

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF PARK CREEK METROPOLITAN DISTRICT

HELD AUGUST 26, 2021

The regular meeting of the Board of Directors (“Board”) of the Park Creek Metropolitan District (“Park Creek” or “District”) was held on Thursday, August 26, 2021 at 9:00 a.m., at MCA – The 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
James Chrisman
Brian Fennelly

Director absent (whose absence was excused):

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
Forrest Hancock of Brookfield Properties Development
Sarah French of Brookfield Properties Development
Dawn Bookhardt of Butler Snow
Robbi Jones of Kipling Jones
Keven Burnett of MCA
Kerry O’Connell of M.A. Mortenson
Shannon Gifford of City and County of Denver
Ty Holt of The Holt Group (special counsel)
Joseph Stanoch of CRL Associates
Megan Murphy of White Bear Ankele Tanaka & Waldron
Jennifer Tanaka of White Bear Ankele Tanaka & Waldron
Justin Ross of Westerly Creek Metropolitan District
Kristin Rozansky of Westerly Creek Metropolitan District

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David Ungemah of Westerly Creek Metropolitan District
Katie Dell of Westerly Creek Metropolitan District
Representative from Lawyer of the Rockies
Richard Anderson
Ray Coffey
John Holt
Tamara Gaffney
Debra Jackson
Matt Quinn
Terry Whitney
Rebekeh Henderson
Dana Elkind
Matthew Ackerman
John R. Walling
Various other residents
Paul R. Cockrel of Collins Cockrel & Cole
David A. Greher of Collins Cockrel & Cole
Micki L. Mills of Collins Cockrel & Cole
Sarah Luetjen of Collins Cockrel & Cole

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. Such conflicts arise from their employment relationships or officership or directorship positions with Forest City Stapleton, Inc., Forest City Stapleton Land, LLC or other subsidiaries of Forest City Enterprises, L.P. of 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 also disclosed his potential conflict of interest arising from his prior position with the Master Community

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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 directorship or officership 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 Districts 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 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 directorship or officership 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 July 22, 2021 regular meeting and Executive Sessions. Upon motion duly made, seconded

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and unanimously carried, the Board approved the Minutes of such meetings.

PUBLIC ART

The Board reviewed the Public Art Projects Update submitted by Ms. Neal, a copy of which is attached hereto. 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 July 31, 2021. 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.

DEVELOPMENT MANAGER'S REPORT

Mr. Hancock presented the trade contract award, work order and change order approval recommendations, 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 all of the recommendations, as reflected in the Development Manager's Report attached hereto. Mr. Hancock reported on various infrastructure development issues.

2020 BUDGET AMENDMENT

Chair Harris then opened the public hearing to consider the 2020 Amended Budget, after noting that the notice concerning the budget amendment was published pursuant to statute and no comments were received. Chair Harris closed the public hearing.

Ms. Wheeler reviewed the reasons for amending the 2020 General Fund Budget, which mainly resulted from the Series 2020 Bond

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refinancing and additional capital expenditures.

Following review and discussion, and closure of the public hearing, the Board approved the 2020 Amended Budget. Upon motion duly made, seconded and unanimously carried, the Board adopted the Resolution to Amend 2020 Budget, a copy of which is attached hereto and incorporated herein by this reference.

INCREASING BOARD TO SEVEN MEMBERS

Chair Harris then opened the public hearing to consider the Resolution Increasing the Current Five (5) Member Board of Directors to a Seven (7) Member Board. Mr. Cockrel explained the statutory process to increase the Board to seven (7) members. Following adoption, the Resolution will be filed with the City Council. After 45 days if the City has not determined that such increase would be a material departure from the District's Service Plan, the Resolution will be filed with the Denver District Court with a motion for the Court to issue a final Order increasing the Board membership to seven. The meeting was then opened to the public for comment.

Chair Harris explained that the purpose of the expansion of the Board was to resolve certain issues with the Westerly Creek Board and their desire to have representation of residents of the Central Park community on the Board of the District.

Several questions were posed regarding the process to qualify the two additional persons as eligible electors of the District and thereafter appoint and elect these two persons to the Board. The process was explained that an informal primary election would be conducted within Westerly Creek in November. Only eligible electors of Westerly Creek would be able to self-nominate to be a candidate and vote in the informal primary election. The two persons receiving the highest votes would be recommended to SDC for qualification as an elector within the District and become eligible to be elected to fill the two increased member positions on the Board. Those two persons can then run for election on the District Board at the next regular election in May 2022. Additional questions were posed and answered regarding the voting rights and

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terms of office of the two additional Board members.

Upon no further public comments, Chair Harris closed the public hearing.

Following discussion and consideration, upon motion duly made, seconded and unanimously carried, the Board adopted the Resolution Increasing the Current Five (5) Member Board of Directors to a Seven (7) Member Board, a copy of which is attached hereto and incorporated herein by this reference. Mr. Cockrel will proceed to file a certified copy of the Resolution with the City Council to initiate and ultimately finalize the process to increase the Board to seven persons.

NOVEMBER 9,
2021 INFORMAL
PRIMARY
ELECTION

Mr. Cockrel then presented the Resolution Calling for an Informal Primary Election and Appointing a Designated Election Official. Mr. Cockrel explained that the election will be conducted only to determine which two Central Park residents or property owners, who are also Westerly Creek electors, will ultimately be qualified to serve on the Board of the District. Upon further discussion regarding the election process and specific purpose of the informal primary election, including responding to various questions from the Westerly Creek Board members, and motion was duly made, seconded and unanimously carried, the Board adopted the Resolution Calling for an Informal Primary Election and Appointing a Designated Election Official (namely Micki Mills), a copy of which is attached hereto and incorporated herein.

AMENDMENT TO
BYLAWS TO
CREATE TWO EX
OFFICIO BOARD
MEMBERS

Mr. Cockrel then presented the Resolution Amending District ByLaws to Create Two Ex Officio Positions on the District Board of Directors. Mr. Cockrel explained the purpose of the amendment was to allow two members of the Westerly Creek Board or their designees to serve as ex officio District Board members. He explained that these ex officio Board members would have no voting rights and would not be able to participate in any Executive Session where Westerly Creek is at issue. Chair Harris further indicated this

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process was again in response to discussions with members of the Westerly Creek Board.

Upon further discussion and motion duly made, seconded and unanimously carried, the Board adopted the Resolution Amending District ByLaws to Create Two Ex Officio Positions on the District Board, a copy of which is attached hereto and incorporated herein.

OPEN DISCUSSION WITH WESTERLY CREEK BOARD

Chair Harris open the meeting up to discussion with the Westerly Creek Board members regarding the issues and consequences of Westerly Creek's threatened litigation against the District. Chair Harris explained that the Board is required to approve the District's 2020 Audit, which must be filed with regulatory agencies by August 28, 2021, pursuant to bond disclosure requirements. If Westerly Creek's threatened litigation letter is not withdrawn, then a note must be included in the final Audit which describes the threatened litigation. Such audit note will adversely affect the marketability of the District's outstanding bonds, including likely preventing the District from selling the bonds at a favorable rate, which will result in a substantial loss of interest rate savings expected from the year-end 2021 bond refinancing.

Chair Harris questioned the Westerly Creek Board if they would agree to withdraw the threatened litigation letter and sign the Settlement Agreement previously provided to them and their legal counsel by Mr. Holt, the District's Special Counsel.

Mr. Holt discussed the threatened litigation and impact on the District's future refinancing of outstanding bonds and ability to repay developer advances made by Forest City. Discussion ensued regarding the bond refinancing process.

Mr. Ross requested the Westerly Board and legal counsel go into Executive Session to determine if, based upon discussions and actions taken to expand the Board, Westerly Creek would agree to drop the threat of litigation and sign the Settlement Agreement.

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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 on negotiations with Westerly Creek 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 11:15 a.m. and reconvened in Executive Session.

Westerly Creek Board reconvened following their separate Executive Session.

The Board then reconvened in regular session at 11:45 a.m.

2020 AUDIT

Mr. Ross acknowledged that progress has been made to resolve the issues between the Districts and advised that the Westerly Creek Board has determined to call a special meeting to discuss the District's request to withdraw its threatened litigation letter and sign the Settlement Agreement with all Board members present.

Since the 2020 Audit is required to be filed with the regulatory agency (on EMMA) by August 28th and with the State Auditor by the end of September, the District Board must proceed to accept the Audit for filing. Mr. Cockrel read into the record the threatened litigation note that will be included in the Audit at this time, since the threatened litigation is still at issue.

Upon discussion and motion duly made, seconded and unanimously carried, the Board accepted the 2020 Audit, subject to finalization of the note addressing the threatened litigation and approval by the Chair.

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ADJOURNMENT

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

Micki Mills

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, August 26, 2021, at 9:00 a.m., at MCA – The Cube, 8371 Northfield Boulevard, Denver, Colorado, and virtually via Zoom. To join the meeting via Zoom, please visit the following link or call one of the following phone numbers:

Please click this URL to join. <https://us02web.zoom.us/j/82626606224>
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: 826 2660 6224

AGENDA

1. Public comment.
2. Disclosure of potential conflicts of interest.
3. Open discussion with Board members of the Westerly Creek Metropolitan District.
4. Approval of Minutes of July 22, 2021 regular meeting and Executive Session.
5. Public Art Report (Barbara Neal).
6. Treasurer’s Report (Jan Bevier and Diane Wheeler).
 - Review and acceptance of current financial statements
7. Conduct public hearing on 2020 Amended Budget and consider adoption of Resolution to Amend 2020 Budget.
8. Development Manager’s Report (Forrest Hancock).
 - Discussion and approval of project awards, contracts and change orders
9. Attorney’s Report (Paul Cockrel).
10. Executive Session including determining negotiation positions (Section 24-6-402(4)(e), C.R.S.) and consultation (i) with District counsel and special counsel regarding legal advice on Audit for Fiscal Year ending December 31, 2020 (including CPA); and (ii) with special counsel regarding legal advice on Westerly Creek Metropolitan District matters (Section 24-6-402(4)(b), C.R.S.).
11. Review and consider acceptance of Audit for Fiscal Year ending December 31, 2020 (Diane Wheeler).
12. Conduct public hearing and consider adoption of Resolution Increasing the Number of Board Members to Seven.
13. Consider adoption of Resolution Calling for an Informal Primary Election and Appointing a Designated Election Official.
14. Consider adoption of Resolution Amending District ByLaws to Create Two Ex Officio Positions on the District Board of Directors.

15. Any other matter that may come before the Board.
16. Next Board meeting scheduled for September 23, 2021.

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

PARK CREEK METROPOLITAN DISTRICT

By /s/ James D. Chrisman
Secretary

August 19, 2021

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.

Northfield *Airfoils*
Commission: \$100,000
Artist: Patrick Marold (Denver, CO)
Completed. 2006
Monitor.

Central Park Recreation Center *Staplefield and Thought Balloons*
Commission: \$250,000
Artist Team: Walczak & Heiss (Marek Walczak, NY and Wesley Heiss, PA)
Completed. 2011
Monitor.
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.

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

Artworks assessed August 18th. Both artworks are functioning as intended. However, the Director notes that *Staplefield* is simply showing a succession of colored lights; it no longer responds to movement within its range. I have advised Michael Chavez and requested his response.

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.

Repairs have been completed. The meters are working properly. I've met with Carolyn Waldmann (City Street Investors) who is managing the Eastbridge Plaza and briefed her about the functioning of the meters.

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

Commission: \$110,000
Artist: Gerald Heffernon (Winters, CA)
Completed. 2009
Monitor.

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.
Will continue to remind Arts and Venues that each of the elements in this artwork needs 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.

Prairie Basin Park *Phantom Pavilion*

Commission: \$175,000
Artist: Volkan Alkanoglu (Portland, OR)
Completed: 2018
Monitor.

No response to date from either Denver Parks or Arts and Venues regarding the missing ADA curbs. The ADA curbs have not been replaced.

No update is available as yet from Michael Chavez, Public Art Manager for Arts and Venues regarding completion of the Assignment of Interest process for transferring this artwork to the City.

We await an estimate from Paper Airplane Design for replacement of the identification plaque on a surface inside the pavilion.

Sandhills Prairie Park *Drift Inversion*

Commission: \$175,000

Artist: David Franklin (Indianola, WA)

Completed: 2017

Monitor.

No update is available as yet from Michael Chavez, Public Art Manager for Arts and Venues regarding completion of the Assignment of Interest process for transferring this artwork to the City.

North End Neighborhoods (north of 56th Avenue) *Wind Gate Art Suite*

The Five

First Light

Beyond the Plains

Commission: \$300,000

Artist: Rodrigo Nava (Putney, VT)

Completed: 2019

Monitor.

No update is available as yet from Michael Chavez, Public Art Manager for Arts and Venues regarding completion of the Assignment of Interest process for transferring this artwork to the City.

On the recommendation of Kerry O'Connell, the artist is planning to come to Denver in mid September to expand and install the donated sculpture for the North End Park in Filing 57.

Prickly Plume Park *Open House*

Commission: \$100,000

Artist: Ty Gillespie (Paonia, CO)

Completed 2021

Amendment for Change Order has been fully signed and submitted for payment.

JunoWorks began installation of the sculpture on Tuesday, August 17th and will be completed August 19th.

PARK CREEK METROPOLITAN DISTRICT

Monthly Financial Report
Period Ended July 31, 2021

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, MF and PC. The revenue and corresponding infrastructure variances are due to timing.
- A total of approximately \$1.5m 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:

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General Comments:

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Park Creek Metropolitan District
Balance Sheet Governmental Fund
July 31, 2021

		<u>Assets</u>	
<u>Current Assets</u>			
BW Deposit and Cash Accounts	\$ 9,605,632		
Miscellaneous Receivables	1,888,291		
Intercompany Receivable	533,718		
Clearing - Job costs	<u>7,332,010</u>		
Total Current Assets			\$ 19,359,651
<u>Long Term Assets</u>			
<u>Fund Investments</u>			
Trustee '03 District Funds	\$ 93		
Trustee '03 Taxable Note Reimb Ac	292,379		
Trustee '13 Sub - Cap Int	304,921		
2015 Bonds COI	18,465		
2015 Bonds - Debt Serv	146		
2016A Sr bonds - revenue	16,646,834		
2016A Sr bonds - SO tax	700,025		
2016A Project	31		
2017A Sr Bonds COI	48,636		
2017B Sr Bonds COI	4,306		
2018A Senior Bonds -Debt fund	17,425		
2019 Debt fund	9,173		
2020 Bonds - reserve acct	1,800,087		
2020 Bonds - Revenue bonds	<u>3,694,293</u>		
Total Ltd Prop Tax Funds (InTract)			<u>\$ 23,536,814</u>
Long Term Fund Assets			\$ 23,536,814
Prepaid Casualty Insurance	<u>\$ 131,083</u>		
Long Term Capital Assets			<u>\$ 131,083</u>
Total Long Term Assets			<u>\$ 23,667,897</u>
Total Assets			<u><u>\$ 43,027,548</u></u>
		<u>Liabilities and Net Assets</u>	
<u>Current Liabilities</u>			
Accounts Payable	\$ 4,094,820		
Accrued Expenses	<u>256,351</u>		
Total Current Liabilities			\$ 4,351,171
<u>Long Term Liabilities</u>			
Long Term Liabilities			
Total Liabilities			<u>\$ 4,351,171</u>
<u>Net Assets</u>			
Net Assets - Prior Period	\$ 13,328,389		
Property Conveyance			
Incr / (Decr) in Net Assets	<u>25,347,989</u>		
Total Net Assets			<u>\$ 38,676,377</u>
Total Liabilities & Net Assets			<u><u>\$ 43,027,549</u></u>

unaudited

Park Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
All Funds Combined
For the 7 Months Ended July 31, 2021

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
1,465,422	564,219	(901,203)	Westerly Creek taxes	51,109,870	43,151,168	(7,958,702)
2,175,000	1,053,883	(1,121,117)	Developer Advances	15,225,000	9,541,810	(5,683,190)
16,666	-	(16,666)	Misc Income	119,166	-	(119,166)
-	291,756	291,756	Subsidy Payments	287,500	291,756	4,256
75,000	(270,384)	(345,384)	Dura rev - 2014 D2 loan	525,000	145,583	(379,417)
529,500	-	(529,500)	TOS Facility Fees	2,118,000	1,117,500	(1,000,500)
43,000	-	(43,000)	Damage Fees	172,000	183,155	11,155
730,500	-	(730,500)	Facility Fees	2,922,000	1,592,000	(1,330,000)
11,750	-	(11,750)	Mailbox Fees	47,000	31,000	(16,000)
-	-	-	Good Citizen's Payments	-	20,642	20,642
41,666	37,649	(4,017)	Aurora Use tax, etc	291,666	379,263	87,597
8,333	-	(8,333)	City/Cty Denver IC-4B contrib	58,333	(874)	(59,207)
25,000	-	(25,000)	Contributions - CCD/CDOT	175,000	690,442	515,442
8,333	281,511	273,178	DURA Revenue	58,333	335,652	277,319
-	2,816	2,816	Dura revenue	-	97,227	97,227
10,083	65	(10,018)	Interest Income	70,583	444	(70,139)
5,140,253	1,961,516	(3,178,737)	Total: Revenue	73,179,451	57,576,768	(15,602,683)
Expenditures						
-	15,651	(15,651)	Trunk Total	5,000	435,933	(430,933)
424,666	60,564	364,102	Trunk Open Space Total	2,972,666	1,329,550	1,643,116
2,217,000	1,777,863	439,137	InTract Total	15,519,000	10,241,963	5,277,037
-	-	-	Recreation Center Total	-	-	-
-	112	(112)	Denver Water Total	-	5,599	(5,599)
2,641,666	1,854,190	787,476	Subtotal: Infrastructure	18,496,666	12,013,045	6,483,621
-	37,649	(37,649)	Interest Exp - InTract Notes	-	2,002,486	(2,002,486)
-	-	-	Bond Interest - Intract Bonds	15,000,000	15,874,679	(874,679)
-	-	-	Interest - Notes	-	746,930	(746,930)
-	-	-	Payments on District Bond Principal	3,900,000	-	3,900,000
-	-	-	Bond Issuance Costs	-	786	(786)
-	-	-	Trustee Fees	15,000	19,150	(4,150)
-	-	-	Payment on Advances - Principal	6,500,000	-	6,500,000
-	-	-	Insurance	30,000	11,688	18,312
39,000	10,858	28,142	Other Capital Expenditures	277,500	76,769	200,731
39,000	48,507	(9,507)	Subtotal: Other Capital	25,722,500	18,732,488	6,990,012
General and Administrative Expenses						
200,826	88,414	112,412	Park Creek General Fund Expense	3,224,045	894,844	2,329,201
11,257	3,501	7,756	Westerly Creek Expenses	636,546	588,403	48,143
212,083	91,915	120,168	Subtotal: G&A	3,860,591	1,483,247	2,377,344
2,892,749	1,994,612	898,137	Total: Expenditures	48,079,757	32,228,780	15,850,977
2,247,504	(33,096)	(2,280,600)	Revenue Over/(Under) Expenditures	25,099,694	25,347,989	248,295
-	-	-	Transfer (To) From Bond Funds	(493,303)	(346,801)	146,502
1,250	-	(1,250)	Transfer (To) From General Funds	502,053	346,801	(155,252)
(1,250)	-	1,250	Transfer (To) From Capital Funds	(8,750)	-	8,750
-	-	-	Total: Other Financing Sources/(Uses)	-	-	-
2,247,504	(33,096)	(2,280,600)	Increase/(Decrease) in Net Assets	25,099,694	25,347,989	248,295

Park Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
Park Creek General Fund
For the 7 Months Ended July 31, 2021

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
380,885	221,272	(159,613)	Westerly Creek Taxes - O&M and SO	3,416,135	2,577,941	(838,194)
83	-	(83)	Interest income	583	-	(583)
380,968	221,272	(159,696)	Total: Revenue	3,416,718	2,577,941	(838,777)
Expenditures						
General and Administrative Expenditures						
685	1,385	(700)	Staff Services	4,795	9,360	(4,565)
422	318	104	Office Services	2,036	1,995	41
33	33	-	Office Rent	363	363	-
-	492	(492)	Rent - Storage	-	2,674	(2,674)
-	-	-	Dues	-	124	(124)
7,500	27,500	(20,000)	Professional Services	52,500	75,000	(22,500)
5,000	35,387	(30,387)	Legal Fees	35,000	85,798	(50,798)
-	-	-	Accounting/Audit Fees	17,900	-	17,900
591	147	444	Accounting Services	4,141	1,541	2,600
11,258	-	11,258	Contingency	78,809	-	78,809
-	-	-	Reserve for Improvements	2,000,000	-	2,000,000
-	-	-	Insurance Expense	35,000	32,735	2,265
1,250	-	1,250	Public Art Maintenance	8,750	21,191	(12,441)
625	-	625	Public Art Monitoring	4,375	4,300	75
-	9,738	(9,738)	Misc. Art expenses	-	9,738	(9,738)
165,202	12,775	152,427	District MCA Maint	933,694	619,071	314,623
8,260	639	7,621	District MCA Fee	46,682	30,953	15,729
338	105	233	Westerly Creek Expenses	156,355	180,829	(24,474)
201,164	88,519	112,645	Subtotal: G&A	3,380,400	1,075,673	2,304,727
201,164	88,519	112,645	Total: Expenditures	3,380,400	1,075,673	2,304,727
179,804	132,753	(47,051)	Revenue Over/(Under) Expenditures	36,318	1,502,268	1,465,950
-	-	-	Transfer (To) From Bond Funds	(493,303)	(346,801)	146,502
(1,250)	-	1,250	Transfer (To) From Capital Funds	(8,750)	-	8,750
(1,250)	-	1,250	Total: Other Financing Sources/(Uses)	(502,053)	(346,801)	155,252
178,554	132,753	(45,801)	Increase/(Decrease) in Net Assets	(465,735)	1,155,468	1,621,203

Park Creek Metropolitan District
Revenues, Expenditures and Changes in Net Assets
Park Creek Debt Fund
For the 7 Months Ended July 31, 2021

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<u>Revenue:</u>						
1,084,537	342,948	(741,589)	Westerly Creek Taxes - Debt Service	47,693,735	40,573,226	(7,120,509)
			Misc Income	2,500		(2,500)
	291,756	291,756	Subsidy Payments	287,500	291,756	4,256
			Interest Income		98	98
<u>10,000</u>	<u>65</u>	<u>(9,935)</u>	Investment Income	<u>70,000</u>	<u>346</u>	<u>(69,654)</u>
1,094,537	634,769	(459,768)	Total: Revenue	48,053,735	40,865,426	(7,188,309)
<u>Expenditures</u>						
			Interest Expense	15,000,000	15,874,679	(874,679)
			Interest Exp - Notes		746,930	(746,930)
			Payments on District Bond Principal	3,900,000		3,900,000
			Developer Advances Repayments	<u>6,500,000</u>		<u>6,500,000</u>
			Subtotal: Other Capital	25,400,000	16,621,609	8,778,391
<u>General and Administrative Expenses</u>						
<u>10,919</u>	<u>3,396</u>	<u>7,523</u>	Payments to Westerly Creek	<u>480,191</u>	<u>407,574</u>	<u>72,617</u>
10,919	3,396	7,523	Subtotal: G&A	480,191	407,574	72,617
<u>10,919</u>	<u>3,396</u>	<u>7,523</u>	Total Expenditures	25,880,191	17,029,183	8,851,008
1,083,618	631,373	(452,245)	Revenue Over/(Under) Expenditures	22,173,544	23,836,244	1,662,700
			Transfer (To) From General Funds	493,303	346,801	(146,502)
			Transfer (To) From Capital Funds			
			Total: Other Financing Sources/(Uses)	493,303	346,801	(146,502)
<u>1,083,618</u>	<u>631,373</u>	<u>(452,245)</u>	Increase/(Decrease) in Net Assets	22,666,847	24,183,044	1,516,197

Park Creek Metropolitan District
Revenues, Expenditures and Changes in Net Assets
Park Creek Capital Fund
For the 7 Months Ended July 31, 2021

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
16,666		(16,666)	Misc Income	116,666		(116,666)
2,175,000	1,053,771	(1,121,229)	Developer Advance Receipts - FC	15,225,000	9,536,210	(5,688,790)
	112	112	Developer Advance		5,599	5,599
8,333	284,327	275,994	DURA Revenue	58,333	432,879	374,546
75,000	(270,384)	(345,384)	Dura rev - 2014 D2 loan	525,000	145,583	(379,417)
529,500		(529,500)	TOS Facility Fees	2,118,000	1,117,500	(1,000,500)
43,000		(43,000)	Damage Fees	172,000	183,155	11,155
730,500		(730,500)	Facility Fees	2,922,000	1,592,000	(1,330,000)
11,750		(11,750)	Mailbox Fees	47,000	31,000	(16,000)
			Good Citizen's Payments		20,642	20,642
41,666	37,649	(4,017)	Aurora Use tax, etc	291,666	379,263	87,597
8,333		(8,333)	City/Cty Denver IC-4B contrib	58,333	(874)	(59,207)
25,000		(25,000)	Contributions - CCD/CDOT	175,000	690,442	515,442
<u>3,664,748</u>	<u>1,105,475</u>	<u>(2,559,273)</u>	Total: Revenue	<u>21,708,998</u>	<u>14,133,401</u>	<u>(7,575,597)</u>
Expenditures						
	15,651	(15,651)	Trunk Total	5,000	435,933	(430,933)
424,666	60,564	364,102	Trunk Open Space Total	2,972,666	1,329,550	1,643,116
2,217,000	1,777,863	439,137	InFract Total	15,519,000	10,241,963	5,277,037
			Recreation Center Total			
	112	(112)	Denver Water Total		5,599	(5,599)
<u>2,641,666</u>	<u>1,854,190</u>	<u>787,476</u>	Subtotal: Infrastructure	<u>18,496,666</u>	<u>12,013,045</u>	<u>6,483,621</u>
	37,649	(37,649)	Interest Expense		2,002,486	(2,002,486)
			Bond Issuance Costs		786	(786)
			Trustee Fees	15,000	19,150	(4,150)
			Insurance Expense	30,000	11,688	18,312
			Dues	1,500	1,114	386
	3,000	(3,000)	CCD Review/Monitoring Fee	3,000	3,000	
1,500	1,321	179	Accounting Services	10,500	13,866	(3,366)
	50	(50)	Bank Charges		7,249	(7,249)
<u>37,500</u>	<u>6,488</u>	<u>31,013</u>	Interim Damage Repairs	<u>262,500</u>	<u>51,541</u>	<u>210,959</u>
39,000	48,507	(9,507)	Subtotal: Other Capital	322,500	2,110,879	(1,788,379)
General and Administrative Expenses						
Subtotal: G&A						
<u>2,680,666</u>	<u>1,902,697</u>	<u>777,969</u>	Total: Expenditures	<u>18,819,166</u>	<u>14,123,924</u>	<u>4,695,242</u>
<u>984,082</u>	<u>(797,222)</u>	<u>(1,781,304)</u>	Revenue Over/(Under) Expenditures	<u>2,889,832</u>	<u>9,477</u>	<u>(2,880,355)</u>
			Transfer (To) From Bond Funds			
1,250		(1,250)	Transfer (To) From General Funds	8,750		(8,750)
1,250		(1,250)	Total: Other Financing Sources/(Uses)	8,750		(8,750)
<u>985,332</u>	<u>(797,222)</u>	<u>(1,782,554)</u>	Increase/(Decrease) in Net Assets	<u>2,898,582</u>	<u>9,477</u>	<u>(2,889,105)</u>

Westerly Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
WCMD General Fund
For the 7 Months Ended July 31, 2021

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
			<u>Revenue:</u>			
925,791	342,838	(582,953)	Property Tax - Debt	40,712,704	40,562,438	(150,266)
28,640	10,603	(18,037)	Property Tax - O&M	1,259,452	1,254,508	(4,944)
296,066	210,665	(85,401)	Specific Ownership tax	1,656,708	1,323,099	(333,609)
-	109	109	Interest Income	-	10,789	10,789
-	3	3	Interest income	-	334	334
<u>1,250,497</u>	<u>564,219</u>	<u>(686,278)</u>	Total: Revenue	<u>43,628,864</u>	<u>43,151,168</u>	<u>(477,696)</u>
			<u>Expenditures</u>			
			<u>General and Administrative Expenditures</u>			
-	-	-	Staff Services	186,500	-	186,500
-	-	-	WCMD Expenses	-	168,224	(168,224)
9,321	3,396	5,925	Treasury Commission - DS	409,922	407,574	2,348
288	105	183	Treasury Commission - OM	12,682	12,605	77
<u>9,609</u>	<u>3,501</u>	<u>6,108</u>	Subtotal: G&A	<u>609,104</u>	<u>588,403</u>	<u>20,701</u>
<u>9,609</u>	<u>3,501</u>	<u>6,108</u>	Total: Expenditures	<u>609,104</u>	<u>588,403</u>	<u>20,701</u>
<u>1,240,888</u>	<u>560,718</u>	<u>(680,170)</u>	Revenue Over/(Under) Expenditures	<u>43,019,760</u>	<u>42,562,765</u>	<u>(456,996)</u>
9,609	3,501	(6,108)	Transfers From Park Creek	609,104	588,403	(20,701)
<u>(1,250,497)</u>	<u>(564,219)</u>	<u>686,278</u>	Transfers(To) Park Creek	<u>(43,628,864)</u>	<u>(43,151,168)</u>	<u>477,696</u>
<u>(1,240,888)</u>	<u>(560,718)</u>	<u>680,170</u>	Total: Other Financing Sources/(Uses)	<u>(43,019,760)</u>	<u>(42,562,765)</u>	<u>456,996</u>
<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 July 31, 2021

	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-IB	DPS Advances	Developer Contributions & Advances - Non GCP Funds	Total
Available balances												
System Development Fees						652,847	3,643,347					4,296,394
TIF Revenue (includes unreleased, released and encumbered)		938,527	0	5,225								943,752
Good Citizen Payment ("GCP") IFDA F3												0
Developer Contribution and Advances for IC4 from IFDA F4					478,949			16,948				16,948
CCD/CDOT funds												478,949
FCS - DPS site payment												0
DPS advances												0
Total	0	938,527	0	5,225	478,949	652,847	3,643,347	16,948	0	0	0	5,736,043
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	3,015,377											0
IFDA 31 - dated Sep 2010 - executed Mar 2011 - CFN Apr 2011	52,230											111,442
IFDA 35 - F35 and Fulton, Iola and Kingston connecting streets to Aurora (Feb 2012)	937,256											0
IFDA 36 - F36 and amendment to IFDA28 (May 2012)	912,011											287,314
IFDA 40 - Filing 40	1,382,206											53,288
IFDA 41 - Filing 41	289,853											8,293
IFDA 42 - Filing 42	95,546											22,999
IFDA 44 - Filing 44	3,418,534											133,036
IFDA 45 - Filing 45	135,744											435
IFDA 47 - Filing 47	3,572,068											27,282
IFDA 48 - Filing 48	2,606,140											9,766,085
IFDA 49 - Filing 49	27,282											123,255
IFDA 52 - Filing 52	9,766,085											596
IFDA 53 - Filing 53	1,896,935											0
IFDA 54 - Filing 54	596											114,240
IFDA 55 - Filing 55	1,896,935											15,373,991
IFDA 56 - Filing 56	0											276,076
IFDA 57 - Filing 57	114,240											938,004
IFDA 59 - Filing 59	15,373,991											122,700
IFDA AB	276,076											271,356
IFDA AC	938,004											478,097
IFDA # A1 (All IFDA)	122,700											2,332,976
IFDA # A1 (All IFDA)	271,356											1,817,095
IFDA IC4 - CPB 170 Interchange connections (IFDA F4 identifies funding sources)	478,097											20,001
IFDA IC4B - Funded by CCD												313,501
IFDA MB	2,332,976											846,095
IFDA MC	1,817,095											414,350
IFDA MD	20,001											7,070
IFDA ME	313,501											1,999
IFDA MF	846,095											627,425
IFDA MI	414,350											1,168,646
IFDA ML	1,445,602											928,302
IFDA P6 - West Detention Pond Park & Northfield Linear Park	7,070											805,379
IFDA PA	1,999											805,379
IFDA PB	627,425											805,379
IFDA PC	1,168,646											805,379
IFDA PC	928,302											805,379
Approved Uses - Remaining to be Paid	52,027,400	6,506,041	0	11,914	5,225	805,379	409,617	0	250,872	1,079,028	45,962	9,114,038
Funds Remaining	(52,027,400)	(5,567,514)	0	0	0	(152,552)	(1,079,028)	(45,962)	(1,079,028)	(45,962)	(3,377,995)	

Park Creek Metropolitan District
Infrastructure IFDA Funding Projection Report

As of July 31, 2021

	In-tract	Trunk					Developer Contributions & Advances - Non GCP Funds	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					
Anticipated near term funding sources																		
Total Anticipated Funding Sources	0																	
Amount available / (required) after funding approved IFDAs	(52,027,400)	(5,567,514)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IFDA's submitted but not yet approved																		
IFDA PC - CFN approved for \$6.9m	3,612,910																	
Total Pending Uses	3,612,910																	
Funding Available / (Required)	(55,640,310)	(5,567,514)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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 Westerly 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 IFDA's #All Open - Filing #All Open
 Draw NA7/9/NA152/34
 As of: 7/31/2021

	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
Trunk	Filing 26 Total IFDA 26	553,850	-	553,850	553,850	-	553,850	-
Trunk	Filing 34 Total IFDA 34	5,918,735	-	5,918,735	5,810,145	108,590	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
Trunk	Filing 40 Total IFDA 40	240,101	-	240,101	186,813	53,288	186,813	53,288
Trunk	Filing 41 Total IFDA 41	6,506,844	1,400,000	7,906,844	7,180,361	726,483	7,180,361	726,483
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
Trunk	Filing 43 Total IFDA 43	125,658	(26,102)	99,537	99,537	0	99,537	0
Trunk	Filing 44 Total IFDA 44	70,557	-	70,557	47,558	22,999	47,558	22,999
Trunk	Filing 45 Total IFDA 45	14,671,325	(2,029,432)	12,641,893	12,833,744	8,149	12,829,564	12,329
Trunk	Filing 46 Total IFDA 46	1,467,531	(383,500)	1,084,031	963,324	120,707	963,324	120,707
Trunk	Filing 47 Total IFDA 47	15,336,856	(2,412,932)	13,923,924	13,797,058	126,866	13,792,888	133,036
Trunk	Filing 48 Total IFDA 48	671,755	(81,155)	590,601	590,563	38	590,166	435
Trunk	Filing 49 Total IFDA 49	7,899,280	(1,967,686)	5,931,594	5,942,894	4,696	5,935,676	11,914
Trunk	Filing 50 Total IFDA 50	924,221	-	924,221	599,973	324,248	582,021	342,200
Trunk	Filing 51 Total IFDA 51	8,823,501	(1,567,886)	7,255,615	6,542,866	328,945	6,517,697	354,115
Trunk	Filing 52 Total IFDA 52	2,056,690	(105,000)	1,951,690	1,480,738	470,952	1,480,356	471,334
Trunk	Filing 53 Total IFDA 53	412,152	-	412,151	344,734	87,417	344,734	87,417
Trunk	Filing 54 Total IFDA 54	2,750,000	123,750	2,873,750	2,873,750	0	2,868,525	5,225
Trunk	Filing 55 Total IFDA 55	2,750,000	123,750	2,873,750	2,873,750	0	2,868,525	5,225
Trunk	Filing 56 Total IFDA 56	16,803,727	16,803,726	16,803,727	16,776,066	27,661	16,757,765	45,962
Trunk	Filing 57 Total IFDA 57	1,922,816	(7,090)	1,915,726	1,909,705	107,045	1,909,705	107,045
Trunk	Filing 58 Total IFDA 58	1,922,816	(7,090)	1,915,726	1,909,705	107,045	1,909,705	107,045
Trunk	Filing 59 Total IFDA 59	8,400,000	364,999	8,764,999	8,684,221	80,779	8,514,128	250,872
Trunk	Filing 60 Total IFDA 60	8,400,000	364,999	8,764,999	8,684,221	80,779	8,514,128	250,872
Trunk	Filing 61 Total IFDA 61	4,834,350	(1,054,999)	3,779,352	3,706,018	69,863	3,706,018	69,863
Trunk	Filing 62 Total IFDA 62	4,834,350	(1,054,999)	3,779,352	3,706,018	69,863	3,706,018	69,863
Trunk	Filing 63 Total IFDA 63	625,236	-	625,236	571,733	53,503	570,006	55,230
Trunk	Filing 64 Total IFDA 64	625,236	-	625,236	571,733	53,503	570,006	55,230
Trunk	Filing 65 Total IFDA 65	90,494	-	90,494	8,479	78,554	7,133	79,900
Trunk	Filing 66 Total IFDA 66	90,494	-	90,494	8,479	78,554	7,133	79,900

	Approved IFDA	Original CFN	CFN Amendments	Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
In-Tract	Filing 1 Total	9,990,789	(2,105,347)	7,885,442	7,885,442	0	7,885,442	0
In-Tract	Filing 2 Total	32,358,896	692,951	33,051,847	33,051,847	(1)	33,051,848	(1)
	IFDA 1	42,349,686	(1,412,396)	40,937,290	40,937,291	(1)	40,937,291	(1)
In-Tract	Filing 1A Total	10,989,825	(2,728,353)	8,261,472	8,261,471	1	8,261,471	1
	IFDA 1A	10,989,825	(2,728,353)	8,261,472	8,261,471	1	8,261,471	1
In-Tract	Filing 15 Total	13,897,856	(304,024)	13,593,832	13,156,784	437,049	13,163,142	430,690
	IFDA 15	13,897,856	(304,024)	13,593,832	13,156,784	437,049	13,163,142	430,690
In-Tract	Filing 17 Total	10,130,330	48,699	10,179,029	10,179,030	(1)	10,179,030	(1)
	IFDA 17	10,130,330	48,699	10,179,029	10,179,030	(1)	10,179,030	(1)
In-Tract	Filing 19 Total	16,988,554	(653,941)	16,334,612	13,319,235	3,015,377	13,319,235	3,015,377
	IFDA 19	16,988,554	(653,941)	16,334,612	13,319,235	3,015,377	13,319,235	3,015,377
In-Tract	Filing 32 Total	16,929,665	691,210	17,620,875	17,609,315	11,559	17,568,625	52,250
	Filing 34 Total	370,052	(341,542)	28,511	28,511	-	28,511	-
	IFDA 32	17,299,717	349,668	17,649,365	17,637,826	11,559	17,597,136	52,250
In-Tract	Filing 34 Total	8,480,866	8,480,867	8,480,864	7,671,845	815,190	7,549,779	937,256
	IFDA 34	8,480,866	(2)	8,480,864	7,671,845	815,190	7,549,779	937,256
In-Tract	Filing 35 Total	5,404,254	(756,501)	4,647,753	4,359,991	287,762	4,207,974	439,780
	Filing FIK Total	2,592,337	756,501	3,348,837	2,876,456	472,382	2,876,606	472,231
	IFDA 35	7,996,591	-	7,996,591	7,236,447	760,144	7,064,560	912,011
In-Tract	Filing 36 Total	31,228,859	(78,501)	31,150,358	29,766,152	1,382,206	29,768,152	1,382,206
	IFDA 36	31,228,859	(78,501)	31,150,358	29,766,152	1,382,206	29,768,152	1,382,206
In-Tract	Filing 40 Total	5,212,621	-	5,212,621	4,935,195	277,426	4,922,768	289,853
	IFDA 40	5,212,621	-	5,212,621	4,935,195	277,426	4,922,768	289,853
In-Tract	Filing 41 Total	1,796,644	326,500	2,123,144	2,027,598	95,546	2,027,598	95,546
	IFDA 41	1,796,644	326,500	2,123,144	2,027,598	95,546	2,027,598	95,546
In-Tract	Filing 42 Total	16,952,761	-	16,952,761	13,534,207	3,418,554	13,534,207	3,418,554
	IFDA 42	16,952,761	-	16,952,761	13,534,207	3,418,554	13,534,207	3,418,554
In-Tract	Filing 44 Total	1,781,421	-	1,781,421	1,625,677	155,744	1,625,677	155,744
	IFDA 44	1,781,421	-	1,781,421	1,625,677	155,744	1,625,677	155,744
In-Tract	Filing 45 Total	35,656,775	(529,280)	35,127,495	31,555,427	3,572,068	31,555,427	3,572,068
	IFDA 45	35,656,775	(529,280)	35,127,495	31,555,427	3,572,068	31,555,427	3,572,068
In-Tract	Filing 47 Total	15,675,065	-	15,675,065	13,293,766	2,381,318	13,288,944	2,606,140
	IFDA 47	15,675,065	-	15,675,065	13,293,766	2,381,318	13,288,944	2,606,140
In-Tract	Filing 48 Total	1,583,241	64,000	1,647,241	1,630,020	17,221	1,619,959	27,282
	IFDA 48	1,583,241	64,000	1,647,241	1,630,020	17,221	1,619,959	27,282
In-Tract	Filing 49 Total	58,653,806	-	58,653,806	49,254,545	9,399,261	48,887,721	9,766,085
	IFDA 49	58,653,806	-	58,653,806	49,254,545	9,399,261	48,887,721	9,766,085
In-Tract	Filing 52 Total	7,788,143	(1,034,036)	6,754,107	6,632,648	121,459	6,630,852	123,255
	IFDA 52	7,788,143	(1,034,036)	6,754,107	6,632,648	121,459	6,630,852	123,255
In-Tract	Filing 53 Total	1,998,696	239,880	2,238,576	2,238,566	10	2,237,980	596
	IFDA 53	1,998,696	239,880	2,238,576	2,238,566	10	2,237,980	596

	Approved IFDA	Original CFN	CFN Amendments	Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
In-Tract	Filing 54 Total IFDA 54	53,859,266	(4,274,632)	49,584,633	48,570,887	1,013,747	47,667,698	1,896,935
In-Tract	Filing 55 Total IFDA 55	53,859,266	(4,274,632)	49,584,633	48,570,887	1,013,747	47,667,698	1,896,935
In-Tract	Filing 56 Total IFDA 56	1,874,362	52,764	1,927,126	1,927,126	1	1,927,126	1
In-Tract	Filing 57 Total IFDA 57	1,874,362	52,764	1,927,126	1,927,126	1	1,927,126	1
In-Tract	Filing 58 Total IFDA 58	2,966,874	(531,983)	2,434,891	2,380,088	54,803	2,320,651	114,240
In-Tract	Filing 59 Total IFDA 59	2,966,874	(531,983)	2,434,891	2,380,088	54,803	2,320,651	114,240
In-Tract	Filing AB Total IFDA AB	52,110,215	-	52,110,215	44,430,915	7,679,300	36,736,224	15,373,991
In-Tract	Filing AC Total IFDA AC	52,110,215	-	52,110,215	44,430,915	7,679,300	36,736,224	15,373,991
In-Tract	Filing IC-4 Total IFDA C4	2,209,768	-	2,209,768	2,007,243	202,526	1,933,693	276,076
In-Tract	Filing IC-4A Total IFDA C4A	2,209,768	-	2,209,768	2,007,243	202,526	1,933,693	276,076
In-Tract	Filing MB Total IFDA MB	19,093,169	-	19,093,169	18,135,164	958,004	18,135,164	958,004
In-Tract	Filing MC Total IFDA MC	19,093,169	-	19,093,169	18,135,164	958,004	18,135,164	958,004
In-Tract	Filing MD Total IFDA MD	5,102,392	(572,316)	4,530,076	4,471,555	58,521	4,407,376	122,700
In-Tract	Filing ME Total IFDA ME	5,102,392	(572,316)	4,530,076	4,471,555	58,521	4,407,376	122,700
In-Tract	Filing MF Total IFDA MF	2,306,634	-	2,306,634	2,035,278	271,356	2,035,278	271,356
In-Tract	Filing MG Total IFDA MG	2,306,634	-	2,306,634	2,035,278	271,356	2,035,278	271,356
In-Tract	Filing MH Total IFDA MH	2,042,680	2	2,042,682	1,564,584	478,097	1,564,750	478,097
In-Tract	Filing MI Total IFDA MI	2,042,680	2	2,042,682	1,564,584	478,097	1,564,750	478,097
In-Tract	Filing MJ Total IFDA MJ	7,851,158	-	7,851,158	5,518,182	2,332,976	5,518,182	2,332,976
In-Tract	Filing MK Total IFDA MK	7,851,158	-	7,851,158	5,518,182	2,332,976	5,518,182	2,332,976
In-Tract	Filing ML Total IFDA ML	8,507,309	-	8,507,309	6,712,715	1,817,095	6,712,715	1,817,095
In-Tract	Filing MN Total IFDA MN	8,507,309	-	8,507,309	6,712,715	1,817,095	6,712,715	1,817,095
In-Tract	Filing MO Total IFDA MO	4,981,832	(1,077,705)	3,855,630	3,835,629	20,001	3,835,629	20,001
In-Tract	Filing MP Total IFDA MP	4,981,832	(1,077,705)	3,855,630	3,835,629	20,001	3,835,629	20,001
In-Tract	Filing MQ Total IFDA MQ	7,387,006	(1,073,859)	6,264,823	5,951,322	313,501	5,951,322	313,501
In-Tract	Filing MR Total IFDA MR	7,387,006	(1,073,859)	6,264,823	5,951,322	313,501	5,951,322	313,501
In-Tract	Filing RS Total IFDA RS	14,787,951	(3,521,300)	11,108,192	10,611,158	497,034	10,262,097	846,095
In-Tract	Filing RT Total IFDA RT	14,787,951	(3,521,300)	11,108,192	10,611,158	497,034	10,262,097	846,095
In-Tract	Filing RU Total IFDA RU	3,013,788	356,938	3,366,799	3,251,444	135,344	2,972,439	414,350
In-Tract	Filing RV Total IFDA RV	3,013,788	356,938	3,366,799	3,251,444	135,344	2,972,439	414,350
In-Tract	Filing PW Total IFDA PW	253,954	-	253,954	246,884	7,070	246,884	7,070
In-Tract	Filing PX Total IFDA PX	253,954	-	253,954	246,884	7,070	246,884	7,070
	Total Job costs	495,009,633	(16,353,877)	478,416,740	436,545,904	41,899,507	426,418,176	52,027,400

WESTERLY CREEK METROPOLITAN DISTRICT
Monthly Financial Report
Period Ended July 31, 2021

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 7 Months Ended July 31, 2021

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<u>Revenue:</u>						
925,791	342,838	(582,953)	Property Tax - Debt	40,712,704	40,562,438	(150,266)
28,640	10,603	(18,037)	Property Tax - O&M	1,259,452	1,254,508	(4,944)
296,066	210,665	(85,401)	Specific Ownership tax	1,656,708	1,323,099	(333,609)
-	109	109	Interest Income	-	10,789	10,789
-	3	3	Interest income	-	334	334
<u>1,250,497</u>	<u>564,219</u>	<u>(686,278)</u>	Total: Revenue	<u>43,628,864</u>	<u>43,151,168</u>	<u>(477,696)</u>
<u>Expenditures</u>						
<u>General and Administrative Expenditures</u>						
-	-	-	Staff Services	186,500	-	186,500
-	-	-	WCMD Expenses	-	168,224	(168,224)
9,321	3,396	5,925	Treasury Commission - DS	409,922	407,574	2,348
288	105	183	Treasury Commission - OM	12,682	12,605	77
<u>9,609</u>	<u>3,501</u>	<u>6,108</u>	Subtotal: G&A	<u>609,104</u>	<u>588,403</u>	<u>20,701</u>
<u>9,609</u>	<u>3,501</u>	<u>6,108</u>	Total: Expenditures	<u>609,104</u>	<u>588,403</u>	<u>20,701</u>
<u>1,240,888</u>	<u>560,718</u>	<u>(680,170)</u>	Revenue Over/(Under) Expenditures	<u>43,019,760</u>	<u>42,562,765</u>	<u>(456,996)</u>
9,609	3,501	(6,108)	Transfers From Park Creek	609,104	588,403	(20,701)
<u>(1,250,497)</u>	<u>(564,219)</u>	<u>686,278</u>	Transfers(To) Park Creek	<u>(43,628,864)</u>	<u>(43,151,168)</u>	<u>477,696</u>
<u>(1,240,888)</u>	<u>(560,718)</u>	<u>680,170</u>	Total: Other Financing Sources/(Uses)	<u>(43,019,760)</u>	<u>(42,562,765)</u>	<u>456,996</u>
<u>-</u>	<u>-</u>	<u>-</u>	Increase/(Decrease) in Net Assets	<u>-</u>	<u>-</u>	<u>-</u>

August 26, 2021

Park Creek District Board Meeting

Development Manager Agenda

Project Update-

MLK waiting on the city to draft and send the acceptance letter

Moline Park art project has been installed. Final landscape adjustments in process.

Filing 57- Infrastructure is complete. Parks are installing

40th ave extension and 45th place will bid later this summer.

Award Recommendation –

Filing 3PC Ph 3 – Landscaping Brightview

\$3,686,948

Grading, plantings, storm sewer, concrete, irrigation and site amenities.

SBE/DBE 18%

Work Order Approval

#186 Filing PC- Ph 3 TOS Park CM Services

\$625,050

Mortenson construction management services

DBE this WO is 2.4% of the GC fees

#187 Filing 54- Alley and snow plow damage

CM Services

\$197,786

Mortenson construction management services

DBE this WO is 100% of Direct Work (JMG Construction)

Change Order Approval

Filing 57- Three Sons Cont. (Dry Utilities) CO #6

\$34,358

Lot fine grading

DBE this Change 100%, Project total 100%

Filing 57- Mortenson (Construction Mgmt) CO #4

\$168,766

Water meter fees and Cm fee (3%)

DBE this Change 0%, Project total 10%



August 18, 2021

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

**RE: Filing PC Phase 3
Award Recommendation – Landscaping
Mortenson Project No. TBD**

Dear Forest:

Mortenson/Civil Technologies has reviewed the proposals for the construction scopes of work for Filing PC Phase 3 – Landscape Package. It is our recommendation that Park Creek Metropolitan District award the contract to Brightview Landscape Development. The scope of work for this contract includes: gradings, plantings, storm sewer, concrete, irrigation, and site amenities.

Proposed Contract Amount: \$3,686,948 IFDA Budget: \$3,555,484

The pricing results were as follows:

Proposer	Proposal Amount	Score	Remarks
Brightview	\$3,686,948	10	18% DBE
AOC	\$3,791,064	8	4.8% DBE

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,

Concurrence:

Michael Firm
Sr. Project Manager II

Forrest Hancock
Development Manager/ Forest City Stapleton Inc.

Attachments: Stapleton Scoresheet, Leveling Sheet

STAPLETON REDEVELOPMENT
 FILING PC TOS PHASE 3

PROPOSAL ANALYSIS
 PROJECT: FILING PC TOS PHASE 3
 SCOPE: LANDSCAPE
 RECOMMENDED PROPOSER: Brightview

PROPOSAL REQUIREMENT	ACC	BRIGHTVIEW	MORTENSON - IFDA BUDGET	OVER / (UNDER) MAM ESTIMATE (ACC)	OVER / (UNDER) MAM ESTIMATE (Brightview)
A. STATEMENT OF QUALIFICATIONS	3	3			
B. REPRESENTATIVE PAST PROJECTS	3	3			
C. LIST OF PROPOSED CONTRACTORS	1	2			
D. PRICE RESPONSE	1	2			
			\$3,791,064	\$3,686,948	\$3,555,484
					\$235,580
					\$131,484
PROPOSER:	EMR (2020):	CREWS:	AVAIL:	MHS:	TOTAL SCORE
ACC	0.58	2	2	308,194	8
BRIGHTVIEW	0.69	15	3	5,202,991	10

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 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 will be 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.

ITEM	Description	PLUMBING FOR PHASE 3 ITEM ESTIMATE		ESTIMATE		ACC		BIDDING	
		QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT
42	CONNECT ELEC. STAINL. 6" PVC TO 4MM BRASS	1	EA	2,300		2,300		176	
43	FLUOR. BRD REGION - 6" PIPE DUCTAL - 8FT. 1. RE. CIVIL	2	EA	210		420		1,800	
44	PIPE - 60 PVC - 6" @ 10'	2,121	LF	16,545		2177	LF	97,868	
45	PLUMB. FITTING - 1/2" - 4.000	111	LF	100		111	LF	1,645	
46	60 W/BRASS INCL. AND VALVES	1	EA	2,350		2,350		15,000	
47	MANHOLE - TYPE C - 4' DIA. - BRASS - SHEET 5001 CONNECT TO EXISTING 12" PIPE STUB	8	EA	18,000		18,000		21,000	
48	JOINT INLET - 2" X 24" RECT STRUCTURE W/1/2" GRATE - 1/2" - 1/2" 2. RE. CIVIL	11	EA	2,700		2,700		14,100	
49	60 W/BRASS AND VALVES	65,212	SF	10,500		90,712	SF	483,800	
50	CONCRETE PAVING W/OUTLET, BRUSH FINISH - 6" THICK (TABLE AND BENCH PADS) (INC. PREP)	995	SF	12,000		11,940	SF	8,455	
51	CONCRETE PAVING W/OUTLET, BRUSH FINISH - 6" THICK (TABLE AND BENCH PADS) (INC. PREP)	22,742	SF	2,800		27,542	SF	45,861	
52	GRASS PAVING FINISH - 6" INCL. PREP	2	EA	3,000.00		6,000	EA	5,100	
53	TRAIL TRANSITION - CONCRETE TO GRASS PAVING - 6" DIA. (INC. GRASS PAV. & FINE GRADE)	382	LF	373.00		12,866	LF	8,212	
54	60 W/BRASS AND VALVES	109	LF	30.00		3,729	LF	34.00	
55	EXPOSED - CONCRETE - PLAYGROUND - TYPE A - 1/2" X 3' @ 10'	127	LF	80.00		10,160	LF	9,100	
56	EXPOSED - CONCRETE - PLAYGROUND - TYPE B - 1/2" X 3' @ 10'	128	LF	55.00		7,480	LF	9,660	
57	LIGHT - PRESTRESS - 1/2" - 1/2" INCL. ALL TRENCHING CONDUIT WIRE CONNECTIONS ETC. FOR PLUMBING PLANTING SYSTEM	9	EA	9,500.00		9,500.00	EA	87,300	
58	42" IRRIGATION SYSTEM	631,873	SF	0.75		473,945	SF	631,873	
59	IRRIGATION SYSTEM NOT INCL. METAFAN - NATIVE SEED & SO	2,110	SF	2.00		4,220	SF	1,480	
60	IRRIGATION SYSTEM (METAFAN) - BRUSH ARCHA	104	EA	63.00		6,590	EA	1,104	
61	ADJUST VALVE 1/2" TO 1/2" INCH GRADE	1	EA	1,600.00		1,600	EA	5,000.00	
62	POINT OF CONNECTION 1/2" - 1/2" W/ INCL. WATER METER (EXISTING VAULT)	1	EA	25,000.00		25,000	EA	16,000.00	
63	CONTRACTOR LOCATION - E. INCL. ALL WORK TO PER PANEL - RUN TRIM CONDUIT TRENCHING CONNECTION RESTORATION ETC.	1	EA	35,000.00		35,000	EA	21,000.00	
64	BRUSH - METAL - AT 1/2" PAVING - INCL. FOUNDATION - 1/2" X 3' @ 10'	11	EA	2,500.00		27,500	EA	2,600.00	
65	BRUSH - METAL - BRUSHERS - AT CONC. PAVING - 1/2" X 3' @ 10'	4	EA	2,000.00		9,200	EA	2,300.00	
66	BRUSH - METAL - 2' DIA. 2' DIA. 2'	7	EA	750.00		5,250	EA	4,550	
67	BRUSHER STEERING STONES - TYPE A - 1/2" X 18' @ 10'	28	EA	450.00		13,950	EA	490.00	
68	BRUSHER STEERING STONES - TYPE B - 1/2" X 18' @ 10'	64	EA	200.00		16,800	EA	25,510	
69	BRUSHER - TYPE A - 1/2" X 18' @ 10'	2	EA	2,500.00		5,000	EA	2,000	
70	BRUSHER - TYPE B - 1/2" X 18' @ 10'	21	EA	18,500		19,500	EA	11,300	
71	BRUSHER - TYPE C - 1/2" X 18' @ 10'	4,897	SF	1.50		17,490	SF	8,400	
72	ENGINEER WOOD FIBER (1/2" RE. GRASS)	8	EA	490.00		3,460	EA	6,090	
73	NATURAL LOG GROUSE - 1/2" X 1/2" (1/2" X 1/2" SUPERGRADE BRG & ROAD BRG)	7	EA	3,160		3,160	EA	4,000	
74	1/2" VALVE STAINL. W/OUTLET - 1/2" X 3' @ 10'	6	EA	3,200.00		24,600	EA	24,600	
75	PROCK TABLE - METAL - AT EXISTING PAVES - W/FOUNDATION - 1/2" X 3' @ 10'	5	EA	3,000.00		17,000	EA	15,000	
76	PROCK TABLE - METAL - 1/2" RE. SPACES	428	SF	1.00		1,756	SF	2,624	
77	PLAYGROUND SAND - 1/2" RE. SPACES	1	LS	5,000.00		5,000	LS	13,000	
78	PLAY EQUIPMENT - GAZE - 6' DIA. 6' DIA.	1	LS	6,253.00		6,253	LS	32,000	
79	PLAY STRUCTURES W/FOUNDATIONS - FRAMER PARK W - 10 SCULPTURE EA WEST TROUSERS & SHYLAND BOULDER - 14.00	1	LS	21,766		21,766	LS	16,000	
80	PLAY STRUCTURES W/FOUNDATIONS - FRAMER PARK W - 10 SCULPTURE EA WEST TROUSERS & SHYLAND BOULDER - 14.00	1	LS	1,317.00		1,317	LS	16,000	
81	PLAY STRUCTURES W/FOUNDATIONS - FRAMER PARK W - 10 SCULPTURE EA WEST TROUSERS & SHYLAND BOULDER - 14.00	1	LS	1,484.99		1,484.99	LS	100,000.00	
82	PLAY STRUCTURES W/FOUNDATIONS - FRAMER PARK W - 10 SCULPTURE EA WEST TROUSERS & SHYLAND BOULDER - 14.00	1	LS	145,977.00		145,977	LS	100,000.00	
83	PLAY ABA - NATURAL - DESIGN BUILD - FRAMER PARK W - 10 SCULPTURE EA WEST TROUSERS & SHYLAND BOULDER - 14.00	1	LS	273,640.00		273,640	LS	394,200	
84	PLAY TRAIL (DESIGN BUILD) - 1.88 SF	1	LS	480,000.00		480,000	LS	524,936	
85	SOIL W/FOUNDATION - PARK ID - LARGE - 1/2" X 3' @ 10'	2	EA	3,000.00		16,600	EA	22,000	
86	SOIL W/FOUNDATION - PARK ID - LARGE - 1/2" X 3' @ 10'	5	EA	5,000.00		25,000	EA	25,000	
87	SOIL W/FOUNDATION - PARK ID - LARGE - 1/2" X 3' @ 10'	2	EA	3,000.00		16,600	EA	22,000	
88	SOIL W/FOUNDATION - PARK ID - LARGE - 1/2" X 3' @ 10'	2	EA	3,000.00		16,600	EA	22,000	
89	SOIL W/FOUNDATION - PARK ID - LARGE - 1/2" X 3' @ 10'	2	EA	3,000.00		16,600	EA	22,000	
90	SOIL W/FOUNDATION - PARK ID - LARGE - 1/2" X 3' @ 10'	2	EA	3,000.00		16,600	EA	22,000	
91	WALL - BOULDER - 12" TO 24" HEIGHT - A - CONCRETE - 1/2" X 3' @ 10'	45	LF	30.00		15,750	LF	18,750	
92	WALL - BOULDER - 12" TO 24" HEIGHT - B - PLAY SURFACING - 1/2" X 3' @ 10'	145	LF	30.00		76,350	LF	87,000	
93	WALL - SEXY - CONCRETE - 1/2" X 3' @ 10'	74	LF	400.00		33,200	LF	38,400	
94	Chain Link fence	74	LF	400.00		33,200	LF	2,430	
GENERAL CONDITIONS - JC Paul, Bruce, J. Paula, Todd				2,600,114		2,600,114		2,600,114	
ASBURTS				13,000		13,000		52,000	
TRAFFIC CONTROL				11,000		11,000		24,300	
SIGNIFICATION				173,300		173,300		191,235	

NO	REV	Description	BID FOR PHASE 3 JOB ESTIMATE			BIDDING COST		
			QTY	UNIT	ESTIMATE	QTY	UNIT	ESTIMATE
SUBTOTAL - GENERAL CONDITIONS - PC Park Phase 3 (Pump Track)					3,555,484			
TOTAL: PC Park Phase 3 (Pump Track)					3,555,484			
BID TOTALS			3323201		\$3,555,484	3352017		\$3,907,561
NOTES			Subs Blum Enterprises Recreational Plus C.R. Eberhart American Land Company			Subs Aurum Contractors Vandal Electric C.R. Eberhart Mathison Landscapers American Land Company		
BID TOTALS			3323201		\$3,555,484	3352017		\$3,791,123

GENERAL EXCLUSIONS (OBJECTS)		SCORE CAP HILL EXCLUSIONS	
1	ASS SALES & USE TAX ASSOCIATED WITH STATE INTD AND CULTURAL FACILITIES DISTRICT		
2	DELETE PLAYGROUND		
3	USE EXISTING SOILS AT PUMP TRACK		
4	SUBWALK PANEL REPLACEMENT (105319)		
BID TOTALS		3323201	\$3,555,484
NOTES		Subs	
BID TOTALS		3323201	\$3,555,484

GENERAL EXCLUSIONS		SCORE CAP HILL EXCLUSIONS	
07	FA, STATE OF MONTANA SUBLEASE INCOMPLETE DRY MATERIAL	250	CY
08	FORGE ACCOUNT - PORTLAND (TRUCK MOUNTED VACUUM)	10	HR
09	FORGE ACCOUNT EXCAVATOR (TRUCK MOUNTED)	10	HR
10	FORGE ACCOUNT REPAIR CONTROL (LADDER)	20	HR
10	FORGE ACCOUNT SWEENING (EQUIPMENT REMOVAL)	10	HR
BID TOTALS		3323201	\$3,555,484
NOTES		Subs	
BID TOTALS		3323201	\$3,555,484

PRELIMINARY TOTALS		SCORE CAP HILL EXCLUSIONS (OBJECTS)	
BID TOTALS		3323201	\$3,555,484
ADD FOR SUBGROUND			3,555,484
POTENTIAL EXCLUSIONS			19,000
SCORE SHEET TOTALS		3323201	\$3,555,484
NOTE (POTENTIAL EXCLUSIONS)			225,530
NOTE (POTENTIAL EXCLUSIONS)			3,678,948

PROJECT ALTERNATIVES		SCORE SHEET TOTALS	
1	ADD SALES & USE TAX ASSOCIATED WITH STATE INTD AND CULTURAL FACILITIES DISTRICT	1 LS	0.00
2	BID ALTERNATE REMOVE AND REPLACE WITH IRRIGATED MAINE SEED MIX (PI QUANTITIES WILL BE ADJUSTED BASE ON ACTUAL)	1 LS	0.00
3	REMOVE 5 LARGE BOLLERS FROM MORTENSON YARD	5 EA	0.00
4	REMOVE 5 LARGE BOLLERS STORED ON SITE	5 EA	0.00
5			0.00
6			0.00
BID TOTALS		3323201	\$3,555,484
ALTERNATE SUBTOTALS			3,555,484
ESTIMATE TOTAL FROM ABOVE		3323201	\$3,555,484
TOTAL W/ ALTERNATIVES		3323201	\$3,555,484

WORK ORDER

Date: August 18, 2021

Work Order No: 186
Filing PC – Phase 3 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 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 of Filing PC – Phase 3.

Phase/Work Included in this Work Order:

Pre-Construction services for Filing PC Phase 3 from July 6th, 2021 to 100% plans set estimate.

Construction Services from September 1st, 2021 through June 22nd, 2022.

Construction Management Services for Filing PC Phase 3:

	Total WO Filing PC Phase 3	Park Trunk
Total	\$625,050	\$625,050
Fees & Inspections	\$3,045	\$3,045
Survey and Testing	\$78,306	\$78,306
General Conditions	\$414,373	\$414,373
Erosion Control	\$20,106	\$20,106
CM Fees	\$109,220	\$109,220

Civil Technologies Participation (2.4% of General Conditions): \$10,358

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

Estimated Substantial Completion Date: June 22, 2022

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

Attachments: Filing PC Phase 3 100% Estimate - General Conditions February 11th, 2021

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:  _____

Michael Finn
TITLE: Sr. Project Manager II

**DEVELOPMENT MANAGER
RECOMMENDATION FOR APPROVAL**

Forest City Stapleton Inc.

BY: _____

Forrest Hancock
TITLE: Development Manager

OWNER:

Park Creek Metropolitan District

BY: _____
Chairman of the Board



Filing PC Ph. 3 - Stapleton Section 10 TOS - IFC Cost Estimate IFDA
 GENERAL CONDITIONS
 February 11, 2021

Item Code	Description	QTY	Unit	Unit Cost			Total Cost			
				Labor	Material	Sub	Labor	Material	Sub	Equip
CONTRACTOR GENERAL CONDITIONS										
<u>01.00.00 - GENERAL REQUIREMENTS</u>										
1000.100	PROJECT DURATION	6.00	MO							
1000.110	PROJECT GROSS SQUARE FOOTAGE	17.00	AC							
1000.110	PROJECT SITES CONTRIBUTING TO GROSS SQUARE FOOTAGE	1.00	EA							
1000.120	NUMBER OF FULL TIME ONSITE PEOPLE	2.00	EA							
1001.001	****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	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										
										\$0
<u>01.10.01 - PAY ITEM 001 - FINANCING, BONDS, INSURANCE</u>										
1060.120	GENERAL LIABILITY INSURANCE (BASED ON CM'S GC BUDGET)	467,800	LS			\$ 0.01			\$6,081	\$6,081
TOTAL 01 10 01 - PAY ITEM 001 - FINANCING, BONDS, INSURANCE										
										\$6,081
<u>01.10.03 - PAY ITEM 003 - PROFESSIONAL SERVICES</u>										
1080.400	M&M LEGAL		LS						\$0	\$0
1080.800	INTERNAL AUDIT		LS						\$0	\$0
1090.600	COMMUNITY LIASON (ALE SPREY - 8 HR/MO)		HR			\$ 100.00			\$0	\$0
1090.600	COMMUNITY RELATIONS		MO			\$ 100.00			\$0	\$0
1098.200	ADVERTISING (BID PACKAGES & CLOSEOUT)	2.00	EA			\$ 2,000.00			\$4,000	\$4,000
1100.350	PARTNERING EXPENSES		LS			\$ 5,500.00			\$0	\$0
TOTAL 01 10 03 - PAY ITEM 003 - PROFESSIONAL SERVICES										
										\$4,000
<u>01.10.06 - PAY ITEM 006 - ON-SITE PERSONNEL</u>										
1190.600	SENIOR PROJECT MANAGER (1/2 time)		HR			\$ 120.00			\$0	\$0
1200.100	PROJECT MANAGER II (1/2 time)		HR			\$ 105.00			\$0	\$0
1200.100	PROJECT MANAGER I (1/2 time)	520.00	HR			\$ 94.50			\$49,140	\$49,140
1200.100	ASSISTANT PROJECT MANAGER I (1/2 time)		HR			\$ 87.00			\$0	\$0
1200.800	SENIOR SUPERINTENDENT I (3/4 Time)		HR			\$ 119.50			\$0	\$0



Filing PC Ph. 3 - Stapleton Section 10 TOS - IFC Cost Estimate IFDA
 GENERAL CONDITIONS
 February 11, 2021

Item Code	Description	QTY	Unit	Unit Cost			Total Cost						
				Labor	Material	Sub	Labor	Material	Sub	Equip	Total Cost		
1200.800	SUPERINTENDENT II (full Time)		HR			105.00						\$0	
1200.800	SUPERINTENDENT I (1/4 Time)		HR			96.30						\$0	
1200.800	ASSISTANT SUPERINTENDENT(full Time)		HR			85.90						\$0	
1210.300	PROJECT ENGINEER II (full time)	1,040.00	HR			69.20				\$71,968		\$71,968	
1210.300	PROJECT ENGINEER I (1 full time)		HR			62.80				\$0		\$0	
1210.300	FIELD ENGINEER I (full time)		HR			56.00				\$0		\$0	
1290.200	SENIOR SAFETY ENGINEER (1/4 time)	260.00	HR			89.91				\$23,377		\$23,377	
1290.200	ENVIRONMENTAL SPECIALIST (1/10 time)	104.00	HR			68.80				\$7,155		\$7,155	
1300.800	PROJECT ACCOUNTANT (1/4 TIME)	260.00	HR			48.40				\$12,584		\$12,584	
1800.200	CONSTRUCTION EXECUTIVE (1/10 time)	104.00	HR			175.00				\$18,200		\$18,200	
TOTAL 01 10 06 - PAY ITEM 006 - ON-SITE PERSONNEL													\$182,424
01.10.07 - PAY ITEM 007 - OFF-SITE PERSONNEL													
1300.100	ACCOUNTANT		HR										\$0
1320.100	PRINCIPAL IN CHARGE		HR										\$0
1320.200	CONSTRUCTION EXECUTIVE		HR										\$0
1320.300	SAFETY DIRECTOR		HR										\$0
1320.400	DIRECTOR OF OPERATIONS (BILL GREGOR 4hrs/mo)	24.00	HR			275.00				\$6,600		\$6,600	
1320.500	QUALITY PROGRAM MANAGER		HR										\$0
1320.600	DIRECTOR OF FIELD OPS		HR										\$0
1320.900	PRECONSTRUCTION SERVICES MANAGER		HR										\$0
1320.910	DESIGN PHASE MANAGER		HR										\$0
1320.920	MEP MANAGER		HR										\$0
1800.700	ASSISTANT YARD MANAGER		HR			99.60				\$0		\$0	
1800.910	ESTIMATING (1/2 time)	104.00	HR			87.00				\$10,358		\$10,358	
1800.920	ESTIMATING (CIVIL TECH) (1/4 time)		HR							\$0		\$0	
TOTAL 01 10 07 - PAY ITEM 007 - OFF-SITE PERSONNEL													\$16,958
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 TRAVEL - LOCAL		MILE										\$0
1390.200	TEAM MEMBER RELOCATIONS		LS			2,250.00				\$0		\$0	
TOTAL 01 10 09 - PAY ITEM 009 - RELOCATION, TRAVEL													\$0
01.10.10 - PAY ITEM 010 - FIELD OFFICE EXPENSES													
1410.600	MORTENSON DUPLICATING SUPPLIES	6.00	MO			860.00				\$5,160		\$5,160	
1430.200	MORTENSON OFFICE SUPPLIES	6.00	MO			600.00				\$3,600		\$3,600	
1430.600	PRINTING - SHOP DRAWINGS	40.00	EA			50.00				\$2,000		\$2,000	
1430.601	PURCHASE DRAWINGS & SPECS	40.00	EA			75.00				\$3,000		\$3,000	
1430.702	ISOFT USAGE CHARGE, \$10 TO 25 mil. Project	1.00	LS			2,000.00				\$2,000		\$2,000	
1440.000	POSTAGE / UPS	6.00	MO			200.00				\$1,200		\$1,200	

Filing PC Ph. 3 - Stapleton Section 10 TOS - IFC Cost Estimate IFDA
 GENERAL CONDITIONS
 February 11, 2021

Item Code	Description	QTY	Unit	Unit Cost			Total Cost			
				Labor	Material	Sub	Labor	Material	Sub	Equip
1440.200	OVERNIGHT MAIL	6.00	MO			\$ 200.00			\$1,200	\$1,200
TOTAL 01 10 10 - PAY ITEM 010 - FIELD OFFICE EXPENSES										
01 10 11 - PAY ITEM 011 - TEMPORARY FACILITIES										
1450.200	PROJECT OFFICE - (NORTHFIELD MALL)	3.00	MO			\$ 3,000.00			\$0	\$0
1450.200	PROJECT OFFICE - (47TH AND WILLOW - FIELD TRAILERS)		MO			\$ 3,500.00			\$10,500	\$10,500
1450.210	LAND RENT TO		MO			\$ 900.00			\$0	\$0
1450.220	JANITORIAL SERVICES - SITE OFFICES	6.00	MO			\$ 1,500.00			\$9,000	\$9,000
1470.600	TEMPORARY FENCING	6.00	MO			\$ 1,500.00			\$9,000	\$9,000
1470.602	MAINTAIN TEMPORARY FENCING (20 hrs/mo)	120	HR			\$ 45.00			\$5,400	\$5,400
1540.400	PROJECT SIGN		EA						\$0	\$0
1550.200	DUST CONTROL		COW						\$0	\$0
1550.600	DEWATERING		COW						\$0	\$0
TOTAL 01 10 11 - PAY ITEM 011 - TEMPORARY FACILITIES										
01 10 12 - PAY ITEM 012 - MOVING & TRANSPORTATION										
1560.800	MOVE TRAILERS - OFFICE (in and out)	36	HR			\$ 105.96			\$0	\$0
1580.100	TRUCKING - YARD (6 hrs/mo)		EA						\$3,815	\$3,815
TOTAL 01 10 12 - PAY ITEM 012 - MOVING & TRANSPORTATION										
01 10 13 - PAY ITEM 013 - CONSTRUCTION UTILITIES										
1600.100	POWER COMPANY CHARGES - TEMP POWER SETUP		LS						\$0	\$0
1600.600	CELL PHONES	6.00	MO			\$ 275.00			\$1,650	\$1,650
1600.800	PROJECT PHONE BILL (VOIP)	6.00	MO			\$ 500.00			\$3,000	\$3,000
1600.900	eSYSTEM ACCESS	6.00	MO			\$ 4,820.00			\$28,920	\$28,920
1620.400	DRINKING WATER		MO			\$ 110.00			\$0	\$0
1630.210	SANITATION UNITS - FIELD STAFF	6.00	MO			\$ 110.00			\$660	\$660
1630.600	FIELD OFFICE ELECTRIC CHARGES	6.00	MO			\$ 450.00			\$2,700	\$2,700
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	\$0
1780.400	PICKUPS (1 EA) (ENGINEERS)	6	MO			\$ 990.00			\$5,940	\$5,940
1780.401	PROGRAM VEHICLE (SR, PM, PM)	3	MO			\$ 665.00			\$1,995	\$1,995
1780.805	AUTO / PICKUP E.O.E. (PICKUPS + PROGRAM VEHICLES)	9	MO			\$ 650.00			\$5,850	\$5,850
TOTAL 01 10 15 - PAY ITEM 015 - CONSTRUCTION EQUIPMENT										
01 10 17 - PAY ITEM 017 - SAFETY										
1780.600	SAFETY EQUIPMENT / FIRST AID	6.00	MO			\$ 100.00			\$600	\$600
1870.625	SAFETY RECOGNITION / LUNCHES	6.00	MO			\$ 300.00			\$1,800	\$1,800
1880.800	TEMPORARY SIGNAGE	6.00	MO			\$ 50.00			\$300	\$300

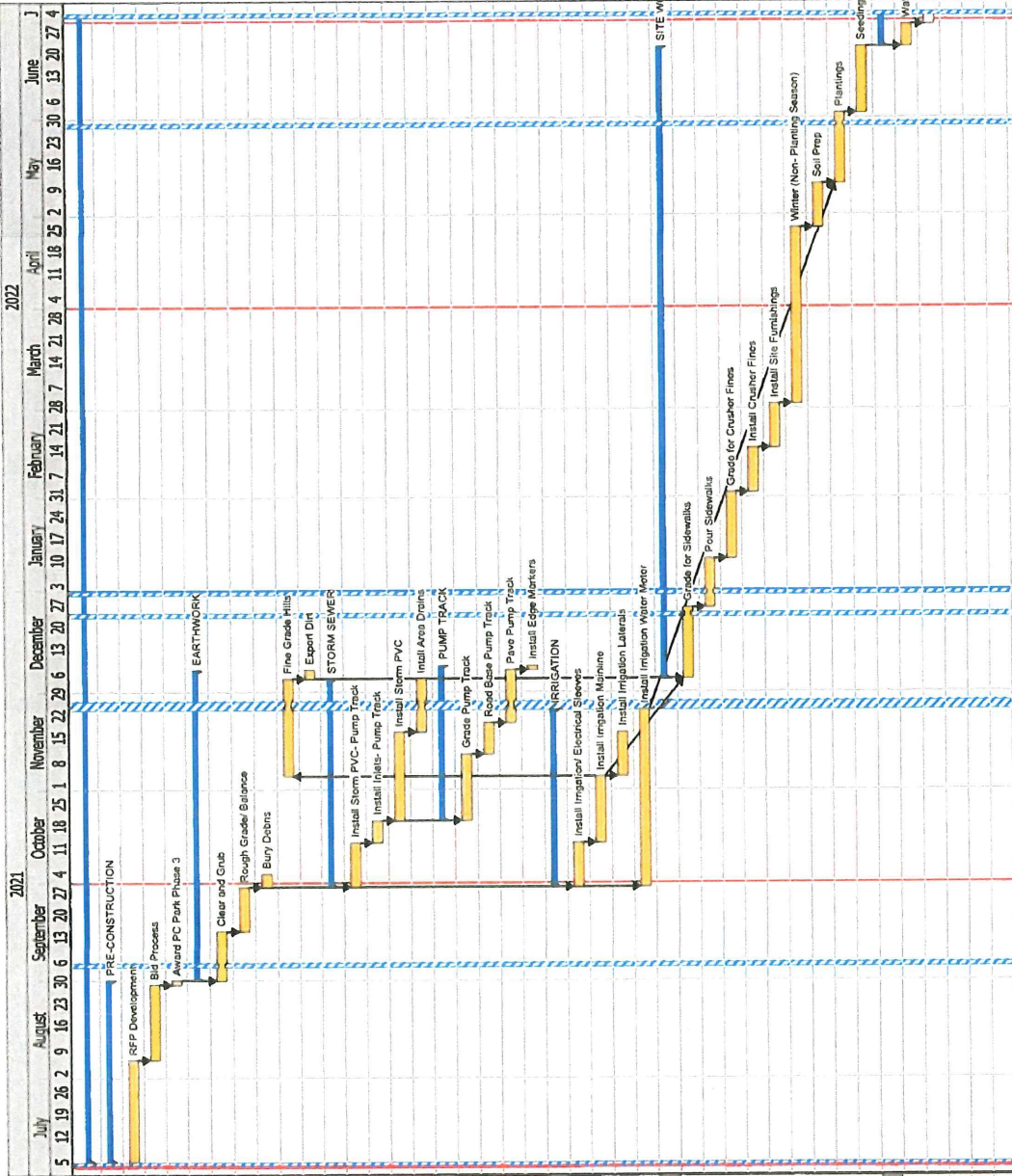
MORTENSON CONSTRUCTION
 8560 NORTHFIELD BLVD., #1920
 DENVER, CO 80238
 PHONE: 720.920.4300



Filing PC Ph. 3 - Stapleton Section 10 TOS - IFC Cost Estimate IFDA
 GENERAL CONDITIONS
 February 11, 2021

Item Code	Description	QTY	Unit	Unit Cost			Total Cost			
				Labor	Material	Sub	Labor	Material	Sub	Equip
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				
1900 450	DUMPSTER - 30 CY OPEN, GENERAL REFUSE (BI-MONTHLY)	3.00	MO			500.00				
1910 200	SNOW REMOVAL (2 STMS/MO FOR 4 MONTHS OF WINTER)	4.00	STRM			50.00				
1910 600	STREET CLEANING	6.00	MO			2,500.00				
TOTAL 01 10 18 - PAY ITEM 018 - CLEAN-UP										
01 10 19 - PAY ITEM 019 - PROJECT START-UP / CLOSE-OUT										
1930 500	DOCUMENT STORAGE (\$0.23/\$1000 Project Value)	1.00	LS			849.56				
1930 600	AS-BUILT/RECORD DRAWINGS	2.00	EA			12.00				
1940 000	O&M MANUALS	1.50	MO			200.00				
1940 900	PUNCH LIST (3 mo/year of project duration)	1.50	MO			4,900.00				
1950 200	ADMINISTER TWO YEAR GUARANTEE (4 hr/mo)	24.00	HR			80.00				
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)		MO			14,939.00				
1196 000	TRINITY (SAFETY ENGINEER & TRUCK) (1/10 TIME)		MO			18,676.00				
1196 000	TRINITY (PROJECT ENGINEER & TRUCK) (1/10 TIME)		MO			15,122.00				
1196 001	PRAIRE DOG REMEDIATION		AC			600.00				
TOTAL 01 10 501 - PAY ITEM 501 - GENERAL REQUIREMENTS										
TOTAL CONTRACTOR GENERAL CONDITIONS										
EROSION CONTROL										
01 10 501 - PAY ITEM 501 - EROSION CONTROL										
1196 001	EC SUPERVISOR (REX) (1/4 TIME)	52.00	HR			68.00				
1196 001	EC LABOR (4 EA) (1/4 TIME)	208.00	HR			35.00				
1196 001	EC EQUIPMENT (TRUCKS - 2 EA) (1/4 TIME)	0.50	MO			990.00				
1196 001	EC EQUIPMENT OPERATING EXPENSE (EOE) (TRUCKS - 2 EA) (1/4 TIME)	0.50	MO			250.00				
1196 001	EC EQUIPMENT (BOBCAT W/SWEEPER ATTACHMENT) (1/4 TIME)	52.00	HR			65.00				
1196 001	EC EQUIPMENT OPERATING EXPENSE (EOE) (TRUCKS - 2 EA) (1/4 TIME)	52.00	HR			20.00				
1196 001	MISC EC MATERIALS (SILT FENCE, WATTLE, BLANKET, ETC) (\$500/AC)	17.00	AC			250.00				
TOTAL 01 10 501 - PAY ITEM 501 - EROSION CONTROL										
TOTAL EROSION CONTROL										
FEES AND INSPECTIONS										
01 10 04 - PAY ITEM 004 - PERMITS & FEES										
TOTAL 01 10 04 - PAY ITEM 004 - PERMITS & FEES										

Exhibit "O"



Line	Name	Duration	Start	Finish
PC PARK PHASE 3				
PRE-CONSTRUCTION				
3	RFP Development	99 d	7/6/2021	5/30/2025
4	Blg Procces	41 d	7/16/2021	8/31/2021
5	Award PC Park Phase 3	1d	8/31/2021	8/31/2021
EARTHWORK				
7	Clear and Grub	67 d	9/11/2021	12/17/2021
8	Rough Gravel Balance	10d	9/16/2021	9/29/2021
9	Bury Debris	3d	9/30/2021	10/4/2021
10	Fine Grade Hills	20d	11/4/2021	12/3/2021
11	Export Dirt	2d	12/5/2021	12/7/2021
STORM SEWER				
13	Install Storm PVC Pump Track	45d	9/30/2021	12/15/2021
14	Install Inlets- Pump Track	5d	10/14/2021	10/20/2021
15	Install Storm PVC	20d	10/21/2021	11/17/2021
16	Install Area Drains	10d	11/18/2021	12/3/2021
PUMP TRACK				
18	Grade Pump Track	15d	10/21/2021	12/18/2021
19	Road Base Pump Track	7d	11/11/2021	11/19/2021
20	Pave Pump Track	10d	11/22/2021	12/7/2021
21	Install Edge Markers	1d	12/8/2021	12/8/2021
IRRIGATION				
23	Install Irrigation Electrical Sleeves	10d	9/30/2021	10/13/2021
24	Install Irrigation Mainline	15d	10/14/2021	11/3/2021
25	Install Irrigation Laterals	10d	11/4/2021	11/17/2021
26	Install Irrigation Water Meter	40d	9/30/2021	11/24/2021
SITE WORK				
28	Grade for Sidewalks	140d	12/6/2021	6/22/2022
29	Pour Sidewalks	15d	12/9/2021	12/27/2021
30	Grade for Crusher Fines	15d	11/23/2021	11/11/2021
31	Install Crusher Fines	10d	11/23/2021	2/15/2022
32	Install Site Furnishings	10d	2/16/2022	3/1/2022
33	Winter (Non-Planting Season)	40d	3/2/2022	4/28/2022
34	Soil Prep	10d	4/27/2022	5/10/2022
35	Plantings	15d	5/11/2022	6/1/2022
36	Seeding/ Sod	15d	6/2/2022	6/22/2022
COMPLETE PC PHASE 3				
38	Walk with Denver Parks	5d	6/23/2022	6/28/2022
39	Complete Punchlist	10d	6/30/2022	7/14/2022
40	Substantial Completion PC Phase 3	0d	7/15/2022	7/15/2022
41	2 Year Maintenance Period	730d	7/15/2022	5/29/2025
42	Turnover PC Phase 3	0d	5/30/2025	5/30/2025

SELF PERFORM WORK ORDER

Date: April 18, 2021
Work Order No: 187 Filing 54 Alleys & Snowplow Damage
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:

Filing 54 alley repairs, Snowplow Damage repairs, & Ground Engineering Testing

Phase/Work Included in this Work Order:

Filing 54 alleys phase 2-4 & Snowplow damage in Filing 49, 52, 54.

Construction Management Services for Filing 54 Alleys and Snowplow Damage:

	Total WO 187	In-Tract
TOTAL Work Order	\$197,786	\$197,786
Direct Work (Final Acceptance)	\$164,122	\$164,122
Survey and Testing (Final Acceptance)	\$8,206	\$8,206
General Conditions (Final Acceptance)	\$19,697	\$19,697
CM Fees (Final Acceptance)	\$5,761	\$5,761

This Work Order of **One Hundred Ninety Seven Thousand Seven Hundred Eighty Six Dollars and Zero Cents** Consists of this document and all attachments hereto which reference this Work Order number and date.

Attachments: Filing 54 Alley Repairs and Snowplow Damage
– Construction Costs

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:  _____

Michael Finn
TITLE: Sr. Project Manager II

**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



STAPLETON Filing 54 Alleys/ Snowplow Damage
8/18/2021

Item Code	Description	Total Cost
Filing 54		
Phase 2 Alleys	34 Items	\$ 19,886
Phase 3 Alleys	22 items	\$ 15,320
Phase 4 Alleys	207 Items	\$ 82,522
Miscellaneous		
Snowplow Damage	23 Items	\$ 13,570
Force Account		
Export and Import Suitable Material		\$ 26,260
Concrete High Early		\$ 6,565
Total Subcontracted		\$ 164,122
<u>Construction Mangement</u>		
Ground Engineering Cost (GC)		\$ 8,206
General Conditions (10%)		\$ 17,233
Liability Insurance (1.3%)		\$ 2,464
CM Fee (3% Subcontracted)		\$ 5,761
TOTAL Construction Mangement		\$ 33,664
Total Filing 54 Alleys & Snowplow Damage		
Totals		\$ 197,786

Filing 54 Phase 2 Alleys

#	Title	Description	Location	Units	Type of Units	JMG	
						Cost Per Unit	Total Cost
432	Concrete - Panel R&R	Remove and replace concrete panel. 36 SF	Phase 2 - Alleys	36	SF	\$ 15.50	\$ 558.00
433	Concrete - PDR	PDR. 1 ea	Phase 2 - Alleys	1	EA	\$ 250.00	\$ 250.00
434	Concrete - PDR	1 ea	Phase 2 - Alleys	1	EA	\$ 250.00	\$ 250.00
435	Concrete - PDR	1 ea	Phase 2 - Alleys	1	EA	\$ 250.00	\$ 250.00
436	Concrete - RS	Concrete Rout and Seal. 3'4"	Phase 2 - Alleys	3.33	LF	\$ 5.00	\$ 16.65
437	Concrete - Panel R&R	154 sf	Phase 2 - Alleys	154	SF	\$ 15.50	\$ 2,387.00
438	Concrete - RS	8'5"	Phase 2 - Alleys	8.41	LF	\$ 5.00	\$ 42.05
439	Concrete - Panel R&R	Panel remove and replace. 76 sf	Phase 2 - Alleys	76	SF	\$ 15.50	\$ 1,178.00
471	Concrete - R&R	37 sf	Phase 2 - Alleys	37	SF	\$ 15.50	\$ 573.50
474	Concrete - R&R	35 sf	Phase 2 - Alleys	35	SF	\$ 15.50	\$ 542.50
475	Concrete - R&R	6 sf	Phase 2 - Alleys	6	SF	\$ 15.50	\$ 93.00
476	Concrete - R&R	15 sf	Phase 2 - Alleys	15	SF	\$ 15.50	\$ 232.50
482	Concrete - PDR	1 ea. #483 on the alley	Phase 2 - Alleys	1	EA	\$ 250.00	\$ 250.00
507	Concrete - R&R	100 sf	Phase 2 - Alleys	100	SF	\$ 15.50	\$ 1,550.00
508	Concrete - PDR	1 ea	Phase 2 - Alleys	1	EA	\$ 250.00	\$ 250.00
509	Concrete - PDR	2 ea	Phase 2 - Alleys	2	EA	\$ 250.00	\$ 500.00
510	Concrete - RS	9'	Phase 2 - Alleys	9	LF	\$ 5.00	\$ 45.00
511	Concrete - RS	10'	Phase 2 - Alleys	10	LF	\$ 5.00	\$ 50.00
512	Concrete - PDR	1 ea	Phase 2 - Alleys	1	EA	\$ 250.00	\$ 250.00
513	Concrete - RS	4'	Phase 2 - Alleys	4	LF	\$ 5.00	\$ 20.00
514	Concrete - RS	3'	Phase 2 - Alleys	3	LF	\$ 5.00	\$ 15.00
515	Concrete - RS	3'	Phase 2 - Alleys	3	LF	\$ 5.00	\$ 15.00
516	Concrete - PDR	1 ea	Phase 2 - Alleys	1	EA	\$ 250.00	\$ 250.00

542	Concrete - R&R	60 sf	Phase 2 - Alleys	60	SF	\$ 15.50	\$ 930.00
543	Concrete - R&R	66 sf	Phase 2 - Alleys	60	SF	\$ 15.50	\$ 930.00
546	Concrete - R&R	40 sf	Phase 2 - Alleys	40	SF	\$ 15.50	\$ 620.00
548	Concrete - R&R	20 sf	Phase 2 - Alleys	20	SF	\$ 15.50	\$ 310.00
556	Concrete - R&R	105 sf	Phase 2 - Alleys	105	SF	\$ 15.50	\$ 1,627.50
560	Concrete - R&R	80 sf	Phase 2 - Alleys	80	SF	\$ 15.50	\$ 1,240.00
570	Concrete - RS	12 lf	Phase 2 - Alleys	12	LF	\$ 5.00	\$ 60.00
571	Concrete - PDR	3 ea	Phase 2 - Alleys	3	EA	\$ 250.00	\$ 750.00
572	Concrete - PDR	1 ea	Phase 2 - Alleys	1	EA	\$ 250.00	\$ 250.00
573	Concrete - RS	6 lf	Phase 2 - Alleys	6	LF	\$ 5.00	\$ 30.00
574	Concrete - RS	4 lf	Phase 2 - Alleys	4	LF	\$ 5.00	\$ 20.00
	Mobilization			1	LS	\$ 1,600.00	\$ 1,600.00
	Concrete Wash Out			1	LS	\$ 750.00	\$ 750.00
	Sawcutting			1	LS	\$ 1,200.00	\$ 1,200.00
Total Cost							\$ 19,885.70

Filing 54 Phase 3 Alleys

#	Title	Description	Location	Units	Type of Units	JMG	
						Cost Per Unit	Total Cost
590	Concrete - PDR	This work has been complete but there is a chip in the corner of the PDR as seen in the attached photos. 1ea	Phase 3 - Alleys	1	EA	\$ 250.00	\$ 250.00
609	Concrete - PDR	2 ea	Phase 3 - Alleys	2	EA	\$ 250.00	\$ 500.00
613	Concrete - PDR	3 ea	Phase 3 - Alleys	3	EA	\$ 250.00	\$ 750.00
628	Concrete - PDR	1 ea	Phase 3 - Alleys	1	EA	\$ 250.00	\$ 250.00
639	Concrete - PDR	1 1 ea	Phase 3 - Alleys	1	EA	\$ 250.00	\$ 250.00
641	Concrete - PDR	PDR is complete but is chipped per the attached photo. 2 ea	Phase 3 - Alleys	1	EA	\$ 250.00	\$ 250.00
642	Concrete - PDR	PDR is complete but is chipped per the attached photo.	Phase 3 - Alleys	2	EA	\$ 250.00	\$ 500.00
644	Concrete - PDR	2 ea	Phase 3 - Alleys	2	EA	\$ 250.00	\$ 500.00
645	Concrete - PDR	1 ea	Phase 3 - Alleys	1	EA	\$ 250.00	\$ 250.00
646	Concrete - PDR	3 ea	Phase 3 - Alleys	3	EA	\$ 250.00	\$ 750.00
647	Concrete - PDR	1 ea	Phase 3 - Alleys	1	EA	\$ 250.00	\$ 250.00
648	Concrete - PDR	3 ea	Phase 3 - Alleys	2	EA	\$ 250.00	\$ 500.00
649	Concrete - PDR	2 ea	Phase 3 - Alleys	2	EA	\$ 250.00	\$ 500.00
650	Concrete - PDR	2 ea	Phase 3 - Alleys	2	3	\$ 250.00	\$ 500.00
651	Concrete - PDR	4 ea	Phase 3 - Alleys	4	3	\$ 250.00	\$ 1,000.00
652	Concrete - PDR	1 ea	Phase 3 - Alleys	1	3	\$ 250.00	\$ 250.00
653	Concrete - R&R	9 SF	Phase 3 - Alleys	9	SF	\$ 250.00	\$ 2,250.00
654	Concrete - PDR	1 ea	Phase 3 - Alleys	1	EA	\$ 250.00	\$ 250.00
655	Concrete - PDR	6 ea	Phase 3 - Alleys	6	EA	\$ 250.00	\$ 1,500.00
656	Concrete - PDR	1 ea	Phase 3 - Alleys	1	EA	\$ 250.00	\$ 250.00
657	Concrete - RS	4 lf	Phase 3 - Alleys	4	LF	\$ 5.00	\$ 20.00

658	Concrete - PDR	1 ea	Phase 3 - Alleys	1	EA	\$ 250.00	\$ 250.00
			Mobilization	1	LS	\$ 1,600.00	\$ 1,600.00
			Concrete Wash Out	1	LS	\$ 750.00	\$ 750.00
			Sawcutting	1	LS	\$ 1,200.00	\$ 1,200.00
			Total Cost				\$ 15,320.00

Filing 54 Phase 4 Alleys

#	Title	Description	Location	Units	Type of Units	JMG	
						Cost Per Unit	Total Cost
685	PDR- Alley	PDR Alley corner	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
686	R&R- Alley	Remove and replace 3 concrete panels 120sqft	Phase 4- Alleys	120	SQFT	\$ 15.50	\$ 1,860.00
687	PDR- Alley	PDR alley corner	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
688	Rout and Seal- Alley	Rout and seal alley crack 4ft	Phase 4- Alleys	4	LF	\$ 5.00	\$ 20.00
689	Rout and Seal- Alley	Rout and seal alley crack 6lf	Phase 4- Alleys	6	LF	\$ 5.00	\$ 30.00
690	R&R Alley	Remove and replace 52sqft	Phase 4- Alleys	52	SQFT	\$ 15.50	\$ 806.00
691	PDR- Alley	PDR corners	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
692	R&R Alley	Remove and replace 60sqft	Phase 4- Alleys	60	SQFT	\$ 15.50	\$ 930.00
693	PDR- Alley	PDR corner	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
694	R&R Alley	Remove and replace 60 sqft	Phase 4- Alleys	60	SQFT	\$ 15.50	\$ 930.00
695	R&R Alley	Remove and replace 48 sqft	Phase 4- Alleys	48	SQFT	\$ 15.50	\$ 744.00
696	PDR- Alley	PDR corner	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
697	R&R Alley	Remove 2 panels 80sqft	Phase 4- Alleys	80	SQFT	\$ 15.50	\$ 1,240.00
698	R&R Alley	Remove and replace 6 ft concrete panels 24 sqft	Phase 4- Alleys	24	SQFT	\$ 15.50	\$ 372.00
699	R&R Alley	Remove and replace alley panels 12 ft 48sqft	Phase 4- Alleys	48	SQFT	\$ 15.50	\$ 744.00
700	PDR- Alley	PDR alley	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
701	R&R Alley	Remove and replace 15 ft panels 60sqft	Phase 4- Alleys	60	SQFT	\$ 15.50	\$ 930.00
702	PDR- Alley	PDR alley	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
703	PDR- Alley	PDR corner	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
704	PDR- Alley	PDR alley	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
705	PDR- Alley	PDR alley	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
706	PDR- Alley	PDR alley	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00

707	PDR- Alley	PDR alley	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
708	R&R Alley	Remove and replace 5 ft 20sqft	Phase 4- Alleys	20	SQFT	\$ 15.50	\$ 310.00
709	PDR- Alley	PDR alley corner	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
710	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
711	Rout and Seal- Alley	Rout and seal crack 4lf	Phase 4- Alleys	4	LF	\$ 5.00	\$ 20.00
712	R&R Alley	Remove and replace 5 ft 15sqft	Phase 4- Alleys	15	SQFT	\$ 15.50	\$ 232.50
713	Rout and Seal- Alley	Rout and seal crack 4ft	Phase 4- Alleys	4	LF	\$ 5.00	\$ 20.00
714	R&R Alley	Remove and replace 4ft 20 sqft	Phase 4- Alleys	20	SQFT	\$ 15.50	\$ 310.00
715	R&R Alley	Remove and replace 25 ft 100sqft	Phase 4- Alleys	100	SQFT	\$ 15.50	\$ 1,550.00
716	R&R Alley	Remove and replace panel 10 ft 50sqft	Phase 4- Alleys	50	SQFT	\$ 15.50	\$ 775.00
717	PDR- Alley	PDR alley	Phase 4- Alleys	1	EA	\$ 15.50	\$ 15.50
718	PDR- Alley	PDR alley	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
719	PDR- Alley	PDR alley	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
720	PDR- Alley	PDR x2	Phase 4- Alleys	2	EA	\$ 250.00	\$ 500.00
721	PDR- Alley	PDR x2	Phase 4- Alleys	2	EA	\$ 250.00	\$ 500.00
722	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
723	Grind- Alley	Grind lip 4lf	Phase 4- Alleys	4	LF	\$ 25.00	\$ 100.00
724	Rout and Seal- Alley	Rout and seal 10ft	Phase 4- Alleys	10	LF	\$ 5.00	\$ 50.00
726	PDR- Alley	PDR alley	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
727	PDR- Alley	PDR alley	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
728	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
729	PDR- Alley	PDR alley	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
730	R&R Alley	Remove and replace 4 ft Property pin 16 sqft	Phase 4- Alleys	16	SQFT	\$ 15.50	\$ 248.00
731	Rout and Seal- Alley	Rout and seal 1lf	Phase 4- Alleys	1	LF	\$ 5.00	\$ 5.00
732	Rout and Seal- Alley	Cut and seal 2lf	Phase 4- Alleys	2	LF	\$ 5.00	\$ 10.00
733	PDR- Alley	PDR alley	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00

734	R&R Alley	Remove and replace 2 ft 8sqft	Phase 4-Alleys	8	SQFT	\$ 15.50	\$ 124.00
735	PDR- Alley	PDR x 4	Phase 4-Alleys	4	EA	\$ 250.00	\$ 1,000.00
736	PDR- Alley	PDR	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00
737	PDR- Alley	PDR x 2	Phase 4-Alleys	2	EA	\$ 250.00	\$ 500.00
738	R&R Alley	Remove and replace 3ft 12sqft	Phase 4-Alleys	12	SQFT	\$ 15.50	\$ 186.00
739	PDR- Alley	PDR	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00
740	Rout and Seal-Alley	Rout and seal 8lf	Phase 4-Alleys	9	LF	\$ 5.00	\$ 45.00
741	PDR- Alley	PDR alley	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00
742	PDR- Alley	PDR x2	Phase 4-Alleys	2	EA	\$ 250.00	\$ 500.00
743	R&R Alley	Remove and replace 20ft 100sqft	Phase 4-Alleys	100	SQFT	\$ 15.50	\$ 1,550.00
744	R&R Alley	Remove and replace 10ft 50sqft	Phase 4-Alleys	50	SQFT	\$ 15.50	\$ 775.00
746	PDR- Alley	PDR x4	Phase 4-Alleys	4	EA	\$ 250.00	\$ 1,000.00
747	PDR- Alley	PDR ALLEY	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00
748	PDR- Alley	PDR ALLEY	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00
749	PDR- Alley	PDR x2	Phase 4-Alleys	2	EA	\$ 250.00	\$ 500.00
750	PDR- Alley	PDR x2	Phase 4-Alleys	2	EA	\$ 250.00	\$ 500.00
751	PDR- Alley	PDR corner	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00
753	R&R Alley	Remove and replace 3 ft 6SQFT	Phase 4-Alleys	6	SQFT	\$ 15.50	\$ 93.00
754	PDR- Alley	PDR	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00
756	PDR- Alley	PDR ALLEY	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00
757	PDR- Alley	PDR x2	Phase 4-Alleys	2	EA	\$ 250.00	\$ 500.00
758	R&R Alley	Remove and replace 4 ft 20 SQFT	Phase 4-Alleys	20	SQFT	\$ 15.50	\$ 310.00
759	R&R Alley	Remove and replace 4ft 20sqft	Phase 4-Alleys	20	SQFT	\$ 15.50	\$ 310.00
760	PDR- Alley	PDR ALLEY	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00
761	R&R Alley	Remove and replace 2ft 8 SFT	Phase 4-Alleys	8	SQFT	\$ 15.50	\$ 124.00
762	PDR- Alley	PDR ALLEY	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00

763	Rout and Seal-Alley	Rout and seal 120lf	Phase 4-Alleys	120	LF	\$ 5.00	\$ 600.00
764	Rout and Seal-Alley	Rout and seal 20lf	Phase 4-Alleys	20	LF	\$ 5.00	\$ 100.00
765	R&R Alley	Remove and replace 2 panels 80 sqft	Phase 4-Alleys	80	SQFT	\$ 15.50	\$ 1,240.00
766	PDR- Alley	PDR	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00
767	PDR- Alley	PDR alley	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00
768	PDR- Alley	PDR	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00
769	R&R Alley	Remove and replace 80 sqft	Phase 4-Alleys	80	SQFT	\$ 15.50	\$ 1,240.00
770	PDR- Alley	PDR x2	Phase 4-Alleys	2	EA	\$ 250.00	\$ 500.00
771	PDR- Alley	PDR	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00
772	PDR- Alley	PDR x2	Phase 4-Alleys	2	EA	\$ 250.00	\$ 500.00
773	Rout and Seal-Alley	Rout and seal 50lf	Phase 4-Alleys	50	LF	\$ 5.00	\$ 250.00
774	PDR- Alley	PDR alley	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00
775	PDR- Alley	PDR alley	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00
776	PDR- Alley	PDR x5	Phase 4-Alleys	5	EA	\$ 250.00	\$ 1,250.00
777	PDR- Alley	PDR alley	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00
778	R&R Alley	Remove and replace 3 ft 12sqft	Phase 4-Alleys	12	SQFT	\$ 15.50	\$ 186.00
779	PDR- Alley	PDR x2	Phase 4-Alleys	2	EA	\$ 250.00	\$ 500.00
780	PDR- Alley	PDR	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00
781	PDR- Alley	PDR x3	Phase 4-Alleys	3	EA	\$ 250.00	\$ 750.00
785	R&R Alley	Remove and replace 2 panels 90sqft	Phase 4-Alleys	90	SQFT	\$ 15.50	\$ 1,395.00
786	PDR- Alley	PDR alley	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00
787	PDR- Alley	PDR alley	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00
788	PDR- Alley	PDR alley	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00
789	PDR- Alley	PDR alley	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00
790	R&R Alley	Remove and replace 15 ft 60sqft	Phase 4-Alleys	60	SQFT	\$ 15.50	\$ 930.00
791	PDR- Alley	PDR alley	Phase 4-Alleys	1	EA	\$ 250.00	\$ 250.00

792	PDR- Alley	PDR x2	Phase 4- Alleys	2	EA	\$ 250.00	\$ 500.00
793	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
794	Rout and Seal- Alley	Rout and seal 4ft	Phase 4- Alleys	4	LF	\$ 5.00	\$ 20.00
795	R&R Alley	Remove and replace 4ft 16sqft	Phase 4- Alleys	16	SQFT	\$ 15.50	\$ 248.00
796	PDR- Alley	PDR x2	Phase 4- Alleys	2	EA	\$ 250.00	\$ 500.00
797	R&R Alley	Remove and replace 5ft 20sqft	Phase 4- Alleys	20	SQFT	\$ 15.50	\$ 310.00
798	PDR- Alley	PDR x2	Phase 4- Alleys	2	EA	\$ 250.00	\$ 500.00
799	PDR- Alley	PDR x5	Phase 4- Alleys	5	EA	\$ 250.00	\$ 1,250.00
800	R&R Alley	Remove and replace 5ft 20sqft	Phase 4- Alleys	20	SQFT	\$ 15.50	\$ 310.00
801	Rout and Seal- Alley	Grind lip and seal expansion 4lf	Phase 4- Alleys	4	LF	\$ 5.00	\$ 20.00
802	R&R Alley	Remove and replace 4 ft 20sqft	Phase 4- Alleys	20	SQFT	\$ 15.50	\$ 310.00
803	PDR- Alley	PDR alley	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
804	Rout and Seal- Alley	Rout and seal 2ft	Phase 4- Alleys	2	LF	\$ 5.00	\$ 10.00
805	Rout and Seal- Alley	Rout and seal 10ft	Phase 4- Alleys	10	LF	\$ 5.00	\$ 50.00
806	PDR- Alley	PDR x2	Phase 4- Alleys	2	EA	\$ 250.00	\$ 500.00
807	PDR- Alley	PDR x4	Phase 4- Alleys	4	EA	\$ 250.00	\$ 1,000.00
808	R&R Alley	Remove and replace 6lf 24sqft	Phase 4- Alleys	24	SQFT	\$ 15.50	\$ 372.00
809	Rout and Seal- Alley	Rout and seal 1lf	Phase 4- Alleys	1	LF	\$ 5.00	\$ 5.00
810	PDR- Alley	PDR alley	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
811	Rout and Seal- Alley	Rout and seal 5lf	Phase 4- Alleys	5	LF	\$ 5.00	\$ 25.00
812	Rout and Seal- Alley	Rout and seal 3lf	Phase 4- Alleys	3	LF	\$ 5.00	\$ 15.00
813	PDR- Alley	PDR x3	Phase 4- Alleys	3	EA	\$ 250.00	\$ 750.00
814	PDR- Alley	PDR alley	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
815	R&R Alley	Remove and replace 10lf 50 sqft	Phase 4- Alleys	50	SQFT	\$ 15.50	\$ 775.00
816	PDR- Alley	PDR alley	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
817	PDR- Alley	PDR x2	Phase 4- Alleys	2	EA	\$ 250.00	\$ 500.00

818	PDR- Alley	PDR alley	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
819	PDR- Alley	PDR x3	Phase 4- Alleys	3	EA	\$ 250.00	\$ 750.00
820	PDR- Alley	PDR x2	Phase 4- Alleys	2	EA	\$ 250.00	\$ 500.00
821	Rout and Seal- Alley	Rout and seal 4lf	Phase 4- Alleys	4	LF	\$ 5.00	\$ 20.00
822	PDR- Alley	PDR x3	Phase 4- Alleys	3	EA	\$ 250.00	\$ 750.00
823	PDR- Alley	PDR alley	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
824	R&R Alley	Remove and replace 20lf and 3lf 112sqft	Phase 4- Alleys	112	SQFT	\$ 15.50	\$ 1,736.00
825	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
826	PDR- Alley	PDR x2	Phase 4- Alleys	2	EA	\$ 250.00	\$ 500.00
827	Rout and Seal- Alley	Rout and seal 4lf	Phase 4- Alleys	4	LF	\$ 5.00	\$ 20.00
828	PDR- Alley	PDR x2	Phase 4- Alleys	2	EA	\$ 250.00	\$ 500.00
829	Rout and Seal- Alley	Rout and seal 4lf	Phase 4- Alleys	4	LF	\$ 5.00	\$ 20.00
830	PDR- Alley	PDR alley	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
831	Rout and Seal- Alley	Rout and seal 4lf	Phase 4- Alleys	4	LF	\$ 5.00	\$ 20.00
832	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
834	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
835	PDR- Alley	PDR x2	Phase 4- Alleys	2	EA	\$ 250.00	\$ 500.00
836	Rout and Seal- Alley	Rout and seal 4lf	Phase 4- Alleys	4	LF	\$ 5.00	\$ 20.00
837	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
838	R&R Alley	Remove and replace 4lf 12 sqft	Phase 4- Alleys	12	SQFT	\$ 15.50	\$ 186.00
839	Rout and Seal- Alley	Rout and seal 5lf	Phase 4- Alleys	5	LF	\$ 5.00	\$ 25.00
840	PDR- Alley	PDR x2	Phase 4- Alleys	2	EA	\$ 250.00	\$ 500.00
841	R&R Alley	Remove and replace 6lf 24sqft	Phase 4- Alleys	24	SQFT	\$ 15.50	\$ 372.00
842	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
843	PDR- Alley	PDR x2	Phase 4- Alleys	2	EA	\$ 250.00	\$ 500.00
844	Rout and Seal- Alley	Rout and seal 10lf	Phase 4- Alleys	10	LF	\$ 5.00	\$ 50.00

845	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
846	Rout and Seal- Alley	Rout and seal 4lf	Phase 4- Alleys	4	LF	\$ 5.00	\$ 20.00
847	Rout and Seal- Alley	Rout and seal 5lf	Phase 4- Alleys	5	LF	\$ 5.00	\$ 25.00
848	PDR- Alley	PDR x4	Phase 4- Alleys	4	EA	\$ 250.00	\$ 1,000.00
849	PDR- Alley	PDR x2	Phase 4- Alleys	2	EA	\$ 250.00	\$ 500.00
850	Rout and Seal- Alley	Rout and seal 1lf	Phase 4- Alleys	1	LF	\$ 5.00	\$ 5.00
851	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
852	R&R Alley	Remove and replace 21 lf 105sqft	Phase 4- Alleys	105	SQFT	\$ 15.50	\$ 1,627.50
853	Rout and Seal- Alley	Rout and seal 8lf	Phase 4- Alleys	8	LF	\$ 5.00	\$ 40.00
854	Rout and Seal- Alley	Rout and seal 10lf	Phase 4- Alleys	10	LF	\$ 5.00	\$ 50.00
855	Rout and Seal- Alley	Rout and seal 6lf	Phase 4- Alleys	6	LF	\$ 5.00	\$ 30.00
856	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
857	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
858	PDR- Alley	PDR alley	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
859	Rout and Seal- Alley	Rout and seal 18lf	Phase 4- Alleys	18	LF	\$ 5.00	\$ 90.00
860	Grind-Alley	Grind lip 8lf	Phase 4- Alleys	8	LF	\$ 25.00	\$ 200.00
861	Rout and Seal- Alley	Rout and seal 4lf	Phase 4- Alleys	4	LF	\$ 5.00	\$ 20.00
862	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
863	PDR- Alley	PDR x3	Phase 4- Alleys	3	EA	\$ 250.00	\$ 750.00
864	Rout and Seal- Alley	Seal 1lf	Phase 4- Alleys	1	LF	\$ 5.00	\$ 5.00
865	PDR- Alley	PDR x2	Phase 4- Alleys	2	EA	\$ 250.00	\$ 500.00
866	R&R Alley	Remove and replace 4 lf 40sqft	Phase 4- Alleys	40	SQFT	\$ 15.50	\$ 620.00
867	Rout and Seal- Alley	Rout and seal 5lf	Phase 4- Alleys	5	LF	\$ 5.00	\$ 25.00
868	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
869	R&R Alley	Remove and replace 11lf 55sqft	Phase 4- Alleys	55	SQFT	\$ 15.50	\$ 852.50
870	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00

871	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
872	Rout and Seal- Alley	Rout and seal 3lf	Phase 4- Alleys	3	LF	\$ 5.00	\$ 15.00
873	R&R Alley	Remove and replace 3lf 12sqft	Phase 4- Alleys	12	SQFT	\$ 15.50	\$ 186.00
874	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
875	R&R Alley	Remove and replace 10lf 40sqft	Phase 4- Alleys	40	SQFT	\$ 15.00	\$ 600.00
876	PDR- Alley	PDR x4	Phase 4- Alleys	4	EA	\$ 15.50	\$ 62.00
877	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
878	R&R Alley	Remove and replace 10lf 50sqft	Phase 4- Alleys	50	SQFT	\$ 15.50	\$ 775.00
879	R&R Alley	Remove and replace 130sqft	Phase 4- Alleys	130	SQFT	\$ 15.50	\$ 2,015.00
880	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
881	PDR- Alley	PDR x2	Phase 4- Alleys	2	EA	\$ 250.00	\$ 500.00
882	Rout and Seal- Alley	Seal 1lf	Phase 4- Alleys	1	LF	\$ 5.00	\$ 5.00
884	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
885	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
886	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
887	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
888	Rout and Seal- Alley	Rout and seal 1lf	Phase 4- Alleys	1	LF	\$ 5.00	\$ 5.00
889	Rout and Seal- Alley	Rout and seal 3lf	Phase 4- Alleys	3	LF	\$ 5.00	\$ 15.00
890	PDR- Alley	PDR x2	Phase 4- Alleys	2	EA	\$ 250.00	\$ 500.00
891	PDR- Alley	PDR x2	Phase 4- Alleys	2	EA	\$ 250.00	\$ 500.00
892	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
893	Rout and Seal- Alley	Rout and seal 4lf	Phase 4- Alleys	4	LF	\$ 5.00	\$ 20.00
894	PDR- Alley	PDR x2	Phase 4- Alleys	2	EA	\$ 250.00	\$ 500.00
895	R&R Alley	Remove and replace 20lf 80sqft	Phase 4- Alleys	80	SQFT	\$ 15.50	\$ 1,240.00
896	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00
897	PDR- Alley	PDR	Phase 4- Alleys	1	EA	\$ 250.00	\$ 250.00

898	R&R Alley	Remove and replace 6sqft	Phase 4- Alleys	6	SQFT	\$ 15.50	\$ 93.00
899	R&R Alley	Remove and replace 5lf 20sqft	Phase 4- Alleys	20	SQFT	\$ 15.50	\$ 310.00
901	R&R Alley	Remove and replace 6lf 24sqft	Phase 4- Alleys	24	SQFT	\$ 15.50	\$ 372.00
Mobilization				1	LS	\$ 1,600.00	\$ 1,600.00
Concrete Wash Out				1	LS	\$ 750.00	\$ 750.00
Sawcutting				1	LS	\$ 1,200.00	\$ 1,200.00
Total Cost							\$ 82,522.00

Snowplow Damage							
#	Title	Description	Location	Units	Type of Units	JMG	
						Cost Per Unit	Total Cost
132	R&R C&G	Rout and seal expansion	Phase 3	3	LF	\$ 5.00	\$ 15.00
173	R&R Alley Sidewa	Seal Expansion	Phase 3	23	LF	\$ 5.00	\$ 115.00
231	Sawcut & R&S C&	Sawcut and R&S 2LF of C&G.	Phase 3	2	LF	\$ 5.00	\$ 10.00
241	R&R C&G	R&R 8LF of C&G.	Phase 3	8	LF	\$ 45.00	\$ 360.00
340	R&R Alley Sidewa	Seal expansion	Phase 4	5	LF	\$ 5.00	\$ 25.00
662	R&R- Snow Removal Damage	Filing 54 Damaged curb on Hanover St and just east of 63rd Pl.	Filing 54	10	LF	\$ 45.00	\$ 450.00
663	R&R- Snow Removal Damage	Filing 54 Remove and replace corner handicap/teardrop NW corner of 58th Ave and Geneva st	Filing 54	1	EA	\$ 500.00	\$ 500.00
664	R&R- Snow Removal Damage	Filing 54 Remove and replace corner handicap ramp NE corner	Filing 54	25	SQFT	\$ 25.00	\$ 625.00
665	R&R- Snow Removal Damage	Filing 54 Damaged curb and gutter Elmira ct and 60th Ave SE center median	Filing 54	5	LF	\$ 45.00	\$ 225.00
666	R&R- Snow Removal Damage	Filing 54 Remove and replace damaged corner of handicap ramp Florence St. and 60th Ave NE corner	Filing 54	25	SQFT	\$ 25.00	\$ 625.00
667	R&R- Snow Removal Damage	Filing 54 Damaged handicap corner 60th Pl and Florence St. SW corner	Filing 54	1	EA	\$ 500.00	\$ 500.00
668	R&R- Snow Removal Damage	Filing 54 Damaged corner Elmira St. and 60th Ave SE corner median	Filing 54	10	LF	\$ 45.00	\$ 450.00
669	R&R- Snow Removal Damage	Filing 54 Damaged curb and gutter Dallas St and 60th Ave West of intersection	Filing 54	10	LF	\$ 45.00	\$ 450.00

670	R&R- Snow Removal Damage	Filing 54 Damaged handicap corner NW corner of Dallas at and 57th Dr. Filing 54	1	EA	\$ 500.00	\$ 500.00
671	R&R- Snow Removal Damage	Filing 54 Damaged curb and gutter Dallas St across from the baseball field 30ft Filing 54	30	LF	\$ 45.00	\$ 1,350.00
672	R&R- Snow Removal Damage	Filing 54 Damaged curb and gutter Dallas and 59th Pl. NW corner Filing 54	1	EA	\$ 45.00	\$ 45.00
673	R&R- Snow Removal Damage	Filing 54 Damage curb and gutter Dallas St. and 59th Dr. SW corner Filing 54	20	LF	\$ 45.00	\$ 900.00
674	R&R- Snow Removal Damage	Filing 54 Damaged curb and cutter handicap ramp corner SW of Dallas St. and 56th Pl. Filing 54	6	SQFT	\$ 45.00	\$ 270.00
675	R&R- Snow Removal Damage	Filing 54 Damaged curb and gutter Dallas and 56th Pl. West of intersection Filing 54	10	LF	\$ 45.00	\$ 450.00
676	R&R- Snow Removal Damage	Filing 54 Damaged curb and gutter Dallas St and 56th Pl West side of intersection Filing 54	5	LF	\$ 45.00	\$ 225.00
677	R&R- Snow Removal Damage	Filing 52 Damaged curb and gutter 57th Ave and Elmira NW corner Filing 52	1	EA	\$ 45.00	\$ 45.00
678	R&R- Snow Removal Damage	Filing 54 Damaged curb and gutter on Hanover and 58th Ave East of intersection Filing 54	10	LF	\$ 45.00	\$ 450.00
679	R&R- Snow Removal Damage	Filing 49 Damaged curb and gutter Alton and 57th Ave NW corner Filing 49	5	LF	\$ 45.00	\$ 225.00
680	R&R- Snow Removal Damage	Filing 49 Damaged curb and gutter on 60th Ave and Chester St. NE corner Filing 49	1	EA	\$ 45.00	\$ 45.00
681	R&R- Snow Removal Damage	Filing 54 Damaged handicap corner Elmira and 61st Ave NW corner Sturgeon Damage Filing 54	25	SQFT	\$ 25.00	\$ 625.00

		Filing 54					
682	R&R- Snow Removal Damage	Damaged curb and gutter on Elmira Ct and 61st Ave SE corner	1	EA			
		Sturgeon Damaged Filing 54			\$ 45.00	\$ 45.00	
683	R&R- Snow Removal Damage	Damaged curb and gutter on 60th Ave west of Florence st south side in front of house 9992 e 60th Ave Filing 54	5	LF	\$ 45.00	\$ 225.00	
684	R&R- Snow Removal Damage	Damaged curb and gutter on 60th Ave west of Florence st south side in front of house 9992 e 60th Ave Filing 54	6	LF	\$ 45.00	\$ 270.00	
		Mobilization	1	LS	\$ 1,600.00	\$ 1,600.00	
		Concrete Wash Out	1	LS	\$ 750.00	\$ 750.00	
		Sawcutting	1	LS	\$ 1,200.00	\$ 1,200.00	
		Total Cost				\$ 13,570.00	



CONTRACTOR CHANGE ORDER
Exhibit C

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

CHANGE ORDER NO.: 6

PROJECT: Filing 57 - Dry Utility Sleeves
TO: Three Sons Construction, LLC
6855 S. Havana St. Suite 645
Centennial, CO 80112

DATE: 22-Jul-21

CONTRACT NO.: 57-006

DESCRIPTION CO #6 Description- Three Son's fine lot grading fro trash removal and ROW fill for Sturgeon.
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:

Table with 7 columns: Line, Item, Description, Non Park Trunk Amt, Park Trunk Amt, In-Tract Amount, Denver Water Amt, Total Amount. Rows include ROW Permit and Lot Fine Grading.

See Attached for Additional Breakout Information

Summary table showing Net Increase/Decrease to Contract and a breakdown of contract sums including original, change orders, and new total.

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. Suite 1920
Denver, CO 80238

Michael Finn

BY (Signature)

Michael Finn

(Printed Name)

7.28.21

Date

Approved by: Development Manager

Forest City Stapleton Inc.
7351 E. 29th Ave.
Denver, CO 80238

Charles C. Nicola, Jr., Sr. Vice President

Date

Accepted by: Contractor/Supplier

Three Sons Construction, LLC
6855 S. Havana St. Suite 645
Centennial, CO 80112

BY (Signature)

Jaime Perez

(Printed Name)

7/23/2021

Date

Approved by: Owner

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

King H. Harris, President

Date

Please See Attached for Routing Information

CONTRACTOR CHANGE ORDER BREAKOUT
Exhibit C



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

CHANGE ORDER NO.: 6

PROJECT: Filing 57 - Dry Utility Sleeves
TO: Three Sons Construction, LLC
6855 S. Havana St. Suite 645
Centennial, CO 80112

DATE: 22-Jul-21

CONTRACT NO.: 57-006

DESCRIPTION OF CHANGE: CO #6 Description- Three Son's fine lot grading fro trash removal and ROW fill for Sturgeon.

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 6.1	ROW Permit	Roadways	ROW Permit for Chase Drains	LS	\$90.00			1.00		1.00	\$90
2	CO 6.2	Lot Fine Grading 7/12/21-7/21/21	Roadways	T&M for lot grading in phases 6, 7, and PD	LS	\$34,267.50			1.00		1.00	\$34,268
3												
4												
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
Total:											\$34,358	

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)



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

August 4, 2021

Forrest Hancock
Brookfield Development
7351 East 29th Avenue
Denver, CO 80238

**RE: Filing 57 – Construction Management
Mortenson Order No. 4
Mortenson Project No. 18060044**

Dear Forrest Hancock:

Attached you will find four (4) copies of Mortenson Change Order No. 4 which includes the following:

- Water Meter POC 1
- Water Meter POC 2
- Construction Management Fee (3% on lines 1 and 2)

The total proposed amount of this change order is \$168,766.00

The percentage of dollars committed to SBE/DBE included in this change is 0%.

The percentage of dollars committed to SBE/DBE contractors in the contract entirety is 10%.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Finn", is written over a light blue horizontal line.

Michael Finn
Senior Project Manager II

Enclosures: Mortenson Change Order No. 4
cc: 18060044 - 91.03 Mortenson



CONTRACTOR CHANGE ORDER
Exhibit C

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

CHANGE ORDER NO.: 4

PROJECT: Filing 57 - CONSTRUCTION MANAGEMENT

DATE: 04-Aug-21

TO: M.A. Mortenson Company
8560 Northfield Blvd. Suite 1920
Denver, CO 80238

CONTRACT NO.: WO#158

DESCRIPTION CO #4 Description
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	Pay Item	Description	Non Park Trunk Amt	Park Trunk Amt	In-Tract Amount	Denver Water Amt	Total Amount
1	CO 4.1	Water Meter POC 1	\$0	\$0	\$70,042	\$0	\$70,042
2	CO 4.2	Water Meter POC 2	\$0	\$0	\$93,808	\$0	\$93,808
3	CO 4.3	Construction Management Fee (3% On Line 1 & 2)	\$0	\$0	\$4,916	\$0	\$4,916

See Attached for Additional Breakout Information

Net Increase/Decrease to Contract:	\$0	\$0	\$168,766	\$0	\$168,766
---	-----	-----	-----------	-----	-----------

The original Contract Sum was	\$0	\$0	\$91,114	\$0	\$91,114
Net change by previously authorized Change Orders	\$0	\$0	\$5,432,695	\$0	\$5,432,695
The Contract Sum prior to this Change Order was	\$0	\$0	\$5,523,809	\$0	\$5,523,809
The Contract Sum will be modified in the amount of	\$0	\$0	\$168,766	\$0	\$168,766
The new Contract Sum including this Change Order will be	\$0	\$0	\$5,692,575	\$0	\$5,692,575

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. Suite 1920
Denver, CO 80238

Accepted by: Contractor/Supplier
M.A. Mortenson Company
8560 Northfield Blvd. Suite 1920
Denver, CO 80238


BY (Signature)


BY (Signature)

Michael Finn
(Printed Name)

Michael F. Finn
(Printed Name)

8/4/21
Date

8/4/21
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 200
Denver, CO 80238

Forrest Hancock, Development Manger

King H. Harris, President

(Printed Name)

(Printed Name)

Date

Date

Please See Attached for Routing Information



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

CHANGE ORDER NO.: 4

CONTRACTOR CHANGE ORDER BREAKOUT

Exhibit C

PROJECT: Filing 57 - CONSTRUCTION MANAGEMENT
TO: M.A. Mortenson Company
 8560 Northfield Blvd. Suite 1920
 Denver, CO 80238

DATE: 04-Aug-21

CONTRACT NO.: W0#158

DESCRIPTION OF CHANGE: CO #4 Description

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 4.1	Water Meter POC 1	CM	Denver Water Fee for Water meter for Filling Parks (Spectator, Dallas Way, Westgateway Parks)	LS	\$70,041.75			1.00		1.00	\$70,042
2	CO 4.2	Water Meter POC 2	CM	Denver Water Fee for Water meter for Filling Parks (Northend and Elmira Median)	LS	\$93,808.35			1.00		1.00	\$93,808
3	CO 4.3	Construction Management Fee (3% On Line 1 & 2)	CM	Construction Management Fee (3% On Line 1 & 2)	LS	\$4,915.50			1.00		1.00	\$4,916
4												
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
Total:											\$168,766	

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)



QUOTE

1. Property Information

Property address: 6356 N Dallas Way (IRR POC 1)		Block: STP	Lot: Tract F/C/A/C/B/C/G	Lot size (sq.ft.): 204183
Subdivision:		Footprint of all structures (total sq.ft.):		
Number of units in structure:		Irrigated area (total sq.ft.): 66647		

This license application for a **1 1/2** -inch tap will serve (pick one):

Single family residence (one tap, one structure) Irrigation only
 Mixed use (one tap, residential/commercial) Commercial
 Multi-family residence (one tap, one structure, multiple units) Fireline
 Other: _____

Are there additional sources of water at this property (well, ditch, etc)? Yes No

Will any of these uses occur at the property?

NFPA 13R NFPA 13D
 Cooling tower Green roof
 Grow house facility Commercial laundry on-site
 Car wash facility on-site

2. Owner Information

Contact name: Jalen Garcia	Company name: Park Creek Metropolitan District
Phone number: 720-920-	Email address: Jalen.Garcia@mortenson.com>
Company address:	City: Denver
Date:	State: CO
	Zip: 80202
Denver Water project # (if applicable): 21191	

DENVER WATER PERSONNEL ONLY								
Meter Size/Tap#	Participation	System Development Charges	System Development credit	Meter cost	Inspection fee	Labor/Calibration fee	Misc.	TOTAL
1 1/2"	\$9,636.00	\$59,452.89	\$0.00	\$652.86	\$300.00	\$0.00	\$0.00	\$ 70,041.75
								\$ 0.00
								\$ 0.00
								\$ 0.00
								\$ 0.00
								\$ 0.00
Quote processed by: Jackson Marshall							Date: 7-28-21	Total: \$ 70,041.75

Quotes are valid for 30 days based on Denver Water's current rates and fees. Rates and fees are subject to change and Denver Water will honor quotes within a 30-day period. Additional fees may be owed for properties located in distributor districts.



QUOTE

1. Property Information

Property address: 6395 N Elmira Ct (IRR POC 2)		Block: STP	Lot: Tract CC/CJ	Lot size (sq.ft.): 98727
Subdivision:		Footprint of all structures (total sq.ft.):		
Number of units in structure:		Irrigated area (total sq.ft.): 82764		

This license application for a 2-inch tap will serve (pick one):

Single family residence (one tap, one structure) Irrigation only
 Mixed use (one tap, residential/commercial) Commercial
 Multi-family residence (one tap, one structure, multiple units) Fireline
 Other: _____

Are there additional sources of water at this property (well, ditch, etc.)? Yes No

Will any of these uses occur at the property?

NFFPA 13R NFFPA 13D
 Cooling tower Green roof
 Grow house facility Commercial laundry on-site
 Car wash facility on-site

2. Owner Information

Contact name: Jalen Garcia	Company name: Park Creek Metropolitan District
Phone number: 720-920-	Email address: Jalen Garcia <Jalen.Garcia@mortenson.com>
Company address:	City: Denver
Date:	State: CO
Denver Water project # (if applicable): 21191	
Zip: 80202	

DENVER WATER PERSONNEL ONLY								
Meter Size/Tap#	Participation	System Development Charges	System Development credit	Meter cost	Inspection fee	Labor/Calibration fee	Misc.	TOTAL
2"	\$19,272.00	\$73,474.68	\$0.00	\$761.67	\$300.00	\$0.00	\$0.00	\$ 93,808.35
								\$ 0.00
								\$ 0.00
								\$ 0.00
								\$ 0.00
								\$ 0.00
								\$ 0.00
Quote processed by: Jackson Marshall								Total: \$ 93,808.35

Quotes are valid for 30 days based on Denver Water's current rates and fees. Rates and fees are subject to change and Denver Water will honor quotes within a 30-day period. Additional fees may be owed for properties located in distributor districts.

PARK CREEK METROPOLITAN DISTRICT

RESOLUTION TO AMEND 2020 BUDGET

WHEREAS, the Board of Directors of Park Creek Metropolitan District adopted a budget and appropriated funds in the General Fund, Debt Service Fund and Capital Fund for the 2020 fiscal year as follows:

General Fund	\$ 2,555,018
Debt Service Fund	\$ 84,930,346
Capital Fund	\$ 51,417,117
Total	<u>\$138,902,481</u>

WHEREAS, additional expenditures in each Fund are necessary resulting in expenditures in excess of such appropriations for the 2020 fiscal year; and

WHEREAS, such additional expenditures are contingencies which could not have been reasonably foreseen at the time of adoption of the budget; and

WHEREAS, funds are available for such expenditures from unanticipated revenue (other than property taxes), developer advances, refunding bond proceeds or other surplus funds in each Fund.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Park Creek Metropolitan District hereby adopts a supplemental budget and appropriation for each Fund for the 2020 fiscal year as follows:

General Fund	\$ 2,858,974
Debt Service Fund	\$138,735,549
Capital Fund	\$ 82,790,000
Total	<u>\$224,384,523</u>

BE IT FURTHER RESOLVED, that such sums are hereby appropriated for expenditure from any available funds in each Fund in accordance with the provisions of §29-1-109, C.R.S.

ADOPTED this 26th day of August, 2021.

PARK CREEK METROPOLITAN DISTRICT

By: 
King H. Harris, Chair

PARK CREEK METROPOLITAN DISTRICT

A RESOLUTION INCREASING THE CURRENT FIVE (5) MEMBER BOARD OF DIRECTORS TO A SEVEN (7) MEMBER BOARD

WHEREAS, the Park Creek Metropolitan District (“District”) is a quasi-municipal corporation and political subdivision of the State of Colorado and a duly organized, existing and operating special district pursuant to Article 1 of Title 32, C.R.S. (the “Act”); and

WHEREAS, pursuant to §32-1-902.5(1)(a), C.R.S., the District is authorized to increase its current five (5) member Board of Directors (the “Board”) to a seven (7) member Board by adoption of a Resolution at a public meeting after publication of a notice regarding the place, time and date of the meeting and of such proposed increase and after public input thereon, if any; and

WHEREAS, notices of the public meeting to consider such Resolution was published in the Denver Post on August 23, 2021, a copy of which proof of publication is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, in an effort to resolve pending disputes between the District and the Westerly Creek Metropolitan District (“Westerly Creek”), the Board has agreed to increase the total number of its Board members to seven (7) persons in order to allow two (2) eligible electors within Westerly Creek, which consists generally of that area of the City and County of Denver (“City”) commonly known as Central Park, to serve on the Board following compliance with all requirements in the Act; and

WHEREAS, the Board hereby finds and determines that increasing its current five (5) member Board to a seven (7) member Board is appropriate and in the best interests of the District and Central Park as a community.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Park Creek Metropolitan District as follows:

1. The current five (5) member Board shall be increased to a seven (7) member Board upon the entry of an Order of the Denver District Court in Civil Action No. 00CV2277 establishing such increased number of Board members in accordance with and pursuant to §32-1-902.5(1)(b), C.R.S.
2. Upon adoption, a certified copy of this Resolution shall be filed with the City Council. If the City Council does not object to or consider the increase of the number of Board members to seven (7) members to be a material modification of the District’s Service Plan, this Resolution shall be filed with the Denver District Court

requesting that the Court enter an Order establishing such increased number of Board members in compliance with the Act.

3. Following the entry of the District Court Order, the two (2) additional Board members shall, pursuant to §32-1-902.5(2)(a), C.R.S., be elected at the regular special district election to be conducted on May 2, 2022. At that time, one (1) Board member shall be elected to serve until the next regular special district election thereafter to be conducted in May 2023, and one (1) Board member shall be elected to serve until the second regular special district election thereafter to be conducted in May 2025.

4. This Resolution shall take effect and be enforced immediately upon its approval by the Board.

ADOPTED this 26th day of August, 2021.

I certify that this is a true and correct copy of the Resolution passed by the Board of Directors on this date.

PARK CREEK METROPOLITAN
DISTRICT

By



King H. Harris, Chair

EXHIBIT A TO RESOLUTION

Proof of Publication of Public Meeting Notice

The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

The undersigned Nicole Maestas
being first duly sworn under oath, states
and affirms as follows:

1. He/she is the legal Advertising Reviewer of The Denver Post, LLC, publisher of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are newspapers of general circulation that have been published continuously and without interruption for at least fifty-two weeks in Denver County and meet the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in The Denver Post on the following date(s):

August 23, 2021

Nicole Maestas
Signature

Subscribed and sworn to before me this
25 day of August, 2021.

[Signature]
Notary Public

(SEAL)

KAY C DAPICE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944012554
MY COMMISSION EXPIRES AUGUST 19, 2022

**NOTICE OF PUBLIC MEETING TO CONSIDER RESOLUTION
INCREASING THE NUMBER OF BOARD MEMBERS
FOR THE PARK CREEK METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN pursuant to Section 32-1-902.5(1), C.R.S., to all interested persons that the Board of Directors of the Park Creek Metropolitan District shall consider the adoption of a Resolution increasing the current five (5) member Board of Directors to seven (7) members at a public meeting to be conducted virtually on Thursday, August 26, 2021, at 9:00 a.m., at MCA - The Cube, 8371 Northfield Boulevard, Denver, Colorado, and virtually via Zoom. To join the meeting via Zoom, please visit the following link or call one of the following phone numbers:

Please click this URL to join.
<https://us02web.zoom.us/j/82626606224>

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: 826 2660 6224

NOTICE IS FURTHER GIVEN that any interested party may appear at such meeting for the purpose of providing input, comments or objections regarding this matter to the Board.

PARK CREEK METROPOLITAN DISTRICT

By: James Chrisman
Secretary

Published in: *Denver Post*
Published on: August 23, 2021

PARK CREEK METROPOLITAN DISTRICT

A RESOLUTION CALLING FOR AN INFORMAL PRIMARY ELECTION AND APPOINTING A DESIGNATED ELECTION OFFICIAL

WHEREAS, the Park Creek Metropolitan District (the “District”) is a quasi-municipal corporation and political subdivision of the State of Colorado and a duly organized, existing and operating special district pursuant to Article 1 of Title 32, Article 1, C.R.S. (the “Act”); and

WHEREAS, in an effort to resolve pending disputes between the District and the Westerly Creek Metropolitan District (“Westerly Creek”), the Board of Directors (“Board”) of the District has agreed, by Resolution, to increase the total number of its Board members to seven (7) persons in order to allow two (2) eligible electors within Westerly Creek, which consists of that area of the City and County of Denver (the “City”) commonly known as Central Park, to serve on the Board; and

WHEREAS, the current five (5) member Board shall be increased to a seven (7) member Board upon the issuance of an Order of the Denver District Court establishing such increased number of Board members in accordance with and pursuant to §32-1-902.5(1)(b), C.R.S.; and

WHEREAS, pursuant to §32-1-902.5(2)(a), C.R.S., the two (2) additional Board members shall, once qualified as eligible electors of the District, be elected at the regular special district election to be conducted on May 2, 2022; and

WHEREAS, in conformance with discussions between the District and Westerly Creek, the two (2) eligible electors of Westerly Creek, who will be qualified as eligible electors of the District to be candidates for election to the Board on May 3, 2022, will be determined at an informal primary election conducted in cooperation with the Central Park Master Community Association (“MCA”), subject to the entry of the District Court Order increasing the Board to seven (7) members; and

NOW, THEREFORE, be it resolved by the Board of Directors of the Park Creek Metropolitan District in the City and County of Denver, State of Colorado that:

1. An informal primary election of the eligible electors within Westerly Creek to determine the Central Park primary candidates for the seven (7) member Board shall be held on Tuesday, November 9, 2021, between the hours of 7:00 a.m. and 7:00 p.m. (“Primary Election”), pursuant to and in accordance with election procedures established by the Designated Election Official appointed to conduct the Primary Election.

2. The two (2) primary candidates receiving the highest number of votes cast at the Primary Election (the “Primary Candidates”) will be recognized as the Central Park community’s selected candidates for the District’s May 3, 2022 regular special district election upon being qualified as eligible electors of the District, subject to the District Court’s Order increasing the Board to seven (7) members and the qualification of the Primary Candidates as eligible electors of the District by the Stapleton Development Corporation.

3. The Primary Election shall be conducted as a polling place election in cooperation with the MCA. The location of the polling place shall be within Central Park at the MCA – Cube, 8371 Northfield Boulevard, Denver, Colorado.

4. The Board hereby designates Micki L. Mills as the Designated Election Official for the conduct of the Primary Election on behalf of the District and she is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for appropriate notices of election, printing of ballots, and direct that all other appropriate actions be accomplished.

5. Self-Nomination and Acceptance forms to be a candidate for the Primary Election shall be filed with the Designated Election Official at mmills@cccfirm.com no later than 5:00 p.m. on Friday, October 1, 2021. To be a candidate at the Primary Election, the person must be an eligible elector within Westerly Creek.

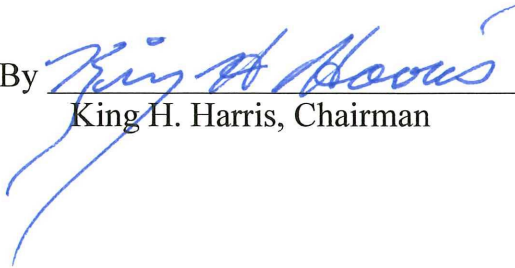
6. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board’s intention that the various provisions hereof are severable.

7. All acts, orders, and resolutions, or parts thereof, of the Board which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

8. The provisions of this Resolution shall take effect immediately.

ADOPTED this 26th day of August, 2021.

PARK CREEK METROPOLITAN DISTRICT

By  _____
King H. Harris, Chairman

PARK CREEK METROPOLITAN DISTRICT

A RESOLUTION AMENDING DISTRICT BYLAWS TO CREATE TWO EX OFFICIO POSITIONS ON THE DISTRICT BOARD OF DIRECTORS

WHEREAS, the Park Creek Metropolitan District (“District”) is a quasi-municipal corporation and political subdivision of the State of Colorado and a duly organized, existing and operating special district pursuant to Article 1 of Title 32, C.R.S. (the “Act”); and

WHEREAS, on June 26, 2014, the Board of Directors (“Board”) of the District readopted ByLaws (“ByLaws”) in accordance with the Act; and

WHEREAS, the Board now desires to amend the ByLaws to create two (2) ex officio positions on the Board in an effort to resolve pending disputes between the District and the Westerly Creek Metropolitan District (“Westerly Creek”); and

WHEREAS, the Board hereby finds and determines that creating two (2) ex officio positions on the Board is appropriate and in the best interests of the District and Westerly Creek.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Park Creek Metropolitan District as follows:

1. The ByLaws are hereby amended to add a new paragraph 8.q. to read as follows:

Ex Officio Board Members. There shall be two (2) ex officio positions on the Board. The two (2) persons who shall serve as the ex officio Board members shall be selected by the Board of Directors of Westerly Creek. Following notification of the name(s) of such person(s), the Board shall, at its next regular meeting, appoint each person as an ex officio member of the Board. Such ex officio members shall have no voting authority or power to act officially with respect to any matters that come before the Board but may provide input on pending business matter. Such ex officio members shall not participate in any Executive Session of the Board where any matter involving Westerly Creek is at issue.

2. Except as amended herein, all other provisions of the ByLaws shall remain in effect.

3. If any part, section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.

4. This Resolution shall take effect and be enforced immediately upon its approval by the Board.

ADOPTED this 26th day of August, 2021.

PARK CREEK METROPOLITAN
DISTRICT

By 
King H. Harris, Chair