

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF PARK CREEK METROPOLITAN DISTRICT

HELD APRIL 28, 2022

The regular meeting of the Board of Directors (“Board”) of the Park Creek Metropolitan District (“Park Creek” or “District”) was held on Thursday, April 28, 2022 at 9:00 a.m., virtually via Zoom. Links and call-in information were provided.

ATTENDANCE

Directors in attendance:

King H. Harris, Chair
Rus Heise
Brian Fennelly
James Chrisman

Directors absent:

John Moye

Also, in attendance:

Jan Bevier of Stapleton Development Corp.
Tammi Holloway of Stapleton Development Corp.
Diane Wheeler of Simmons & Wheeler
Barbara Neal, Public Art Consultant
Sarah French of Brookfield Properties Development
Kerry O’Connell of M.A. Mortenson
Keven Burnett of MCA
Shannon Gifford of City and County of Denver
Ty Holt of The Holt Group (special counsel)
Megan Murphy of White Bear Ankele Tanaka & Waldron
Joseph Stanoch of CRL Associates
Jack Seward
Shalise Hudley-Harris
Andrew Bartlett
David A. Greher of Cockrel Ela Glesne Greher & Ruhland, P.C.
Micki L. Mills of Cockrel Ela Glesne Greher & Ruhland, P.C.
Sarah Luetjen of Cockrel Ela Glesne Greher & Ruhland, P.C.

RECORD OF PROCEEDINGS

NOTICE

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

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. Director Chrisman's conflict arises from his employment relationships or officer or director positions 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 arises from his consulting and contract services for Forest City and his potential conflict of interest arising from his prior position with the Master Community Association, Inc., which provides property management services for the District.

Directors Harris and Moye also have previously filed Disclosure of Potential Conflict of Interest Statements with the Board and the Secretary of State in accordance with statutory requirements. Such conflicts arise from their respective director or officer positions 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.

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All Directors stated that the participation of at least three 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 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. As set forth below, Director Fennelly stated that, in order to make a quorum of the Board, he would be voting on the Resolution authorizing the issuance of the Series 2022 Subordinate Reimbursement Revenue Note, the proceeds of which will be used to retire certain obligations to Forest City. 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 March 24, 2022 regular meeting and Executive Session. Upon motion duly made, seconded and unanimously carried, the Board approved the Minutes of such meeting and Executive Session.

PUBLIC ART

The Board reviewed the Public Art Projects Update submitted by Ms. Neal, a copy of which is attached hereto. Ms. Neal requested approval to arrange for the maintenance and conservation of *The Picnic* in the amount of \$3,100 and the maintenance and conservation of *The Eye and the Horizon, Phantom Pavilion and Drift Inversion* in the total amount of \$8,097. Upon motion duly made, seconded and unanimously carried, the Board accepted the Public Art Report and approved both requests for funding

RECORD OF PROCEEDINGS

maintenance and repair costs.

TREASURER'S REPORT

Ms. Bevier provided the financial report through March 31, 2022. 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.

Ms. Wheeler reported that the auditors have started working on the Audit. Since the Audit is in such draft form, the Board deferred further discussion until future meetings.

DEVELOPMENT MANAGER'S REPORT

Director Chrisman reported that Gary Truesdale will be replacing Forrest Hancock as infrastructure manager. Mr. Truesdale will be in attendance at the next Board meeting.

Mr. O'Connell presented the Mortenson Work Order No. 192 for CPB work and the change order for Filing No. 57 for Brightview as reflected in the Development Manager's Report attached hereto and incorporated herein by this reference. Upon motion duly made, seconded and unanimously carried, the Board approved the work order and change order, as reflected in the Development Manager's Report attached hereto.

LEGAL REPORT

Mr. Greher reported on the closing of the bond financing, which refinanced (i) the Series 2015A Note issued to Stapleton Land in the amount of \$12,781,215 and (ii) approximately \$41,651,335 of outstanding developer advances made by Stapleton Land.

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EXECUTIVE SESSION

Chair Harris then moved that the regular meeting of the Board be temporarily adjourned and that the Board reconvene in Executive Session for the sole purpose of providing direction to and receiving advice of Special Counsel regarding Westerly Creek Metropolitan District matters in accordance with Section 24-6-402(4)(b) and (e), C.R.S. The motion was seconded and unanimously carried. The Board temporarily adjourned the regular meeting at 9:30 a.m. and reconvened in Executive Session.

The Board then reconvened in regular session at 9:57 a.m.

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, April 28, 2022, at 9:00 a.m. Due to public health concerns, the meeting will be held virtually via Zoom. To 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/88369560176>
Or join by phone: US: +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782
or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592
Webinar ID: 883 6956 0176

AGENDA

1. Public comment.
2. Disclosure of potential conflicts of interest.
3. Approval of Minutes of March 24, 2022 regular meeting and Executive Session.
4. Public Art Report (Barbara Neal).
5. Treasurer's Report (Jan Bevier and Diane Wheeler).
 - Review and acceptance of current financial statements
 - Status of 2021 Audit
6. Development Manager's Report (Forrest Hancock).
 - Discussion and approval of project awards, contracts and change orders
7. Attorney's Report (David Greher).
 - Status of Tax-Exempt Subordinate Reimbursement Revenue Note, Series 2022 Refinancing
8. Executive Session including determining negotiation positions (Section 24-6-402(4)(e), C.R.S.) and consultation with (i) District general counsel regarding legal advice on refinancing matters and (ii) special counsel regarding legal advice on Westerly Creek Metropolitan District matters (Section 24-6-402(4)(b), C.R.S.).
9. Any other matter that may come before the Board.
10. Next Board meeting scheduled for May 26, 2022.

This meeting is open to the public, except for the Executive Session.

April 21, 2022

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.

Assessed April 19th.

Received estimate from Paper Airplane Design for annual maintenance and conservation of this artwork. Will provide a recommendation to PCMD prior to the 4/28 meeting.

Northfield *Airfoils*

Commission: \$100,000

Artist: Patrick Marold (Denver, CO)

Completed. 2006

Monitor.

Assessed April 19th. These three airfoils are in good condition.

The long-term loan Agreement for the fourth Airfoil at Montview High School assigns responsibility for maintenance and conservation to DSST.

I contacted Becca Meyers, Principal, Montview High School, to arrange for repair of the lower screen on the edge of the Airfoil in front of Montview High School. No reply as yet.

Will continue to follow up with Becca.

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.

Assessed April 20th. Both artworks are functioning as expected.

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.

The sound technician plans to reinstall the upgraded sound mechanism the week of April 25th. I will inform Tyler Carlson and City Street, the management, when I have the final schedule for reinstallation.

Ellipse II (East 35th Avenue and Xenia Street) *The Picnic*

Commission: \$110,000

Artist: Gerald Heffernon (Winters, CA)

Completed. 2009

Monitor.

Received the conservation estimate from Paper Airplane Design for cleaning, renewed patina, waxing and reinstallation of the element taken to the Master Community Association (MCA) for security. I also met with the conservator for Pacific Coast Conservation (4/18) to assess the needs of this bronze artwork, and re-installation of the element taken to MCA. Awaiting that estimate. Will review both estimates and provide a recommendation to PCMD prior to the 4/28 meeting.

Central Park Boulevard Median *Prairie Reef*

Commission: \$150,000

Artist: Erick Johnson (Fort Collins, CO)

Completed. 2010

Monitor.

Assessed April 20th. Conservation of the elements of this sculpture is holding up very well.

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.

No update as yet from their maintenance and conservation staff on what conservation they plan to do and the schedule.

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.

Assessed April 19th. The vessels appear to be in good condition.

Some tiny graffiti noted in two vessels. Notified and sent photos to Erica Garcia, the person arranging for maintenance and conservation of artworks that have been conveyed to Denver Parks, City and County of Denver. This project is now on her list for attention.

Prairie Basin Park

Phantom Pavilion

Commission: \$175,000

Artist: Volkan Alkanoglu (Portland, OR)

Completed: 2018

Monitor.

Assessed April 19th.

Received estimate from Paper Airplane Design for gentle power washing of this artwork.

Will provide a recommendation to PCMD prior to the 4/28 meeting.

Arts and Venues plans to complete the process for conveyance to the City within the next few weeks.

Sandhills Prairie Park

Drift Inversion

Commission: \$175,000

Artist: David Franklin (Indianola, WA)

Completed: 2017

Monitor.

Assessed April 19th. The accumulation of insect debris and residue needs to be removed.

Received estimate from Paper Airplane Design for cleaning and power washing.

Will provide a recommendation to PCMD prior to the 4/28 meeting.

Arts and Venues plans to complete the process for conveyance to the City within the next few weeks.

The Bluffs Park *Wind Gate Art Suite*

The Five

First Light

Beyond the Plains

Commission: \$300,000

Artist: Rodrigo Nava (Putney, VT)

Completed: 2019

Monitor.

Assessed April 19th. This artwork is in good condition.

Arts and Venues plans to complete the process for conveyance to the City within the next few weeks.

North End Park *Alta*

Donation

Artist: Rodrigo Nava (Putney, VT)

To be installed.

Phone confirmation with Rodrigo Nava for a deadline of September 1, 2022 for completion of the expansion and installation of the final sculptural element for North End Park. Will advise of specific dates when available.

Prickly Plume Park *Open House*

Commission: \$100,000

Artist: Ty Gillespie (Paonia, CO)

Completed 2021

Monitor.

Assessed April 19th.

This artwork has some chalk graffiti on the back of the Open House sign and on some vertical elements. I contacted Keven Burnett and he will arrange for removal.

Note: On April 19th, I checked the *Woven Light* sculpture in Conservatory Green. There is graffiti on the interior. Notified and sent photos to Erica Garcia, the person arranging for maintenance and conservation of artworks commissioned and owned by the City and County of Denver. This project is now on her list for attention.

BARBARA
NEAL

April 25, 2022

MEMORANDUM

INCORPORATED
PO BOX 40373
DENVER COLORADO
80204
303 830 8791

TO: The Park Creek Metropolitan District

FROM: Barbara Neal
Public Art Consultant for Stapleton

RE: Request for Maintenance and Conservation and Re-Patina of
The Picnic 2009

This painted bronze sculpture receives annual cleaning and waxing as routine maintenance. Because areas of the artwork show signs of fading from ultraviolet exposure and abrasion from squeegee, they should also be spot treated with patina. The last application of patina was in 2014.

I solicited estimates from Noah Manos, Paper Airplane Design, and from Alison Leard, Pacific Coast Conservation. Pacific Coast Conservation was recommended by Arts and Venues specifically for conservation of bronze artworks. The estimates are noted below:

- Pacific Coast Conservation \$3,100.00
- Paper Airplane Design \$7,065.00

Recommendation: Acceptance of the Pacific Coast Conservation proposal of \$3,100.00 for cleaning, maintenance and conservation (including spot re-patination) of *The Picnic*. This vendor has more extensive experience with bronze and with patination.

ACTION REQUESTED: Acceptance of this recommendation for maintenance and conservation work totaling \$3,100.00.

Thank you very much for your consideration of this request.

April 25, 2022

MEMORANDUM

INCORPORATED
PO BOX 40373
DENVER COLORADO
80204
303 830 8791

TO: The Park Creek Metropolitan District

FROM: Barbara Neal
Public Art Consultant for Stapleton

RE: Request for Maintenance and Conservation of Artwork

- *The Eye and the Horizon (After Monet)*
- *Phantom Pavilion*
- *Drift Inversion*

At my request, Noah Manos, Paper Airplane Design, has submitted an estimate for routine cleaning/maintenance/conservation for the artworks noted above. Paper Airplane Design has performed this work effectively for several years.

The Eye and the Horizon (After Monet) 2006

This sculpture requires annual remediation of oxidation, scratching and marring and repainting of affected areas.

The identification plaque is faded and barely legible. I have requested replacement of the plaque.

Estimated cost for this work: \$1,880.00

Phantom Pavilion 2018

This painted sculpture requires careful washing to remove residue and dirt. Excess water is removed with microfiber pad. Areas of tarnish, oxidation and graffiti treated.

An Occupancy Permit will be required.

Estimated cost for this work: \$2,385.00

Drift Inversion 2017

Cleaning will consist of removing insect residue and plant debris that collect around the light fixtures on the ceiling of the conspan. The painted profiles will be washed and wiped down.

An Occupancy Permit will be required.

Estimated cost for this work: \$3,832.00

Total cost for Maintenance and Conservation of three artworks: \$8,097.00

Please note that Paper Airplane Design estimate for maintenance, conservation and re-patination of *The Picnic* is addressed in a separate memo.

Recommendation: Acceptance of the Paper Airplane Design estimate of \$8,097.00 for cleaning, maintenance and conservation of *The Eye and the Horizon (After Monet)*, *Phantom Pavilion*, and *Drift Inversion*. This work can be scheduled as soon as weather permits.

ACTION REQUESTED: Acceptance of this recommendation for maintenance and conservation work totaling \$8,097.00.

Thank you very much for your consideration of this request.



April 25, 2022

Client: Park Creek Metropolitan District
MCA
8351 E Northfield Blvd.
Denver, CO 80238

Prepared by: Alison Leard, Director
Pacific Coast Conservation
310-383-4710



Title: The Picnic
Artist: Gerald Heffernon
Material: Bronze
Year: 2009

Pacific Coast Conservation is pleased to submit this proposal for the conservation treatment of a bronze sculpture consisting of 6 elements located in Central Park, CO. Conservator Lucinda Linderman and Alison Leard met with Barb Neal and inspected the sculpture on April 18, 2022.

Condition:

The Picnic structure appears to be in good, stable condition. One dog figure, from the top of the stone, has been temporarily removed because the piece became detached from its stone base. This was a security issue, and the piece will be reinstalled after conservation treatment. There was no structural damage from the removal.

The surface condition of the 4 dogs is fair to good. There are areas of patina loss where the figures are interacted with, such as the nose, tails, bellies, etc. This is most visible in the light areas. There are small rocks throughout that people bring over and place around the figures. These may be scratching the patina and bronze surfaces and this action should be discouraged. These rocks can also hold moisture against the surface of the bronze, which may encourage corrosion.

The red elements are discolored, such as the watermelon and the apple in the basket.

The surface appears to have been re-patinated/painted in areas. No reports were available to confirm this, but there are layers of color and slight differences in the figures than seen in the original install photographs.

Plaque has areas of discoloration and corrosion.



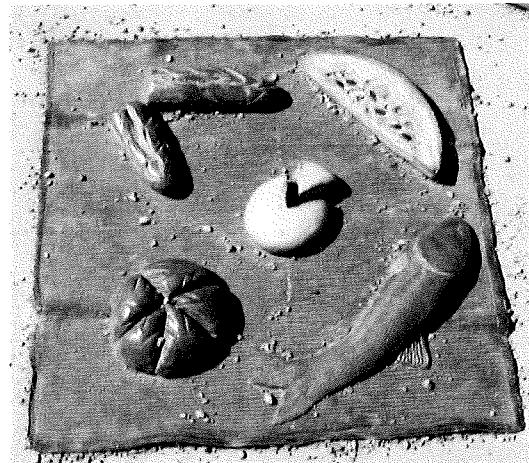
Treatment Recommendations:

1. Written and digital photographic documentation before treatment.
2. Rocks will be removed from around the figures, basket and picnic blanket.
3. The sculpture will be rinsed to remove dust and debris.
4. The sculpture will be washed with a dilute solution of water and Orvus, a conservation-grade detergent, and fully rinsed and dried using soft microfiber cloth.
5. Any accretions, mineral deposits, corrosion and/or staining will be reduced using mechanical or chemical methods as necessary, based on conservator testing.
6. Any residues or buildup of wax will be reduced or removed using heat, mineral spirits, or other appropriate solvents as necessary.
7. Areas of patina loss or discoloration will be re-patinated or inpainted to blend with surrounding areas.
8. Apply lacquer coating to the surface.
9. The bronze surfaces of the sculpture will be gently heated, and a protective wax coating will be applied to the surface. Once cool, the wax will be manually buffed to a high polish using soft cloths. A second layer of cold wax will be applied and buffed to a shine.
10. Reinstall 4th figure on the rock using a secure method, 2-part epoxy, or other method determined by conservator in discussion with client.
11. Digital photographic documentation after treatment.
12. A final report will be provided, detailing the methods and materials used during maintenance, with recommendations for continued maintenance.

Note: The 4th figure that was removed will be treated at the PCC studio and reinstalled when the other 3 figures are treated.



Patina loss



Loss of color



Treatment Cost Proposal:

Conservator	12 hours @ \$130.00 per hour	\$1,560.00
Conservation Assistant	10 hours @ \$115.00 per hour	\$1,150.00
Materials		\$150.00
Transportation (2 ppl)	2 hrs @ \$120.00 per hour	\$240.00

Total Treatment: **\$3,100.00**

Thank you for your consideration of this proposal. Please do not hesitate to contact us with questions about procedure or costs.

Prepared by:

Accepted by:

Alison Leard, PCC

Barbara Neal / Park Creek Metropolitan
District

April 25, 2022

Date:

Note: PCC will provide all labor, materials and standard liability insurance for this work. PCC carries liability insurance in the amount of \$2,000,000.00 total, \$1,000,000.00 per incident. The client will provide access to water, electricity, parking for one car adjacent to the site, and sanitary facilities. If not provided, additional equipment costs may be necessary. No special insurance, permits, fingerprinting, background checks or other bonds and licenses are included in these cost estimates. Estimates assume that work will be carried out in continuous sessions during daytime working hours between the hours of 8 AM and 6 PM.



OWNERSHIP: The Owner /Authorized Agent agrees that s/he is the owner or authorized agent of the owner of the object(s). PCC does not undertake to give any opinion on the value, style or authenticity of the object(s).

USE OF DOCUMENTATION MATERIALS: The Owner agrees that PCC may use photographs, drawings, and written documents made in the performance of the proposed services for educational purposes. If such materials are also not to be used for promotional or advertising purposes, initial here: _____. In all cases, PCC will keep the Owner's identity confidential.

FINE ARTS INSURANCE: The subject property must be insured either under PCC's fine arts insurance policy or the owners insurance policy. PCC carries a fine art insurance policy covering all artwork and artifacts in our possession during transport, examination and treatment. A dollar value must be declared by the owner or the owner's authorized agent for all subject property. Subject property with stated value of \$100,000 or less will not be assessed an additional administrative surcharge. Subject property with stated value exceeding \$100,000 will be assessed an administrative surcharge of \$0.80 per \$100 of stated value above \$100,000 (per annum, prorated to the actual time the object is in our possession).
Stated value of subject property: \$_____.

It is agreed that in the event of FIRE, THEFT, or OTHER PERIL AS COVERED BY PCC'S POLICY, adjustment will be made on the basis of the current fair market value.

The surcharge for an item valued at more than \$100,000 will be waived if the client provides PCC with a certificate of insurance issued by the owner's insurance carrier, naming Pacific Coast Conservation as additionally insured, and including a waiver of subrogation.

Please check here if you wish to provide your own coverage _____. If the owner provides coverage, then PCC, its employees, agents, servants and their families and heirs will be held harmless for any loss or damage which might occur while the property is in the care or possession of PCC or while in transit, and this Agreement shall constitute a release of PCC from any liability in connection with the subject property. PCC will accept no responsibility for any error or deficiency in information furnished to the Owner's insurers or for any lapses in coverage.

The Owner agrees to indemnify and hold PCC, its employees, agents, servants and their families and heirs harmless from any and all claims or judgments arising out of the care or work performed except for in cases of gross negligence and willful destruction. This includes all third party suits. All future claims which may hereafter arise against PCC, its employees, agents, servants and their families and heirs based on the performance of professional services are hereby waived.

STATEMENT OF FEES: This is a fixed cost proposal, unless otherwise expressly stated above. A service charge of 1.5% per month will be made on charges not paid within 30 days. Owner agrees to pay for any additional authorized conservation work at the following rate: \$115/hr (\$920/day) plus the cost of materials and any subcontractors work (+18% for overhead and profit).

CHANGES IN TREATMENT: It is understood and agreed that the treatment may be halted or modified should new problems arise. After consultation with the Owner or Authorized Agent, a new estimate may be given if the problems are more complex and the treatment more time-consuming than originally estimated.

If any action at law or in equity is brought to enforce or interpret the provisions of this agreement, the prevailing party shall be entitled to reasonable attorney's fees in addition to any other relief to which s/he may be entitled. This agreement supersedes any and all other agreements, either oral or in writing between the parties hereto with respect to the subject matter hereto, and no other agreement, statement or promise relating to the subject matter of this agreement which is not contained herein shall be valid or binding. The validity of this agreement and of any of its terms or provisions, as well as the rights and duties of the parties hereunder, shall be governed by the laws of the State of California.

In the event of danger or threat of danger to the work(s) of art arising from flood, fire, earthquake, war, insurrection or riot, or any cause of a similar nature, PCC will be free to determine the course to be followed with respect to the moving and storing of the work(s) of art, and any such determination shall be final and shall not subject PCC, its employees, agents, servants and their families and heirs to any liability whatever.

The material contained in all PCC proposals and reports are proprietary to PCC. This information shall not be considered as specifications for treatment to be applied by others. In no event shall the materials and treatment specifications proposed by PCC be used as "Scope of Work" specifications to other bidders.

ESTIMATE

April 17, 2022

TERMS: Good for 30 Days

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CLIENT: THE PARK CREEK METROPOLITAN DISTRICT

c/o Barbara Neal
7350 E 29th Ave
Denver, CO 80238

SCOPE OF WORK: 2022 annual maintenance & conservation for the Public Art Collection.

DRIFT INVERSION

1. Power wash all surfaces of the artwork using Simple Green biodegradable soap.
2. Wipe down each fin using microfiber pad.
3. Remediate areas of tarnish, oxidation, residue.
4. Coordination of Occupancy Permit.

THE PHANTOM PAVILION

1. Power wash all surfaces of the artwork using Simple Green biodegradable soap.
2. Remove excess water using microfiber pad.
3. Remediate areas of tarnish, oxidation, residue & graffiti.
4. Coordination of Occupancy Permit.

THE PICNIC

1. Reinstallation of bronze dog onto surface of rock using all thread hold downs and Hilti structural construction epoxy
2. Clean off debris collected around the sculpture and power wash all surfaces.
3. Clear any obstruction in weeps.
4. Strip and Repatina areas on bronze dogs where patina is flaking.
5. Rewax bronze using Treewax paste wax

THE EYE OF THE HORIZON

1. Grind and remediate oxidation, scatching and marring throughout sculpture.
2. Paint damaged areas using Pro-Cryl and Sher-Cryl system to match existing.
3. Replace engraved aluminum plaque for artwork.



PAPER AIRPLANE

6311 N. WASHINGTON ST., UNIT D, DENVER, CO 80216

WWW.PAPERAIRPLANEDSIGNCO.COM

(720) 446-6244

ESTIMATE

April 17, 2022

TERMS: Good for 30 Days

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CLIENT: THE PARK CREEK METROPOLITAN DISTRICT

c/o Barbara Neal
7350 E 29th Ave
Denver, CO 80238

BILLING DETAIL: 2022 annual maintenance & conservation for the Public Art Collection.

DRIFT INVERSION	
ADMIN / CONDITION REPORTING	\$250.00
LABOR	\$2,100.00
MATERIALS	\$135.00
MOBILIZATION	\$300.00
EQUIPMENT - PW, HOSE, BARRICADE, TOOLS	\$412.00
EQUIPMENT- 19' SCISSOR LIFT	\$635.00
THE PHANTOM PAVILION	
ADMIN / CONDITION REPORTING	\$250.00
BARRICADE / SECURE WORK AREA	\$175.00
LABOR	\$1,450.00
MATERIALS	\$110.00
MOBILIZATION	\$150.00
EQUIPMENT - SCAFFOLD / WASHER	\$250.00
THE PICNIC	
ADMIN / CONDITION REPORTING	\$250.00
LABOR	\$5,600.00
MATERIALS	\$475.00
MOBILIZATION	\$450.00
EQUIPMENT	\$290.00
THE EYE OF THE HORIZON	
ADMIN / CONDITION REPORTING	\$250.00
LABOR	\$900.00
MATERIALS	\$480.00
MOBILIZATION	\$125.00
EQUIPMENT	\$125.00



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ESTIMATE

April 17, 2022

TERMS: Good for 30 Days

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CLIENT: THE PARK CREEK METROPOLITAN DISTRICT

c/o Barbara Neal
7350 E 29th Ave
Denver, CO 80238

BILLING SUMMARY: 2022 annual maintenance & conservation for the Public Art Collection.

1. DRIFT INVERSION	\$3,832.00
2. THE PHANTOM PAVILION	\$2,385.00
3. THE PICNIC	\$7,065.00
4. THE EYE OF THE HORIZON	\$1,880.00

ESTIMATED PROJECT TOTAL: \$15,162.00

Payment due upon completion of work performed.
All designs produced by PAPER AIRPLANE are not intended for reuse
\$50 late charge for payments issued 30 days past date of invoice
Interest charged at 1.5%/month for past due invoices

Client Signature: _____ Date: _____

* All fabrication is built to client approved construction drawings.

* Designs made by PAPER AIRPLANE are NOT INTENDED FOR REUSE

**Any changes to scope of work to require a Change Order.



PAPER AIRPLANE

6311 N. WASHINGTON ST., UNIT D, DENVER, CO 80216

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(720) 446-6244

PARK CREEK METROPOLITAN DISTRICT

Monthly Financial Report
Period Ended March 31, 2022

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 less than budget for the month and less than budget for the year.
- Most of the infrastructure expenditures relate to activity in filings 57, MG and PC. The revenue and corresponding infrastructure variances are due to timing.
- A total of approximately \$1.56m was advanced by Forest City for infrastructure.
-

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
March 31, 2022

<u>Assets</u>		
<u>Current Assets</u>		
BW Deposit and Cash Accounts	\$ 10,183,159	
Miscellaneous Receivables	2,023,443	
Intercompany Receivable	3,479,446	
Clearing - Job costs	<u>8,308,783</u>	
Total Current Assets		\$ 23,994,831
<u>Long Term Assets</u>		
<u>Fund Investments</u>		
Trustee '03 Taxable Note Reimb Ac	\$ 93	
2016A Sr bonds - revenue	4,375,702	
2016A Sr bonds - SO tax	404,989	
2020 Bonds - reserve acct	1,800,165	
2020 Bonds - Revenue bonds	<u>5</u>	
Total Ltd Prop Tax Funds (InTract)		<u>\$ 6,580,954</u>
Long Term Fund Assets		\$ 6,580,954
Prepaid Casualty Insurance	<u>\$ 106,505</u>	
Long Term Capital Assets		<u>\$ 106,505</u>
Total Long Term Assets		<u>\$ 6,687,458</u>
Total Assets		<u>\$ 30,682,289</u>
<u>Liabilities and Net Assets</u>		
<u>Current Liabilities</u>		
Accounts Payable	\$ (277,770)	
Accrued Expenses	<u>197,506</u>	
Total Current Liabilities		\$ (80,264)
<u>Long Term Liabilities</u>		
Long Term Liabilities		<u>\$ (80,264)</u>
Total Liabilities		\$ (80,264)
<u>Net Assets</u>		
Net Assets - Prior Period	\$ 11,361,798	
Property Conveyance		
Incr / (Decr) in Net Assets	<u>19,400,756</u>	
Total Net Assets		<u>\$ 30,762,554</u>
Total Liabilities & Net Assets		<u>\$ 30,682,290</u>

unaudited

Park Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
All Funds Combined
For the 3 Months Ended March 31, 2022

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
5,164,226	3,515,642	(1,648,584)	Westerly Creek taxes	20,533,598	18,789,963	(1,743,635)
1,791,666	3,008,859	1,217,193	Developer Advances	5,375,000	3,311,367	(2,063,633)
-	55,000,000	55,000,000	Bond Proceeds	-	55,000,000	55,000,000
-	-	-	Misc Income	51,250	-	(51,250)
-	385,562	385,562	Dura rev - 2014 D2 loan	13,750	464,912	451,162
69,250	105,500	36,250	TOS Facility Fees	207,750	200,000	(7,750)
8,334	13,895	5,561	Damage Fees	25,000	26,310	1,310
101,334	141,000	39,666	Facility Fees	304,000	280,000	(24,000)
2,000	3,255	1,255	Mailbox Fees	6,000	6,200	200
58,334	1,237	(57,097)	Aurora Use tax, etc	175,000	2,973	(172,027)
-	3,561	3,561	DURA Revenue	13,750	(12,697)	(26,447)
-	(21,389)	(21,389)	Dura revenue	-	417,991	417,991
168	15	(153)	Interest Income	500	57	(443)
7,195,312	62,157,136	54,961,824	Total: Revenue	26,705,598	78,487,077	51,781,479
Expenditures						
-	13,975	(13,975)	Trunk Total	-	107,402	(107,402)
425,000	369,478	55,522	Trunk Open Space Total	1,275,000	1,093,680	181,321
1,833,334	1,736,469	96,865	InTract Total	5,500,000	2,182,078	3,317,922
-	-	-	Recreation Center Total	-	-	-
-	51	(51)	Denver Water Total	-	410	(410)
2,258,334	2,119,973	138,361	Subtotal: Infrastructure	6,775,000	3,383,569	3,391,431
-	-	-	Interest Exp - InTract Notes	-	139,306	(139,306)
-	312,075	(312,075)	Payment on Notes - Interest	-	312,075	(312,075)
-	567,450	(567,450)	Bond Issuance Costs	-	603,882	(603,882)
-	-	-	Trustee Fees	21,526	19,150	2,376
-	40,768,979	(40,768,979)	Payment on Advances - Principal	-	40,768,979	(40,768,979)
-	12,469,140	(12,469,140)	Payment on Notes - Principal	-	12,469,140	(12,469,140)
-	-	-	Insurance	20,000	13,065	6,935
19,667	1,548	18,119	Other Capital Expenditures	56,001	13,302	42,699
19,667	54,119,192	(54,099,525)	Subtotal: Other Capital	97,527	54,338,899	(54,241,372)
General and Administrative Expenses						
141,383	123,770	17,613	Park Creek General Fund Expense	1,585,342	332,766	1,252,576
49,879	35,510	14,369	Westerly Creek Expenses	200,856	185,162	15,694
191,262	159,280	31,982	Subtotal: G&A	1,786,198	517,928	1,268,270
2,469,263	56,398,445	(53,929,182)	Total: Expenditures	8,658,725	58,240,396	(49,581,671)
4,726,049	5,758,692	1,032,643	Revenue Over/(Under) Expenditures	18,046,873	20,246,681	2,199,808
(140,000)	(4,880)	135,120	Transfer (To) From Bond Funds	(420,000)	(228,985)	191,015
141,250	4,880	(136,370)	Transfer (To) From General Funds	423,750	228,985	(194,765)
-	-	-	Transfer (To) From Capital Funds	(3,750)	-	3,750
1,250	-	(1,250)	Total: Other Financing Sources/(Uses)	-	-	-
4,727,299	5,758,692	1,031,393	Increase/(Decrease) in Net Assets	18,046,873	20,246,681	2,199,808

Park Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
Park Creek General Fund
For the 3 Months Ended March 31, 2022

<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>						
376,275	110,203	(266,072)	Westerly Creek Taxes - O&M and SO	1,253,281	785,814	(467,467)
84	-	(84)	Interest income	250	-	(250)
<u>376,359</u>	<u>110,203</u>	<u>(266,156)</u>	Total: Revenue	1,253,531	785,814	(467,717)
<u>Expenditures</u>						
<u>General and Administrative Expenditures</u>						
1,644	749	895	Staff Services	5,070	4,814	256
323	2	321	Office Services	595	436	159
33	33	-	Office Rent	99	99	-
-	492	(492)	Rent - Storage	-	984	(984)
-	-	-	Dues	-	124	(124)
10,417	10,000	417	Professional Services	31,250	25,000	6,250
18,750	2,391	16,359	Legal Fees	56,250	9,960	46,290
1,459	172	1,287	Accounting Services	4,375	343	4,032
-	-	-	Contingency	34,858	-	34,858
-	-	-	Reserve for Improvements	1,000,000	-	1,000,000
-	-	-	Bond Issuance Expenses	-	36,432	(36,432)
-	-	-	Insurance Expense	13,500	31,232	(17,732)
-	-	-	Public Art Maintenance	6,250	732	5,518
-	1,175	(1,175)	Public Art Monitoring	1,875	1,175	700
103,579	103,579	-	District MCA Maint	410,688	210,891	199,797
5,178	5,178	-	District MCA Fee	20,532	10,544	9,988
1,496	1,065	431	Westerly Creek Expenses	6,025	5,555	470
<u>142,879</u>	<u>124,836</u>	<u>18,043</u>	Subtotal: G&A	<u>1,591,367</u>	<u>338,321</u>	<u>1,253,046</u>
<u>142,879</u>	<u>124,836</u>	<u>18,043</u>	Total: Expenditures	1,591,367	338,321	1,253,046
<u>233,480</u>	<u>(14,633)</u>	<u>(248,113)</u>	Revenue Over/(Under) Expenditures	(337,836)	447,493	785,329
(140,000)	(4,880)	135,120	Transfer (To) From Bond Funds	(420,000)	(228,985)	191,015
-	-	-	Transfer (To) From Capital Funds	(3,750)	-	3,750
(140,000)	(4,880)	135,120	Total: Other Financing Sources/(Uses)	(423,750)	(228,985)	194,765
<u>93,480</u>	<u>(19,513)</u>	<u>(112,993)</u>	Increase/(Decrease) in Net Assets	(761,586)	218,508	980,094

Park Creek Metropolitan District
Revenues, Expenditures and Changes in Net Assets
Park Creek Debt Fund
For the 3 Months Ended March 31, 2022

<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>						
4,787,951	3,405,439	(1,382,512)	Westerly Creek Taxes - Debt Service	19,280,317	18,004,149	(1,276,168)
	55,000,000	55,000,000	Bond Proceeds		55,000,000	55,000,000
	15	15	Misc Income	1,250		(1,250)
84		(84)	Interest Income		30	30
			Investment Income	250	28	(222)
<u>4,788,035</u>	<u>58,405,454</u>	<u>53,617,419</u>	Total: Revenue	<u>19,281,817</u>	<u>73,004,206</u>	<u>53,722,389</u>
<u>Expenditures</u>						
	312,075	(312,075)	Payment on Notes - Interest		312,075	(312,075)
	567,450	(567,450)	Bond Issuance Costs		567,450	(567,450)
	53,238,119	(53,238,119)	Developer Advances Repayments		53,238,119	(53,238,119)
	54,117,643	(54,117,643)	Subtotal: Other Capital		54,117,643	(54,117,643)
<u>General and Administrative Expenses</u>						
48,383	34,444	13,939	Payments to Westerly Creek	194,831	179,607	15,224
48,383	34,444	13,939	Subtotal: G&A	194,831	179,607	15,224
<u>48,383</u>	<u>54,152,088</u>	<u>(54,103,705)</u>	Total Expenditures	<u>194,831</u>	<u>54,297,251</u>	<u>(54,102,420)</u>
4,739,652	4,253,367	(486,285)	Revenue Over/(Under) Expenditures	<u>19,086,986</u>	<u>18,706,956</u>	<u>(380,030)</u>
140,000	4,880	(135,120)	Transfer (To) From General Funds	420,000	228,985	(191,015)
140,000	4,880	(135,120)	Transfer (To) From Capital Funds			
			Total: Other Financing Sources/(Uses)	420,000	228,985	(191,015)
<u>4,879,652</u>	<u>4,258,246</u>	<u>(621,406)</u>	Increase/(Decrease) in Net Assets	<u>19,506,986</u>	<u>18,935,941</u>	<u>(571,045)</u>

Park Creek Metropolitan District
Revenues, Expenditures and Changes in Net Assets
Park Creek Capital Fund
For the 3 Months Ended March 31, 2022

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
			Misc Income	50,000		(50,000)
1,791,666	3,008,808	1,217,142	Developer Advance Receipts - FC	5,375,000	3,310,958	(2,064,042)
	51	51	Developer Advance		410	410
	(17,829)	(17,829)	DURA Revenue	13,750	405,294	391,544
	385,562	385,562	Dura rev - 2014 D2 loan	13,750	464,912	451,162
69,250	105,500	36,250	TOS Facility Fees	207,750	200,000	(7,750)
8,334	13,895	5,561	Damage Fees	25,000	26,310	1,310
101,334	141,000	39,666	Facility Fees	304,000	280,000	(24,000)
2,000	3,255	1,255	Mailbox Fees	6,000	6,200	200
58,334	1,237	(57,097)	Aurora Use tax, etc	175,000	2,973	(172,027)
2,030,918	3,641,480	1,610,562	Total: Revenue	6,170,250	4,697,056	(1,473,194)
Expenditures						
	13,975	(13,975)	Trunk Total		107,402	(107,402)
425,000	369,478	55,522	Trunk Open Space Total	1,275,000	1,093,680	181,321
1,833,334	1,736,469	96,865	InTract Total	5,500,000	2,182,078	3,317,922
			Recreation Center Total			
	51	(51)	Denver Water Total		410	(410)
2,258,334	2,119,973	138,361	Subtotal: Infrastructure	6,775,000	3,383,569	3,391,431
			Interest Expense		139,306	(139,306)
			Trustee Fees	21,526	19,150	2,376
			Insurance Expense	20,000	13,065	6,935
1,500		1,500	Dues	1,500	1,114	386
1,500	1,548	(48)	Accounting Services	4,500	3,089	1,411
			Bank Charges		9,099	(9,099)
16,667		16,667	Interim Damage Repairs	50,001		50,001
19,667	1,548	18,119	Subtotal: Other Capital	97,527	184,823	(87,296)
General and Administrative Expenses						
			Subtotal: G&A			
2,278,001	2,121,521	156,480	Total: Expenditures	6,872,527	3,568,393	3,304,134
(247,083)	1,519,958	1,767,041	Revenue Over/(Under) Expenditures	(702,277)	1,128,663	1,830,940
			Transfer (To) From Bond Funds			
1,250		(1,250)	Transfer (To) From General Funds	3,750		(3,750)
1,250		(1,250)	Total: Other Financing Sources/(Uses)	3,750		(3,750)
(245,833)	1,519,958	1,765,791	Increase/(Decrease) in Net Assets	(698,527)	1,128,663	1,827,190

Westerly Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
WCMD General Fund
For the 3 Months Ended March 31, 2022

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
4,787,951	3,410,026	(1,377,925)	Property Tax - Debt	19,280,317	18,034,783	(1,245,534)
147,698	105,465	(42,233)	Property Tax - O&M	594,755	557,777	(36,978)
228,577	4,880	(223,697)	Specific Ownership tax	658,528	228,985	(429,543)
-	(4,587)	(4,587)	Interest Income	-	(30,634)	(30,634)
-	(142)	(142)	Interest income	-	(947)	(947)
5,164,226	3,515,642	(1,648,584)	Total: Revenue	20,533,600	18,789,963	(1,743,637)
Expenditures						
General and Administrative Expenditures						
48,383	34,444	13,939	Treasury Commission - DS	194,831	179,607	15,224
1,496	1,065	431	Treasury Commission - OM	6,025	5,555	470
49,879	35,510	14,369	Subtotal: G&A	200,856	185,162	15,694
49,879	35,510	14,369	Total: Expenditures	200,856	185,162	15,694
5,114,347	3,480,132	(1,634,215)	Revenue Over/(Under) Expenditures	20,332,744	18,604,801	(1,727,943)
49,879	35,510	(14,369)	Transfers From Park Creek	200,856	185,162	(15,694)
(5,164,226)	(3,515,642)	1,648,584	Transfers(To) Park Creek	(20,533,600)	(18,789,963)	1,743,637
(5,114,347)	(3,480,132)	1,634,215	Total: Other Financing Sources/(Uses)	(20,332,744)	(18,604,801)	1,727,943
-	-	-	Increase/(Decrease) in Net Assets	-	-	-

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

As of March 31, 2022

	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		
Available balances															4,755,626
System Development Fees										415,500	4,320,126				0
TIF Revenue (includes unreleased, released and encumbered)															0
Good Citizen Payment ("GCP") IFDA F3										0					0
Developer Contribution and Advances for IC4 from IFDA F4															16,948
CCD/CDOI funds														16,948	478,376
FCS - DPS site payment										478,376					0
DPS advances										0	478,376				0
Total										0	415,500	4,320,126	0	16,948	5,230,950
Remaining to be Paid on Approved IFDA's and other approved projects															0
IFDA #1 & IA	0														0
IFDA #15 & ISA	430,690														0
IFDA #17															0
IFDA 19 - Filing 19 Earthwork															111,442
IFDA 32															0
IFDA 34 - dated Sep 2010 - executed Mar 2011 - CFN Apr 2011															0
IFDA 35 - F35 and Fulton, Iola and Kingston connecting streets to Aurora (Feb 2012)															287,314
IFDA 36 - F36 and amendment to IFDA28 (May 2012)															55,288
IFDA 40 - Filing 40															0
IFDA 41 - Filing 41															8,293
IFDA 42 - Filing 42															0
IFDA 44 - Filing 44															133,036
IFDA 45 - Filing 45															435
IFDA 47 - Filing 47															0
IFDA 48 - Filing 48															0
IFDA 49 - Filing 49															0
IFDA 52 - Filing 52															470,761
IFDA 53 - Filing 53															596
IFDA 54 - Filing 54															1,463,455
IFDA 55 - Filing 55															80,815
IFDA 56 - Filing 56															10,283,135
IFDA 57 - Filing 57															258,828
IFDA 59 - Filing 59															0
IFDA AB															0
IFDA AC															67,763
IFDA IC4 - CPB TO 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															0
IFDA MB															2,332,976
IFDA MC															1,817,046
IFDA MD															20,001
IFDA ME															313,301
IFDA MF															651,965
IFDA MG															11,427,122
IFDA ML															208,720
IFDA PA - West Detention Pond Park & Northfield Linear Park															1,999
IFDA PB															484,599
IFDA PC															1,047,650
Approved Uses - Remaining to be Paid										0	11,914	0	0	409,617	0
Funds Remaining										0	0	250,872	0	45,962	8,686,664
Anticipated near term funding sources															0
															(7,968,299)
															(3,455,714)

Park Creek Metropolitan District
Infrastructure IFDA Funding Projection Report

As of March 31, 2022

	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	CDOT FUNDS	CCD funds IC-1B	DPS Advances	Developer Contributions & Advances - Non GCP Funds	Total
Total Anticipated Funding Sources	0	0	0	0	0	0	0	0	0	0	0	0
Amount available / (required) after funding approved IFDAs	(52,731,569)	(7,968,299)	0	0	0	415,500	0	0	0	0	(45,962)	(3,455,714)
IFDA's submitted but not yet approved												
IFDA 60	1,945,160											
Total Pending Uses	1,945,160											
Funding Available / (Required)	(54,676,729)	(7,968,299)	0	0	0	415,500	0	0	0	0	(45,962)	(3,455,714)
Future Projects : Cost												
Total Future Projects Before Funding Sources												
Future Projects : Funding Sources												
Total												
Total Net Future Projects												

* Activity in current month.
 Note 1 - Negative amounts represent a shortfall in funding. In-tract funding shortfalls are funded by developer advances. Trunk funding shortfalls for projects that are not GCP/Developer contribution projects may be funded from reduction of costs for approved IFDAs, trunk advances or other available sources. The district can not approve expenditures if adequate funding is not identified.
 Note 2 - IFDA F3 designated \$9M for "GCP Parks Projects" identified as P2 (Est. \$3M) and Westery Creek North (Est. \$6M). IFDA F5 reallocated \$5.4 million of GCP to a new school at Stapleton. This line reflects a 'placeholder' for the project equal to the GCP reallocated with the expectation that construction of the project will start when environmental remediation is completed by CCD.

Park Creek Metropolitan District
 Trunk IFDAs #All Open- Filing #All Open
 Draw NA/87/NA/60/42
 As of: 3/31/2022

	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 28 Total IFDA 28	553,850	-	553,850	553,850	-	553,850	-
		553,850	-	553,850	553,850	-	553,850	-
Trunk	Filing 34 Total IFDA 34	5,918,735	-	5,918,735	5,807,310	111,425	5,807,293	111,442
		5,918,735	-	5,918,735	5,807,310	111,425	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 42 Total IFDA 42	12,695,791	(1,859,000)	10,836,791	10,834,879	1,912	10,828,498	8,293
		12,695,791	(1,859,000)	10,836,791	10,834,879	1,912	10,828,498	8,293
Trunk	Filing 43 Total IFDA 43	125,658	(25,102)	99,537	99,537	0	99,537	0
		125,658	(25,102)	99,537	99,537	0	99,537	0
Trunk	Filing 45 Total IFDA 45	14,871,325	(2,029,432)	12,841,893	12,833,744	8,149	12,829,564	12,329
		1,467,531	(393,500)	1,074,031	963,324	120,707	963,324	120,707
Park Trunk	Filing 45 Total IFDA 45	16,338,856	(2,412,932)	13,925,924	13,797,058	128,866	13,792,868	133,036
Trunk	Filing 47 Total IFDA 47	671,755	(81,155)	590,601	590,563	38	590,166	435
		671,755	(81,155)	590,601	590,563	38	590,166	435
Trunk	Filing 49 Total IFDA 49	7,899,280	(1,967,686)	5,942,594	5,942,894	4,686	5,985,676	11,914
		924,221	-	924,221	599,973	324,248	562,021	342,200
Park Trunk	Filing 49 Total IFDA 49	8,823,501	(1,967,686)	6,855,815	6,542,866	328,945	6,517,637	354,115
Trunk	Filing 52 Total IFDA 52	2,056,690	(105,000)	1,951,690	1,480,929	470,761	1,480,929	470,761
		2,056,690	(105,000)	1,951,690	1,480,929	470,761	1,480,929	470,761
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	16,776,066	27,661	16,757,765	45,962
		16,803,727	1	16,803,727	16,776,066	27,661	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	8,684,049	80,950	8,514,128	250,872
		8,400,000	364,999	8,764,999	8,684,049	80,950	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	625,235	-	625,235	571,733	53,503	571,733	53,503
		625,235	-	625,235	571,733	53,503	571,733	53,503
Trunk	Filing MF Total IFDA MF	90,494	-	90,494	8,479	78,554	7,133	79,900
		90,494	-	90,494	8,479	78,554	7,133	79,900
Trunk	Filing ML Total IFDA ML	13,498,494	264,676	13,498,494	12,885,175	613,319	12,741,735	756,758
		13,498,494	264,676	13,498,494	12,885,175	613,319	12,741,735	756,758
Park Trunk	Filing N/F Linear Park Total IFDA P6	5,949,489	1,077,075	7,085,638	7,085,024	614	7,083,639	1,999
		5,949,489	1,077,075	7,085,638	7,085,024	614	7,083,639	1,999
Park Trunk	Filing PA Total	19,242,911	1,059,420	20,302,331	19,955,228	347,103	19,817,732	484,599

Park Creek Metropolitan District
 Trunk IFDAs #All Open- Filing #All Open
 Draw NA/87/NA/60/42
 As of: 3/31/2022

	Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
IFDA PA	19,242,911	19,242,911	1,059,420	20,302,331	19,955,228	347,103	19,817,732	484,599
Park Trunk	14,450,657	14,450,656	-	14,450,656	13,485,913	964,943	13,403,206	1,047,650
	14,450,657	14,450,656	-	14,450,656	13,485,913	964,943	13,403,206	1,047,650
Park Trunk	10,512,911	6,900,000	4,925,292	11,826,292	11,492,554	333,738	7,523,899	4,302,393
IFDA PC	10,512,911	6,900,000	4,925,292	11,826,292	11,492,554	333,738	7,523,899	4,302,393
Total Trunk Job Costs	106,959,774	106,959,755	(7,057,160)	99,653,915	97,936,095	1,963,522	97,579,916	2,319,700
Total Park Trunk Job Costs	52,960,072	49,347,159	6,679,287	56,002,453	53,926,750	2,188,770	49,718,555	6,366,985
Total	159,919,847	156,306,914	(377,873)	155,656,368	151,862,845	4,122,292	147,298,471	8,656,665

	Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B 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	691,210	17,620,875	17,609,315	11,559	17,609,315	11,559
Filing 32 Total	370,052	370,052	(341,542)	28,511	28,511	-	28,511	-
Filing 34 Total	17,299,717	17,299,717	349,668	17,649,385	17,637,826	11,559	17,637,826	11,559
IFDA 32								
In-Tract	8,480,866	8,480,867	(2)	8,480,864	7,671,140	815,895	7,549,779	937,256
Filing 34 Total	8,480,866	8,480,867	(2)	8,480,864	7,671,140	815,895	7,549,779	937,256
IFDA 34								
In-Tract	5,404,254	5,404,254	(756,501)	4,647,753	4,210,731	437,023	4,205,843	441,910
Filing 35 Total	2,592,337	2,592,337	756,501	3,348,837	2,876,456	472,382	2,676,606	472,231
Filing FIK Total	7,996,591	7,996,591	-	7,996,591	7,087,186	909,405	7,082,449	914,142
IFDA 35								
In-Tract	31,228,859	31,228,859	(78,501)	31,150,358	29,761,675	1,388,683	29,761,675	1,388,683
Filing 36 Total	31,228,859	31,228,859	(78,501)	31,150,358	29,761,675	1,388,683	29,761,675	1,388,683
IFDA 36								
In-Tract	5,212,621	5,212,621	-	5,212,621	4,935,195	277,426	4,922,768	289,853
Filing 40 Total	5,212,621	5,212,621	-	5,212,621	4,935,195	277,426	4,922,768	289,853
IFDA 40								
In-Tract	16,952,761	16,952,761	-	16,952,761	13,837,568	3,115,193	13,837,568	3,115,193
Filing 42 Total	16,952,761	16,952,761	-	16,952,761	13,837,568	3,115,193	13,837,568	3,115,193
IFDA 42								
In-Tract	35,656,775	35,656,775	(529,280)	35,127,495	31,555,427	3,572,068	31,555,427	3,572,068
Filing 45 Total	35,656,775	35,656,775	(529,280)	35,127,495	31,555,427	3,572,068	31,555,427	3,572,068
IFDA 45								
In-Tract	15,875,085	15,875,085	-	15,875,085	13,293,766	2,581,318	13,268,944	2,606,140
Filing 47 Total	15,875,085	15,875,085	-	15,875,085	13,293,766	2,581,318	13,268,944	2,606,140
IFDA 47								
In-Tract	1,583,241	1,583,241	64,000	1,647,241	1,630,020	17,221	1,619,959	27,282
Filing 48 Total	1,583,241	1,583,241	64,000	1,647,241	1,630,020	17,221	1,619,959	27,282
IFDA 48								
In-Tract	58,653,806	58,653,806	-	58,653,806	49,294,723	9,359,083	49,012,714	9,641,092
Filing 49 Total	58,653,806	58,653,806	-	58,653,806	49,294,723	9,359,083	49,012,714	9,641,092
IFDA 49								
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	7,788,143	7,788,143	(1,034,036)	6,754,107	6,630,852	123,255	6,630,852	123,255
IFDA 52								
In-Tract	1,998,696	1,998,696	239,880	2,238,576	2,238,566	10	2,237,980	596
Filing 53 Total	1,998,696	1,998,696	239,880	2,238,576	2,238,566	10	2,237,980	596
IFDA 53								
In-Tract	53,859,266	53,859,266	(4,274,632)	49,584,633	48,813,381	771,253	48,121,198	1,463,435
Filing 54 Total	53,859,266	53,859,266	(4,274,632)	49,584,633	48,813,381	771,253	48,121,198	1,463,435
IFDA 54								
In-Tract	1,874,362	1,874,362	52,764	1,927,126	1,927,126	1	1,927,126	1
Filing 55 Total	1,874,362	1,874,362	52,764	1,927,126	1,927,126	1	1,927,126	1
IFDA 55								
In-Tract	2,966,874	2,966,874	(531,983)	2,434,891	2,354,076	80,815	2,354,076	80,815
Filing 56 Total	2,966,874	2,966,874	(531,983)	2,434,891	2,354,076	80,815	2,354,076	80,815
IFDA 56								
In-Tract	52,110,215	52,110,215	-	52,110,215	45,249,068	6,861,147	41,828,079	10,282,135
Filing 57 Total	52,110,215	52,110,215	-	52,110,215	45,249,068	6,861,147	41,828,079	10,282,135
IFDA 57								
In-Tract	2,209,768	2,209,768	-	2,209,768	1,979,283	230,486	1,950,940	258,828
Filing 59 Total	2,209,768	2,209,768	-	2,209,768	1,979,283	230,486	1,950,940	258,828
IFDA 59								

	Approved IFDA	Original CFN	CFN Amendments	A		B		A-B Remaining to Pay on CFN
				Current CFN	Contracted	Uncontracted	Amount Paid	
In-Tract	Filing AC Total IFDA AC	5,102,392	(572,316)	4,530,076	4,471,555	58,521	4,462,313	67,763
		5,102,392	(572,316)	4,530,076	4,471,555	58,521	4,462,313	67,763
In-Tract	Filing IC-4 Total IFDA C4	2,306,634	-	2,306,634	2,035,278	271,356	2,035,278	271,356
		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
		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	-	7,851,158	5,518,182	2,332,976	5,518,182	2,332,976
		7,851,158	-	7,851,158	5,518,182	2,332,976	5,518,182	2,332,976
In-Tract	Filing MC Total IFDA MC	8,507,309	-	8,507,309	6,712,764	1,817,046	6,712,764	1,817,046
		8,507,309	-	8,507,309	6,712,764	1,817,046	6,712,764	1,817,046
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
		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	(1,073,859)	6,264,823	5,951,322	313,501	5,951,322	313,501
		7,387,006	(1,073,859)	6,264,823	5,951,322	313,501	5,951,322	313,501
In-Tract	Filing MF Total IFDA MF	14,787,951	(3,521,300)	11,108,192	10,681,506	426,686	10,456,227	651,965
		14,787,951	(3,521,300)	11,108,192	10,681,506	426,686	10,456,227	651,965
In-Tract	Filing MG Total IFDA MG	12,740,445	-	12,740,445	8,976,814	3,763,631	1,313,322	11,427,122
		12,740,445	-	12,740,445	8,976,814	3,763,631	1,313,322	11,427,122
In-Tract	Filing ML Total IFDA MI	3,013,788	356,938	3,386,789	3,236,275	150,513	3,178,068	208,720
		3,013,788	356,938	3,386,789	3,236,275	150,513	3,178,068	208,720
	Total Job costs	414,497,026	(11,885,688)	402,372,122	362,216,599	40,184,194	349,669,387	52,731,572

WESTERLY CREEK METROPOLITAN DISTRICT
Monthly Financial Report
Period Ended March 31, 2022

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 less than budget for the current month and less 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 3 Months Ended March 31, 2022

<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>			
4,787,951	3,410,026	(1,377,925)	Property Tax - Debt	19,280,317	18,034,783	(1,245,534)
147,698	105,465	(42,233)	Property Tax - O&M	594,755	557,777	(36,978)
228,577	4,880	(223,697)	Specific Ownership tax	658,528	228,985	(429,543)
-	(4,587)	(4,587)	Interest Income	-	(30,634)	(30,634)
-	(142)	(142)	Interest income	-	(947)	(947)
<u>5,164,226</u>	<u>3,515,642</u>	<u>(1,648,584)</u>	Total: Revenue	<u>20,533,600</u>	<u>18,789,963</u>	<u>(1,743,637)</u>
			<u>Expenditures</u>			
			<u>General and Administrative Expenditures</u>			
48,383	34,444	13,939	Treasury Commission - DS	194,831	179,607	15,224
1,496	1,065	431	Treasury Commission - OM	<u>6,025</u>	<u>5,555</u>	<u>470</u>
49,879	35,510	14,369	Subtotal: G&A	200,856	185,162	15,694
<u>49,879</u>	<u>35,510</u>	<u>14,369</u>	Total: Expenditures	<u>200,856</u>	<u>185,162</u>	<u>15,694</u>
<u>5,114,347</u>	<u>3,480,132</u>	<u>(1,634,215)</u>	Revenue Over/(Under) Expenditures	<u>20,332,744</u>	<u>18,604,801</u>	<u>(1,727,943)</u>
49,879	35,510	(14,369)	Transfers From Park Creek	200,856	185,162	(15,694)
(5,164,226)	(3,515,642)	1,648,584	Transfers(To) Park Creek	<u>(20,533,600)</u>	<u>(18,789,963)</u>	<u>1,743,637</u>
(5,114,347)	(3,480,132)	1,634,215	Total: Other Financing Sources/(Uses)	<u>(20,332,744)</u>	<u>(18,604,801)</u>	<u>1,727,943</u>
<u>-</u>	<u>-</u>	<u>-</u>	Increase/(Decrease) in Net Assets	<u>-</u>	<u>-</u>	<u>-</u>

Park Creek Metropolitan District Board Meeting

Development Manager Agenda

April 28, 2022

Project Update

Award Recommendation

None

Work Order Approval

Mortenson WO #192 - CPB Additional Work	\$197,722
Additional work for final acceptance	

Change Order Approval

Filing 57

Brightview CO #5	\$43,093
-------------------------	-----------------

North End Park art footing, final electrical scope
SBE/DBE this change = 0%; SBE/DBE entire contract = 4%

SELF PERFORM WORK ORDER

Date: March 30th, 2022
Work Order No: 192 IHC Scott CPB Additional Work
Owner: Park Creek Metropolitan District
Construction Manager: M. A. Mortenson Company
Development Manager: Forest City Stapleton, Inc.

In accordance with the Short Form Contract Amendment between the Developer and Contractor dated April 29, 2005, ("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 pages attached to this Work Order and shall reference the specific paragraph of the Contract to be modified.

Description of Services:

Central Park Boulevard additional remove and replace for final acceptance from City and County of Denver ROW Inspector. Includes Curb and Gutter R&R, 40th Avenue PCCP R&R, CPB PCCP R&R, CPB R&R Handicap Ramps, Additional Traffic Control, Striping CPB, High Early Concrete, Unsuitable Sub Grade Material.

Phase/Work Included in this Work Order:

Central Park Boulevard IC4 and District IV *mb*

Construction Management Services for Stapleton Acceptance Fixes:

	Total WO 192	In-Tract
TOTAL Work Order	\$197,722	\$197,722
Direct Work (Final Acceptance)	\$191,963	\$191,963
Survey and Testing (Final Acceptance)	\$0	\$0
General Conditions (Final Acceptance)	\$0	\$0
CM Fees (Final Acceptance)	\$5,759	\$5,759

This Work Order of One Hundred Ninety Seven Thousand Seven Hundred Twenty Two and No Cents. Consists of this document and all attachments hereto which reference this Work Order number and date.

Attachments: IHC Scott – COR 05 – 10.

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 one and the same instrument.

CONTRACTOR:

M. A. Mortenson Company

BY: 

TITLE: SR. Project Manager

**DEVELOPMENT MANAGER
RECOMMENDATION FOR APPROVAL**

Forest City Stapleton Inc.

BY: 

Mr. Forrest Hancock.
TITLE: Director, Development

OWNER:

Park Creek Metropolitan District

BY: _____
Secretary

BY: _____
President



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

March 30, 2022

Forrest Hancock
Forest City Stapleton
7351 East 29th Avenue
Denver, CO 80238

**RE: Filing 57- Landscaping
Brightview Landscape Development Change Order No. 5
Mortenson Project No. 18060044**

Dear Forrest Hancock:

Attached you will find four (4) copies of Brightview Landscape Development Change Order No. 5. This Change Order includes the following:

- Art Footing
- Final Electrical Plan

The total proposed amount of this change order is \$43,093

The Percentage of dollars committed to SBE/DBE contractors in this change is 0%

The Percentage of dollars committed to SBE/DBE contractors in the contract entirety is 4%.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Kerry O'Connell", written over a white background.

Kerry O'Connell
Project Executive

Enclosures: Brightview Landscape Development Change Order No. 5. 18060044 Cost Issues



CONTRACTOR CHANGE ORDER
Exhibit C

The Park Creek Metropolitan District
7350 E. 29th Ave. Suite 300
Denver, CO 80238

RECEIVED MAR 29 2022

CHANGE ORDER NO.: 5

PROJECT: Filing 57 Landscape
TO: Brightview Landscape Development
8888 North Molsenbocker Road
Parker, CO 80134

DATE: 21-Mar-22

CONTRACT NO.: 57-007

DESCRIPTION CO #5 Description- additional money for art footling in North End Park. Final cost for electrical scope of work.
OF CHANGE:

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	Item	Description	Non Park Trunk Amt	Park Trunk Amt	Denver Water Amt	In-Tract Amount	Total Amount
1	CO 5.1	Art Footling	\$0	\$0	\$0	\$1,821	\$1,821
2	CO 5.2	Final Electrical Plan	\$0	\$0	\$0	\$41,272	\$41,272

landscape

See Attached for Additional Breakout Information

Net Increase/Decrease to Contract:	\$0	\$0	\$0	\$43,093	\$43,093
The original Contract Sum was	\$0	\$0	\$0	\$3,830,030	\$3,830,030
Net change by previously authorized Change Orders	\$0	\$0	\$0	\$42,469	\$42,469
The Contract Sum prior to this Change Order was	\$0	\$0	\$0	\$3,872,499	\$3,872,499
The Contract Sum will be modified in the amount of	\$0	\$0	\$0	\$43,093	\$43,093
The new Contract Sum including this Change Order will be	\$0	\$0	\$0	\$3,915,592	\$3,915,592

AS A RESULT OF THIS CHANGE THE SCHEDULE IS INCREASED BY 0 CONSECUTIVE CALENDAR DAYS
UNLESS STATED ABOVE, ALL CONTRACT PROVISIONS SHALL CONTINUE IN FULL FORCE AND EFFECT

Recommended by: Construction Manager
M.A. Mortenson Company
8560 Northfield Blvd., #1920
Denver, CO 80238

Accepted by: Contractor/Supplier
Brightview Landscape Development
8888 North Molsenbocker Road
Parker, CO 80134

BY (Signature)

BY (Signature)

(Printed Name)

(Printed Name)

Date

Date

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 300
Denver, CO 80238

BY (Signature)

BY (Signature)

(Printed Name)

(Printed Name)

Date

Date

Please See Attached for Routing Information

CONTRACTOR CHANGE ORDER BREAKOUT
Exhibit C



The Park Creek Metropolitan District
7350 E. 29th Ave. Suite 300
Denver, CO 80238

CHANGE ORDER NO.: 5

PROJECT: Filing 57 Landscape

DATE: 21-Mar-22

TO: Brightview Landscape Development
8888 North Molsenbocker Road
Parker, CO 80134

CONTRACT NO.: 57-007

DESCRIPTION OF CHANGE: CO #5 Description- additional money for art footing in North End Park. Final cost for electrical scope of work.

Line	Pay Item	Description	Category	Explanation	Unit	Unit Cost	Non Park Trunk QTY	Park Trunk QTY	Denver Water QTY	In-Tract QTY	Total QTY	Total Cost
1	CO 5.1	Art Footing	Concrete	Additional concrete and rebar for art footing in North End Park.	LS	\$1,821.00				1.00	1.00	\$1,821
2	CO 5.2	Final Electrical Plan	Site Ammenties	Additional cost for final electrical plan. Additional conduit and additional service cabinet	LS	\$41,272.00				1.00	1.00	\$41,272
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Total: \$43,093

CONSECUTIVE CALENDAR DAY INCREASE TO THE PROJECT SCHEDULE AS A RESULT OF THIS CHANGE IS 0 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)