Total IFDA 15	13,897,856	13,897,856	(304,024)	13,593,832	13,156,784	437,049	13,163,142	430,690
In-Tract Filing 17 Total IFDA 17	10,130,330	10,130,330	48,699	10,179,029	10,179,030	(1)	10,179,030	(1)
In-Tract Filing 32 Total Filing 34 Total IFDA 32	16,929,665 370,052	16,929,665 370,052	819,263 (341,542)	17,748,928 28,511	17,745,648 28,511	3,280	17,745,648 28,511	3,280
In-Tract Filing 34 Total IFDA 34	8,480,866	8,480,867	(2)	8,480,864	7,671,140	815,895	7,549,779	937,256
In-Tract Filing 35 Total Filing FIK Total IFDA 35	5,404,254 2,592,337	5,404,254 2,592,337	(1,198,411) 284,269	4,205,843 2,876,606	4,205,843 2,876,456	(0) 150	4,205,843 2,876,606	(0) (0)
In-Tract Filing 36 Total IFDA 36	31,228,859	31,228,859	(1,467,183)	29,761,676	29,761,675	1	29,761,675	1
In-Tract Filing 40 Total IFDA 40	5,212,621	5,212,621	(277,427)	4,935,194	4,935,195	(1)	4,935,195	(1)
In-Tract Filing 42 Total IFDA 42	16,952,761	16,952,761	(3,066,225)	13,886,536	13,886,537	(1)	13,886,537	(1)
In-Tract Filing 45 Total IFDA 45	35,656,775	35,656,775	(4,101,347)	31,555,428	31,555,427	1	31,555,427	1
In-Tract Filing 47 Total IFDA 47	15,875,085	15,875,085	-	15,875,085	13,654,283	2,220,802	13,654,283	2,220,802
In-Tract Filing 48 Total IFDA 48	1,583,241	1,583,241	46,780	1,630,021	1,630,020	1	1,630,020	1
In-Tract Filing 49 Total IFDA 49	58,653,806	58,653,806	-	58,653,806	49,346,468	9,307,338	49,209,569	9,444,237
In-Tract Filing 52 Total IFDA 52	7,788,143	7,788,143	(1,034,036)	6,754,107	6,630,852	123,255	6,630,852	123,255
In-Tract Filing 53 Total IFDA 53	1,998,696	1,998,696	271,230	2,269,926	2,264,091	5,835	2,264,091	5,835
In-Tract Filing 54 Total IFDA 54	53,859,266	53,859,266	(4,274,632)	49,584,633	48,856,181	728,452	48,237,173	1,347,461
In-Tract Filing 55 Total IFDA 55	1,874,362	1,874,362	52,764	1,927,126	1,927,126	1	1,927,126	1
In-Tract Filing 56 Total IFDA 56	2,966,874	2,966,874	(531,983)	2,434,891	2,354,745	80,146	2,354,745	80,146
In-Tract Filing 57 Total IFDA 57	52,110,215	52,110,215	-	52,110,215	46,046,548	6,063,667	43,848,701	8,261,513
In-Tract Filing 59 Total IFDA 59	2,209,768	2,209,768	-	2,209,768	1,979,283	230,486	1,979,283	230,486

Park Creek Metropolitan District
 In-Tract IFDAs #All Open- Filing #All Open
 Draw 215(2A)
 As of: 2/23/2023

	Approved IFDA	Original CFN	CFN Amendments	Current CFN	A		B		A-B Remaining to Pay on CFN
					Contracted	Uncontracted	Amount Paid		
In-Tract	Filing 60 Total IFDA 60	1,945,158	-	1,945,158	1,909,104	36,054	1,807,415	137,743	
In-Tract	Filing AC Total IFDA AC	5,102,392	(630,837)	4,471,555	4,471,555	0	4,471,555	0	
In-Tract	Filing IC-4 Total IFDA C4	2,306,634	-	2,306,634	2,035,278	271,356	2,035,278	271,356	
In-Tract	Filing IC-4A Total IFDA C4A	2,042,680	2	2,042,682	1,564,584	478,097	1,564,750	478,097	
In-Tract	Filing MB Total IFDA MB	7,851,158	(2,126,357)	5,724,802	5,724,801	0	5,724,801	0	
In-Tract	Filing MC Total IFDA MC	8,507,309	(1,738,800)	6,712,763	6,712,764	(0)	6,712,764	(0)	
In-Tract	Filing MD Total IFDA MD	4,981,832	(1,077,705)	3,855,630	3,835,629	20,001	3,835,629	20,001	
In-Tract	Filing ME Total IFDA ME	7,387,006	(1,373,860)	5,951,322	5,951,322	0	5,951,322	0	
In-Tract	Filing MF Total IFDA MF	14,787,951	(3,521,300)	11,108,192	10,681,506	426,686	10,482,831	625,361	
In-Tract	Filing MG Total IFDA MG	12,740,445	-	12,740,445	10,385,251	2,355,193	7,070,803	5,669,642	
In-Tract	Filing MH Total IFDA MH	3,834,747	-	3,834,747	1,226,006	2,608,740	592,269	3,242,478	
In-Tract	Filing ML Total IFDA MI	3,013,788	373,000	3,386,789	3,347,682	39,107	3,331,790	54,998	
	Total Job costs	420,276,930	(25,169,663)	394,782,743	388,537,323	26,251,591	361,204,440	33,584,639	

WESTERLY CREEK METROPOLITAN DISTRICT

Monthly Financial Report

Period Ended February 28, 2023

The following reports are attached to this narrative:

- 1) Statement of Revenues, Expenditures and Changes in Net Assets - General Fund (1 page)

Changes in Fund Balance

- Monthly tax income is more than budget for the current month and more than budget for year.
-
-

General Comments:

- All tax income is transferred to Park Creek.
- All Westerly Creek expenses are funded by Park Creek.
 - Year to date G & A expenditures are more than budget due to election costs.
 - Treasurers fee expense is 1% of property tax income and therefore varies inversely with the property tax income variance.
- Westerly Creek has no assets and therefore there is no Statement of Assets report.

Westerly Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
WCMD General Fund
For the 2 Months Ended February 28, 2023

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
			Revenue:			
14,820,769	17,461,769	2,641,000	Property Tax - Debt	15,132,209	18,292,766	3,160,557
456,874	540,055	83,181	Property Tax - O&M	466,475	565,756	99,281
263,337	21,862	(241,475)	Specific Ownership tax	288,341	43,068	(245,273)
58	7	(51)	Interest Income	116	(2,552)	(2,668)
-	-	-	Interest income	-	(79)	(79)
15,541,038	18,023,693	2,482,655	Total: Revenue	15,887,141	18,898,958	3,011,817
			Expenditures			
			<u>General and Administrative Expenditures</u>			
70,052	70,052	-	WCMD Expenses	70,052	70,052	-
149,571	175,025	(25,454)	Treasury Commission - DS	152,714	183,323	(30,609)
4,627	5,413	(786)	Treasury Commission - OM	4,724	5,670	(946)
224,250	250,490	(26,240)	Subtotal: G&A	227,490	259,045	(31,555)
224,250	250,490	(26,240)	Total: Expenditures	227,490	259,045	(31,555)
15,316,788	17,773,202	2,456,414	Revenue Over/(Under) Expenditures	15,659,651	18,639,913	2,980,262
224,250	250,490	26,240	Transfers From Park Creek	227,490	259,045	31,555
(15,541,038)	(18,023,693)	(2,482,655)	Transfers(To) Park Creek	(15,887,141)	(18,898,958)	(3,011,817)
(15,316,788)	(17,773,203)	(2,456,415)	Total: Other Financing Sources/(Uses)	(15,659,651)	(18,639,913)	(2,980,262)
-	-	-	Increase/(Decrease) in Net Assets	-	-	-

Park Creek District Board Meeting

Development Manager Agenda

March 23, 2023

Project Update

Award Recommendation

IFDA PD

Brightview

Landscaping for PD & Cottonwood Gallery

\$4,722,773

Section IV / Parcel 8 / Filing 60

Contractor TBD

Earthwork

~~\$TBD~~

\$567,346

Filing 49

Contractor TBD

Concrete

\$TBD

No Bids

Filing 52

Contractor TBD

Concrete

\$TBD

No Bids

Filing 57

Contractor TBD

Concrete

\$TBD

No Bids

Work Order Approval

IFDA PD

Mortenson W/O #199

Construction Management IFDA PD & Cottonwood Gallery

\$1,102,445

Change Order Approval
IFDA MG

Mortenson C/O #5	\$489,683
Extended GC's Due to 6 Month Permit Delay	



4715. Willow Street
Denver, CO 80238
main 720.920.4300
fax 720.920.4301
www.mortenson.com

March 15, 2023

Gary Truesdale
Forest City Stapleton
7351 East 29th Avenue
Denver, CO 80238

**RE: Trunk Parks PD and Cottonwood Gallery
Award Recommendation – Landscape
Mortenson Project No. TBD**

Dear Gary:

Mortenson/Civil Technologies has reviewed the proposals for the Park PD & Cottonwood Landscape. It is our recommendation that the Park Creek Metropolitan District award the contract to **BrightView Landscape Development, Inc.** The scope of work for this contract includes the installation of the Trunk Park Landscaping in Park PD & Cottonwood.

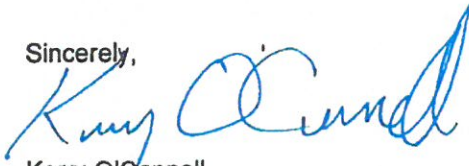
Proposed Contract Amount: \$4,722,773 IFDA Budget: \$4,525,829

The pricing results were as follows:

<u>Proposer</u>	<u>Amount</u>	<u>Score</u>	<u>Remarks</u>
BrightView Landscape Development	\$4,722,773	10	3 % SBE/DBE Participation
Colorado Designsapes	\$8,048,500	10	12% SBE/DBE Participation
MGT Landscaping (Trees & Grass Only)	\$2,282,163	10	100% SBE Participation

This award recommendation is based on the best qualified responsive proposer as evaluated in accordance with the qualification standards established in the Request for Proposal. Please review and advise if you have any questions.

Sincerely,


Kerry O'Connell
Project Executive

Concurrence:


Gary Truesdale
Development Manager/ Forest City Stapleton Inc.

Attachments: Score Sheet, Sub List

CENTRAL PARK REDEVELOPMENT
 FILING PD & Cottonwood Gallery

PROPOSAL ANALYSIS
 PROJECT: FILING PD & Cottonwood Gallery
 SCOPE: LANDSCAPE
 RECOMMENDED PROPOSER: Brightview

PROPOSAL REQUIREMENT	Colorado Designscapes	BRIGHTVIEW	MGT Landscaping	MORTENSON - IFDA BUDGET	OVER / (UNDER) MAM ESTIMATE (Colorado Designscapes)	OVER / (UNDER) MAM ESTIMATE (Brightview)	OVER / (UNDER) MAM ESTIMATE (MGT)
A. STATEMENT OF QUALIFICATIONS	3	3	3				
B. REPRESENTATIVE PAST PROJECTS	3	3	3				
C. LIST OF PROPOSED CONTRACTORS	2	1	3				
D. PRICE RESPONSE	\$ 8,048,500.00	\$ 4,722,773.00	\$ 2,282,163.98				
	2	3	Incomplete Trees & Grass Only	\$4,525,829	\$ 3,522,671.00	\$ 196,944.00	N/A
PROPOSER	EMR (2021): CREWS	AVAIL	MHS	TOTAL SCORE	10	10	10
COLORADO DESIGNSCAPES	0.78	25	15	489.774			
BRIGHTVIEW MGT	0.83	45	4	590.637			

Scoring is assigned as follows

- Maximum number of points available for each proposal requirement is equal to the total number of proposers being evaluated
- Proposal requirements A (Statement of Qualifications) and B (Representative Past Projects) are assigned the maximum number of points for that section if the proposer turned in all appropriate forms as required by the RFP. If proposer did not turn in statement of qualifications and representative past projects as required by the RFP, then a zero score was assigned.
- Proposer did not submit the proposal by the time stated in the RFP, then a score of zero was assigned
- Proposal requirements C (List of Proposed Contractors) and D (Price Response) are scored relative to the other proposers
- Proposers providing no participation in their listing of proposed contractors received a zero score for section C



PART2: SCHEDULE OF PRICING AND QUANTITIES
 March 14, 2023
 GEOTECHNICAL REPORT: Section 10 TOS Geotechnical Report
 COMPANY: BrightView Landscape Development
 CONTACT: Kassia Armenta
 PHONE: (303) 841 - 8400
 CELL: (720) 369 - 5078
 EMAIL: kassia.armenta@brightview.com
 CITY, STATE: Parker, CO

PROJECT: FILING PD TOS PARK & Cottonwood Gallery
 PLAN DRAWINGS: REF. DRAWING LOG
 ADDENDUM: One

Revised 100% VE Drawings 12/16/2022
 Revised Irrigation Drawings 2/1/2023

P & P Bond Included (Included In Prices) and Rate (PLEASE CIRCLE ONE AND FILL IN RATE)		YES	1.00%
Sales, Use Tax Included (City and County of Denver)(PLEASE CIRCLE ONE)		YES	
Bidding Per Plans & Specifications (PLEASE CIRCLE ONE)		YES	
Contractor Visited Project Site and Is Familiar with Existing Project Conditions (PLEASE CIRCLE ONE)		YES	
Contractor Acknowledges Phasing Plans and Schedule in Proposal (PLEASE CIRCLE ONE)		YES	
Prevailing Wage Rates Included In Prices (PLEASE CIRCLE ONE)		YES	
General Liability Insurance (\$5 Million) (PLEASE CIRCLE ONE)		YES	
Pollution Liability Insurance (PLEASE CIRCLE ONE)		YES	
PRIME CONTR. IS: ACDBE, DBE, M/WBE, EBE, SBE, SBEC CERTIFIED? (PLEASE CIRCLE ONE)		NO	
Total Amount of Participation (ACDBE, DBE, M/WBE, EBE, SBE, SBEC) (FILL IN AMT)		2%	\$ 92,560.60

FILING PD - TOS - LANDSCAPE

#	Description	Bid Quantity	Unit	Unit Price	Total Price
207	TOPSOIL/ SOIL PREP				
207.02	SOIL PREP - PLANTING AREAS	1,625	SF	\$0.24	\$ 390.00
207.04	SOIL PREP - SEED AREAS	778,085	SF	\$0.15	\$ 116,712.75
207.06	SOIL PREP - TURF	48,000	SF	\$0.22	\$ 10,560.00
207.08	FINE GRADING (+/- .1' TO BALANCE)	827,710	SF	\$0.04	\$ 33,108.40
208	EROSION CONTROL				
208.02	CONCRETE WASHOUT AREA	10	EA	\$450.00	\$ 4,500.00
208.04	EROSION CONTROL BLANKET	1,900	SF	\$0.65	\$ 1,235.00
208.06	SILT FENCE	15,625	LF	\$2.25	\$ 35,156.25
208.08	STRAW WATTLE	4,055	LF	\$4.00	\$ 16,220.00
208.10	STREET SWEEPING	1	LS	\$5,500.00	\$ 5,500.00
212	SEEDING, SODDING AND FERTILIZER				
212.04	SEED - MIX A	258,800	SF	\$0.07	\$ 18,116.00
212.06	SEED - MIX B	269,870	SF	\$0.06	\$ 16,192.20
212.08	SEED - MIX C	249,415	SF	\$0.07	\$ 17,459.05
212.12	TURF - BLUE GRASS SOD	48,000	SF	\$0.66	\$ 31,680.00
213	MULCHING				
213.02	MULCH - WOOD (AT SHRUB BEDS)	1,625	SF	\$1.35	\$ 2,193.75
214	PLANTING - SHRUBS				
214.02	SHRUBS - MULCH AREAS - 5 GAL (3" OC)	61	EA	\$59.00	\$ 3,599.00
214.04	SHRUBS - MULCH AREAS - 1 GAL (18" OC)	420	EA	\$23.00	\$ 9,660.00
	PLANTING - TREES - DECIDUOUS				
214.05	ACC - HEDGE MAPLE - 2" CAL	3	EA	\$810.00	\$ 2,430.00
214.07	ACP - SYCAMORE MAPLE - 2" CAL	3	EA	\$910.00	\$ 2,730.00
214.09	ACT - HOTWINGS TARTARIAN MAPLE - 2" CAL	6	EA	\$790.00	\$ 4,740.00
214.11	AEH - HORSE CHESTNUT - 2" CAL	5	EA	\$870.00	\$ 4,350.00
214.17	COS - COMMON HACKBERRY - 2" CAL	9	EA	\$800.00	\$ 7,200.00
214.19	CSP - NORTHERN CATALPA - 2" CAL	3	EA	\$650.00	\$ 1,950.00
214.21	GCD - KENTUCKY COFFEE TREE - 2" CAL	17	EA	\$810.00	\$ 13,770.00
214.25	GLS - SHADEMASTER HONEYLOCUST - 2" CAL	7	EA	\$730.00	\$ 5,110.00
214.26	OSO - OSAGE ORANGE - 2" CAL	4	EA	\$860.00	\$ 3,440.00
214.27	QUB - BEACON OAK - 2" CAL	11	EA	\$830.00	\$ 9,130.00
214.28	QUF - COLUMNAR OAK - 2" CAL	24	EA	\$830.00	\$ 19,920.00
214.29	QUM - CHINKAPIN OAK - 2" CAL	6	EA	\$830.00	\$ 4,980.00
214.31	QUR - BUR OAK - 2" CAL	8	EA	\$830.00	\$ 6,640.00
214.35	UAC - ACCOLADE ELM - 2" CAL	6	EA	\$780.00	\$ 4,680.00
	PLANTING - TREES - EVERGREEN				
0.02	CUA - ARIZONA CYPRESS - 6'-10' HT	5	EA	\$1,400.00	\$ 7,000.00
0.04	IUS - ROCKY MOUNTAIN JUNIPER - 6'-10' HT	6	EA	\$430.00	\$ 2,580.00
0.06	PGD - BLACK HILLS SPRUCE - 6'-10' HT	4	EA	\$880.00	\$ 3,520.00
0.08	PIH - BOSNIAN PINE - 6'-10' HT	5	EA	\$850.00	\$ 4,250.00
0.10	PIN - AUSTRIAN PINE - 6'-10' HT	6	EA	\$950.00	\$ 5,700.00
290	LANDSCAPE MAINTENANCE				
290.10	LANDSCAPE WARRANTY & MAINTENANCE - 2 YEAR SUMMER (APRIL-OCT) - Per Spec Section 329700 and Exhibit I	14	MO	\$13,715.00	\$ 192,010.00
290.20	LANDSCAPE WARRANTY & MAINTENANCE - 2 YEAR WINTER (NOV-MARCH) - Per Spec Section 329700 and Exhibit I	10	MO	\$5,860.00	\$ 58,600.00
608	SIDEWALKS AND BIKEWAYS				
608.10	CONCRETE PAVING W/JOINTING, BROOM FINISH - 6" THICK (INCL PREP) (REGIONAL TRAIL)	23,110	SF	\$12.50	\$ 288,875.00
608.30	CONCRETE PAVING W/JOINTING, BROOM FINISH - 6" THICK (INCL PREP) (FILING 57)	34,790	SF	\$12.50	\$ 434,875.00
608.70	CRUSHER FINES PAVING - 6" (INCL PREP)	74,000	SF	\$2.25	\$ 166,500.00
609	CURBS AND EDGERS				
609.10	EDGER - CONCRETE - 6"X8" - 3/LD01 (INCL. SUBGRADE PREP & FINE GRADE) WITH REBAR	210	LF	\$40.00	\$ 8,400.00
613	LIGHTING				
613.10	LIGHT - PEDESTRIAN - L1 - KN4.1 (LEDs)	2	EA	\$15,250.00	\$ 30,500.00
613.20	EXTERIOR LIGHTING PANELS, METERS	1	EA	\$5,000.00	\$ 5,000.00
613.30	SHELTER OUTLETS (Connect to Panel LP-02)	2	EA	\$990.00	\$ 1,980.00



PART2: SCHEDULE OF PRICING AND QUANTITIES

PROJECT: FILING PD TOS PARK & Cottonwood Gallery

635 SITE AMENITIES					
635.10	LARGE PARK ID SIGN	1	EA	\$8,100.00	\$ 8,100.00
635.20	PARK RULES SIGN	3	EA	\$1,800.00	\$ 5,400.00
	PET WASTE STATION W/FOUNDATION	2	EA	\$1,500.00	\$ 3,000.00
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				Sub-Total Cottonwood Gallery - Landscaping:	\$ 495,135.40

FILING PD - COTTONWOOD GALLERY - LANDSCAPING - General Conditions

#	Description	Bid Quantity	Unit	Unit Price	Total Price
711	MOBILIZATION	1	LS	\$27,540.00	\$ 27,540.00
712	TRAFFIC CONTROL	1	AL	\$20,000.00	\$ 20,000.00
713	SURVEY & AS-BUILTS (In autocad)	1	LS	\$51,912.00	\$ 51,912.00
				Sub-Total Cottonwood Gallery - General Conditions:	\$ 99,452.00

Sub-Total Force Account: \$ 25,000.00

Total Bid Filing PD TOS PARK & COTTONWOOD GALLERY				\$	4,722,772.80
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Value Engineering Options/Alternate Pricing:

#	Description	Quantity	Unit	Unit Price	Total Price
2	F&I ONE PIECE UPSIDE DOWN TREES INLIEU OF BOLTING 3 PIECES TOGETHER (See Detail 3 on LD-04)	5	EA	\$26,450.00	\$ 132,250.00
4	IMPORT TO FILL (FROM OFFSITE)	500	CY	\$15.00	\$ 7,500.00

FILING PD - Cottonwood Gallery Force Account

#	Description	Bid Quantity	Unit	Unit Price	Total Price
234	FA - R&R (2 FEET) SATURATED SUBGRADE W/ONSITE DRY MATERIAL		CY		\$ -
235	FORCE ACCOUNT - EXCAVATE HOLES & BURY EXISTING CEMENT TREATED SOILS 6 FT BELOW GRADE (In lieu of hauling off)	500	CY	\$50.00	\$ 25,000.00
236	FORCE ACCOUNT - POTHOLING (TRUCK MOUNTED VACUUM)		HR		\$ -
239	FORCE ACCOUNT SEDIMENT CONTROL (LABOR)		HR		\$ -
240	FORCE ACCOUNT SWEEPING (SEDIMENT REMOVAL)		HR		\$ -



PART2: SCHEDULE OF PRICING AND QUANTITIES

PROJECT: FILING PD TOS PARK & Cottonwood Gallery

F57 - CHANGE ORDER BREAKOUT
FILING PD - TOS - LANDSCAPE

#	Description	Bid Quantity	Unit	Unit Price	Total Price
203	EXCAVATION AND EMBANKMENT				
203.02	STRIP TOPSOIL/STOCKPILE/RE-SPREAD	1,000	CY	\$3.00	\$ 3,000.00
303.03	REMOVE EXISTING 8" THICK RECYCLED ASPHALT AND HAUL TO DUMP (At homebuilder yard)	2,100	CY	\$15.25	\$ 32,025.00
203.04	CUT TO FILL (ONSITE)	10,994	CY	\$5.00	\$ 54,970.00
203.06	IMPORT TO FILL (FROM OFFSITE SOURCES)	11,000	CY	\$21.00	\$ 231,000.00
203.08	ROUGH GRADING (+/- .3' TO BALANCE)	827,710	SF	\$0.01	\$ 8,277.10
208	EROSION CONTROL				
208.02	INLET PROTECTION	15	EA	\$220.00	\$ 3,300.00
208.04	SURFACE ROUGHENING	21	AC	\$290.00	\$ 6,090.00
208.06	VEHICLE TRACKING CONTROL (install and Maintain)	5	EA	\$4,800.00	\$ 24,000.00
208.08	REMOVE AND DISPOSE INLET PROTECTION	15	EA	\$41.00	\$ 615.00
208.10	REMOVE AND DISPOSE VEHICLE TRACKING CONTROL	5	EA	\$4,600.00	\$ 23,000.00
505	WALLS				
505.10	MODULAR BLOCK RETAINING WALL - 4/LD05	120	LF	\$140.00	\$ 16,800.00
Sub-Total Landscape - PD Park TOS C/O to F57:					\$ 403,077.10

FILING PD - TOS PARK - LANDSCAPE - General Conditions

#	Description	Bid Quantity	Unit	Unit Price	Total Price
185	SURVEY & AS-BUILTS	1	LS	\$6,952.00	\$ 6,952.00
187	MOBILIZATION	1	LS	\$20,040.00	\$ 20,040.00
Sub-Total Filing PD - TOS PARK - Landscape - General Conditions C/O to F57:					\$ 26,992.00

Cottonwood Gallery - Landscaping

#	Description	Bid Quantity	Unit	Unit Price	Total Price
203.00	EXCAVATION AND EMBANKMENT				
203.10	STRIP TOPSOIL/STOCKPILE/HAUL TO DUMP	2,806	CY	\$51.00	\$ 143,106.00
203.20	REMOVE EXISTING DEBRIS PILES (CTS) / Haul to Dump	136	CY	\$180.00	\$ 24,480.00
203.30	CUT TO FILL (ONSITE) Allowance	6,000	CY	\$3.25	\$ 19,500.00
208.00	EROSION CONTROL				
208.10	INLET PROTECTION	10	EA	\$220.00	\$ 2,200.00
208.20	SURFACE ROUGHENING	7	AC	\$290.00	\$ 2,030.00
208.30	VEHICLE TRACKING CONTROL	2	EA	\$4,800.00	\$ 9,600.00
208.40	REMOVE AND DISPOSE INLET PROTECTION	10	EA	\$41.00	\$ 410.00
208.50	REMOVE AND DISPOSE VEHICLE TRACKING CONTROL	2	EA	\$4,600.00	\$ 9,200.00
Sub-Total Cottonwood Gallery - Landscaping C/O to F57:					\$ 210,526.00

FILING PD - COTTONWOOD GALLERY - LANDSCAPING - General Conditions

#	Description	Bid Quantity	Unit	Unit Price	Total Price
711	MOBILIZATION	1	LS	\$10,710.00	\$ 10,710.00
713	SURVEY & AS-BUILTS (In autocad)	1	LS	\$20,188.00	\$ 20,188.00
Sub-Total Cottonwood Gallery - General Conditions C/O to F57:					\$ 30,898.00

Total Bid Filing PD TOS PARK & COTTONWOOD GALLERY C/O to F57: \$ 671,493.10



4715. Willow Street
 Denver, CO 80238
 main 720.920.4300
 fax 720.920.4301
 www.mortenson.com

March 21, 2023

Gary Truesdale
 Forest City Stapleton
 7351 East 29th Avenue
 Denver, CO 80238

RE: Filling 60 Phase 2 – 40th Ave
 Award Recommendation – Earthwork
 Mortenson Project No. TBD

Dear Gary:

Mortenson/Civil Technologies has reviewed the proposals for the Filling 60 Phase 2 – 40th Avenue Earthwork package. It is our recommendation that the Park Creek Metropolitan District award the contract to **Kelley Trucking**. The scope of work for this contract includes filling the existing borrow site west of Credit Union of Colorado property to CLOMR/LOMR design grades.

Proposed Contract Amount: \$567,346

Mortenson Budget: \$753,464

The pricing results were as follows:

<u>Proposer</u>	<u>Amount</u>	<u>Score</u>	<u>Remarks</u>
Kelley Trucking	\$567,346	13	10.00% SBE/DBE Participation
Belaire Sitework Services	\$632,963	11	0.00% SBE/DBE Participation
GTH Excavating	\$670,258	14	38.31% SBE/DBE Participation
Flore and Sons	\$704,581	12	18.73% SBE/DBE Participation
Arvada Excavating	\$1,125,282	10	17.77% SBE/DBE Participation

This award recommendation is based on the best qualified responsive proposer as evaluated in accordance with the qualification standards established in the Request for Proposal. Please review and advise if you have any questions.

Sincerely,


 Kerry O'Connell
 Project Executive

Concurrence:


 Gary Truesdale
 Development Manager/ Forest City Stapleton Inc.

Attachments: Score Sheet, Sub List

KEY TRUCKING

REQUIREMENT	KELLEY TRUCKING	BELAIR SITEWORK SERVICES	GTH EXCAVATING	FIORÉ AND SONS	ARVADA EXCAVATING	MORTENSON - IFDA BUDGET	OVER / (UNDER) MAM ESTIMATE (KELLEY TRUCKING)	OVER / (UNDER) MAM ESTIMATE (BELAJRE SITEWORK SERVICES)	OVER / (UNDER) MAM ESTIMATE (GTH EXCAVATING)
	3	3	3	3	3				
	3	3	3	3	3				
	2	1	5	4	3				
	\$ 567,345.85	\$ 632,963.00	\$ 670,258.24	\$ 704,581.28	\$ 1,125,282.00				
	5	4	3	2	1				
		Incomplete Scope	Incomplete Scope			\$753,464	\$ (166,116.15)	\$ (120,501.00)	\$ (83,205.78)
TOTAL SCORE	13	11	14	12	10				

Score for each proposal requirement is equal to the total number of proposers being evaluated.
 Section A (Qualifications) and B (Representative Past Projects) are assigned the maximum number of points for that section if the proposer turned in a complete response by the RFP. If proposer did not turn in statement of qualifications and representative past projects as required by the RFP, then a zero score was assigned.
 Section C (Proposed Contractors) and D (Price Response) are scored relative to the other proposers.
 Proposers not in their listing of proposed contractors received a zero score for section C.



SCHEDULE OF PRICING AND QUANTITIES

FLING 60 PHASE 2 - 40TH AVE EARTHWORK

COMPANY: KELLEY TRUCKING INC.
 CONTACT: CALVIN KELLEY
 PHONE: 303-279-4150
 CELL: 303-888-6479
 EMAIL: ckelley@kt-usa.com
 CITY, STATE: GOLDEN, CO

#	Description	Unit	Quantity	Unit Price	Total Price	YES / NO
	P & B Bond Included (Included in Prices) and Rate (PLEASE CIRCLE ONE AND FILL IN RATE) (REQUIRED)					1.00%
	Sales, Use Tax Included (City and County of Denver) (PLEASE CIRCLE ONE)					YES / NO
	Bidding Per Contract Documents (PLEASE CIRCLE ONE)					YES / NO
	Contractor Visited Project Site and is Familiar with Existing Project Conditions (PLEASE CIRCLE ONE)					YES / NO
	Contractor Acknowledges Phasing Plans and Schedule in Proposal (PLEASE CIRCLE ONE)					YES / NO
	Prevailing Wage Rates Included in Prices (PLEASE CIRCLE ONE)					YES / NO
	General Liability Insurance (\$5 Million) (PLEASE CIRCLE ONE)					YES / NO
	Pollution Liability Insurance (PLEASE CIRCLE ONE)					YES / NO
	PRIME CONTR. IS: ACOBE, OBE, M/WBE, EBE, SBE, SBE/CERTIFIED (PLEASE CIRCLE ONE)					YES / NO
	Total Amount of Participation (ACOB, OBE, M/WBE, EBE, SBE, SBE/C) (FILL IN AMT)					\$ 56,734.59

#	Description	Unit	Quantity	Unit Price	Total Price
1	MOBILIZATION	LS	1	\$30,000.00	\$ 30,000.00
2	STREET SWEEPING	HR	200	\$250.00	\$ 50,000.00
3	TRUCK LOAD TO LANDFILL (INCLUDES DUMP FEES)	LD	4	\$2,000.00	\$ 8,000.00
	Sub-Total General Conditions:				\$ 88,000.00

#	Description	Unit	Quantity	Unit Price	Total Price
1	INSTALL, MAINTAIN, & REMOVE VEHICLE TRACKING CONTROL (VTC) PAD PER CCD STANDARD	EA	1	\$9,500.00	\$ 9,500.00
2	RE-SEED DISTURBED AREA	AC	6.12	\$4,000.00	\$ 24,480.00
	Sub-Total Erosion Control:				\$ 33,980.00

#	Description	Unit	Quantity	Unit Price	Total Price
1	REMOVE, RE-PLACE, AND RE-COMPACT EXISTING MATERIAL	CY	15,574	\$8.65	\$ 134,715.10
2	IMPORT, PLACE, AND COMPACT FILL MATERIAL	CY	27,921	\$10.75	\$ 300,150.75
3	GENERATE & PROVIDE FINAL CERTIFIED TOPOGRAPHIC SURVEY	EA	1	\$10,500.00	\$ 10,500.00
	Sub-Total Earthwork:				\$ 445,365.85

Total Base Bid: \$ 567,345.85

IMPORTED SOIL INFORMATION (REQUIRED)	
SOURCE:	University Park
AVAILABLE CITY (CY):	23,000.00
SOIL CLASSIFICATION:	CLCH
PLASTICITY INDEX (PI):	11 to 27
SHRINK/SWELL FACTOR (%):	5%
ALTERNATE SOURCE:	MMM Spec Agg Quarry
AVAILABLE CITY (CY):	4,921.00
SOIL CLASSIFICATION:	Class 1 Str Fill
PLASTICITY INDEX (PI):	NV
SHRINK/SWELL FACTOR (%):	5%

Import, Place, and compact fill material unit price based on 23,000CY from University Park, site approval and availability and balance of quantity from MMM Spec Agg Quarry, alternate source site only will be \$17 BSCY.

RECEIVED MAR 16 REC'D

WORK ORDER

Date: March 16, 2023

Work Order No: 199
IFDA PD – Park PD and Cottonwood Gallery
Construction Management Services

Owner: Park Creek Metropolitan District

Construction Manager: M. A. Mortenson Company

Development Manager: Forest City Stapleton, Inc.

In accordance with the Short Form Contract between the Developer and Contractor dated June 9, 2001, ("Contract") the following services are hereby authorized. Capitalized terms shall have the meaning set forth in the Contract. The terms and conditions of the Contract shall apply to this Work Order except to the extent expressly modified by this Work Order. Any such modification shall be set forth on the pages attached to this Work Order and shall reference the specific paragraph of the Contract to be modified.

Description of Services:

Construction management services, general conditions, and direct work for construction, estimating and bidding Park PD and Cottonwood Gallery trunk open space.

Phase/Work Included in this Work Order:

Construction Services from March 1st, 2023 through December 31st, 2023

Construction Management Services for Park PD and Cottonwood Gallery:

	Total WO 199 Park PD	Trunk Park
Total	\$1,102,445	\$1,102,445 ✓
Fees & Inspections	\$ 8,225	\$ 8,225
Survey and Testing	\$ 33,435	\$ 33,435
General Conditions	\$ 882,806	\$ 882,806
Erosion Control	\$ 8,312	\$ 8,312
CM Fees	\$ 169,667	\$ 172,264

DBE Participation (10.6% of General Conditions): \$ 98,880

Personnel Rates: Set forth in the attached Schedule of Personnel Rates and Expenses

Estimated Substantial Completion Date: November 30, 2023

This Work Order consists of this document and all attachments hereto which reference this Work Order number and date.

Attachments: Park PD Plaza 100% Estimate - General Conditions Feb 14, 2023

This Work Order may be executed simultaneously in two or more counterparts, each of which shall be deemed an original, all of which together shall constitute on and the same instrument.

CONTRACTOR:

M. A. Mortenson Company

BY: _____



Kerry O'Connell
TITLE: Project Executive

**DEVELOPMENT MANAGER
RECOMMENDATION FOR APPROVAL**

Forest City Stapleton Inc.

BY: _____

TITLE: Development Manager

OWNER:

Park Creek Metropolitan District

BY: _____

Secretary

BY: _____

President



Filing PD / Cottonwood - Central Park Final TOS Park - Post Bid Post VE (100%) Cost Estimate
 GENERAL CONDITIONS
 February 14, 2023

Item Code	Description	QTY	Unit	Labor		Material		Equip		Total Cost		
CONTRACTOR GENERAL CONDITIONS												
01.00.00 - GENERAL REQUIREMENTS												
1000.100	PROJECT DURATION	12.00	MO									
1000.110	PROJECT GROSS SQUARE FOOTAGE	21.00	AC									
1000.120	PROJECT SITES CONTRIBUTING TO GROSS SQUARE FOOTAGE	1.00	EA									
1001.001	NUMBER OF FULL TIME ONSITE PEOPLE	3.00	EA									
LEGEND												
1001.002	FEE = ITEM INCLUDED IN FEE											
1001.003	BO = ITEM BY OWNER											
1001.004	LS = LUMP SUM											
1001.005	NIC = NOT IN CONTRACT											
1001.006	COV = COST OF WORK - NOT IN GCs											
1001.007	INCL = ITEM INCLUDED ELSEWHERE											
1001.008	NA = NOT APPLICABLE											
1001.009	EA = EACH											
1001.010	NR = NOT REQUIRED											
1001.011	MO = MONTH											
1001.012	HR = HOURS											
1001.013	WEEK = WEEK											
1001.014	TRIP = TRAVEL TWO WAYS											
1001.015	MILE = REIMBURSABLE MILES											
1001.016	WD = WORK DAY											
1001.017	GAL = GALLON											
1001.018	EXCL = EXCLUDED											
TOTAL 01 00 00 - GENERAL REQUIREMENTS												
1060.120	GENERAL LIABILITY INSURANCE (BASED ON CM'S GC BUDGET)	830,000	LS							\$	0.01	\$10,790
TOTAL 01 00 01 - PAY ITEM 001 - FINANCING, BONDS, INSURANCE												
01.10.03 - PAY ITEM 003 - PROFESSIONAL SERVICES												
1080.400	MAM LEGAL		LS									\$0
1080.800	INTERNAL AUDIT		LS									\$0
1090.600	COMMUNITY RELATIONS	0.00	MO							\$	100.00	\$0
1098.200	ADVERTISING (BID PACKAGES & CLOSEOUT)	2.00	EA							\$	500.00	\$1,000
1100.350	PARTNERING EXPENSES		LS							\$	5,500.00	\$0
TOTAL 01 10 03 - PAY ITEM 003 - PROFESSIONAL SERVICES												
01.10.05 - PAY ITEM 006 - ONSITE PERSONNEL												
1190.600	SENIOR PROJECT MANAGER (1/2 time)		HR							\$	160.00	\$0
1200.100	PROJECT MANAGER II (1/2 time)		HR							\$	115.00	\$0
1200.100	PROJECT MANAGER I (1/2 time)		HR							\$	115.00	\$0
1200.100	ASSISTANT PROJECT MANAGER I (1/2 time)		HR							\$	98.00	\$0
1200.800	SENIOR SUPERINTENDENT I (1/2 Time) Bryan Minzak	1,040.00	HR							\$	144.00	\$149,760
1200.800	ASSISTANT SUPERINTENDENT (full Time)		HR							\$	85.90	\$0
1210.300	PROJECT ENGINEER II		HR							\$	88.00	\$0
1210.300	PROJECT ENGINEER 3/4 full time) Micah Welsz	1,040.00	HR							\$	82.00	\$85,280
1210.300	FIELD ENGINEER I (full time)	0.00	HR							\$	72.00	\$0
1230.200	ENVIRONMENTAL SPECIALIST (1/10 time)	0.00	HR							\$	77.00	\$0
1800.200	CONSTRUCTION EXECUTIVE (1/2 Time)	1,040.00	HR							\$	180.00	\$187,200



Filing PD / Cottonwood - Central Park Final TOS Park - Post Bid Post VE (100%) Cost Estimate
 GENERAL CONDITIONS
 February 14, 2023

Item Code	Description	QTY	Unit	Labor		Equip		Material		Total Cost
				Sub	Equip	Sub	Equip	Sub	Equip	
TOTAL 01 10 06 - PAY ITEM 006 - ON-SITE PERSONNEL										
01 10 07	- PAY ITEM 007 - REIMBURSEABLE OFF-SITE PERSONNEL									
1090.600	COMMUNITY LIASON (Aly Spray - 8 HR/MO)	96.00	HR							\$6,912
1320.300	SENIOR SAFETY ENGINEER (1/4 time) Chris Beaver	520.00	HR							\$46,753
1320.400	DIRECTOR OF OPERATIONS (Aaron Calhoun 4hrs/mo)	40.00	HR							\$9,480
1320.500	QUALITY PROGRAM MANAGER		HR							\$0
1320.600	DIRECTOR OF FIELD OPS		HR							\$14,750
1320.900	ENVIRONMENTAL MANAGER Kyle	125.00	HR							\$0
1320.910	DESIGN PHASE MANAGER		HR							\$13,052
1300.800	PROJECT ACCOUNTANT (2 days/mo) Cathy Keely	192.00	HR							\$0
1320.920	MEP MANAGER		HR							\$0
1800.700	ASSISTANT YARD MANAGER		HR							\$0
1800.910	ESTIMATING (1/2 time)		HR							\$0
1800.920	ESTIMATING (Denver Office)		HR							\$0
TOTAL 01 10 07 - PAY ITEM 007 - REIMBURSEABLE OFF-SITE PERSONNEL										
										\$90,947
01 10 08	- PAY ITEM 008 - LABOR BURDEN									
1060.160	LABOR BURDEN FIELD OFFICE STAFF (Work Comp, FICA, SUTA, FUTA) - Included in rates		NA							\$0
TOTAL 01 10 08 - PAY ITEM 008 - LABOR BURDEN										
										\$0
01 10 09	- PAY ITEM 009 - RELOCATION, TRAVEL									
1360.801	SUPERVISORY PARKING - LOCAL	12.00	MO							\$900
1390.200	TEAM MEMBER RELOCATIONS		LS							\$0
TOTAL 01 10 09 - PAY ITEM 009 - RELOCATION, TRAVEL										
										\$900
01 10 10	- PAY ITEM 010 - FIELD OFFICE EXPENSES									
1410.600	MORTENSON DUPLICATING SUPPLIES	12.00	MO							\$10,320
1430.200	MORTENSON OFFICE SUPPLIES	12.00	MO							\$7,200
1430.600	PRINTING - SHOP DRAWINGS		EA							\$0
1430.601	PURCHASE DRAWINGS & SPECS	1.00	LS							\$2,000
1430.702	IS&F USAGE CHARGE, \$10 TO 25 mil. Project	12.00	MO							\$2,400
1440.000	POSTAGE / UPS		MO							\$2,400
1440.200	OVERNIGHT MAIL		MO							\$2,400
TOTAL 01 10 10 - PAY ITEM 010 - FIELD OFFICE EXPENSES										
										\$24,320
01 10 11	- PAY ITEM 011 - TEMPORARY FACILITIES									
1450.200	PROJECT OFFICE - (NORTHFIELD MALL Retail Space)	0.00	MO							\$0
1450.200	PROJECT OFFICE - (47TH AND WILLOW - FIELD TRAILERS)	6.00	MO							\$21,000
1450.210	LAND RENT TO NORTHFIELD MALL	6.00	MO							\$24,000
1450.220	JANITORIAL SERVICES - SITE OFFICES	12.00	MO							\$10,800
1470.600	TEMPORARY FENCING		MO							\$0
1470.600	TEMPORARY FENCING (20 hrs/mo)		HR							\$0
1470.602	MAINTAIN TEMPORARY FENCING		HR							\$45.00
1540.400	PROJECT SIGN		EA							\$0
1550.200	DUST CONTROL		COW							\$0
1550.600	DEWATERING		COW							\$0
TOTAL 01 10 11 - PAY ITEM 011 - TEMPORARY FACILITIES										
										\$55,800



Filing PD / Cottonwood - Central Park Final TOS Park - Post Bid Post VE (100%) Cost Estimate
 GENERAL CONDITIONS
 February 14, 2023

Item Code	Description	QTY	Unit	Unit Cost			Total Cost													
				Labor	Material	Sub	Labor	Material	Sub	Equip	Total Cost									
01.10.12 - PAY ITEM 012 - MOVING & TRANSPORTATION																				
1560.800	MOVE TRAILERS - OFFICE (in and out)		EA																\$0	
1580.100	TRUCKING - YARD (6 hrs/mo)	72	HR			105.96												\$7,629	\$7,629	
TOTAL 01 10 12 - PAY ITEM 012 - MOVING & TRANSPORTATION																				
01.10.13 - PAY ITEM 013 - CONSTRUCTION UTILITIES																				
1600.100	TEMPORARY POWER CHARGES - Generator Rent	12.00	MO				3,000.00												\$36,000	
1600.100	TEMPORARY POWER CHARGES - Fuel 48 Gallons / Day	183.00	DAY				240.00												\$43,920	
1600.600	CELL PHONES	12.00	MO				275.00												\$3,300	
1600.800	PROJECT PHONE BILL (VOIP)	12.00	MO				500.00												\$6,000	
1600.900	eSYSTEM ACCESS	12.00	MO				3,600.00												\$43,200	
1620.400	DRINKING WATER	12.00	MO				110.00												\$0	
1630.210	SANITATION UNITS - 2 at yard	12.00	MO				400.00												\$4,800	
1630.600	FIELD OFFICE ELECTRIC CHARGES	12.00	MO				400.00												\$0	
TOTAL 01 10 13 - PAY ITEM 013 - CONSTRUCTION UTILITIES																				
01.10.15 - PAY ITEM 015 - CONSTRUCTION EQUIPMENT																				
1780.810	MISCELLANEOUS EQUIPMENT RENTAL		MO				1,500.00												\$0	
1780.400	PICKUPS (1 EA) (ENGINEERS)	6	MO				990.00												\$5,940	
1780.401	PROGRAM VEHICLE (SR, PM, PM)	0	MO				665.00												\$0	
1780.805	AUTO/PICKUP E.O.E. (PICKUPS + PROGRAM VEHICLES)	6	MO				650.00												\$3,900	
TOTAL 01 10 15 - PAY ITEM 015 - CONSTRUCTION EQUIPMENT																				
01.10.17 - PAY ITEM 017 - SAFETY																				
1780.600	SAFETY EQUIPMENT / FIRST AID	12.00	MO				100.00												\$1,200	
1870.625	SAFETY RECOGNITION / LUNCHES	12.00	MO				300.00												\$3,600	
1880.800	TEMPORARY SIGNAGE	12.00	MO				50.00												\$600	
TOTAL 01 10 17 - PAY ITEM 017 - SAFETY																				
01.10.18 - PAY ITEM 018 - CLEAN-UP																				
1900.000	PERIODIC CLEAN UP (1 FULL TIME) (last 3 months)	520.00	HR				45.00												\$23,400	
1900.450	DUMPSTER - 30 CY OPEN, GENERAL REFUSE (BI-MONTHLY)	6.00	MO				500.00												\$3,000	
1910.200	SNOW REMOVAL (2 STMS/MO FOR 4 MONTHS OF WINTER)	8.00	STRM				50.00												\$400	
1910.600	STREET CLEANING Armstrong 52wt x 4 hr / week	208.00	HR				135.00												\$28,080	
TOTAL 01 10 18 - PAY ITEM 018 - CLEAN-UP																				
01.10.19 - PAY ITEM 019 - PROJECT START-UP / CLOSE-OUT																				
1930.500	DOCUMENT STORAGE (\$0.23x\$1000 Project Value)	1.00	LS				1,840.00												\$1,840	
1930.600	AS-BUILT/RECORD DRAWINGS		COV				12.00												\$0	
1940.000	OBM MANUALS		EA				\$0												\$0	
1940.900	PUNCH LIST (6 mch/year of project duration)		MO				\$0												\$0	
1950.200	ADMINISTER TWO YEAR GUARANTEE (4 hr/mo) In Maintenance Projects		HR				80.00												\$0	
TOTAL 01 10 19 - PAY ITEM 019 - PROJECT START-UP / CLOSE-OUT																				
01.10.501 - PAY ITEM 501 - GENERAL REQUIREMENTS																				
1196.000	CONSTRUCTION MANAGER (CIVIL TECH)(1/2 TIME) Don	10.00	MO				\$6,000.00												\$60,000	
TOTAL 01 10 501 - PAY ITEM 501 - GENERAL REQUIREMENTS																				
TOTAL PROJECT COST: \$1,840																				



Filing PD / Cottonwood - Central Park Final TOS Park - Post Bid Post VE (100%) Cost Estimate
 GENERAL CONDITIONS
 February 14, 2023

Item Code	Description	QTY	Unit	Unit Cost			Total Cost					
				Labor	Material	Sub	Labor	Material	Sub	Equip	Equip	
1196.000	TRUINITY (SAFETY ENGINEER & TRUCK) (1/10 TIME)		MO			\$ 18,676.00						\$0
1196.000	TRUINITY (PROJECT ENGINEER & TRUCK) (1/10 TIME)		MO			\$ 15,122.00						\$0
1196.001	PRAIRE DOG REMEDIATION		AC			\$ 600.00						\$0
TOTAL 01 10 501 - PAY ITEM 501 - GENERAL REQUIREMENTS												
TOTAL CONTRACTOR GENERAL CONDITIONS												
EROSION CONTROL MAINTENANCE												
01.10.501 - PAY ITEM 501 - EROSION CONTROL												
1196.001	EC SUPERVISOR (Dave M) (1/4 TIME)	104.00	HR			\$ 68.00						\$7,072
1196.001	EC LABOR (4 EA) (1/4 TIME)	0.00	HR			\$ 35.00						\$0
1196.001	EC EQUIPMENT (TRUCKS - 2 EA) (1/4 TIME)	1.00	MO			\$ 930.00						\$930
1196.001	EC EQUIPMENT OPERATING EXPENSE (EOE) (TRUCKS - 2 EA) (1/4 TIME)	1.00	MO			\$ 250.00						\$250
1196.001	EC EQUIPMENT (BOBCAT W/SWEEPER ATTACHMENT) (1/4 TIME)	1.00	HR			\$ 65.00						\$0
1196.001	EC EQUIPMENT OPERATING EXPENSE (EOE) (TRUCKS - 2 EA) (1/4 TIME)	0.00	HR			\$ 20.00						\$0
1196.001	MISC EC MATERIALS (SILT FENCE, WATTLE, BLANKET, ETC) (BY BV)	0.00	AC			\$ 250.00						\$0
TOTAL 01 10 501 - PAY ITEM 501 - EROSION CONTROL												
TOTAL EROSION CONTROL MAINTENANCE												
FEES AND INSPECTIONS												
01.10.04 - PAY ITEM 004 - PERMITS & FEES												
1120.000	STREET OCCUPANCY PERMITS F57 roads not turned over		INCL									\$0
1120.040	EROSION CONTROL PERMITS	1.00	LS			\$ 775.00						\$775
1120.400	MISC PERMITS/FEES New Electrical Service	1.00	EA			\$ 2,350.00						\$2,350
1130.600	CONSTRUCTION HYDRANT PERMITS	12.00	MO			\$ 75.00						\$900
1130.600	BUILDING PERMITS & ADDRESS CARDS	2.00	EA			\$ 2,100.00						\$4,200
1130.640	3RD PARTY WASTEWATER INSPECTIONS		HR			\$ 120.00						\$0
TOTAL 01 10 04 - PAY ITEM 004 - PERMITS & FEES												
TOTAL FEES AND INSPECTIONS												
SURVEY AND TESTING												
01.10.05 - PAY ITEM 005 - CONSTRUCTION SERVICES & MISC.												
1150.200	SURVEY CREW (ONE SURVEYOR, ONE HELPER & TRUCK) (1/2 TIME)	0	HR			\$ 125.00						\$0
1150.600	TRIMBLE GPS BASE STATION & ROVERS (1/2 TIME)	0	MO			\$ 3,000.00						\$0
1150.600	GATOR SURVEY VEHICLE (1/2 TIME)	0	MO			\$ 500.00						\$0
1150.600	GATOR SURVEY VEHICLE (E.O.E) (1/2 TIME)	112	HR			\$ 82.28						\$9,215
1160.001	SURVEY MANAGER (1/2 TIME)	3.00	MO			\$ 990.00						\$2,970
1160.001	TRUCK EQUIPMENT OPERATING EXPENSE (EOE) (1/2 TIME)	3.00	MO			\$ 250.00						\$750
1170.200	MONTHLY PHOTOGRAPHS		MO			\$ 30.00						\$0
TOTAL 01 10 05 - PAY ITEM 005 - CONSTRUCTION SERVICES & MISC.												
TOTAL 01 10 06 - PAY ITEM 016 - QUALITY												
1830.200	SPECIAL INSPECTIONS CONSULTANTS	1.00	COW			\$ 10,000.00						\$0
1830.600	GEOTECHNICAL CONTROL TESTING	1.00	BID			\$ 10,500.00						\$10,500
1840.001	CONCRETE TESTING		BID									\$10,500

MORTENSON CONSTRUCTION
 8560 NORTHFIELD BLVD., #1920
 DENVER, CO 80238
 PHONE: 720 920 4300



Filing PD / Cottonwood - Central Park Final TOS Park - Post Bid Post VE (100%) Cost Estimate
 GENERAL CONDITIONS
 February 14, 2023

Item Code	Description	QTY	Unit	Unit Cost			Total Cost												
				Labor	Material	Equip	Labor	Material	Equip										
1840 001	CONCRETE PAYING MATURITY METERS (XXX SF/METER)		EA			75 00												\$0	
TOTAL 01 16 - PAY ITEM 016 - QUALITY																			\$20,500
TOTAL SURVEY AND TESTING																			\$33,435
ESTIMATE TOTALS																			\$832,779

Work Order 199

Cost Category	IFDA PD Budget	Park PD Current	Cottonwood Current	Total PD /		Net +/-	Notes
				Cottonwood			
Erosion Control Maintenance	\$ 43,824	\$ 8,312	Included	\$ 8,312	\$ 35,512	Mostly BV	
Fees & Inspections	\$ 5,790	\$ 8,225	Included	\$ 8,225	\$ (2,435)		
Survey & Testing	\$ 174,225	\$ 33,435	Included	\$ 33,435	\$ 140,790	Mostly BV	
General Conditions	\$ 556,354	\$ 882,806	Included	\$ 882,806	\$ (326,453)		
Subtotal	\$ 780,193	\$ 932,779	-	\$ 932,779	\$ (152,586)		
3% CM Fee on Hard Costs + Xcel	\$ 139,088	\$ 169,667	Included	\$ 169,667	\$ (30,579)		
Work Order 198 Total	\$ 919,281	\$ 1,102,445	-	\$ 1,102,445	\$ (183,165)		

Work Order 199

Cost Category	IFDA PD Budget	Park PD Current	Cottonwood Current	Total PD /		Net +/-	Notes
				Cottonwood			
Erosion Control Maintenance	\$ 43,824	\$ 8,312	Included	\$ 8,312	\$ 35,512	Mostly BV	
Fees & Inspections	\$ 5,790	\$ 8,225	Included	\$ 8,225	\$ (2,435)		
Survey & Testing	\$ 174,225	\$ 33,435	Included	\$ 33,435	\$ 140,790	Mostly BV	
General Conditions	\$ 556,354	\$ 882,806	Included	\$ 882,806	\$ (326,453)		
Subtotal	\$ 780,193	\$ 932,779	-	\$ 932,779	\$ (152,586)		
3% CM Fee on Hard Costs + Xcel	\$ 139,098	\$ 169,667	Included	\$ 169,667	\$ (30,579)		
Work Order 198 Total	\$ 919,281	\$ 1,102,445	-	\$ 1,102,445	\$ (183,165)		



CONTRACTOR CHANGE ORDER
Exhibit C

The Park Creek Metropolitan District
7350 E. 29th Ave. Suite 200
Denver, CO 80238

CHANGE ORDER NO.: 5

RECEIVED MAR 18 REC'D

PROJECT: Filing 34 - Central Park Plaza

DATE: 12-Mar-23

TO: M.A. Mortenson Company
4715 Willow Street
Denver, CO 80238

CONTRACT NO.: WO#185

DESCRIPTION Extend Project Completion from 12/31/22 to 7/30/23 due to 6 month delay in CCD issuing Art Structure Permits which
OF CHANGE: pushed Concrete work into 2022/2023 Winter Conditions. Concrete work restarted on 3/7/23. See Attached revised Schedule.

Full and final settlement of all costs and charges, including all necessary labor, material, equipment, services, taxes, costs to maintain schedule, bonds and insurance described in the following:

Line	Pay Item	Description	Non Park Trunk Amt	Park Trunk Amt	In-Tract Amount	Denver Water Amt	Total Amount
1	CO 5.1	Erosion Control Maintenance	\$0	\$0	\$24,276	\$0	\$24,276
2	CO 5.2	Fees & Inspections	\$0	\$0	\$0	\$0	\$0
3	CO 5.3	Survey and Testing	\$0	\$0	\$33,638	\$0	\$33,638
4	CO 5.4	General Conditions	\$0	\$0	\$417,506	\$0	\$417,506
5	CO 5.5	3% CM Fee	\$0	\$0	\$14,263	\$0	\$14,263

gc's

See Attached for Additional Breakout Information

Net Increase/Decrease to Contract:	\$0	\$0	\$489,683 ✓	\$0	\$489,683
The original Contract Sum was	\$0	\$0	\$1,569,121	\$0	\$1,569,121
Net change by previously authorized Change Orders	\$0	\$0	\$62,154	\$0	\$62,154
The Contract Sum prior to this Change Order was	\$0	\$0	\$1,631,275 ✓	\$0	\$1,631,275
The Contract Sum will be modified in the amount of	\$0	\$0	\$489,683	\$0	\$489,683
The new Contract Sum including this Change Order will be	\$0	\$0	\$2,120,958 ✓	\$0	\$2,120,958 ✓

AS A RESULT OF THIS CHANGE THE SCHEDULE IS INCREASED BY 210 CONSECUTIVE CALENDAR DAYS UNLESS STATED ABOVE, ALL CONTRACT PROVISIONS SHALL CONTINUE IN FULL FORCE AND EFFECT

Recommended by: Construction Manager
M.A. Mortenson Company
4715 Willow Street
Denver, CO 80238

Accepted by: Contractor/Supplier
M.A. Mortenson Company
4715 Willow Street
Denver, CO 80238

BY (Signature)

BY (Signature)

Kerry O'Connell

Kerry O'Connell

Date 3/13/23

Date 3/13/23

Approved by: Development Manager
Forest City Stapleton Inc.
7351 E. 29th Ave.
Denver, CO 80238

Approved by: Owner
The Park Creek Metropolitan District
7350 E. 29th Ave. Suite 200
Denver, CO 80238

Gary Truesdale, Development Manger

King H. Harris, President

Date

Date

Please See Attached for Routing Information



The Park Creek Metropolitan District
7350 E. 29th Ave. Suite 200
Denver, CO 80238

PROJECT: Filing 34 - Central Park Plaza
TO: M.A. Mortenson Company
4715 Willow Street
Denver, CO 80238

CONTRACTOR CHANGE ORDER BREAKOUT
Exhibit C

CHANGE ORDER NO.: 5

DATE: 12-Mar-23

CONTRACT NO.: WO#185

DESCRIPTION OF CHANGE:

Extend Project Completion from 12/31/22 to 7/30/23 due to 6 month delay in CCD issuing Art Structure Permits which pushed Concrete work into 2022/2023 Winter Conditions. Concrete work to restart on 3/1/23 weather permitting

Line	Pay Item	Description	Category	Explanation	Unit	Unit Cost	Non Park Trunk QTY	Park Trunk QTY	In-Tract QTY	Denver Water QTY	Total QTY	Total Cost
1	CO 5.1	Erosion Control Maintenance	GC's	Extend project from 12/31/22 to 7/30/23	LS	\$24,276.00			1.00			\$24,276
2	CO 5.2	Fees & Inspections	GC's	"	LS	\$0.00			1.00			\$0
3	CO 5.3	Survey and Testing	GC's	"	LS	\$33,638.00			1.00			\$33,638
4	CO 5.4	General Conditions	GC's	"	LS	\$417,506.00			1.00		1.00	\$417,506
5												
6	CO 5.5	3% CM Fee	GC's	Extend project from 12/31/22 to 7/30/23	LS	\$14,262.60			1.00		1.00	\$14,263
7												
8												
9												
10												
11												
12												
13												
14												
15												
											Total:	\$489,683

CONSECUTIVE CALENDAR DAY INCREASE TO THE PROJECT SCHEDULE AS A RESULT OF THIS CHANGE IS 210 DAYS

Routing Information:
 6 originals to Contractor for Signature (from Mortenson)
 5 originals returned to Construction Manager for Signature (from Contractor)
 5 originals forwarded to Development Manager for Signature (from Construction Manager)
 5 originals forwarded to Owner for Signature (from Development Manager)
 3 executed originals returned to Development Manager (from Owner)
 2 executed originals returned to Construction Manager (from Development Manager)
 1 executed original returned to Contractor (from Construction Manager)



Stapleton Filing No. 34 TOD JFC (100%) Cost Estimate Post Bids
 EXTENDED GENERAL CONDITIONS
 3/10/23 Revision 4 Extended GC's

Item Code	Description	QTY	Unit	Unit Cost		Total Cost		DBE
				Material	Sub	Material	Sub	
CONTRACTOR GENERAL CONDITIONS								
01.00.00	GENERAL REQUIREMENTS							
1000.100	PROJECT EXTENDED DURATION From 2/1/23 to 8/1/23	7.00	MO					
1000.110	PROJECT GROSS SQUARE FOOTAGE	1.50	AC					
1000.120	PROJECT SITES CONTRIBUTING TO GROSS SQUARE FOOTAGE	1.00	EA					
1001.001	NUMBER OF ON-SITE PEOPLE	3.00	EA					
1001.002	FEE - ITEM INCLUDED IN FEE							
1001.003	BO = ITEM BY OWNER							
1001.004	LS = LUMP SUM							
1001.005	NIC = NOT IN CONTRACT							
1001.006	COW = COST OF WORK - NOT IN GC'S							
1001.007	INCL = ITEM INCLUDED ELSEWHERE							
1001.008	NA = NOT APPLICABLE							
1001.009	EA = EACH							
1001.010	NR = NOT REQUIRED							
1001.011	MO = MONTH							
1001.012	HR = HOURS							
1001.013	WEEK = WEEK							
1001.014	TRIP = TRAVEL TWO WAYS							
1001.015	MILE = REIMBURSABLE MILES							
1001.016	WD = WORK DAY							
1001.017	GAL = GALLON							
1001.018	EXCL = EXCLUDED							
TOTAL 01 00 00 - GENERAL REQUIREMENTS								
1060.120	01.10.01 - PAY ITEM 001 - FINANCING, BONDS, INSURANCE GENERAL LIABILITY INSURANCE (BASED ON CM'S GC BUDGET)	600,000	LS	\$	0.01	\$7,800	\$7,800	\$0
TOTAL 01 10 01 - PAY ITEM 001 - FINANCING, BONDS, INSURANCE								
01.10.03 - PAY ITEM 003 - PROFESSIONAL SERVICES								
1090.400	NAM LEGAL		LS				\$0	
1090.800	INTERNAL AUDIT		LS				\$0	
1090.600	COMMUNITY LIASON (ALE SPRAY - 8 HR/MO)		HR	\$	72.00		\$0	
1090.800	COMMUNITY RELATIONS		MO	\$	100.00		\$0	
1095.200	ADVERTISING (BID PACKAGES & CLOSEOUT) (BY INDIVIDUAL PROJECT)		EA	\$	2,500.00		\$0	
1100.350	PARTNERING EXPENSES		LS	\$	5,500.00		\$0	
TOTAL 01 10 03 - PAY ITEM 003 - PROFESSIONAL SERVICES								
01.10.06 - PAY ITEM 006 - ON-SITE PERSONNEL								
1190.600	SENIOR PROJECT MANAGER		HR	\$	144.00		\$0	
1200.100	PROJECT MANAGER II (Full time)		HR	\$	129.00		\$0	
1200.100	PROJECT MANAGER I (Full time)		HR	\$	109.00		\$0	
1200.100	ASSISTANT PROJECT MANAGER I		HR	\$	98.00		\$0	
1200.800	SENIOR SUPERINTENDENT I		HR	\$	165.00		\$0	
1200.800	SENIOR SUPERINTENDENT II (1/4 Time) (Bryan Mizsak)	606.67	HR	\$	144.00	\$87,360	\$87,360	\$0
1200.800	SUPERINTENDENT II (Full Time)		HR	\$	129.00		\$0	
1200.800	SUPERINTENDENT I (Full Time)		HR	\$	113.00		\$0	
1200.800	ASSISTANT SUPERINTENDENT		HR	\$	98.00		\$0	
1210.300	PROJECT ENGINEER II (Full time)		HR	\$	88.00		\$0	
1210.300	PROJECT ENGINEER I (1/2 time)	606.67	HR	\$	82.00	\$49,747	\$49,747	\$0
1210.300	FIELD ENGINEER I (1/2 time)		HR	\$	72.00		\$0	
1290.200	SENIOR SAFETY ENGINEER (Bhrimo) Chris Beaver		HR	\$	98.00		\$0	
1290.200	ENVIRONMENTAL SPECIALIST (1/10 time)	32.00	HR	\$	98.00	\$3,136	\$3,136	\$0



Stapleton Filing No. 34 TOD IFC (100%) Cost Estimate Post Bids
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Item Code	Description	QTY	Unit	Unit Cost			Total Cost			DBE
				Material	Sub	Equip	Material	Sub	Equip	
1300.800	PROJECT ACCOUNTANT (1/5 TIME)		HR							\$0
1800.200	CONSTRUCTION EXECUTIVE (1/5 time)		HR							\$0
	TOTAL 01 10 06 - PAY ITEM 006 - ON-SITE PERSONNEL									\$140,243
	01.10.07 - PAY ITEM 007 - OFF-SITE PERSONNEL									
1300.100	ACCOUNTANT (1/5 time) (Cathy Kealy)	56.00	HR		\$ 69.00			\$3,809		\$3,809
1320.100	PRINCIPAL IN CHARGE		HR					\$0		\$0
1320.200	CONSTRUCTION EXECUTIVE (1/4 time)	607.00	HR		\$ 180.00			\$109,260		\$109,260
1290.200	SENIOR SAFETY ENGINEER (1/4 time)		HR		\$ 98.00			\$0		\$0
1320.300	SAFETY DIRECTOR (DAMON SPEYER 4hrs/mo)		HR		\$ 135.00			\$0		\$0
1320.400	DIRECTOR OF OPERATIONS (Aaron Callahan 4hrs/mo)		HR		\$ 280.00			\$7,840		\$7,840
1290.200	ENVIRONMENTAL SPECIALIST (TBD)	28.00	HR		\$ 77.00			\$0		\$0
1290.200	ENVIRONMENTAL MANAGER (KYLE BAKER 4 hrs/mo)		HR		\$ 118.00			\$0		\$0
1320.500	SENIOR QUALITY MANAGER		HR		\$ 118.00			\$0		\$0
1320.500	QUALITY PROGRAM MANAGER		HR					\$0		\$0
1320.600	DIRECTOR OF FIELD OPS		HR					\$0		\$0
1320.900	SCHEDULING ENGINEER		HR		\$ 72.00			\$0		\$0
1320.900	PRECONSTRUCTION SERVICES MANAGER		HR					\$0		\$0
1320.910	DESIGN PHASE MANAGER		HR					\$0		\$0
1320.920	MEP MANAGER		HR					\$0		\$0
1800.700	ASSISTANT YARD MANAGER		HR					\$0		\$0
1800.910	ESTIMATING (1/4 time) (Joel Holland)		HR		\$ 93.00			\$0		\$0
1800.920	ESTIMATING (CIVIL TECH) (1/2 time)		HR					\$0		\$0
	TOTAL 01 10 07 - PAY ITEM 007 - OFF-SITE PERSONNEL							\$120,909		\$120,909
	01.10.08 - PAY ITEM 008 - LABOR BURDEN									
1060.160	LABOR BURDEN FIELD OFFICE STAFF (Work Comp, FICA, SUTA, FUTA) - Included in rates		NA		\$ 0.10			\$0		\$0
	TOTAL 01 10 08 - PAY ITEM 008 - LABOR BURDEN							\$0		\$0
	01.10.09 - PAY ITEM 009 - RELOCATION, TRAVEL									
1390.801	SUPERVISORY TRAVEL - LOCAL		MILE		\$ 0.55			\$0		\$0
1390.200	TEAM MEMBER RELOCATIONS		LS		\$ 2,250.00			\$0		\$0
	TOTAL 01 10 09 - PAY ITEM 009 - RELOCATION, TRAVEL							\$0		\$0
	01.10.10 - PAY ITEM 010 - FIELD OFFICE EXPENSES									
1410.600	MORTENSON DUPLICATING SUPPLIES	7.00	MO		\$ 860.00			\$6,020		\$6,020
1430.200	MORTENSON OFFICE SUPPLIES		MO		\$ 600.00			\$0		\$0
1430.600	PRINTING - SHOP DRAWINGS		EA		\$ 50.00			\$0		\$0
1430.601	PURCHASE DRAWINGS & SPECS		EA		\$ 75.00			\$0		\$0
1430.702	SOFT USAGE CHARGE, \$10 TO 25 mil. Project		LS		\$ 2,000.00			\$0		\$0
1440.000	POSTAGE / UPS		MO		\$ 200.00			\$0		\$0
1440.200	OVERNIGHT MAIL		MO		\$ 200.00			\$0		\$0
	TOTAL 01 10 10 - PAY ITEM 010 - FIELD OFFICE EXPENSES							\$6,020		\$6,020
	01.10.11 - PAY ITEM 011 - TEMPORARY FACILITIES									
1450.200	PROJECT OFFICE - (NORTHFIELD MALL)		MO		\$ 3,900.00			\$0		\$0
1450.200	PROJECT OFFICE - (47TH AND WILLOW - FIELD TRAILERS)	4.00	MO		\$ 4,000.00			\$16,000		\$16,000
1450.210	LAND RENT TO		MO		\$ 980.00			\$0		\$0
1450.220	JANITORIAL SERVICES - SITE OFFICES	4.00	MO		\$ 1,000.00			\$4,000		\$4,000
1470.600	TEMPORARY FENCING (WILLOW YARD)	4.00	MO		\$ 250.00			\$1,000		\$1,000
1470.602	MAINTAIN TEMPORARY FENCING (16 hrs/mo)		HR		\$ 28.00			\$0		\$0



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Item Code	Description	CITY	Unit	Unit Cost			Total Cost			DBE
				Labor	Material	Sub	Labor	Material	Sub	
1540.400	PROJECT SIGN		EA							\$0
1550.200	DUST CONTROL		COW							\$0
1550.600	DEWATERING		COW							\$0
TOTAL 01 10 11 - PAY ITEM 011 - TEMPORARY FACILITIES										
1560.600	MOVE TRAILERS - OFFICE (in end out)		EA							\$0
1580.100	TRUCKING - YARD (6 hr/mo)		42 HR			\$ 125.00				\$5,250
TOTAL 01 10 12 - PAY ITEM 012 - MOVING & TRANSPORTATION										
1600.100	POWER COMPANY CHARGES - CONSTRUCTION UTILITIES		3.00 MC			\$ 3,000.00				\$9,000
1600.100	POWER COMPANY CHARGES - TEMP POWER GENERATOR		90.00 Da			\$ 240.00				\$21,600
1600.600	CELL PHONES		7.00 MO			\$ 225.00				\$1,575
1600.600	PROJECT PHONE BILL (VOIP)		7.00 MO			\$ 500.00				\$3,500
1600.900	SYSTEM ACCESS (ALL STAFF ON-SITE STAFF)		4.00 MO			\$ 7,675.00				\$30,700
1620.400	DRINKING WATER		7.00 MO			\$ 500.00				\$3,500
1630.210	SANITATION UNITS - FIELD STAFF (2 EA)		7.00 MO			\$ 110.00				\$770
1630.600	FIELD OFFICE ELECTRIC CHARGES		MO			\$ 600.00				\$0
TOTAL 01 10 13 - PAY ITEM 013 - CONSTRUCTION UTILITIES										
1760.610	MISCELLANEOUS EQUIPMENT RENTAL		MC			\$ 1,500.00				\$0
1760.400	PICKUPS (2 EA) (PROJECT ENGINEER)		4 MO			\$ 1,100.00				\$4,400
1760.400	PICKUPS (1 EA) (SR, SUPT)		4 MO			\$ 990.00				\$3,960
1760.401	PROGRAM VEHICLE (SR, PM, PM)		4 MO			\$ 665.00				\$0
1760.805	AUTO / PICKUP E.O.E. (PICKUPS + PROGRAM VEHICLES)		4 MO			\$ 650.00				\$2,600
TOTAL 01 10 15 - PAY ITEM 015 - CONSTRUCTION EQUIPMENT										
1760.600	SAFETY EQUIPMENT / FIRST AID		MO			\$ 200.00				\$0
1870.625	SAFETY RECOGNITION / LUNCHES		MO			\$ 300.00				\$0
1880.900	TEMPORARY SIGNAGE		MO			\$ 100.00				\$0
TOTAL 01 10 17 - PAY ITEM 017 - SAFETY										
1900.000	PERIODIC CLEAN UP (1 FULL TIME) (last .5 months)		104.00 HR			\$ 45.00				\$4,680
1900.450	DUMPFSTER - 30 CY OPEN, GENERAL REFUSE (MONTHLY)		MO			\$ 500.00				\$0
1910.200	SNOW REMOVAL (2 STRMS/MO FOR 4 MONTHS OF WINTER)		STRM			\$ 500.00				\$0
TOTAL 01 10 18 - PAY ITEM 018 - CLEAN-UP										
1890.500	DOCUMENT STORAGE (60,238*1000 Project Value)		LS			\$ 0				\$0
1930.600	AS-BUILT/RECORD DRAWINGS		COW			\$ 12.00				\$0
1940.000	O&M MANUALS		EA			\$ 200.00				\$0
1940.500	PUNCH LIST (3 mo/year of project duration)		MO			\$ 4,900.00				\$0
1950.200	ADMINISTER TWO YEAR GUARANTEE (4 hr/mo)		HR			\$ 80.00				\$0
TOTAL 01 10 19 - PAY ITEM 019 - PROJECT START-UP / CLOSE-OUT										



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Item Code	Description	QTY	Unit	Unit Cost			Total Cost			DBE
				Labor	Material	Sub	Labor	Material	Sub	
1196.000	01.10.501 - PAY ITEM 501 - GENERAL REQUIREMENTS	5.00	MO							\$30,000
1196.001	CONSTRUCTION MANAGER (CIVIL TECH)		AC							\$0
	1196.001 PRAIRIE DOG REMEDIATION									\$0
	TOTAL 01.10.501 - PAY ITEM 501 - GENERAL REQUIREMENTS									\$30,000
	TOTAL CONTRACTOR GENERAL CONDITIONS									\$417,506
	EROSION CONTROL									
	01.10.501 - PAY ITEM 501 - EROSION CONTROL									
1196.001	EC SUPERVISOR (DAVID) (1/4 TIME)	104.00	HR							\$5,438
1196.001	EC LABOR (2 EA) (1/4 TIME)	208.00	HR							\$9,063
1196.001	EC EQUIPMENT (TRUCKS - 2 EA) (1/4 TIME)	3.00	MO							\$3,300
1196.001	EC EQUIPMENT OPERATING EXPENSE (EOE) (TRUCKS - 2 EA) (1/2 TIME)	3.00	MO							\$1,050
1196.001	EC EQUIPMENT (BOBCAT W/SWEEPER ATTACHMENT) (1/2 TIME)	0.00	HR							\$0
1196.001	EC EQUIPMENT OPERATING EXPENSE (EOE) (BOBCAT - 1 EA) (1/4 TIME)	0.00	HR							\$0
1196.001	MISC EC MATERIALS (SILT FENCE, WATTLE, BLANKET, ETC) (\$500/AC)	1.50	AC							\$225
1910.600	STREET CLEANING (4HRS/WK @ \$130/HR)	40.00	HR							\$5,200
	TOTAL 01.10.501 - PAY ITEM 501 - EROSION CONTROL									\$24,276
	TOTAL EROSION CONTROL									\$24,276
	FEES AND INSPECTIONS									
	01.10.04 - PAY ITEM 004 - PERMITS & FEES									
1120.000	STREET OCCUPANCY PERMITS In Sections		EA							\$0
1120.040	EROSION CONTROL PERMITS		EA							\$0
1130.600	MISC PERMITS/FEES		MO							\$0
1130.600	CONSTRUCTION HYDRANT PERMITS		LS							\$0
1130.640	3RD PARTY WASTEWATER INSPECTIONS		HR							\$0
	TOTAL 01.10.04 - PAY ITEM 004 - PERMITS & FEES									\$0
	TOTAL FEES AND INSPECTIONS									\$0
	SURVEY AND TESTING									
	01.10.05 - PAY ITEM 005 - CONSTRUCTION SERVICES & MISC.									
1150.200	SURVEY CREW (MONTHLY YARD CREW RATE)		MO							\$0
1150.600	TRIMBLE GPS BASE STATION & ROVERS (FULL TIME)		MO							\$0
1150.600	GATOR SURVEY VEHICLE (1/4 TIME)		MO							\$0
1150.600	GATOR SURVEY VEHICLE (E.O.E) (1/4 TIME)		MO							\$0
1160.000	SURVEY MANAGER (1/4 TIME)		HR							\$24,958
1160.001	SURVEY TRUCK (FULL TIME)	303.33	HR							\$6,930
1160.001	TRUCK EQUIPMENT OPERATING EXPENSE (EOE) (1/4 TIME)	7.00	MO							\$1,750
1170.200	MONTHLY PHOTOGRAPHS/HOUSE AERIAL SURVEYS		MO							\$0
	TOTAL 01.10.05 - PAY ITEM 005 - CONSTRUCTION SERVICES & MISC.									\$33,638
	01.10.16 - PAY ITEM 016 - QUALITY									
1830.200	SPECIAL INSPECTIONS CONSULTANTS		COIW							\$0
1830.600	GEOTECHNICAL CONTROL/TESTING (ONSITE TESTING LAB COST ONLY)		WK							\$0
1840.001	CONCRETE TESTING		BID							\$0
	1840.001 CONCRETE TESTING		BID							\$0

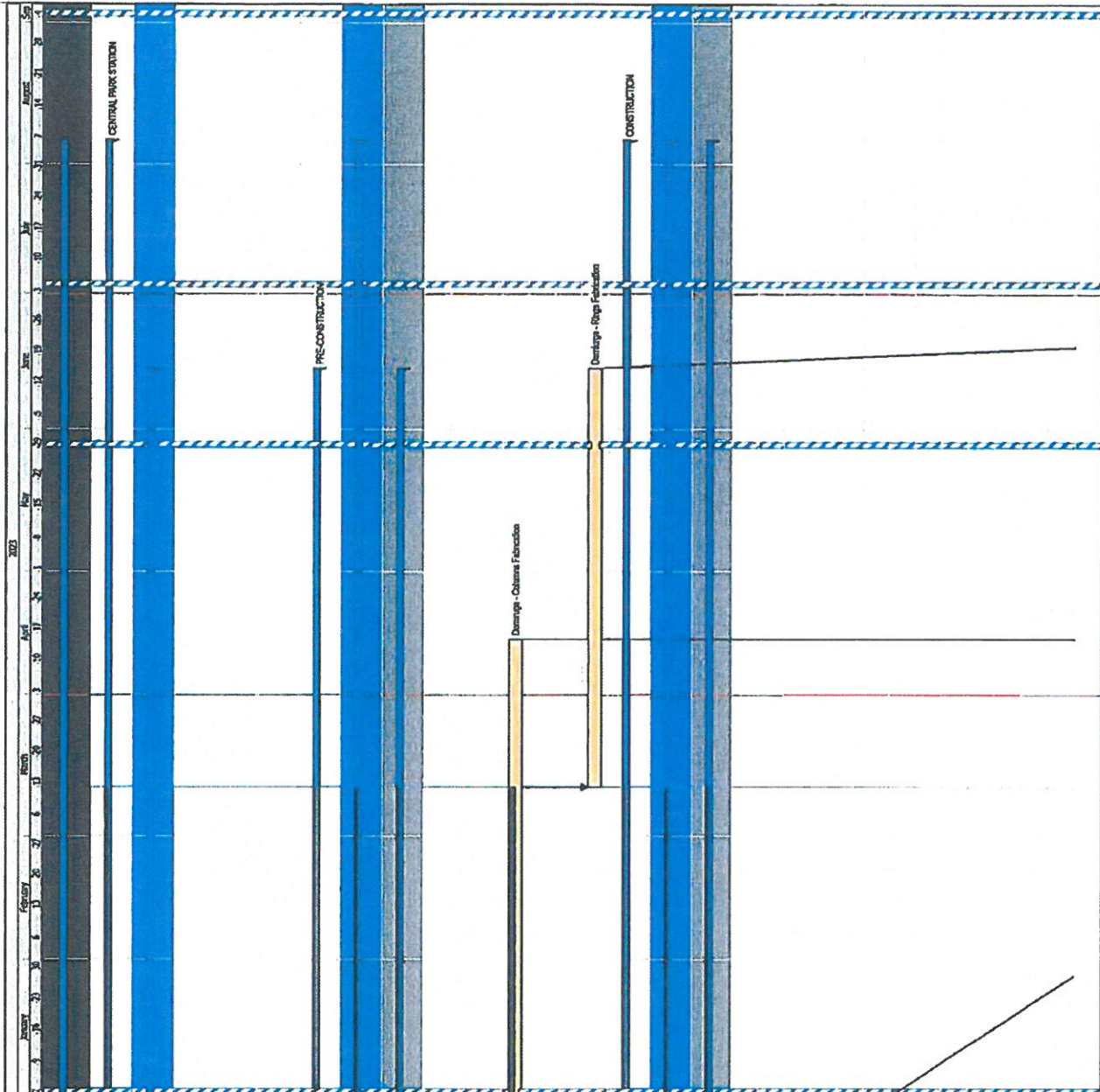
MORTENSON CONSTRUCTION
 4715 Willow Street
 DENVER, CO 80238
 PHONE: 720.920.4300



Stapleton Filing No. 34 TOD IFC (100%) Cost Estimate Post Bids
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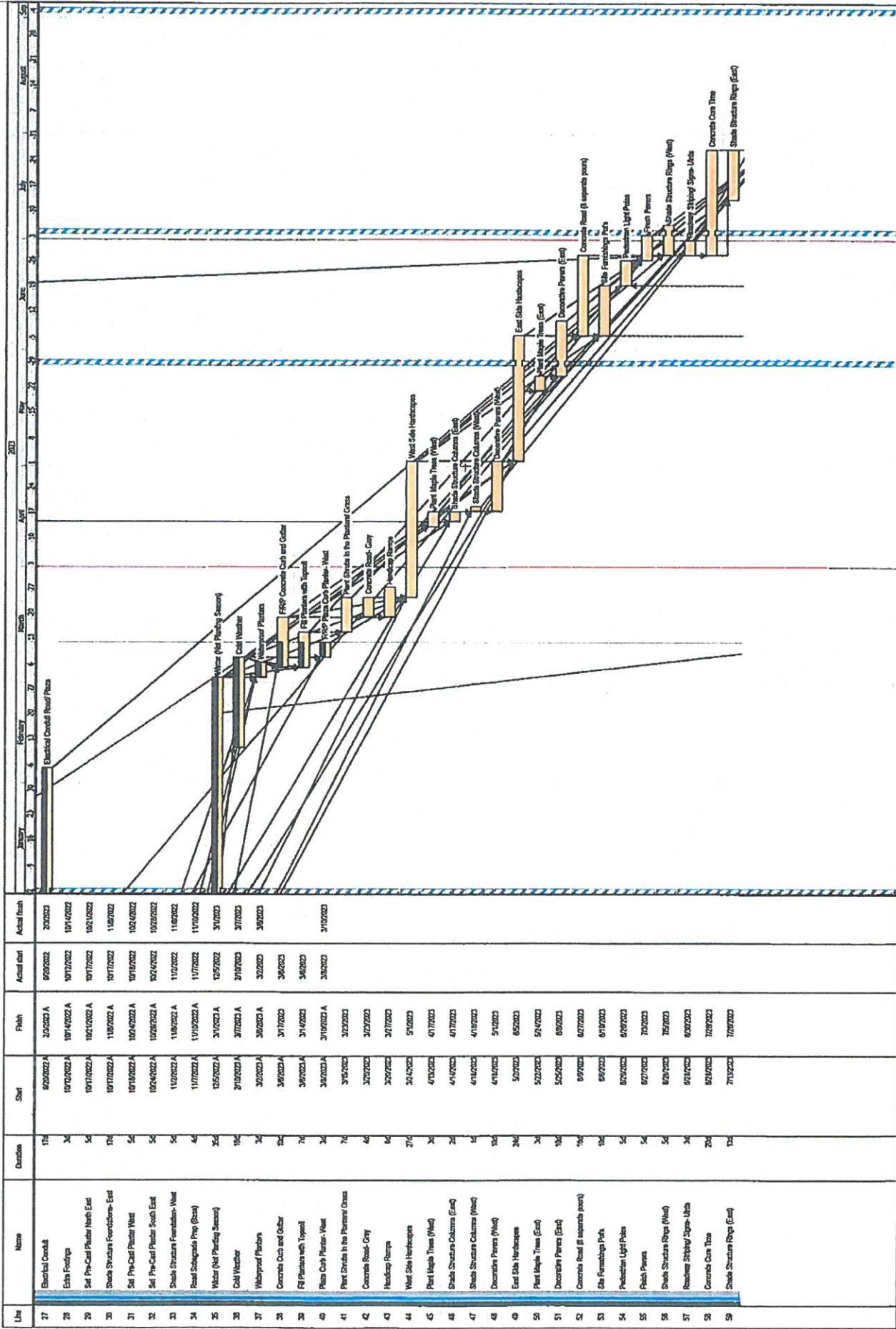
Item Code	Description	QTY	Unit	Unit Cost				Total Cost				DBE		
				Labor	Material	Sub	Equip	Labor	Material	Sub	Equip			
1840.001	CONCRETE PAVING MATURITY METERS (XXXX SF/METER)		EA			75.00					\$0		\$0	
	TOTAL 01 10 16 - PAY ITEM 016 - QUALITY												\$33,050	
	TOTAL SURVEY AND TESTING												\$475,420	
	ESTIMATE TOTALS												\$475,420	\$39,200

Central Park Station Plaza



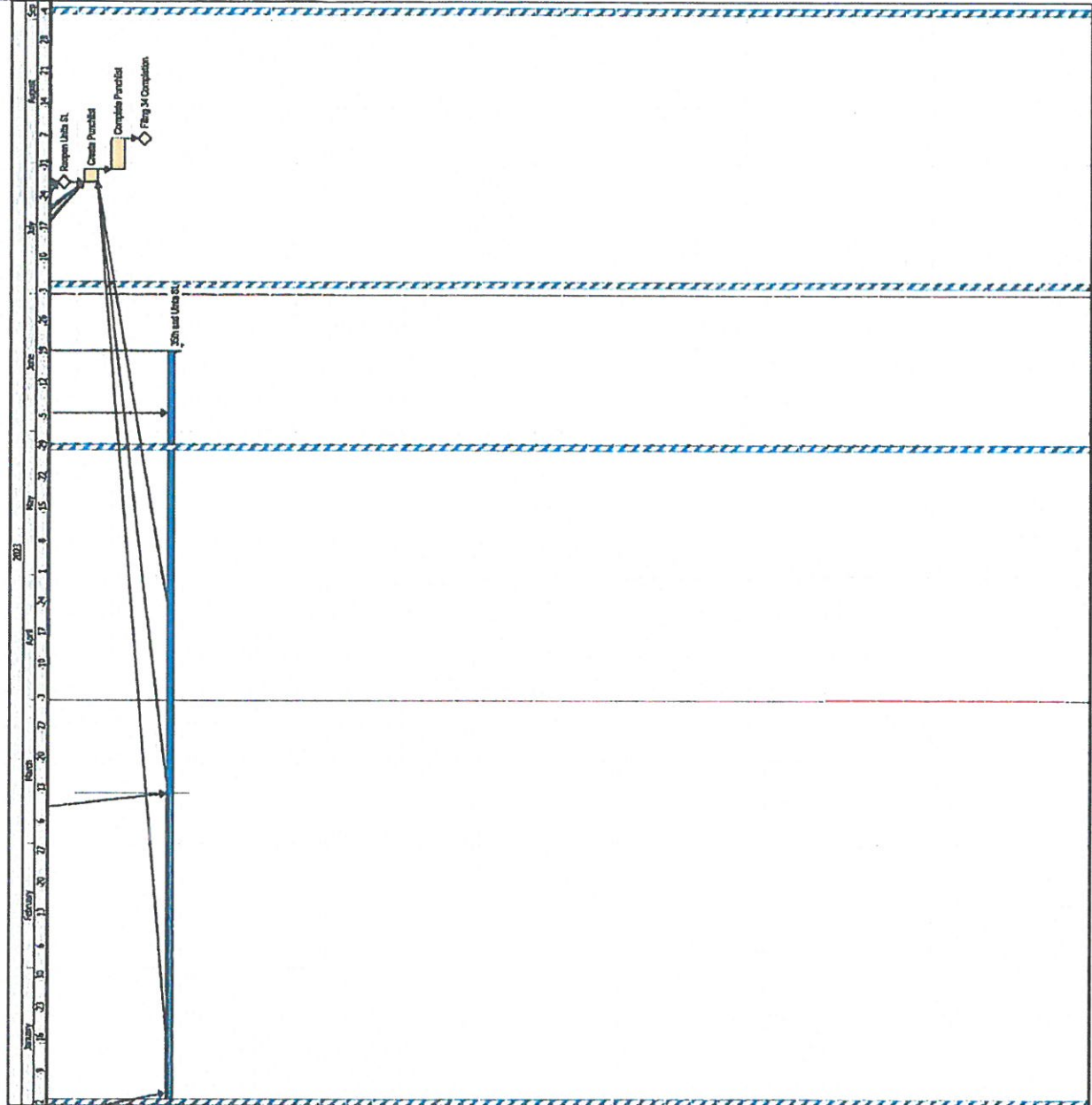
Line	Name	Duration	Start	Finish	Actual start	Actual finish
Project						
1	CENTRAL PARK STATION	619d	3/1/2021	8/7/2023	3/1/2021	3/1/2021
2	CENTRAL PARK STATION	619d	3/1/2021 A	8/7/2023	3/1/2021	3/1/2021
3	DESIGN	50d	3/1/2021 A	5/19/2021 A	3/1/2021	5/19/2021
4	BROOKFIELD APPROVAL	1d	5/20/2021 A	5/20/2021 A	5/20/2021	5/20/2021
5	PERMITS	30d	3/23/2021 A	9/29/2022 A	3/23/2021	9/29/2022
6	PRE-CONSTRUCTION	535d	5/6/2021 A	6/4/2023	5/6/2021	5/6/2021
7	PRE-CONSTRUCTION	535d	5/6/2021	6/4/2023	5/6/2021	5/6/2021
8	RFI Development	20d	5/6/2021 A	6/20/21 A	5/6/2021	6/20/21
9	CR Submittal	10d	5/20/2021 A	6/20/2021 A	5/20/2021	6/20/2021
10	RFI Process	4d	6/4/2021 A	6/20/2021 A	6/4/2021	6/20/2021
11	Damages - Columns Fabrication	20d	3/7/2022 A	4/19/2022	3/7/2022	3/7/2022
12	DCP - Precast Plaster Chops Fabricate	10d	3/7/2022 A	7/15/2022	3/7/2022	7/15/2022
13	Signal grade for 25th and Units	14d	4/21/2022 A	10/26/2022 A	4/21/2022	10/26/2022
14	Damages - ROPS Fabrication	67d	3/15/2022	6/1/2023	3/15/2022	6/1/2023
15	CONSTRUCTION	429d	11/29/2021 A	8/7/2023	11/29/2021	11/29/2021
16	CONSTRUCTION	429d	11/29/2021	8/7/2023	11/29/2021	11/29/2021
17	Water Shed Down	57d	1/22/2021 A	4/19/2021 A	1/22/2021	4/19/2021
18	Prefab Erecting Utilities	1d	4/19/2021 A	4/19/2021 A	4/19/2021	4/19/2021
19	Demo Units SL	10d	4/29/2021 A	4/19/2022 A	4/29/2021	4/19/2022
20	Demo Temporary HMA Sidewalk	5d	4/29/2021 A	4/19/2022 A	4/29/2021	4/19/2022
21	Storm Sewer	20d	4/11/2021 A	5/9/2022 A	4/11/2021	5/9/2022
22	Storm Inlets	34d	4/29/2021 A	6/17/2022 A	4/29/2021	6/17/2022
23	Water Taps	2d	5/16/2021 A	5/16/2021 A	5/16/2021	5/16/2021
24	Misc Pits	1d	5/16/2021 A	5/16/2021 A	5/16/2021	5/16/2021
25	Reel Grate Col	13d	6/1/2021 A	6/17/2022 A	6/1/2021	6/17/2022
26	Precast Storm Pipe Hydrant	11d	7/19/2021 A	6/17/2022 A	7/19/2021	6/17/2022
27	Demo Erecting Light Pole	5d	8/8/2021 A	8/2/2022 A	8/8/2021	8/2/2022
28	Precast Footings	15d	8/15/2021 A	8/2/2022 A	8/15/2021	8/2/2022
29	Impaction Slabbing	10d	8/13/2021 A	10/7/2022 A	8/13/2021	10/7/2022

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Line	Name	Quantity	Start	Finish	Actual Start	Actual Finish
27	Electrical Conduit	176	8/20/2023 A	2/3/2023	8/20/2023	2/3/2023
28	Extra Footings	36	10/7/2023 A	10/14/2023	10/14/2023	10/14/2023
29	Set Pre-Cast Plaster North East	54	10/17/2023 A	10/21/2023	10/21/2023	10/21/2023
30	Slab Structure Foundations- East	176	10/17/2023 A	11/8/2023	11/8/2023	11/8/2023
31	Set Pre-Cast Plaster West	54	10/19/2023 A	10/24/2023	10/24/2023	10/24/2023
32	Set Pre-Cast Plaster South East	54	10/24/2023 A	11/8/2023	11/8/2023	11/8/2023
33	Slab Structure Foundations- West	54	11/8/2023 A	11/19/2023	11/19/2023	11/19/2023
34	Road Subgrade Prep (Base)	46	11/19/2023 A	12/5/2023	12/5/2023	12/5/2023
35	Water (Not Placing Sumps)	36	3/1/2023 A	3/1/2023	3/1/2023	3/1/2023
36	Cold Weather Waterproofing	186	3/1/2023 A	3/17/2023	3/17/2023	3/17/2023
37	FRP Concrete Curt and Gutter	36	3/17/2023 A	3/22/2023	3/22/2023	3/22/2023
38	FRP Plaster with Topcoat	36	3/17/2023 A	3/22/2023	3/22/2023	3/22/2023
39	FRP Plaster Curt Plaster- West	76	3/17/2023 A	3/22/2023	3/22/2023	3/22/2023
40	FRP Plaster in the Plaster Cross	36	3/17/2023 A	3/22/2023	3/22/2023	3/22/2023
41	Concrete Road-Corr	76	3/22/2023	3/23/2023	3/23/2023	3/23/2023
42	Handicap Ramps	46	3/23/2023	3/27/2023	3/27/2023	3/27/2023
43	West Side Handicaps	276	5/1/2023	5/1/2023	5/1/2023	5/1/2023
44	Plant Maple Trees (West)	36	4/17/2023	4/17/2023	4/17/2023	4/17/2023
45	Slab Structure Columns (East)	26	4/17/2023	4/17/2023	4/17/2023	4/17/2023
46	Slab Structure Columns (West)	16	4/17/2023	4/17/2023	4/17/2023	4/17/2023
47	Decorative Panels (West)	186	5/1/2023	5/1/2023	5/1/2023	5/1/2023
48	East Side Handicaps	36	5/2/2023	5/2/2023	5/2/2023	5/2/2023
49	Plant Maple Trees (East)	36	5/2/2023	5/2/2023	5/2/2023	5/2/2023
50	Decorative Panels (East)	186	5/2/2023	5/2/2023	5/2/2023	5/2/2023
51	Concrete Road (8 separate joints)	76	5/2/2023	5/2/2023	5/2/2023	5/2/2023
52	Slab Formwork Pans	186	5/2/2023	5/2/2023	5/2/2023	5/2/2023
53	Pedestrian Light Poles	54	5/2/2023	5/2/2023	5/2/2023	5/2/2023
54	Patch Panels	54	5/2/2023	5/2/2023	5/2/2023	5/2/2023
55	Slab Structure Rigs (West)	54	5/2/2023	5/2/2023	5/2/2023	5/2/2023
56	Rebar Structure Rigs- Uts	36	5/2/2023	5/2/2023	5/2/2023	5/2/2023
57	Concrete Cur Time	206	5/2/2023	5/2/2023	5/2/2023	5/2/2023
58	Slab Structure Rigs (East)	126	5/2/2023	5/2/2023	5/2/2023	5/2/2023

Central Park Station Plaza



Line	Name	Duration	Start	Finish	Actual start	Actual finish
60	Reopen Ultra St.	06	7/27/2023	7/27/2023		
61	Crush Paved	24	7/27/2023	7/28/2023		
62	Complete Paved	56	7/27/2023	8/6/2023		
63	Flag M Completion	24	8/7/2023	8/7/2023		
64	3318 east Ultra St.	1574	11/4/2022	6/18/2023	11/4/2022	

PARK CREEK METROPOLITAN DISTRICT

RESOLUTION AUTHORIZING THE CONVEYANCE OF REAL PROPERTY

WHEREAS, the Park Creek Metropolitan District is a quasi-municipal corporation and political subdivision of the State of Colorado, formed and operated pursuant to Article 1, Title 32, C.R.S.; and


WHEREAS, the Board of Directors of the District is empowered to dispose of real and personal property pursuant to Section 32-1-1001(1)(f), C.R.S., and to authorize its designees to act on its behalf; and

WHEREAS, the Board of Directors of the District has determined that the conveyance of the real property described on Exhibit A attached hereto and incorporated herein by this reference ("Property") is to the public benefit, health, safety, and welfare.

NOW, THEREFORE, be it resolved by the Board of Directors of the Park Creek Metropolitan District that the Property described hereinabove shall be conveyed to the City and County of Denver, Colorado, for good and valuable consideration, and hereby authorizes Tammi Holloway to execute any and all documents required to effect such conveyance.

ADOPTED AND APPROVED this 23rd day of March, 2023.

PARK CREEK METROPOLITAN
DISTRICT

By: 
King H. Harris, Chair

ATTEST:



Assistant Secretary

EXHIBIT A

Legal Description of Property to be Acquired

Stapleton Central Park Blvd. Filing No. 1

Tracts A and B, Stapleton Central
Park Blvd. Filing No. 1, City and
County of Denver, State of Colorado.

Stapleton Central Park Blvd. Filing No. 2

Tracts A and B, Stapleton Central
Park Blvd. Filing No. 2, City and
County of Denver, State of Colorado.

Stapleton Filing No. 42

Tract J, Stapleton Filing No. 42,
City and County of Denver, State of Colorado.

Stapleton Filing No. 41

Tract A, Stapleton Filing No. 41,
City and County of Denver, State of Colorado.

PARK CREEK METROPOLITAN DISTRICT

RESOLUTION AUTHORIZING THE CONVEYANCE OF REAL PROPERTY

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ADOPTED AND APPROVED this 23rd day of March, 2023.

PARK CREEK METROPOLITAN
DISTRICT

By: 
King H. Harris, Chair

ATTEST:



Assistant Secretary

EXHIBIT A

Legal Description of Property to be Acquired

Stapleton Filing No. 50

Tract A, B, C, D and E, Stapleton Filing No. 50,
City and County of Denver, State of Colorado.

Central Park Filing No. 61

Tract A, Central Park Filing No. 61,
City and County of Denver, State of Colorado.

PARK CREEK METROPOLITAN DISTRICT

RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY

WHEREAS, the Park Creek Metropolitan District is a quasi-municipal corporation and political subdivision of the State of Colorado, formed and operated pursuant to Article 1, Title 32, C.R.S.; and

WHEREAS, the Board of Directors of the District is empowered to acquire real and personal property pursuant to Section 32-1-1001(1)(f), C.R.S., and to authorize its designees to act on its behalf; and

WHEREAS, the Board of Directors of the District has determined that the acquisition of the real property described on Exhibit A attached hereto and incorporated herein by this reference (“Property”) is to the public benefit, health, safety, and welfare.

NOW, THEREFORE, be it resolved by the Board of Directors of the Park Creek Metropolitan District that the Property described hereinabove shall be acquired for good and valuable consideration, and hereby authorizes Tammi Holloway to execute any and all documents required to effect such conveyance.

ADOPTED AND APPROVED this 23rd day of March, 2023.

PARK CREEK METROPOLITAN
DISTRICT

By: 
King H. Harris, Chair

ATTEST:



Assistant Secretary

EXHIBIT A

Legal Description of Property to be Acquired

A parcel of land being a portion of Tract "C", Stapleton Central Park Blvd. Filing No. 1 recorded on June 22, 2012 in the City and County of Denver Clerk and Recorder's Office at Reception Number 2012082116 and a portion of that certain parcel of land recorded on April 06, 2007 in said Records at Reception Number 2007055680 described as "Parcel 1", being located in the Southwest One-Quarter of Section 22, Township 3 South, Range 67 West of the 6th P.M., City and County of Denver, State of Colorado, being more particularly described as follows:

Commencing at the West One-Quarter of said Section 22; Thence South 47°56'05" East, a distance of 1,324.19 feet to a point on the North line of said Tract "C" and the Point of Beginning;

Thence South 84°52'01" East, along said North line, a distance of 50.01 feet;

Thence South 03°53'26" West, a distance of 110.34 feet to the South line of said Tract "C" and the North line of that certain parcel of land described in Special Warranty Deed recorded on July 22, 2015 in said Records at Reception Number 2015101111;

Thence North 86°31'31" West, along said common line, a distance of 50.00 feet;

Thence North 03°53'26" East, a distance of 111.78 feet to the Point of Beginning.

Basis of Bearings: The bearings used in this description are grid bearings of the NAD 83/92 Colorado State Plane Central Zone and based on the West line of the Southwest One-Quarter of Section 22, Township 3 South, Range 67 West of the 6th P.M. being monumented at the South end by a found 3-1/4" aluminum cap in range box, stamped "PLS 31928", and at the North end by a found 2-1/2" aluminum cap, stamped "PLS 35597, 2012", and bears North 00°16'18" West, 2,650.16 feet.

PARK CREEK METROPOLITAN DISTRICT

RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY

WHEREAS, the Park Creek Metropolitan District is a quasi-municipal corporation and political subdivision of the State of Colorado, formed and operated pursuant to Article 1, Title 32, C.R.S.; and


WHEREAS, the Board of Directors of the District is empowered to acquire real and personal property pursuant to Section 32-1-1001(1)(f), C.R.S., and to authorize its designees to act on its behalf; and

WHEREAS, the Board of Directors of the District has determined that the acquisition of the real property described on Exhibit A attached hereto and incorporated herein by this reference ("Property") is to the public benefit, health, safety, and welfare.

NOW, THEREFORE, be it resolved by the Board of Directors of the Park Creek Metropolitan District that the Property described hereinabove shall be acquired for good and valuable consideration, and hereby authorizes Tammi Holloway to execute any and all documents required to effect such conveyance.

ADOPTED AND APPROVED this 23rd day of March, 2023.

PARK CREEK METROPOLITAN
DISTRICT

By: 
King H. Harris, Chair

ATTEST:

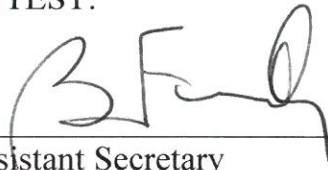

Assistant Secretary

EXHIBIT A

Legal Description of Property to be Acquired

Tracts CC, CD, CE, CG, CH, CJ, CK, CL, CM, CN, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG and DK, Stapleton Filing No. 54, City and County of Denver, State of Colorado.

PARK CREEK METROPOLITAN DISTRICT

RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY

WHEREAS, the Park Creek Metropolitan District is a quasi-municipal corporation and political subdivision of the State of Colorado, formed and operated pursuant to Article 1, Title 32, C.R.S.; and


WHEREAS, the Board of Directors of the District is empowered to acquire real and personal property pursuant to Section 32-1-1001(1)(f), C.R.S., and to authorize its designees to act on its behalf; and

WHEREAS, the Board of Directors of the District has determined that the acquisition of the real property described on Exhibit A attached hereto and incorporated herein by this reference (“Property”) is to the public benefit, health, safety, and welfare.

NOW, THEREFORE, be it resolved by the Board of Directors of the Park Creek Metropolitan District that the Property described hereinabove shall be acquired for good and valuable consideration, and hereby authorizes Tammi Holloway to execute any and all documents required to effect such conveyance.

ADOPTED AND APPROVED this 23rd day of March, 2023.

PARK CREEK METROPOLITAN
DISTRICT

By: 
King H. Harris, Chair

ATTEST:



Assistant Secretary

EXHIBIT A

Legal Description of Property to be Acquired

Tracts A, B and C, Stapleton Filing No. 52, City and County of Denver,
State of Colorado.