

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF PARK CREEK METROPOLITAN DISTRICT HELD OCTOBER 28, 2021

The regular meeting of the Board of Directors (“Board”) of the Park Creek Metropolitan District (“Park Creek” or “District”) was held on Thursday, October 28, 2021 at 9:00 a.m., virtually via Zoom. Links and call-in information were provided.

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### 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  
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  
Robbie Jones of Kipling Jones  
Megan Murphy of White Bear Ankele Tanaka & Waldron  
Shalise Hudley-Harris  
Andrew Bartlett  
Paul R. Cockrel of Collins Cockrel & Cole  
Micki L. Mills of Collins Cockrel & Cole  
Sarah Luetjen of Collins Cockrel & Cole

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### 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. and its related entity, Brookfield Properties Development (collectively “Forest City”), the developer of property within the District and Westerly Creek Metropolitan District (“Westerly Creek” and together with the District, the “Districts”), including entering into various reimbursement, funding, management and service agreements with the District. Director Fennelly also disclosed his potential conflict of interest arising from his prior position with the Master Community Association, Inc., which provides property management services for the District.

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

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

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### MINUTES

The Board reviewed the Minutes of the September 23, 2021 regular meeting and Executive Sessions. Upon motion duly made, seconded and unanimously carried, the Board approved the Minutes of such meetings.

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### PUBLIC ART

The Board reviewed the Public Art Projects Update submitted by Ms. Neal, a copy of which is attached hereto. Ms. Neal personally thanked M.A. Mortenson and Brookfield Properties Development for the dedication ceremony for the Prickly Plume Park public art project, *Open House*. Ms. Neal further updated the Board on additional public art pieces that will be dedicated to the City.

Ms. Neal requested approval of Amendment No. 7 to her 2021 Agreement for Consulting Services to increase her compensation by an amount up to \$1,500. Ms. Neal further requested an extension of her Agreement for Consulting Services through fiscal year 2022. Upon motion duly made, seconded and unanimously carried, the Board approved the amendment to the 2021 Consulting Agreement,

## RECORD OF PROCEEDINGS

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the extension of the Consulting Agreement for 2022 and accepted the Public Art Report.

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### TREASURER'S REPORT

Ms. Bevier provided the financial report through September 30, 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.

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### 2022 BUDGET

Ms. Wheeler reviewed the draft budget. The budget hearing has been scheduled for the November 18<sup>th</sup> regular Board meeting.

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### DEVELOPMENT MANAGER'S REPORT

Mr. Hancock presented the work order No. 189 for Filing 49 and pre-approval work order No. 190 in Filing 60 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 the work order No. 189 and pre-approval work order No. 190 approval recommendations, as reflected in the Development Manager's Report attached hereto.

Mr. Hancock reported on various infrastructure development matters.

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### LEGAL REPORT

Ms. Mills reported that at the time of the deadline for filing candidate nomination forms for the informal primary candidate election, there were only two (2) candidate nominations for the two (2) candidate positions, therefore the election can be cancelled. Upon motion duly made, seconded and unanimously carried the Board adopted the Resolution Canceling November 9, 2021 Informal

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Primary Candidate Election and declared Shalise A. Hudley-Harris and Andrew Bartlett the selected candidates of the Central Park community for the District's May 3, 2022 regular special district election.

Mr. Cockrel reported that the statutory 45-day notice period for City Council objection to the increase of the Board to seven members expired on October 15<sup>th</sup> with no objection, so a motion will be filed with the District Court to approve the increase of Board members to seven in accordance with statutory requirements.

Mr. Cockrel reporting on current parking violation and complaint issues from residents within Central Park. Mr. Cockrel indicated that they are currently working on expediting the process of transferring the streets to the City, which will be capable of enforcing parking regulations.

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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 General Counsel regarding the Series 2021 Bond refinancing and Special Counsel regarding 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 9:30 a.m. and reconvened in Executive Session.

The Board then reconvened in regular session at 9:55 a.m.

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### ADJOURNMENT

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

  
Secretary for the Meeting

757

**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, October 28, 2021, at 9:00 a.m. The meeting will be held virtually via Zoom. To join the meeting, please visit the following link or call one of the following phone numbers:

Please click this URL to join. <https://us02web.zoom.us/j/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. Approval of Minutes of September 23, 2021 regular meeting and Executive Session.
4. Public Art Report (Barbara Neal).
5. Treasurer's Report (Jan Bevier and Diane Wheeler).
  - Review draft 2022 Budget
  - Review and acceptance of current financial statements
6. Development Manager's Report (Forrest Hancock).
  - Discussion and approval of project awards, contracts and change orders
7. Attorney's Report (Paul Cockrel).
  - Consider adoption of Resolution Canceling November 9, 2021 Informal Primary Candidate Election
  - Update on increasing Board to seven (7) members
8. Executive Session including determining negotiation positions (Section 24-6-402(4)(e), C.R.S.) and consultation with District counsel regarding Bond refinancing matters and with special counsel regarding legal advice on Westerly Creek Metropolitan District matters (Section 24-6-402(4)(b), C.R.S.).
9. Any other matter that may come before the Board.
10. Next Board meeting scheduled for November 18, 2021.

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

PARK CREEK METROPOLITAN DISTRICT

By       /s/ James D. Chrisman        
Secretary

October 20, 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 29<sup>th</sup> Avenue and Xenia Street)** *The Eye and the Horizon (After Monet)*

Commission: \$100,000

Artist: Ilan Averbuch (Long Island City, NY)

Completed. 2006

Monitor.

Assessed October 4<sup>th</sup>.

Received an estimate for replacement of the identification plaque for this artwork; will review. There is small graffiti on one of the vertical elements above the horizontal stone. I have requested an estimate from Paper Airplane Design for removing the graffiti. This artwork received its annual treatment for oxidation and painting last summer. This annual treatment of chips in the paint is holding up well.

**Northfield** *Airfoils*

Commission: \$100,000

Artist: Patrick Marold (Denver, CO)

Completed. 2006

Monitor.

Assessed October 4<sup>th</sup>.

This artwork received maintenance and conservation last summer and is holding up well. I will follow up with Becca Meyers, Principal, Montview High School, to check on the status of the single airfoil element at the entrance of the school and the school's responsibility for insuring and maintaining this sculpture.

**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.

Assessed October 4<sup>th</sup>.

The *Thought Balloons* artwork continues to have updated conversations and is functioning properly.

I spoke with Michael Chavez regarding the reprogramming of *Staplefield* to respond to motion within the space. He will request upgrading with the artists when they're in town. *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.

**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.

Assessed October 4<sup>th</sup>.

The sound menus for the Transportation meter and the Nature meter are performing as intended. The Greetings meter was not functioning. I requested an estimate from the sound technician who repaired it last summer. He reported that he has replaced and reset the timer at no charge and now it is functioning properly.

**Ellipse II (East 35<sup>th</sup> Avenue and Xenia Street)**                      *The Picnic*

Commission: \$110,000

Artist: Gerald Heffernon (Winters, CA)

Completed. 2009

Monitor.

Assessed October 4<sup>th</sup>.

This sculpture received its annual cleaning and waxing last summer. There appeared to be less squeegee scattered at the site. However, the bronze sculptures do show abrasions and UV deterioration. I will request an estimate for re-patina from the conservator. This sculpture last received patination in October 2014.

**Central Park Boulevard Median**                      *Prairie Reef*

Commission: \$150,000

Artist: Erick Johnson (Fort Collins, CO)

Completed. 2010

Monitor.

Assessed October 4<sup>th</sup>.



The extensive repair and treatment of the concrete bases of these sculptures last summer are holding up well, as is the treatment to prevent oxidation on the steel elements.

**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.

Assessed October 4<sup>th</sup>.

The paint on these wrought steel sculptures continues to deteriorate. Arts and Venues did an assessment recently and is discussing what conservation might require considering that the artwork is in a community space. Conservation processes would limit public access to the garden. I have spoken with Michael Chavez about several options. Will continue to pursue conservation of this artwork with Arts and Venues.

**Westerly Creek**

*Chorus*

Commission: \$155,000

Artist: Thomas Sayre (Raleigh, NC)

Completed. 2010

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

Monitor.

Assessed October 4<sup>th</sup>.

This artwork appears to be in good condition.

**Prairie Basin Park**

*Phantom Pavilion*

Commission: \$175,000

Artist: Volkan Alkanoglu (Portland, OR)

Completed: 2018

Monitor.

Assessed October 4<sup>th</sup>.

The graffiti noted on an inside arch was removed promptly by the fabricator. His invoice has been submitted for payment.

With respect to conveyance to the City, I provided additional documentation to Michael Chavez for the conveyance process. We also discussed the missing ADA curbs. He plans to have the ADA compliance as the first priority for this artwork once it has been conveyed to the City.

A replacement identification plaque has been purchased and We are requesting installation on one of the concrete cylinders inside the pavilion.

**Sandhills Prairie Park**

*Drift Inversion*

Commission: \$175,000

Artist: David Franklin (Indianola, WA)

Completed: 2017

Monitor.

Assessed October 4<sup>th</sup>.

This artwork is in good condition although it should be powerwashed in the summer/fall of 2022 to remove the insect debris on the profiles around the light fixtures. All the documentation has been provided for the Arts and Venues completion of the Assignment of Interest process for transferring this artwork to the City.

**The Bluffs Park** *Wind Gate Art Suite*

*The Five*

*First Light*

*Beyond the Plains*

Commission: \$300,000

Artist: Rodrigo Nava (Putney, VT)

Completed: 2019

Monitor.

Assessed October 4<sup>th</sup>.

Each of the artworks is in good condition. However, there is a wasp nest on the west side of the second sculpture and a wasp nest on the west side of the seventh sculpture in the *First Light* grouping. I asked Mr. Burnett to recommend an exterminator. Mr. Burnett said he would have the nests removed.

All the documentation has been provided for the Arts and Venues completion of the Assignment of Interest process for transferring this artwork to the City.

With respect to the donated sculpture for the North End Park in Filing 57, the concrete has been poured for the footing. We checked with the artist to confirm the orientation. We hope the artist can come to Denver to expand and install the artwork before winter weather sets in.

**Prickly Plume Park** *Open House*

Commission: \$100,000

Artist: Ty Gillespie (Paonia, CO)

Completed 2021

Monitor.

We look forward to the dedication of this sculpture which is scheduled for October 21<sup>st</sup>. This is the final public art project commissioned by Park Creek Metropolitan District with the Art IFDA funding from Denver Urban Renewal Authority.

# PUBLIC ART MASTER PLAN FOR STAPLETON

Report on Implementation  
January 1, 2021 to December 31, 2021

## PROJECTS

<b><u>Ellipse I Project (East 29<sup>th</sup> Avenue and Xenia Street)</u></b>	<i>The Eye and the Horizon (After Monet)</i>	<b>Completed</b>
<ul style="list-style-type: none"><li>Continued to monitor.</li><li>Arranged for annual assessment and conservation.</li><li>Requested estimate for removal of graffiti.</li></ul>		Ongoing Ongoing October
<b><u>Northfield Project</u></b>	<i>Airfoils</i>	<b>Completed</b>
<ul style="list-style-type: none"><li>Continued to monitor.</li><li>Arranged for cleaning and maintenance.</li><li>Confirmed PCMD ownership responsibility for artwork with the Manager of the Shops at Northfield.</li></ul>		Ongoing July August
<b><u>Eastbridge Town Center Project</u></b>	<i>Talking Parking Meters</i>	<b>Completed</b>
<ul style="list-style-type: none"><li>Continued to monitor.</li><li>Arranged for updating software and repair as needed.</li><li>Confirmed PCMD ownership and responsibility for artwork with the manager of Eastbridge Town Center.</li></ul>		Ongoing June August
<b><u>F15 Pool Project</u></b>	<i>Conditional Reflections</i> DEACCESSIONED	<b>Completed</b>
<b><u>Ellipse II Project</u></b> (East 35 <sup>th</sup> Avenue and Xenia Street)	<i>The Picnic</i>	<b>Completed</b>
<ul style="list-style-type: none"><li>Continued to monitor.</li><li>Arranged for assessment and annual cleaning and waxing.</li></ul>		Ongoing July
<b><u>Central Park Boulevard Median Project</u></b>	<i>Prairie Reef</i>	<b>Completed</b>
<ul style="list-style-type: none"><li>Continued to monitor</li><li>Arranged for assessment of continuing moisture problems degrading the concrete bases. Repaired.</li></ul>		Ongoing July
<b><u>Prairie Basin Park Project</u></b>	<i>Phantom Pavilion</i>	<b>Completed</b>
<ul style="list-style-type: none"><li>Continued to monitor.</li><li>Graffiti noted; fabricator removed it.</li><li>Graffiti noted; fabricator removed it.</li><li>Worked on resiting and replacing damaged plaque.</li><li>Working on conveyance of this artwork to the City</li></ul>		Ongoing May September September In Progress
<b><u>Sandhills Prairie Park Project</u></b>	<i>Drift Inversion</i>	<b>Completed</b>
<ul style="list-style-type: none"><li>Continued to monitor.</li><li>Working on conveyance of this artwork to the City.</li></ul>		Ongoing In Progress
<b><u>The Bluffs Park Project</u></b>	<i>Wind Gate Art Suite</i>	<b>Completed</b>

- Continued to monitor Ongoing
- Working on conveyance of this artwork to the City In Progress
- Worked with Mortenson and the artist on specifications for the foundation for the single sculptural element donated to PCMD. September
- Working on scheduling installation in fall 2021. Ongoing

**Prickly Plume Park Project**

- Continued to monitor. Completed
  - Installed. Ongoing
  - Dedicated. August
- October

**PROJECTS CONVEYED TO CITY AND COUNTY OF DENVER**

**Central Park Recreation Center Project** *Staplefield*

- Continued to monitor. Completed
  - Contacted AVD about reprogramming the computer to activate the lighting program through the motion sensors. Ongoing
- September

**Community Garden Project** *Garden Stories*

- Continued to monitor. Completed
  - Discussed options for conservation with AVD. It's on their list to be conserved. Ongoing
- September

**Westerly Creek Project** *Chorus*

- Continued to monitor. Completed
- Ongoing

<b>FACILITATION AND COORDINATION</b>
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**Public Art Advisory Committee**

- Kept Public Art Advisory Committee advised of current projects. Ongoing
- Continued to explore estimates of maintenance costs, potential conservators and strategies for ongoing conservation. Ongoing
- Developed a maintenance plan for the Public Art Collection. Ongoing

**Public Art Reporting**

- Participated and reported in meetings of the Board of The Park Creek Metropolitan District, and others as appropriate. Ongoing
- Updated the information and images for the Public Art Collection on appropriate websites. Ongoing

**Public Art Budget**

- Balanced out the public art budget in Public Art IFDA. Completed

<b>ADDITIONAL ACCOMPLISHMENTS</b>
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- Agreements signed by managers of the Shops at Northfield and Eastbridge Plaza confirming that PCMD owned *Airfoils* in Northfield and *Talking Parking Meters* in Eastbridge and would be responsible for maintenance and conservation. **Completed**
- Reconfirmed with principal of Montview High School the long-term loan of the single *Airfoil* and the school's responsibility for insurance and maintenance. Provided list of public art conservators. August
- Continued to monitor completed and pending Arts and Venues projects at Central Park. Ongoing
- Continued to work on schedule for donated sculpture to be installed In the North End Park. In Progress
- Working to facilitate conveyance of three public art projects in neighborhoods north of I-70 to the City and County of Denver. Ongoing

10/20/21

BARBARA  
NEAL

October 20, 2021

INCORPORATED  
PO BOX 40373  
DENVER COLORADO  
80204  
303 830 9791

MEMORANDUM

TO: The Park Creek Metropolitan District

FROM: Barbara Neal, Public Art Consultant for Central Park

RE: Request for a Second Amendment to 2021 Agreement

I respectfully request an additional amendment to my 2021 Agreement to increase my compensation for public art consulting services by an amount up to \$1,500.00. My 2021 Agreement as originally amended provides for compensation of \$6,000. This requested amendment would authorize compensation of up to \$7,500.00 for 2021 for public art consulting services.

In January 2021 when I prepared the scope of work for the first amendment, I did not anticipate the following issues that affected installation of the artwork at the Prickly Plume Park:

- Significant additional time was necessary to prepare for vacation of part of the site and securing appropriate permits for the installation of the Open House sculpture.
- More time was also required to facilitate arrangements and scheduling for the installation and to monitor the process and follow up documentation and, finally, dedication of this artwork.
- Additional time has been needed to facilitate conveyance of *Phantom Pavilion*, *Drift Inversion* and *Wind Gate Art Suite* to the City and County of Denver.
- Additional time is still required for arranging the expansion and installation of the donated sculpture in the North End Park.

Please let me know if you have questions or wish additional information about this request.

Thank you, in advance, for your consideration, of this amendment.

Sincerely,

**AMENDMENT NO. 7 TO AGREEMENT FOR CONSULTING SERVICES  
IMPLEMENTATION OF MASTER PLAN FOR PUBLIC ART**

This Amendment No. 7 (“Amendment”) to the Agreement for Consulting Services for Implementation of Master Plan for Public Art dated November 12, 2020 (“Agreement”) between the Park Creek Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado (“Client”), and Barbara Neal Incorporated, a Colorado corporation (“Consultant”), is made and entered into as of October 1, 2021.

I. SCOPE OF SERVICES. Additional time is needed to perform the services specified in the Agreement. This is in reference to processing final documentation for the sculpture in Prickly Plume Park, to facilitating expansion and installation of the donated sculpture for the North End Park, conveyance of three artworks from the Client to the City and County of Denver and management of maintenance for artwork in the Central Park Public Art Collection for the remainder of 2021.

II. COMPENSATION. Client shall pay Consultant for such additional services on the basis of an hourly rate of \$100.00, provided, however, Consultant agrees that Consultant’s maximum compensation for the additional services under this Amendment shall not exceed seven thousand five hundred and 00/100 dollars (\$7,500.00), plus any reasonable expenses incurred in the conduct of Consultant’s duties as approved in writing by Brookfield Properties Development. Consultant shall submit quarterly invoices to Brookfield Properties Development and Client, and Client shall pay Consultant based on such invoices within sixty (60) days of receipt of invoices for approved Compensation (services and pre-approved expenses) from Consultant.

III. MISCELLANEOUS. Except as modified and amended herein, all other terms and provisions set forth in the Agreement shall remain in full force and effect.

Agreed to and accepted as of the date above written.

SIGNATURE PAGE:

PARK CREEK METROPOLITAN DISTRICT

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

BARBARA NEAL INCORPORATED

By: Barbara Neal

Name: Barbara Neal

Title: President



**EXTENSION AGREEMENT FOR CONSULTING SERVICES FOR  
IMPLEMENTATION OF MASTER PLAN FOR PUBLIC ART AND MANAGING  
AND PROMOTING THE PUBLIC ART COLLECTION IN CENTRAL PARK**

This extension agreement, (the “Agreement”) between The Park Creek Metropolitan District (“Client”), and Barbara Neal (“Consultant”) related to professional services to be provided by Consultant to Client, for the implementation of the master plan for public art at the Redevelopment Project (“Public Art Master Plan”) pursuant to the Denver Urban Renewal Authority and City and County of Denver public art requirements at the Redevelopment Project and, as appropriate, for the managing and promotion of the public art collection at Central Park.

- I. Scope of Services. Consultant will provide those services for 2022 detailed in **Exhibit A**, attached hereto and incorporated herein, and other services requested on behalf of Client by Brookfield Properties Development, development manager for Client, during the term of this Agreement. The Consultant shall assist in managing and promoting the Public Art Collection at Central Park as described in Exhibit A during the term of the Agreement for an amount not to exceed the maximum compensation set in paragraph III.
  
- II. Term of Agreement. This Agreement shall commence upon approval of the Client and continue for a period of twelve (12) months with extensions to be jointly agreed upon by Brookfield Properties Development, on behalf of the Client, and Consultant; provided however that the continuation of this Agreement beyond the Client’s current fiscal year (ending December 31<sup>st</sup>) is subject to the appropriation by the Client’s Board of Directors of additional funds sufficient to pay for such services. Either Client or Brookfield Properties Development may terminate this Agreement upon seven (7) days written notice to Consultant. In such event, Client shall pay Consultant for the services of the Consultant on an hourly basis through the date of the termination of this Agreement.
  
- III. Compensation. Client shall pay Consultant on the basis of an hourly rate of \$100.00 per hour, provided however, Consultant agrees that Consultant’s maximum compensation under this Agreement shall not exceed Five Thousand and 00/100 Dollars (\$5,000.00) plus any reasonable expenses incurred in the conduct of Consultant’s duties, as approved in writing by Brookfield Properties Development. Consultant shall submit quarterly invoices to Brookfield Properties Development and Client shall pay Consultant based on such invoices within sixty (60) days of Brookfield Properties Development receipt of an invoice for approved Compensation (services and pre-approved expenses) from Consultant.

- IV. Insurance. Consultant shall comply with the provisions of Exhibit B attached hereto and incorporated herein by this reference.
- V. Indemnity. Consultant shall, to the fullest extent permitted by law, indemnify and hold harmless Client, Brookfield Properties Development, and their respective officers, employees, successors, and assigns from and against all claims, damages, liability, losses, actions, suits, or judgments which arise out of, directly or indirectly, Consultant operations in connection with this Agreement. Consultant shall not indemnify or defend Client, its officers, employees, successors, and assigns from and against all claims, damages, liability, losses, actions, suits, or judgments which result from the negligence of Client, its officers, employees, successors, and assigns.
- VI. Consultant is an independent contractor, not an employee, of Client for all purposes of this Agreement.

Agreed to and accepted effective as of this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

THE PARK CREEK METROPOLITAN DISTRICT

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

  
\_\_\_\_\_  
Barbara Neal  
Barbara Neal Incorporated

## **EXHIBIT A**

### Scope of Services

January 1, 2022 -- December 31, 2022

This Agreement for public art consulting services is for continuing implementation of the Public Art Master Plan utilizing Park Creek Metropolitan District funds or other funds as appropriate.

The Consultant shall take the following actions and such other duties as requested by The Park Creek Metropolitan District and Brookfield Properties Development on the following timeline to implement the Public Art Master Plan.

#### WINTER/SPRING 2022

##### **Public Art Advisory Committee (PAAC)**

- Convene the Public Art Advisory Committee to review and recommend action on projects as needed. Follow up on recommendations.
- Secure audio descriptions of *Phantom Pavilion*, *Wind Gate Art Suite* and *Open House* for archival and/or educational purposes.

##### **Projects**

- Facilitate preparation for expansion and installation of donated artwork for North End Park.
- Continue to make recommendations and/or reports to the Board of The Park Creek Metropolitan District on projects or other matters pertaining to the Central Park Public Art Collection.

##### **Special Projects**

- Continue to facilitate conveyance of the designated artworks in the parks in the neighborhoods north of I-70 to the City and County of Denver. Arts and Venues will maintain and conserve these artworks on behalf of Denver Parks.
- Keep apprised of condition and performance of the public art projects that are part of the public art collection of Arts and Venues Denver. Continue to advise Arts and Venues Denver of artwork needing attention and advocate for maintenance and conservation of these artworks. Monitor response.
- Continue to research conservation strategies for the ongoing conservation of the Central Park Public Art Collection. Continue to refine the plan and procedures for ongoing management, maintenance and conservation of the Collection.
- Continue to monitor the Public Art Collection. Arrange for assessment of public art in need of cleaning, maintenance, repair and/or conservation attention. Prepare recommendation for The Park Creek Metropolitan District Board. Follow up when approved.
- Keep collection notebooks up to date.
- Update, as needed, information on the Public Art Collection in the Public Art Archive and other local or national archival websites.

- Continue to explore promotional opportunities for highlighting public art in Central Park, including print and/or web-based options in conjunction with the public art program of Arts and Venues Denver.
- Continue to monitor the condition and function of the RTD artwork at the Central Park Station. Advocate for maintenance and conservation of this artwork as needed. Monitor response.

### SUMMER/FALL 2022

#### **Public Art Advisory Committee**

- Convene the Public Art Advisory Committee if needed to resolve policy issues as they arise, and/or make recommendations to the Board of The Park Creek Metropolitan District.

#### **Projects**

- Continue to make recommendations and/or reports to the Board of The Park Creek Metropolitan District on projects or other matters pertaining to the Central Park Public Art Collection.

#### **Special Projects**

- Continue to monitor the Public Art Collection. Arrange for assessment of public art in need of cleaning, maintenance and/or conservation attention. Prepare recommendation for The Park Creek Metropolitan District Board. Follow up when approved.
- Keep apprised of condition and performance of the public art projects that are part of the collection of Arts and Venues Denver. Advise Arts and Venues Denver of artwork needing attention and advocate for maintenance and conservation of these artworks. Monitor response.
- Keep collection notebooks up to date.
- Update, as needed, information on the Public Art Collection in the Public Art Archive and other local or national archival websites.
- Keep apprised of condition and performance of the RTD public art project at the Central Park Station. Advocate for maintenance and conservation. Monitor response.

### PUBLIC ART COLLECTION

#### **Founders Fountain (2003)**

- Continue to monitor the condition of the artwork and its surroundings.
- Make recommendations for maintenance, repair or conservation to MCA.

#### **Central Park Boulevard Bridge *Geodes* (2003)**

- Continue to monitor the condition of the artwork.
- Make recommendations for maintenance, repair or conservation to MCA.

#### **Martin Luther King Boulevard Bridge (2004)**

- Continue to monitor the condition of the artwork.
- Make recommendations for maintenance, repair or conservation to MCA.

#### **Central Park Boulevard Median Project *Prairie Reef* (2010)**

- Continue to monitor the condition of the artwork.

- Make recommendations for maintenance, repair or conservation to the Board of The Park Creek Metropolitan District as appropriate.
  - Coordinate repairs and/or conservation as recommended and approved.
- Community Garden Project**      *Garden Stories*      (2009)
- Continue to monitor the condition of the artwork.
  - Continue to collaborate with the public art program of Arts and Venues Denver in reference to this artwork. Advocate for maintenance and conservation for this artwork when needed.
- Eastbridge Town Center Project**      *Talking Parking Meters* (2016)
- Continue to monitor the condition of the artwork.
  - Make recommendations for maintenance, repair or conservation to the Board of The Park Creek Metropolitan District as appropriate.
  - Coordinate repairs and/or conservation as recommended and approved.
  - Advise management of Eastbridge Plaza of this maintenance/conservation.
- Ellipse I Project**      *The Eye and the Horizon (After Monet)* (2006)
- Continue to monitor the condition of the artwork. Arrange for annual condition assessment.
  - Make recommendations for maintenance, repair or conservation to the Board of The Park Creek Metropolitan District as appropriate.
  - Coordinate repairs and/or conservation as recommended and approved.
- Ellipse II Project**      *The Picnic*      (2009)
- Continue to monitor the condition of the artwork. Arrange for annual condition assessment.
  - Arrange for annual cleaning and waxing for this sculpture. Note when patination is needed.
  - Make recommendations for maintenance, repair or conservation to the Board of The Park Creek Metropolitan District as appropriate.
  - Coordinate repairs and/or conservation as recommended and approved.
- F15 Project**      *Conditional Reflections*      DEACCESSIONED (2013)
- Northfield Project**      *Airfoils*      (2006)
- Continue to monitor the condition of the artwork.
  - Make recommendations for maintenance, repair or conservation to the Board of The Park Creek Metropolitan District as appropriate.
  - Coordinate repairs and/or conservation as recommended and approved.
  - Advise management of the Shops at Northfield of this maintenance/conservation.
- Central Park Recreation Center Project**      *Staplefield and Thought Balloons* (2011)
- Continue to monitor the condition and function of the artworks.
  - Continue to collaborate with the public art program of Arts and Venues Denver in reference to this artwork. Advocate for maintenance and conservation when needed.
- Westerly Creek Project**      *Chorus*      (2010)
- Continue to monitor the condition of the artwork.
  - Continue to collaborate with the public art program of Arts and Venues Denver in reference to this artwork. Advocate for maintenance and conservation when needed.
- Prairie Basin Park Project**      *Phantom Pavilion* (2018)

- Continue to monitor the condition of the artwork.
- Continue to collaborate with the public art program of Arts and Venues Denver in reference to this artwork once it is conveyed to the City and County of Denver.
- Advocate for maintenance and conservation when needed.

**Sandhills Prairie Park Project** *Drift Inversion* (2017)

- Continue to monitor the condition of the artwork.
- Continue to collaborate with the public art program of Arts and Venues Denver in reference to this artwork once it is conveyed to the City and County of Denver.
- Advocate for maintenance and conservation when needed.

**The Bluffs Park Project** *Wind Gate Art Suite* (2019)

- Continue to monitor the condition of the artwork.
- Continue to collaborate with the public art program of Arts and Venues Denver in reference to this artwork once it is conveyed to the City and County of Denver.
- Advocate for maintenance and conservation when needed.
- Monitor expansion and installation of donated sculpture in North End Park.

**Prickly Plume Park Project** *Open House* (2021)

- Continue to monitor the condition of the artwork.
- Make recommendations for maintenance, repair and conservation to the Board of The Park Creek Metropolitan District as appropriate.
- Coordinate repairs and/or conservation as recommended and approved.

**Ongoing**

- Continue to monitor and assess each artwork in the Central Park Public Art Collection.
- Continue to monitor condition and function of *Airfoil* sculpture at Montview High School on long-term loan to the Denver School of Science and Technology.
- Provide timely reports to the Board of The Park Creek Metropolitan District.
- Continue to keep Public Art Collection manuals up to date for PCMD, Brookfield Properties Development, and the Master Community Association (MCA).
- Prepare narrative reports, documentation and accounting for project expenditures on a quarterly basis for The Park Creek Metropolitan District (PCMD) and Brian Fennelly.
- Continue to serve as a point of contact for information and communication about each project, including coordination with the planning and construction for The Park Creek Metropolitan District, Brookfield Properties Development and the City and County of Denver, as appropriate.
- Participate in regular meetings of the Board of The Park Creek Metropolitan District, and others, as appropriate.
- Continue to monitor the Central Park website to feature public art information and images in a useful format.

Barbara Neal  
 Public Art Consultant for Central Park  
 10/20/21

**PARK CREEK METROPOLITAN DISTRICT**  
Monthly Financial Report  
Period Ended September 30, 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)

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**Comments - Changes in Net Assets - All Funds Combined**

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- 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 and MF. The revenue and corresponding infrastructure variances are due to timing.
- A total of approximately \$1.8m was advanced by Forest City for infrastructure.
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**Comments - Statement of Net Assets**

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- 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.

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**Comments - Infrastructure Funding Report:**

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**General Comments:**

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Park Creek Metropolitan District  
Balance Sheet Governmental Fund  
September 30, 2021

<u>Assets</u>		
<u>Current Assets</u>		
BW Deposit and Cash Accounts	\$ 10,247,859	
Miscellaneous Receivables	1,851,727	
Intercompany Receivable	301,013	
Clearing - Job costs	<u>2</u>	
Total Current Assets		\$ 12,400,601
<u>Long Term Assets</u>		
<u>Fund Investments</u>		
Trustee '03 District Funds	\$ 93	
Trustee '03 Taxable Note Reimb Ac	8	
Trustee '13 Sub - Cap Int	304,924	
2015 Bonds - Debt Serv	371,647	
2016A Sr bonds - revenue	24,710,229	
2016A Sr bonds - SO tax	700,033	
2016A Project	31	
2017A Sr Bonds COI	23,078	
2018A Senior Bonds -Debt fund	17,425	
2019 Debt fund	9,173	
2020 Bonds - reserve acct	1,800,105	
2020 Bonds - Revenue bonds	<u>3,694,331</u>	
Total Ltd Prop Tax Funds (InTract)		<u>\$ 31,631,077</u>
Long Term Fund Assets		\$ 31,631,077
Prepaid Casualty Insurance	<u>\$ 131,083</u>	
Long Term Capital Assets		<u>\$ 131,083</u>
Total Long Term Assets		<u>\$ 31,762,160</u>
<b>Total Assets</b>		<b><u>\$ 44,162,760</u></b>
<u>Liabilities and Net Assets</u>		
<u>Current Liabilities</u>		
Accounts Payable	\$ 3,183,957	
Accrued Expenses	<u>254,202</u>	
Total Current Liabilities		\$ 3,438,159
<u>Long Term Liabilities</u>		
Long Term Liabilities		
Total Liabilities		<u>\$ 3,438,159</u>
<u>Net Assets</u>		
Net Assets - Prior Period	\$ 13,328,389	
Property Conveyance		
Incr / (Decr) in Net Assets	<u>27,396,212</u>	
Total Net Assets		<u>\$ 40,724,601</u>
<b>Total Liabilities &amp; Net Assets</b>		<b><u>\$ 44,162,761</u></b>

unaudited



**Park Creek Metropolitan District**  
 Revenue, Expenditures and Change in Net Assets  
 All Funds Combined  
 For the 9 Months Ended September 30, 2021

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<b>Revenue:</b>						
610,797	488,784	(122,013)	Westerly Creek taxes	52,875,286	43,975,359	(8,899,927)
2,175,000	1,749,955	(425,045)	Developer Advances	19,575,000	12,974,667	(6,600,333)
17,917	-	(17,917)	Misc Income	153,750	-	(153,750)
-	-	-	Subsidy Payments	287,500	291,756	4,256
75,001	30,033	(44,968)	Dura rev - 2014 D2 loan	675,000	196,364	(478,636)
-	60,500	60,500	TOS Facility Fees	2,118,000	1,731,600	(386,400)
-	42,118	42,118	Damage Fees	172,000	312,664	140,664
-	71,000	71,000	Facility Fees	2,922,000	2,451,000	(471,000)
-	1,705	1,705	Mailbox Fees	47,000	47,430	430
-	-	-	Good Citizen's Payments	-	20,642	20,642
41,667	254,882	213,215	Aurora Use tax, etc	375,000	679,209	304,209
8,334	-	(8,334)	City/Cty Denver IC-4B contrib	75,000	(874)	(75,874)
25,000	-	(25,000)	Contributions - CCD/CDOT	225,000	690,442	465,442
8,334	4,007	(4,327)	DURA Revenue	75,000	347,808	272,808
-	53,903	53,903	Dura revenue	-	200,245	200,245
10,084	157	(9,927)	Interest Income	90,750	693	(90,057)
<b>2,972,134</b>	<b>2,757,045</b>	<b>(215,089)</b>	<b>Total: Revenue</b>	<b>79,666,286</b>	<b>63,919,006</b>	<b>(15,747,280)</b>
<b>Expenditures</b>						
-	16,159	(16,159)	Trunk Total	5,000	463,732	(458,732)
424,667	59,173	365,494	Trunk Open Space Total	3,822,000	1,455,745	2,366,255
2,217,000	1,451,619	765,381	InTract Total	19,953,000	12,680,382	7,272,618
-	-	-	Recreation Center Total	-	-	-
-	54	(54)	Denver Water Total	-	5,676	(5,676)
<b>2,641,667</b>	<b>1,527,006</b>	<b>1,114,661</b>	<b>Subtotal: Infrastructure</b>	<b>23,780,000</b>	<b>14,605,535</b>	<b>9,174,465</b>
-	321,737	(321,737)	Interest Exp - InTract Notes	-	3,172,012	(3,172,012)
-	-	-	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
-	48,330	(48,330)	Bond Issuance Costs	-	49,116	(49,116)
-	7,550	(7,550)	Trustee Fees	15,000	26,700	(11,700)
-	-	-	Payment on Advances - Principal	6,500,000	-	6,500,000
-	-	-	Insurance	30,000	11,688	18,312
39,000	17,620	21,380	Other Capital Expenditures	355,500	101,889	253,611
39,000	395,237	(356,237)	Subtotal: Other Capital	25,800,500	19,983,014	5,817,486
<b>General and Administrative Expenses</b>						
1,200,702	471,906	728,796	Park Creek General Fund Expense	4,628,957	1,581,387	3,047,570
2,669	3,852	(1,183)	Westerly Creek Expenses	647,607	352,858	294,749
1,203,371	475,758	727,613	Subtotal: G&A	5,276,564	1,934,245	3,342,319
<b>3,884,038</b>	<b>2,398,001</b>	<b>1,486,037</b>	<b>Total: Expenditures</b>	<b>54,857,064</b>	<b>36,522,793</b>	<b>18,334,271</b>
<b>(911,904)</b>	<b>359,044</b>	<b>1,270,948</b>	<b>Revenue Over/(Under) Expenditures</b>	<b>24,809,222</b>	<b>27,396,212</b>	<b>2,586,990</b>
-	-	-	Transfer (To) From Bond Funds	(493,303)	(346,801)	146,502
1,250	225	(1,025)	Transfer (To) From General Funds	504,553	347,026	(157,527)
(1,250)	(225)	1,025	Transfer (To) From Capital Funds	(11,250)	(225)	11,025
-	-	-	Total: Other Financing Sources/(Uses)	-	-	-
<b>(911,904)</b>	<b>359,044</b>	<b>1,270,948</b>	<b>Increase/(Decrease) in Net Assets</b>	<b>24,809,222</b>	<b>27,396,212</b>	<b>2,586,990</b>

**Park Creek Metropolitan District**  
Revenue, Expenditures and Change in Net Assets  
Park Creek General Fund  
For the 9 Months Ended September 30, 2021

<u>Current Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>		<u>YTD Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
<b>Revenue:</b>						
353,648	205,331	(148,317)	Westerly Creek Taxes - O&M and SO	4,115,904	2,793,334	(1,322,570)
84	-	(84)	Interest income	750	-	(750)
<u>353,732</u>	<u>205,331</u>	<u>(148,401)</u>	<b>Total: Revenue</b>	<u>4,116,654</u>	<u>2,793,334</u>	<u>(1,323,320)</u>
<b>Expenditures</b>						
<u>General and Administrative Expenditures</u>						
685	1,412	(727)	Staff Services	6,165	12,156	(5,991)
-	-	-	Meetings	-	3,325	(3,325)
275	107	168	Office Services	2,495	2,198	297
-	-	-	Postage/Delivery	-	8,012	(8,012)
33	33	-	Office Rent	429	429	-
-	492	(492)	Rent - Storage	-	3,658	(3,658)
-	-	-	Dues	-	124	(124)
7,500	7,512	(12)	Professional Services	67,500	90,012	(22,512)
5,000	20,942	(15,942)	Legal Fees	45,000	179,335	(134,335)
-	17,800	(17,800)	Accounting/Audit Fees	17,900	17,800	100
592	2,018	(1,426)	Accounting Services	5,325	3,559	1,766
11,259	-	11,259	Contingency	101,326	-	101,326
1,000,000	-	1,000,000	Reserve for Improvements	3,000,000	-	3,000,000
-	-	-	Insurance Expense	35,000	32,735	2,265
1,250	228	1,022	Public Art Maintenance	11,250	22,669	(11,419)
625	1,700	(1,075)	Public Art Monitoring	5,625	6,000	(375)
-	-	-	Misc. Art expenses	-	9,738	(9,738)
165,222	409,726	(244,504)	District MCA Maint	1,267,567	1,143,036	124,531
8,261	9,936	(1,675)	District MCA Fee	63,375	46,602	16,773
80	116	(36)	Westerly Creek Expenses	156,687	(62,004)	218,691
<u>1,200,782</u>	<u>472,021</u>	<u>728,761</u>	Subtotal: G&A	<u>4,785,644</u>	<u>1,519,383</u>	<u>3,266,261</u>
<u>1,200,782</u>	<u>472,021</u>	<u>728,761</u>	<b>Total: Expenditures</b>	<u>4,785,644</u>	<u>1,519,383</u>	<u>3,266,261</u>
<u>(847,050)</u>	<u>(266,690)</u>	<u>580,360</u>	<b>Revenue Over/(Under) Expenditures</b>	<u>(668,990)</u>	<u>1,273,952</u>	<u>1,942,942</u>
-	-	-	Transfer (To) From Bond Funds	(493,303)	(346,801)	146,502
(1,250)	(225)	1,025	Transfer (To) From Capital Funds	(11,250)	(225)	11,025
(1,250)	(225)	1,025	Total: Other Financing Sources/(Uses)	(504,553)	(347,026)	157,527
<u>(848,300)</u>	<u>(266,915)</u>	<u>581,385</u>	<b>Increase/(Decrease) in Net Assets</b>	<u>(1,173,543)</u>	<u>926,926</u>	<u>2,100,469</u>

**Park Creek Metropolitan District**  
**Revenues, Expenditures and Changes in Net Assets**  
**Park Creek Capital Fund**  
**For the 9 Months Ended September 30, 2021**

<u>Current Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>		<u>YTD Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
<b><u>Revenue:</u></b>						
16,667		(16,667)	Misc Income	150,000		(150,000)
2,175,000	1,749,901	(425,099)	Developer Advance Receipts - FC	19,575,000	12,968,991	(6,606,009)
	54	54	Developer Advance		5,676	5,676
8,334	57,910	49,576	DURA Revenue	75,000	548,053	473,053
75,001	30,033	(44,968)	Dura rev - 2014 D2 loan	675,000	196,364	(478,636)
	60,500	60,500	TOS Facility Fees	2,118,000	1,731,600	(386,400)
	42,118	42,118	Damage Fees	172,000	312,664	140,664
	71,000	71,000	Facility Fees	2,922,000	2,451,000	(471,000)
	1,705	1,705	Mailbox Fees	47,000	47,430	430
			Good Citizen's Payments		20,642	20,642
41,667	254,882	213,215	Aurora Use tax, etc	375,000	679,209	304,209
8,334		(8,334)	City/Cty Denver IC-4B contrib	75,000	(874)	(75,874)
25,000		(25,000)	Contributions - CCD/CDOF	225,000	690,442	465,442
<u>2,350,003</u>	<u>2,268,103</u>	<u>(81,900)</u>	<b>Total: Revenue</b>	<u>26,409,000</u>	<u>19,651,197</u>	<u>(6,757,803)</u>
<b><u>Expenditures</u></b>						
	16,159	(16,159)	Trunk Total	5,000	463,732	(458,732)
424,667	59,173	365,494	Trunk Open Space Total	3,822,000	1,455,745	2,366,255
2,217,000	1,451,619	765,381	InTract Total	19,953,000	12,680,382	7,272,618
			Recreation Center Total			
	54	(54)	Denver Water Total		5,676	(5,676)
2,641,667	1,527,006	1,114,661	Subtotal: Infrastructure	23,780,000	14,605,535	9,174,465
	321,737	(321,737)	Interest Expense		3,172,012	(3,172,012)
			Bond Issuance Costs		786	(786)
	7,550	(7,550)	Trustee Fees	15,000	26,700	(11,700)
			Insurance Expense	30,000	11,688	18,312
			Dues	1,500	1,114	386
			CCD Review/Monitoring Fee	3,000	10,500	(7,500)
1,500	2,864	(1,364)	Accounting Services	13,500	16,730	(3,230)
			Bank Charges		7,249	(7,249)
37,500	14,755	22,745	Interim Damage Repairs	337,500	66,297	271,203
39,000	346,907	(307,907)	Subtotal: Other Capital	400,500	3,313,075	(2,912,575)
<b><u>General and Administrative Expenses</u></b>						
			Subtotal: G&A			
<u>2,680,667</u>	<u>1,873,913</u>	<u>806,754</u>	<b>Total: Expenditures</b>	<u>24,180,500</u>	<u>17,918,610</u>	<u>6,261,890</u>
(330,664)	394,191	724,855	Revenue Over/(Under) Expenditures	2,228,500	1,732,588	(495,912)
			Transfer (To) From Bond Funds			
1,250	225	(1,025)	Transfer (To) From General Funds	11,250	225	(11,025)
1,250	225	(1,025)	Total: Other Financing Sources/(Uses)	11,250	225	(11,025)
<u>(329,414)</u>	<u>394,416</u>	<u>723,830</u>	<b>Increase/(Decrease) in Net Assets</b>	<u>2,239,750</u>	<u>1,732,813</u>	<u>(506,937)</u>

**Park Creek Metropolitan District**  
**Revenues, Expenditures and Changes in Net Assets**  
**Park Creek Debt Fund**  
**For the 9 Months Ended September 30, 2021**

<u>Current Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>		<u>YTD Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
<b><u>Revenue:</u></b>						
257,149	283,453	26,304	Westerly Creek Taxes - Debt Service	48,759,382	41,182,025	(7,577,357)
1,250		(1,250)	Misc Income	3,750		(3,750)
			Subsidy Payments	287,500	291,756	4,256
<u>10,000</u>	<u>157</u>	<u>(9,843)</u>	Investment Income	<u>90,000</u>	<u>693</u>	<u>(89,307)</u>
<b>268,399</b>	<b>283,611</b>	<b>15,212</b>	<b>Total: Revenue</b>	<b>49,140,632</b>	<b>41,474,474</b>	<b>(7,666,158)</b>
<b><u>Expenditures</u></b>						
			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
	48,330	(48,330)	Bond Issuance Costs		48,330	(48,330)
			Developer Advances Repayments	<u>6,500,000</u>		<u>6,500,000</u>
	<u>48,330</u>	<u>(48,330)</u>	Subtotal: Other Capital	<u>25,400,000</u>	<u>16,669,939</u>	<u>8,730,061</u>
<b><u>General and Administrative Expenses</u></b>						
<u>2,589</u>	<u>3,737</u>	<u>(1,148)</u>	Payments to Westerly Creek	<u>490,920</u>	<u>414,862</u>	<u>76,058</u>
<u>2,589</u>	<u>3,737</u>	<u>(1,148)</u>	Subtotal: G&A	<u>490,920</u>	<u>414,862</u>	<u>76,058</u>
<b>2,589</b>	<b>52,067</b>	<b>(49,478)</b>	<b>Total Expenditures</b>	<b>25,890,920</b>	<b>17,084,801</b>	<b>8,806,119</b>
<b>265,810</b>	<b>231,544</b>	<b>(34,266)</b>	<b>Revenue Over/(Under) Expenditures</b>	<b>23,249,712</b>	<b>24,389,673</b>	<b>1,139,961</b>
			Transfer (To) From General Funds	493,303	346,801	(146,502)
			Transfer (To) From Capital Funds			
			Total: Other Financing Sources/(Uses)	<u>493,303</u>	<u>346,801</u>	<u>(146,502)</u>
<b>265,810</b>	<b>231,544</b>	<b>(34,266)</b>	<b>Increase/(Decrease) in Net Assets</b>	<b>23,743,015</b>	<b>24,736,473</b>	<b>993,458</b>

Westerly Creek Metropolitan District  
Revenue, Expenditures and Change in Net Assets  
WCMD General Fund  
For the 9 Months Ended September 30, 2021

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<b><u>Revenue:</u></b>						
219,509	281,714	62,205	Property Tax - Debt	41,622,370	41,173,737	(448,633)
6,790	8,713	1,923	Property Tax - O&M	1,287,592	1,273,415	(14,177)
294,619	196,565	(98,054)	Specific Ownership tax	2,225,028	1,762,722	(462,306)
-	1,739	1,739	Interest Income	-	8,287	8,287
-	54	54	Interest income	-	256	256
<b>520,918</b>	<b>488,784</b>	<b>(32,134)</b>	<b>Total: Revenue</b>	<b>45,134,990</b>	<b>44,218,418</b>	<b>(916,572)</b>
<b><u>Expenditures</u></b>						
<b><u>General and Administrative Expenditures</u></b>						
-	-	-	Staff Services	186,500	-	186,500
-	-	-	WCMD Expenses	-	168,224	(168,224)
2,210	3,737	(1,527)	Treasury Commission - DS	419,081	414,862	4,219
68	116	(48)	Treasury Commission - OM	12,965	12,831	134
2,278	3,852	(1,574)	Subtotal: G&A	618,546	595,917	22,629
<b>2,278</b>	<b>3,852</b>	<b>(1,574)</b>	<b>Total: Expenditures</b>	<b>618,546</b>	<b>595,917</b>	<b>22,629</b>
<b>518,640</b>	<b>484,932</b>	<b>(33,708)</b>	<b>Revenue Over/(Under) Expenditures</b>	<b>44,516,444</b>	<b>43,622,501</b>	<b>(893,943)</b>
2,278	3,852	1,574	Transfers From Park Creek	618,546	595,917	(22,629)
(520,918)	(488,784)	32,134	Transfers(To) Park Creek	(45,134,990)	(44,218,418)	916,572
(518,640)	(484,932)	33,708	Total: Other Financing Sources/(Uses)	(44,516,444)	(43,622,501)	893,943
<b>-</b>	<b>-</b>	<b>-</b>	<b>Increase/(Decrease) in Net Assets</b>	<b>-</b>	<b>-</b>	<b>-</b>



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

As of September 30, 2021

	In-tract Developer Advances	TIF Funds inc D2 Loan, Excess Rev & Encumbered Excess - PB	TOS Funds (TIF funded & D2 loan)	GCP Funds	FCS/COFS Section 10	Art Funds	System Development Fees	TOS Fees - Section 10	CDOT FUNDS	CCD funds IC-4B	DPS Advances	Developer Contributions & Advances - Non GCP Funds	Total
<u>Anticipated near term funding sources</u>													
Total Anticipated Funding Sources	0	0	0	0	0	0	0	0	0	0	0	0	0
Amount available / (required) after funding approved IFDAs	(48,542,509)	(5,407,888)	0	0	0	0	(152,532)	1,592,952		(1,079,028)	(45,962)	(2,662,746)	
<u>IFDA's submitted but not yet approved</u>													
IFDA PC - CFN approved for \$6.9m	3,612,910												
Total Pending Uses	3,612,910	0	0	0	0	0	0	0	0	0	0	0	0
Funding Available / (Required)	(52,155,419)	(5,407,888)	0	0	0	0	(152,532)	1,592,952		(1,079,028)	(45,962)	(2,662,746)	
<u>Future Projects - Cost</u>													
Total Future Projects Before Funding Sources	-	-	-	-	-	-	-	-	-	-	-	-	-
<u>Future Projects - Funding Sources</u>													
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 Westley Creek North (Est. \$6M). IFDA F5 reallocated \$5.4 million of GCP to a new school at Stapleton. This line reflects a 'placeholder' for the project equal to the GCP reallocated with the expectation that construction of the project will start when environmental remediation is completed by CCD.

Park Creek Metropolitan District  
 Trunk IFDAs #All Open- Filing #All Open  
 Draw NA/80/NA/53/35  
 As of: 9/30/2021

	Approved IFDA	Original CFN	CFN Amendments	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	9,868,386	4,671	9,893,056	1
Trunk	Filing 28 Total IFDA 28	553,850	-	553,850	553,850	-	553,850	-
Trunk	Filing 34 Total IFDA 34	5,918,735	-	5,918,735	5,807,310	111,425	5,807,293	111,442
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
Park Trunk	Filing 41 Total IFDA 41	1,099,010	491,150	1,590,160	1,237,615	352,544	1,237,615	352,544
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)	99,557	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	14,871,325	(2,029,432)	12,841,893	12,833,744	8,149	12,829,564	12,329
Trunk	Filing 47 Total IFDA 47	671,755	(81,155)	590,601	590,563	38	590,166	435
Trunk	Filing 49 Total IFDA 49	7,899,280	(1,967,666)	5,947,590	5,942,894	4,696	5,935,676	11,914
Trunk	Filing 52 Total IFDA 52	2,058,690	(105,000)	1,951,690	1,480,516	471,174	1,480,516	471,174
Park Trunk	Filing 54 Total IFDA 54	412,152	-	412,151	344,734	67,417	344,734	67,417
Trunk	Filing A1 Total IFDA A1	2,750,000	123,750	2,873,750	2,873,750	0	2,873,750	0
Trunk	Filing IC-4 Total IFDA C4	16,803,727	16,803,726	16,803,727	16,776,066	27,661	16,757,765	45,962
Trunk	Filing IC-4A Total IFDA C4A	1,922,816	(7,090)	1,915,726	1,909,705	107,045	1,909,705	107,045
Trunk	Filing IC-4B Total IFDA C-4B	8,400,000	364,999	8,764,999	8,684,049	80,950	8,514,128	250,872
Trunk	Filing MB Total IFDA MB	4,834,360	(1,054,959)	3,779,362	3,706,018	69,883	3,706,018	69,883
Trunk	Filing ME Total IFDA ME	625,236	-	625,236	571,733	53,503	570,006	55,230
Trunk	Filing MF Total IFDA MF	90,494	-	90,494	8,479	78,554	7,133	79,900



Park Creek Metropolitan District  
 Trunk IFDAs #All Open- Filing #All Open  
 Draw NA/80/NA/63/35  
 As of: 9/30/2021

	Approved IFDA	Original CFN	Amendments	CFN	Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
Trunk	13,498,494	13,498,494	264,676	264,676	13,498,494	12,840,159	658,335	12,888,105	910,389
Filing ML Total IFDA ML	13,498,494	13,498,494	264,676	264,676	13,498,494	12,840,159	658,335	12,888,105	910,389
Trunk	4,749,091	4,749,091	-	-	4,749,091	3,303,490	1,445,602	3,303,490	1,445,602
Filing P6 Total IFDA P6	4,749,091	4,749,091	-	-	4,749,091	3,303,490	1,445,602	3,303,490	1,445,602
Trunk	6,956,860	6,956,860	(66,000)	(66,000)	6,870,879	6,065,500	805,379	6,065,500	805,379
Filing P6 Total IFDA P6	6,956,860	6,956,860	(66,000)	(66,000)	6,870,879	6,065,500	805,379	6,065,500	805,379
Trunk	11,705,971	11,705,971	(66,000)	(66,000)	11,619,971	9,368,990	2,250,981	9,368,990	2,250,981
Filing Stapleton Rec Center Total IFDA P7	11,705,971	11,705,971	(66,000)	(66,000)	11,619,971	9,368,990	2,250,981	9,368,990	2,250,981
Trunk	19,000,000	19,000,000	(2,658,689)	(2,658,689)	16,341,311	16,341,311	0	16,341,311	0
Filing P7 Total IFDA P7	19,000,000	19,000,000	(2,658,689)	(2,658,689)	16,341,311	16,341,311	0	16,341,311	0
Trunk	5,949,489	5,949,489	1,077,075	1,077,075	7,085,638	7,085,024	614	7,083,639	1,999
Filing N/F Linear Park Total IFDA P8	5,949,489	5,949,489	1,077,075	1,077,075	7,085,638	7,085,024	614	7,083,639	1,999
Trunk	19,242,911	19,242,911	1,162,953	1,162,953	20,405,864	19,930,543	475,321	19,793,047	612,817
Filing PA Total IFDA PA	19,242,911	19,242,911	1,162,953	1,162,953	20,405,864	19,930,543	475,321	19,793,047	612,817
Trunk	14,450,857	14,450,856	-	-	14,450,856	13,463,570	987,286	13,345,273	1,105,583
Filing PB Total IFDA PB	14,450,857	14,450,856	-	-	14,450,856	13,463,570	987,286	13,345,273	1,105,583
Trunk	10,512,911	6,900,000	-	-	6,900,000	6,837,103	62,897	6,030,015	869,986
Filing PC Total IFDA PC	10,512,911	6,900,000	-	-	6,900,000	6,837,103	62,897	6,030,015	869,986
Total Trunk Job Costs	118,286,267	118,286,248	(5,657,160)	(5,657,160)	112,380,408	108,422,076	4,204,034	107,955,553	4,670,556
Total Park Trunk Job Costs	80,015,962	76,403,049	(397,011)	(397,011)	75,982,044	72,868,697	3,195,414	71,786,478	4,278,633
Total	198,302,229	194,689,296	(6,054,171)	(6,054,171)	188,362,452	181,290,773	7,400,448	179,742,031	8,949,190

	Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
In-Tract	9,990,789	9,990,789	(2,105,347)	7,885,443	7,885,442	0	7,885,442	0
In-Tract	32,358,896	32,358,896	652,951	33,051,847	33,051,848	(1)	33,051,848	(1)
IFDA 1	42,349,686	42,349,686	(1,412,396)	40,937,290	40,937,291	(1)	40,937,291	(1)
In-Tract	10,989,825	10,989,825	(2,728,353)	8,261,472	8,261,471	1	8,261,471	1
IFDA 1A	10,989,825	10,989,825	(2,728,353)	8,261,472	8,261,471	1	8,261,471	1
In-Tract	13,897,856	13,897,856	(304,024)	13,593,832	13,156,784	437,049	13,163,142	430,690
IFDA 15	13,897,856	13,897,856	(304,024)	13,593,832	13,156,784	437,049	13,163,142	430,690
In-Tract	10,130,330	10,130,330	48,699	10,179,029	10,179,030	(1)	10,179,030	(1)
IFDA 17	10,130,330	10,130,330	48,699	10,179,029	10,179,030	(1)	10,179,030	(1)
In-Tract	16,988,554	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	16,988,554	(653,941)	16,334,612	13,319,235	3,015,377	13,319,235	3,015,377
In-Tract	16,929,665	16,929,665	691,210	17,620,875	17,609,315	11,559	17,606,739	14,135
IFDA 32	370,052	370,052	(341,542)	28,511	28,511	-	28,511	-
IFDA 32	17,299,717	17,299,717	349,668	17,649,385	17,637,826	11,559	17,635,250	14,135
In-Tract	8,480,866	8,480,867	(2)	8,480,864	7,671,140	815,895	7,549,779	937,256
IFDA 34	8,480,866	8,480,867	(2)	8,480,864	7,671,140	815,895	7,549,779	937,256
In-Tract	5,404,254	5,404,254	(756,501)	4,647,753	4,223,405	424,348	4,205,843	441,910
IFDA 35	2,592,337	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	-	7,996,591	7,089,861	896,730	7,082,449	914,142
In-Tract	31,228,859	31,228,859	(78,501)	31,150,358	29,768,152	1,382,206	29,761,675	1,388,683
IFDA 36	31,228,859	31,228,859	(78,501)	31,150,358	29,768,152	1,382,206	29,761,675	1,388,683
In-Tract	5,212,621	5,212,621	-	5,212,621	4,935,195	277,426	4,922,768	289,853
IFDA 40	5,212,621	5,212,621	-	5,212,621	4,935,195	277,426	4,922,768	289,853
In-Tract	1,796,644	1,796,644	326,500	2,123,144	2,027,598	95,546	2,027,598	95,546
IFDA 41	1,796,644	1,796,644	326,500	2,123,144	2,027,598	95,546	2,027,598	95,546
In-Tract	16,952,761	16,952,761	-	16,952,761	13,628,352	3,324,409	13,628,352	3,324,409
IFDA 42	16,952,761	16,952,761	-	16,952,761	13,628,352	3,324,409	13,628,352	3,324,409
In-Tract	1,781,421	1,781,421	-	1,781,421	1,625,677	155,744	1,625,677	155,744
IFDA 44	1,781,421	1,781,421	-	1,781,421	1,625,677	155,744	1,625,677	155,744
In-Tract	35,656,775	35,656,775	(529,280)	35,127,495	31,555,427	3,572,068	31,555,427	3,572,068
IFDA 45	35,656,775	35,656,775	(529,280)	35,127,495	31,555,427	3,572,068	31,555,427	3,572,068
In-Tract	15,875,085	15,875,085	-	15,875,085	13,293,766	2,581,318	13,288,944	2,606,140
IFDA 47	15,875,085	15,875,085	-	15,875,085	13,293,766	2,581,318	13,288,944	2,606,140
In-Tract	1,583,241	1,583,241	64,000	1,647,241	1,630,020	17,221	1,619,959	27,282
IFDA 48	1,583,241	1,583,241	64,000	1,647,241	1,630,020	17,221	1,619,959	27,282
In-Tract	58,653,806	58,653,806	-	58,653,806	49,253,228	9,400,578	48,887,721	9,766,085
IFDA 49	58,653,806	58,653,806	-	58,653,806	49,253,228	9,400,578	48,887,721	9,766,085
In-Tract	7,788,143	7,788,143	(1,034,036)	6,754,107	6,630,852	123,255	6,630,852	123,255
IFDA 52	7,788,143	7,788,143	(1,034,036)	6,754,107	6,630,852	123,255	6,630,852	123,255
In-Tract	1,998,696	1,998,696	239,880	2,238,576	2,238,566	10	2,237,980	596
IFDA 53	1,998,696	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	48,592,175	992,458	47,737,572	1,847,061
In-Tract	Filing 55 Total IFDA 55	53,859,266	(4,274,632)	49,584,633	48,592,175	992,458	47,737,572	1,847,061
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	2,380,218	54,673	2,340,138	94,753
In-Tract	Filing 59 Total IFDA 59	2,966,874	(531,983)	2,434,891	2,380,218	54,673	2,340,138	94,753
In-Tract	Filing 60 Total IFDA 60	52,110,215	-	52,110,215	45,148,303	6,961,911	39,945,669	12,164,546
In-Tract	Filing 61 Total IFDA 61	52,110,215	-	52,110,215	45,148,303	6,961,911	39,945,669	12,164,546
In-Tract	Filing 62 Total IFDA 62	2,209,768	-	2,209,768	1,979,283	230,486	1,946,254	263,515
In-Tract	Filing 63 Total IFDA 63	2,209,768	-	2,209,768	1,979,283	230,486	1,946,254	263,515
In-Tract	Filing 64 Total IFDA 64	19,093,169	-	19,093,169	18,135,164	958,004	18,135,164	958,004
In-Tract	Filing 65 Total IFDA 65	19,093,169	-	19,093,169	18,135,164	958,004	18,135,164	958,004
In-Tract	Filing 66 Total IFDA 66	5,102,392	(572,316)	4,530,076	4,471,555	58,521	4,429,469	100,607
In-Tract	Filing 67 Total IFDA 67	5,102,392	(572,316)	4,530,076	4,471,555	58,521	4,429,469	100,607
In-Tract	Filing 68 Total IFDA 68	2,306,634	-	2,306,634	2,035,278	271,356	2,035,278	271,356
In-Tract	Filing 69 Total IFDA 69	2,306,634	-	2,306,634	2,035,278	271,356	2,035,278	271,356
In-Tract	Filing 70 Total IFDA 70	2,042,680	2	2,042,682	1,564,584	478,097	1,564,584	478,097
In-Tract	Filing 71 Total IFDA 71	2,042,680	2	2,042,682	1,564,584	478,097	1,564,584	478,097
In-Tract	Filing 72 Total IFDA 72	7,851,158	-	7,851,158	5,518,182	2,332,976	5,518,182	2,332,976
In-Tract	Filing 73 Total IFDA 73	7,851,158	-	7,851,158	5,518,182	2,332,976	5,518,182	2,332,976
In-Tract	Filing 74 Total IFDA 74	8,507,309	-	8,507,309	6,712,738	1,817,071	6,712,738	1,817,071
In-Tract	Filing 75 Total IFDA 75	8,507,309	-	8,507,309	6,712,738	1,817,071	6,712,738	1,817,071
In-Tract	Filing 76 Total IFDA 76	4,981,832	(1,077,705)	3,855,630	3,835,629	20,001	3,835,629	20,001
In-Tract	Filing 77 Total IFDA 77	4,981,832	(1,077,705)	3,855,630	3,835,629	20,001	3,835,629	20,001
In-Tract	Filing 78 Total IFDA 78	7,387,006	(1,073,859)	6,264,823	5,951,322	313,501	5,951,322	313,501
In-Tract	Filing 79 Total IFDA 79	7,387,006	(1,073,859)	6,264,823	5,951,322	313,501	5,951,322	313,501
In-Tract	Filing 80 Total IFDA 80	14,787,951	(3,521,300)	11,108,192	10,681,506	426,686	10,269,052	839,140
In-Tract	Filing 81 Total IFDA 81	14,787,951	(3,521,300)	11,108,192	10,681,506	426,686	10,269,052	839,140
In-Tract	Filing 82 Total IFDA 82	3,013,788	356,938	3,366,789	3,258,774	128,015	3,013,239	373,550
In-Tract	Filing 83 Total IFDA 83	3,013,788	356,938	3,366,789	3,258,774	128,015	3,013,239	373,550
In-Tract	Filing 84 Total IFDA 84	253,954	-	253,954	246,884	7,070	246,884	7,070
In-Tract	Filing 85 Total IFDA 85	253,954	-	253,954	246,884	7,070	246,884	7,070
In-Tract	Total Job costs	495,009,833	(16,353,877)	478,416,740	437,288,193	41,167,218	429,903,067	48,542,510

Westerly Creek Metropolitan District  
Revenue, Expenditures and Change in Net Assets  
WCMD General Fund  
For the 9 Months Ended September 30, 2021

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<b>Revenue:</b>						
219,509	281,714	62,205	Property Tax - Debt	41,622,370	41,173,737	(448,633)
6,790	8,713	1,923	Property Tax - O&M	1,287,592	1,273,415	(14,177)
294,619	196,565	(98,054)	Specific Ownership tax	2,225,028	1,762,722	(462,306)
-	1,739	1,739	Interest Income	-	8,287	8,287
-	54	54	Interest income	-	256	256
<b>520,918</b>	<b>488,784</b>	<b>(32,134)</b>	<b>Total: Revenue</b>	<b>45,134,990</b>	<b>44,218,418</b>	<b>(916,572)</b>
<b>Expenditures</b>						
<u>General and Administrative Expenditures</u>						
-	-	-	Staff Services	186,500	-	186,500
-	-	-	WCMD Expenses	-	168,224	(168,224)
2,210	3,737	(1,527)	Treasury Commission - DS	419,081	414,862	4,219
68	116	(48)	Treasury Commission - OM	12,965	12,831	134
2,278	3,852	(1,574)	Subtotal: G&A	618,546	595,917	22,629
<b>2,278</b>	<b>3,852</b>	<b>(1,574)</b>	<b>Total: Expenditures</b>	<b>618,546</b>	<b>595,917</b>	<b>22,629</b>
<b>518,640</b>	<b>484,932</b>	<b>(33,708)</b>	<b>Revenue Over/(Under) Expenditures</b>	<b>44,516,444</b>	<b>43,622,501</b>	<b>(893,943)</b>
2,278	3,852	1,574	Transfers From Park Creek	618,546	595,917	(22,629)
(520,918)	(488,784)	32,134	Transfers(To) Park Creek	(45,134,990)	(44,218,418)	916,572
(518,640)	(484,932)	33,708	Total: Other Financing Sources/(Uses)	(44,516,444)	(43,622,501)	893,943
<b>-</b>	<b>-</b>	<b>-</b>	<b>Increase/(Decrease) in Net Assets</b>	<b>-</b>	<b>-</b>	<b>-</b>

**WESTERLY CREEK METROPOLITAN DISTRICT**  
Monthly Financial Report  
Period Ended September 30, 2021

The following reports are attached to this narrative:

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

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Changes in Fund Balance

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

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- 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.

October 28, 2021

Park Creek Metropolitan District Board Meeting

Development Manager Agenda

Project Update-

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

MLK landscape being prepared for winter

Filing 57- Infrastructure is complete. Parks are installing

40<sup>th</sup> Ave will be starting in November

Award Recommendation –

None

Work Order Approval

**#189 Filing 49 Self Perform road repair**

**\$39,708**

Mortenson will repair a settle section of road that is out of contractor warranty but in the city warranty period.

DBE this WO 0%

Pre-Approval

**#190 Filing 60- 40<sup>th</sup> Ave extension**

**CM Services**

**\$359,817**

Mortenson construction management services, general conditions and direct construction expenses.

DBE this WO is 10.3% of General Conditions

Change Order Approval

None

Contract Assignments

None

RECEIVED OCT 04 REC'D

## SELF PERFORM WORK ORDER

Date: October 4, 2021  
Work Order No: 189 Filing 49 Boston Ct. Roadway Fix  
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 49 Boston Ct. Asphalt, Concrete, & Ground Engineering Testing

Phase/Work Included in this Work Order:

Filing 49 Boston Ct.

Construction Management Services for Filing 49 Boston Ct. Roadway Fix

	Total WO 189	In-Tract
<b>TOTAL Work Order</b>	<b>\$39,708</b>	<b>\$39,708</b>
<b>Direct Work (Final Acceptance)</b>	<b>\$32,950</b>	<b>\$32,950</b>
<b>Survey and Testing (Final Acceptance)</b>	<b>\$1,647</b>	<b>\$1,647</b>
<b>General Conditions (Final Acceptance)</b>	<b>\$3,954</b>	<b>\$3,954</b>
<b>CM Fees (Final Acceptance)</b>	<b>\$1,157</b>	<b>\$1,157</b>

This Work Order of **Thirty Nine Thousand Seven Hundred and Eight Dollars and Zero Cents** Consists of this document and all attachments hereto which reference this Work Order number and date.

Attachments: Filing 49 Boston Ct. Roadway Fix  
– 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 49 Boston Ct. Roadway Fix  
10/4/2021

Item Code	Total Cost
<b>Filing 49</b>	
Boson Ct. Roadway Fix	\$ 32,950
<hr/>	
<b>Total Subcontracted</b>	<b>\$ 32,950</b>
<b>Construction Mangement</b>	
Ground Engineering Cost (GC)	\$ 1,647
General Conditions (10%)	\$ 3,460
Liability Insurance (1.3%)	\$ 495
CM Fee (3% Subcontracted)	\$ 1,157
<b>TOTAL Construction Mangement</b>	<b>\$ 6,759</b>
<hr/>	
<b>Total Filing 49 Boston Ct. Roadway Fix</b>	
<b>Totals</b>	<b>\$ 39,708</b>

## WORK ORDER

Date: October 22, 2021

RECEIVED OCT 25 REC'D

Work Order No: 187 190  
Filing 60 – 40<sup>th</sup> Ave. Extension

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 60 – 40<sup>th</sup> Ave. Extension.

Phase/Work Included in this Work Order:

Pre-Construction services for Filing 60 40<sup>th</sup> Ave. Extension from July 6<sup>th</sup>, 2021 to 100% plans set estimate.

Construction Services from November 21<sup>st</sup>, 2021 through February 21<sup>st</sup>, 2022

Construction Management Services for Filing 60 - 40<sup>th</sup> Ave. Extension:

	<b>Total WO Filing 60 – 40<sup>th</sup>. Extension</b>	<b>In-Tract</b>
<b>Total</b>	<b>\$359,817</b>	<b>\$359,817</b>
<b>Fees &amp; Inspections</b>	<b>\$113</b>	<b>\$113</b>
<b>Survey and Testing</b>	<b>\$63,523</b>	<b>\$63,523</b>
<b>General Conditions</b>	<b>\$217,003</b>	<b>\$217,003</b>
<b>Erosion Control</b>	<b>\$36,057</b>	<b>\$36,057</b>
<b>CM Fees</b>	<b>\$43,121</b>	<b>\$43,121</b>

Civil Technologies Participation (10.3% of General Conditions): \$22,351.39

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

Estimated Substantial Completion Date: February 21, 2022

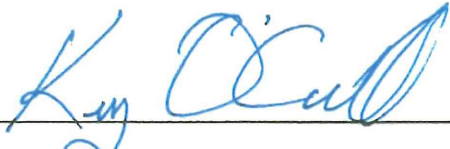
This Work Order consists of this document and all attachments hereto which reference this Work Order number and date.

Attachments: Filing 60 – 40<sup>th</sup> Ave. Extension 100% Estimate - General Conditions

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

**CONTRACTOR:**

**M. A. Mortenson Company**

BY:   
\_\_\_\_\_  
Kerry O'Connell  
TITLE: Project Executive

**DEVELOPMENT MANAGER  
RECOMMENDATION FOR APPROVAL**

**Forest City Stapleton Inc.**

BY: \_\_\_\_\_  
Forrest Hancock  
TITLE: Development Manager

**OWNER:**

**Park Creek Metropolitan District**

BY: \_\_\_\_\_  
Secretary

BY: \_\_\_\_\_  
President





Stapleton Filing No. 60 - 40th Ave. Extension Design Development (100%) Cost Estimate IFDA CONSTRUCTION COSTS  
 GENERAL CONDITIONS  
 10/18/2021 Post Bid Update

Item Code	Description	QTY	Unit	Unit Cost			Total Cost		
				Labor	Material	Sub	Labor	Material	Sub
<b>01 10 06 - PAY ITEM 006 - ON-SITE PERSONNEL</b>									
1190.600	SENIOR PROJECT MANAGER (1/2 time)		HR			\$ 144.00			\$ 0
1200.100	PROJECT MANAGER II (Full time)	260.00	HR			\$ 129.00			\$ 0
1200.100	PROJECT MANAGER I (Full time) (Mercy Wright)		HR			\$ 109.00		\$28,340	\$ 0
1200.100	ASSISTANT PROJECT MANAGER I (Full time)		HR			\$ 96.00			\$ 0
1200.600	SENIOR SUPERINTENDENT II	130.00	HR			\$ 165.00			\$ 0
1200.600	SENIOR SUPERINTENDENT I (1/2 Time) (Bryan Minzak)		HR			\$ 144.00		\$18,720	\$ 0
1200.600	SUPERINTENDENT II (full Time)		HR			\$ 129.00			\$ 0
1200.600	SUPERINTENDENT I (full Time)		HR			\$ 113.00			\$ 0
1200.600	ASSISTANT SUPERINTENDENT (full Time)		HR			\$ 96.00			\$ 0
1210.300	PROJECT ENGINEER II (full time) (Jalen Garcia)	260.00	HR			\$ 86.00		\$22,880	\$ 0
1210.300	PROJECT ENGINEER I (2 full time)		HR			\$ 82.00			\$ 0
1210.300	FIELD ENGINEER I (full time)	65.00	HR			\$ 72.00		\$6,370	\$ 0
1290.200	SENIOR SAFETY ENGINEER (1/4 time)		HR			\$ 98.00			\$ 0
1290.200	ENVIRONMENTAL SPECIALIST (1/10 time)		HR						\$ 0
1300.600	PROJECT ACCOUNTANT (1/5 TIME)		HR						\$ 0
1800.200	CONSTRUCTION EXECUTIVE (1/5 time)		HR						\$ 0
<b>TOTAL 01 10 06 - PAY ITEM 006 - ON-SITE PERSONNEL</b>									
									\$76,310
<b>01 10 07 - PAY ITEM 007 - OFF-SITE PERSONNEL</b>									
1300.100	ACCOUNTANT (1/5 time) (Cathy Kealy)	52.00	HR			\$ 66.00		\$3,536	\$ 0
1320.100	PRINCIPAL IN CHARGE		HR						\$ 0
1320.200	CONSTRUCTION EXECUTIVE (1/2 time)	130.00	HR			\$ 180.00		\$23,400	\$ 0
1320.200	SENIOR SAFETY ENGINEER (1/4 time)		HR			\$ 96.00			\$ 0
1320.300	SAFETY DIRECTOR (DAMON SPEYER 4hrs/mo)	6.00	HR			\$ 135.00		\$810	\$ 0
1320.400	DIRECTOR OF OPERATIONS (BILL GREGOR 4hrs/mo)	6.00	HR			\$ 280.00		\$1,680	\$ 0
1290.200	ENVIRONMENTAL SPECIALIST (TBD)		HR			\$ 77.00			\$ 0
1290.200	ENVIRONMENTAL MANAGER (KYLE BAKER 4 hrs/mo)	6.00	HR			\$ 118.00		\$708	\$ 0
1320.500	SENIOR QUALITY MANAGER		HR			\$ 118.00			\$ 0
1320.500	QUALITY PROGRAM MANAGER		HR						\$ 0
1320.600	DIRECTOR OF FIELD OPS		HR						\$ 0
1320.900	SCHEDULING ENGINEER		HR			\$ 72.00			\$ 0
1320.910	PRECONSTRUCTION SERVICES MANAGER		HR						\$ 0
1320.910	DESIGN PHASE MANAGER		HR						\$ 0
1320.920	MEP MANAGER		HR						\$ 0
1800.700	ASSISTANT YARD MANAGER		HR						\$ 0
1800.910	ESTIMATING (1/4 time) (Joel Holland)	65.00	HR			\$ 93.00		\$6,045	\$ 0
1800.920	ESTIMATING (CIVIL TECH) (1/2 time)		HR						\$ 0
<b>TOTAL 01 10 07 - PAY ITEM 007 - OFF-SITE PERSONNEL</b>									
									\$36,179
<b>01 10 08 - PAY ITEM 008 - LABOR BURDEN</b>									
1060.160	LABOR BURDEN FIELD OFFICE STAFF (Work Comp, FICA, SUTA, FUTA) - Included in rates		NA			\$ 0.10			\$ 0



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



Stapleton Filing No. 60 - 40th Ave. Extension Design Development (100%) Cost Estimate IFDA CONSTRUCTION COSTS  
 GENERAL CONDITIONS  
 10/18/2021 Post Bid Update

Item Code	Description	QTY	Unit	Unit Cost			Total Cost											
				Labor	Material	Sub	Labor	Material	Sub	Equip	Total Cost							
1600.800	PROJECT PHONE BILL (VOIP)	1.50	MO			500.00												\$750
1600.900	eSYSTEM ACCESS (ALL STAFF ON-SITE STAFF)	1.50	MO			7,675.00												\$11,513
1600.900	eSYSTEM ACCESS (CIVIL TECH STAFF)	1.50	MO			2,950.00												\$4,425
1620.400	DRINKING WATER	1.50	MO			500.00												\$750
1630.210	SANITATION UNITS - FIELD STAFF (2 EA)	3.00	MO			110.00												\$330
1630.600	FIELD OFFICE ELECTRIC CHARGES	1.50	MO			600.00												\$900
TOTAL 01 10 13 - PAY ITEM 013 - CONSTRUCTION UTILITIES																		
TOTAL 01 10 13 - PAY ITEM 013 - CONSTRUCTION UTILITIES																		
01 10 15 - PAY ITEM 015 - CONSTRUCTION EQUIPMENT																		
1780.810	MISCELLANEOUS EQUIPMENT RENTAL	3	MO			1,500.00												\$0
1780.400	PICKUPS (2 EA) (PROJECT ENGINEER)	1.5	MO			980.00												\$3,300
1780.400	PICKUPS (1 EA) (SR. SUPT)	1	MO			685.00												\$1,485
1780.401	PROGRAM VEHICLE (SR. PM, PM)	5	MO			650.00												\$0
1780.805	AUTO / PICKUP E.O.E. (PICKUPS + PROGRAM VEHICLES)	5	MO			650.00												\$2,925
TOTAL 01 10 15 - PAY ITEM 015 - CONSTRUCTION EQUIPMENT																		
TOTAL 01 10 15 - PAY ITEM 015 - CONSTRUCTION EQUIPMENT																		
01 10 17 - PAY ITEM 017 - SAFETY																		
1780.600	SAFETY EQUIPMENT / FIRST AID	1.50	MO			200.00												\$300
1870.625	SAFETY RECOGNITION / LUNCHES	1.50	MO			300.00												\$450
1880.800	TEMPORARY SIGNAGE	1.50	MO			100.00												\$150
TOTAL 01 10 17 - PAY ITEM 017 - SAFETY																		
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 .5 months)	104.00	HR			45.00												\$4,680
1900.450	DUMPSTER - 30 CY OPEN, GENERAL REFUSE (MONTHLY)	2.00	MO			500.00												\$1,000
1910.200	SNOW REMOVAL (2 STMS/MO FOR 4 MONTHS OF WINTER)		STRM			500.00												\$0
TOTAL 01 10 18 - PAY ITEM 018 - CLEAN-UP																		
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)		LS			0												\$0
1930.600	AS-BUILT/RECORD DRAWINGS		COW			12.00												\$0
1940.000	O&M MANUALS		EA			200.00												\$0
1940.900	PUNCH LIST (3 mo/year of project duration)		MO			4,900.00												\$0
1950.200	ADMINISTER TWO YEAR GUARANTEE (4 hr/mo)		HR			80.00												\$0
TOTAL 01 10 19 - PAY ITEM 019 - PROJECT START-UP / CLOSE-OUT																		
TOTAL 01 10 19 - PAY ITEM 019 - PROJECT START-UP / CLOSE-OUT																		
01 10 501 - PAY ITEM 501 - GENERAL REQUIREMENTS																		
TOTAL 01 10 501 - PAY ITEM 501 - GENERAL REQUIREMENTS																		

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Stapleton Filing No. 60 - 40th Ave. Extension Design Development (100%) Cost Estimate IFDA CONSTRUCTION COSTS  
 GENERAL CONDITIONS  
 10/18/2021 Post Bid Update

Item Code	Description	QTY	Unit	Unit Cost			Total Cost					
				Labor	Material	Sub	Labor	Material	Sub	Equip	Total Cost	
1195.000	CONSTRUCTION MANAGER (CIVIL TECH)	2.00	MO			\$ 25,647.27						\$51,295
1195.000	CONSTRUCTION MANAGER (CIVIL TECH) (VEHICLE - DON LATEEF)	2.00	MO			\$ 978.50						\$1,957
1195.001	PRAIRE DOG REMEDIATION		AC			\$ 600.00						\$0
TOTAL 01 10 501 - PAY ITEM 501 - GENERAL REQUIREMENTS												
TOTAL CONTRACTOR GENERAL CONDITIONS												
EROSION CONTROL												
01 10 501 - PAY ITEM 501 - EROSION CONTROL												
1195.001	EC SUPERVISOR (DAVID) (1/2 TIME)	130.00	HR			\$ 52.29						\$6,797
1195.001	EC LABOR (2 EA) (1/2 TIME)	260.00	HR			\$ 43.57						\$11,329
1195.001	EC EQUIPMENT (TRUCKS - 2 EA) (1/2 TIME)	3.00	MO			\$ 1,100.00						\$3,300
1195.001	EC EQUIPMENT OPERATING EXPENSE (EOE) (TRUCKS - 2 EA) (1/2 TIME)	3.00	MO			\$ 350.00						\$1,050
1195.001	EC EQUIPMENT (BOBCAT W/SWEEPER ATTACHMENT) (1/2 TIME)	130.00	HR			\$ 65.00						\$8,450
1195.001	EC EQUIPMENT OPERATING EXPENSE (EOE) (BOBCAT - 1 EA) (1/4 TIME)	65.00	HR			\$ 20.00						\$1,300
1195.001	MISC EC MATERIALS (SILT FENCE, MATTE, BLANKET, ETC) (\$500/AC)	3.00	AC			\$ 150.00						\$450
1910.600	STREET CLEANING (4HRS/WK @ \$130/HR)	26.00	HR			\$ 130.00						\$3,380
TOTAL 01 10 501 - PAY ITEM 501 - EROSION CONTROL												
TOTAL EROSION CONTROL												
FEES AND INSPECTIONS												
01 10 04 - PAY ITEM 004 - PERMITS & FEES												
1120.000	STREET OCCUPANCY PERMITS		NIC			\$ 325.00						\$0
1120.040	EROSION CONTROL PERMITS		EA			\$ 2,350.00						\$0
1120.400	MISC PERMITS/FEES		EA			\$ 75.00						\$113
1130.600	CONSTRUCTION HYDRANT PERMITS	1.50	MO			\$ 5,800.00						\$0
1130.600	BUILDING PERMITS		LS			\$ 120.00						\$0
1130.640	3RD PARTY WASTEWATER INSPECTIONS		HR									\$113
TOTAL 01 10 04 - PAY ITEM 004 - PERMITS & FEES												
TOTAL FEES AND INSPECTIONS												
SURVEY AND TESTING												
01 10 05 - PAY ITEM 005 - CONSTRUCTION SERVICES & MISC.												
1150.200	SURVEY CREW (MONTHLY YARD CREW RATE)	1.50	MO			\$ 3,450.00						\$5,175
1150.600	TRIMBLE GPS BASE STATION & ROVERS (FULL TIME)	1.50	MO			\$ 5,200.00						\$7,800



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Stapleton Filing No. 60 - 40th Ave. Extension Design Development (100%) Cost Estimate IFDA CONSTRUCTION COSTS  
 GENERAL CONDITIONS  
 10/18/2021 Post Bid Update

Item Code	Description	QTY	Unit	Unit Cost			Total Cost				
				Labor	Material	Equip	Labor	Material	Equip	Total Cost	
1150.600	GATOR SURVEY VEHICLE (1/4 TIME)		MO			\$ 500.00					\$0
1150.600	GATOR SURVEY VEHICLE (E.O.E) (1/4 TIME)		MO			\$ 500.00					\$0
1160.000	SURVEY MANAGER (1/4 TIME)	65.00	HR			\$ 82.28				\$5,348	\$5,348
1160.001	SURVEY TRUCK (FULL TIME)		MO			\$ 990.00				\$0	\$0
1160.001	TRUCK EQUIPMENT OPERATING EXPENSE (EOE) (1/4 TIME)		MO			\$ 250.00				\$0	\$0
1170.200	MONTHLY PHOTOGRAPHS/IN-HOUSE AERIAL SURVEYS		MO			\$ 1,250.00				\$0	\$0
TOTAL 01 10 05 - PAY ITEM 005 - CONSTRUCTION SERVICES & MISC.											
01 10 16 - PAY ITEM 016 - QUALITY											
1830.200	SPECIAL INSPECTIONS CONSULTANTS		COW							\$0	\$0
1830.600	GEOTECHNICAL CONTROL/ TESTING (ONSITE TESTING LAB COST ONLY)	7.00	WK			\$ 600.00				\$4,200	\$4,200
1830.600	GEOTECHNICAL CONTROL/ TESTING (ONSITE TESTING & MGPEC)	1.00	BID			\$ 21,000.00				\$21,000	\$21,000
1840.001	CONCRETE TESTING	1.00	BID			\$ 20,000.00				\$20,000	\$20,000
1840.001	CONCRETE PAVING MATURITY METERS (X.XXX SF/ METER)		EA			\$ 75.00				\$0	\$0
TOTAL 01 10 16 - PAY ITEM 016 - QUALITY											
TOTAL SURVEY AND TESTING											
ESTIMATE TOTALS											
										\$316,695	\$316,695

**Stapleton Filing No. 60 - 40th Ave. Extension**  
**Design Development (100%) Cost Estimate IFDA**  
 Stapleton Infrastructure, Denver, CO

Scope of Work	System Area	UM	Cost per System	Cost per ACRE	Total Cost
<b>In-Contract</b>					
Demolition, Grading and Erosion Control	11.7 acre		\$18,354.04	\$18,354.04	\$227,064
Sanitary Sewer	62 lf		\$109.88	\$559.51	\$6,564
Storm Sewer	104 lf		\$500.04	\$4,678.38	\$55,124
Water Lines	922 lf		\$317.78	\$2,972.87	\$29,299
Roadways	6.659 by		\$78.57	\$45,932.20	\$558,006
Erosion Control Maintenance	11.7 acre		\$3,073.21	\$3,073.21	\$36,057
Fees and Inspections	11.7 acre		\$9.61	\$9.61	\$115
Survey and Testing	11.7 acre		\$5,414.24	\$5,414.24	\$63,673
<b>- Total Project Cost</b>					
Contractor General Conditions (including Civil Technology, Inc.)	1.50 ms		\$144,668	\$18,495.66	\$217,000
<b>Construction Soft Costs</b>					
Bidding and Construction Contingency			10.00%		\$143,737
Construction Management Fee			3.00%		\$40,121
Construction Program Management			2.00%		\$28,747
Construction Administration					
Design Soft Costs			14.50%		\$208,419
Other Soft Costs			0.00%		\$0
From Appendix B			0.00%		\$0
Direct District Expenses Management Fee			4.50%		\$63,760
<b>Appendix B Subtotal</b>					<b>\$63,760</b>
<b>GD&amp;P TOTAL</b>					<b>\$1,645,016</b>
<b>Total Breakdown Price/ACRE</b>					<b>\$166,791</b>

**Qualifications/ Clarifications:**

- This estimate is based on CAD files uploaded to the BIM 360 Stapleton site on 6/10/21 (22 for RFI) by Madlin Design Group. We understand that these CAD files will be the basis for the forthcoming 100% submittal to the City.
- This estimate is based on the following drawings: **Final Construction Documents** dated June 2021, **Storm & Sanitary Sewer Improvements Drawings** dated June 2021, **Final Construction Documents** dated June 2021, **Final Construction Documents** dated June 2021.
- Design pricing is based on the "40th Ave Corridor Section" TRF included in CAD files 3/17/2019) uploaded to BIM 360 on June 10, 2021. The expected cost will be not to exceed the current distributor invoice to the contractor for the project site.
- Design pricing for Sanitary Sewer from this estimate is an existing 30" dia. This includes an 8" dia. with a 4" dia. and a 4" dia. with a 4" dia. inside the 30" dia. pipe.
- Pricing for concrete paving is based on 12" thickness for 40th Ave. and is based on the one panel of existing concrete paving that the median uses adjacent to the 40th Ave. for the entire corridor. It is assumed that the median will be moved to the west to allow the existing concrete paving to 40th Ave.
- Pricing for the median is based on 8" concrete with a 4" base. There is no construction of Preliminary Pavement Design available for this project yet.
- Pricing for the median is based on 8" concrete with a 4" base. There is no construction of Preliminary Pavement Design available for this project yet.
- Pricing does NOT include sidewalks. Sidewalks are to be built by the adjacent property owner.
- Pricing includes street lights as shown on the 100% Lighting Plans.
- Pricing includes all other items as shown on the 100% Lighting Plans.
- There may be special site conditions with the storm water system.
- This estimate does NOT include any allowance for landscaping. There is no landscaping scope shown in the 100% TRF or in any CAD file to date.







Stapleton Filing No. 60 - 40th Ave. Extension Design Development (100%) Cost Estimate IFDA CONSTRUCTION COSTS  
 10/18/2021, Pre-Bid Update

TOTAL CONSTRUCTION COSTS

Item Code	Description	Unit	QTY	Unit Cost			Total Cost			80% ESTIMATE		OVER / UNDER						
				Labor	Material	Equip	Labor	Material	Equip	Sub	Sub	Equip	QTY	Total Cost	QTY	Total Cost		
<b>SANITARY SEWER</b>																		
101 GENERAL CONDITIONS	AS-BUILTS	1 LS		INCLUDED			\$0.00				\$0			0	\$2,000		0	(\$2,000)
<b>TOTAL 101 GENERAL CONDITIONS</b>																		
202 REMOVAL OF STRUCTURES AND OBSTRUCTIONS	FORCE ACCOUNT POT-HOLING	0 HR		N/A			\$450.00				\$0			5	\$2,250		(5)	(\$2,250)
<b>TOTAL 202 REMOVAL OF STRUCTURES AND OBSTRUCTIONS</b>																		
603 CULVERTS AND SEWERS	CONNECT TO EX. MANHOLE - SANITARY SEWER - TYPE A - 4" DIAM. (16-20) (CORE DRILL AND SEAL)	1 EA		INCLUDED			\$0.00				\$0			1	\$30,000		0	(\$30,000)
	PIPE - SANITARY - PVC - 8" (16-20)	52 LF					\$128.24				\$6,564			62	\$12,710		(10)	(\$6,146)
<b>TOTAL 603 CULVERTS AND SEWERS</b>																		
604 MANHOLES, INLETS, AND METER VAULTS	MANHOLE - SANITARY SEWER - TYPE A - 4" DIAM. (16-20) (SADDLE ON EX. 27" MAIN)	0 EA		N/A			\$30,000.00				\$0			1	\$30,000		(1)	(\$30,000)
<b>TOTAL 604 MANHOLES, INLETS, AND METER VAULTS</b>																		
626 MOBILIZATION	MOBILIZATION	1 LS		INCLUDED			\$0.00				\$0			1	\$2,400		0	(\$2,400)
<b>TOTAL 626 MOBILIZATION</b>																		
<b>TOTAL SANITARY SEWER</b>																		
											\$6,564				\$49,300			(\$42,794)
<b>STORM DRAIN</b>																		
101 GENERAL CONDITIONS	AS-BUILTS	1 LS		INCLUDED			\$0.00				\$0			1	\$3,000		0	(\$3,000)
<b>TOTAL 101 GENERAL CONDITIONS</b>																		
202 REMOVAL OF STRUCTURES AND OBSTRUCTIONS	FORCE ACCOUNT POT-HOLING	0 HR					\$450.00				\$0			5	\$2,250		(5)	(\$2,250)
<b>TOTAL 202 REMOVAL OF STRUCTURES AND OBSTRUCTIONS</b>																		
203 EXCAVATION AND EMBANKMENT	EXPORT SPOILS FROM UTILITY EXCAVATION (TO 40TH AVE. DETENTION POND STOCKPILE)	138 CY					\$15.00				\$2,070			138	\$2,070		0	\$0
<b>TOTAL 203 EXCAVATION AND EMBANKMENT</b>																		
208 EROSION CONTROL	FORCE ACCOUNT JETTING/CLEANING SANITARY STORM LINES, INLETS, MANHOLES	10 HR					\$450.00				\$4,500			10	\$4,500		0	\$0
	INLET PROTECTION (IP)	2 EA					\$800.00				\$1,600			2	\$800		0	\$0
	REMOVE AND DISPOSE INLET PROTECTION	2 EA					\$275.00				\$550			2	\$550		0	\$0
<b>TOTAL 208 EROSION CONTROL</b>																		
603 CULVERTS AND SEWERS	PLUG AND MARKER - RCP - 36"	1 EA					\$1,400.00				\$1,400			1	\$1,400		0	\$0
	REINFORCED CONCRETE PIPE (CLASS III) - 18" (4'-10" DP)	29 LF					\$220.16				\$6,385			27	\$2,430		2	\$3,855
	REINFORCED CONCRETE PIPE (CLASS III) - 36" (4'-10" DP)	77 LF					\$299.40				\$23,054			77	\$11,650		0	\$11,654
	CONNECT TO EX. - RCP TO RCBG - 18" (5'-10" DP) (INCL. CORE AND CONCRETE COLLAR)	1 EA		INCLUDED			\$0.00				\$0			1	\$6,000		0	(\$6,000)
	CONNECT TO EX. - RCP TO RCBG - 36" (5'-10" DP) (INCL. CORE AND CONCRETE COLLAR)	1 EA		INCLUDED			\$0.00				\$0			1	\$16,650		0	(\$16,650)
<b>TOTAL 603 CULVERTS AND SEWERS</b>																		
											\$30,838				\$33,380			(\$2,242)
604 MANHOLES, INLETS, AND METER VAULTS	INLET - TYPE 14 - 12"	1 EA					\$16,215.83				\$16,216			1	\$20,000		0	(\$3,784)
<b>TOTAL 604 MANHOLES, INLETS, AND METER VAULTS</b>																		
626 MOBILIZATION	MOBILIZATION	1 LS					\$0.00				\$0			1	\$2,400		0	(\$2,400)
<b>TOTAL 626 MOBILIZATION</b>																		
<b>TOTAL CONSTRUCTION COSTS</b>																		
											\$16,216				\$20,000			(\$3,784)
											\$16,216				\$20,000			(\$3,784)





TOTAL CONSTRUCTION COSTS

Item Code	Description	Unit Cost				Total Cost				BOV ESTIMATE		OVER / UNDER		
		QTY	Unit	Labor	Material	Sub	Equip	Labor	Material	Sub	Equip	QTY	Total Cost	QTY
208 EROSION CONTROL CONCRETE WASHOUT (CWA) FA - R/R (2 FEET) SATURATED SUBGRADE W/ONSITE DRY MATERIAL		1 250	EA CY		\$800.00 \$13.80			\$800.00 \$3,750.00			1 250	\$800.00 \$3,750.00	0 0	\$0.00 \$0.00
TOTAL 208 EROSION CONTROL					\$4,550.00							\$4,550.00		
304 AGGREGATE BASE COURSE AGGREGATE BASE COURSE 4" THICKNESS - CONC. PAVING (40TH AVE AT CENTRAL PARK BLVD) AGGREGATE BASE COURSE 12" THICKNESS (INCL. UNDER C&G AND 1' BEYOND)		54 5,892	SY SY		\$7.95 \$17.55			\$429.00 \$103,405.00			16 5703	\$96.00 \$71,288.00	38 189	\$333.00 \$22,117.00
TOTAL 304 AGGREGATE BASE COURSE					\$103,834.00							\$71,384.00		\$32,450.00
305 FUTURE UTILITY SLEEVING TRENCHING - DRY UTILITY ELECTRICAL SLEEVE - 4" TELECOM SLEEVE - 4" GAS SLEEVE - 6"		300 1,200 1,800 300	LF LF LF LF		\$45.00 \$5.00 \$5.00 \$10.00			\$13,500.00 \$6,000.00 \$9,000.00 \$3,000.00			300 1200 1800 300	\$13,500.00 \$6,000.00 \$9,000.00 \$3,000.00	0 0 0 0	\$0.00 \$0.00 \$0.00 \$0.00
TOTAL 305 FUTURE UTILITY SLEEVING					\$31,500.00							\$31,500.00		\$0.00
306 RECONDITIONING 12" SCRIP AND RECOMPACT - ASPHALT PAVING FINE GRADE SUBGRADE FOR ASPHALT PAVEMENT		5.892 5.892	SY SY		\$2.60			\$15,319.00 \$0.00			5703 5703	\$6,844.00 \$0.00	189 189	\$6,844.00 \$0.00
TOTAL 306 RECONDITIONING					\$15,319.00							\$6,844.00		\$8,475.00
403 HOT BITUMINOUS PAVING FINE GRADE ASPHALT PAVEMENT (600-60) ADJUST MANHOLES (ASPHALT) ADJUST WATER VALVES (ASPHALT)		4.009 4.009 3 3	SY SY EA EA		\$1.30 \$22.25 \$50.00 \$30.00			\$5,232.00 \$88,100.00 \$150.00 \$1,110.00			4880 4880 3 2	\$5,856.00 \$131,760.00 \$1,950.00 \$550.00	(471) (471) 0 1	(\$1,214.00) (\$32,660.00) (\$190.00) \$60.00
TOTAL 403 HOT BITUMINOUS PAVING					\$106,592.00							\$140,116.00		(\$33,524.00)
413 PORTLAND CEMENT CONCRETE PAVEMENT PAVING - CONCRETE W/ FIBER MESH - 8" (CURB) (OUTSIDE ENTRANCE) PAVING - CONCRETE W/ FIBER MESH - 10" (40TH AVE AT CENTRAL PARK BLVD)		1.816 288	SF SF		\$13.03 \$5.976			\$23,662.00 \$5,976.00			1816 80	\$23,662.00 \$4,780.80	0 208	\$0.00 \$1,976.00
TOTAL 413 PORTLAND CEMENT CONCRETE PAVEMENT					\$29,638.00							\$28,638.00		(\$1,000.00)
608 SIDEWALKS AND BIKEWAYS PAVING - SINGLE CORNER WITH TEAR DROP - 6" (INCL. EXCAVATION & DISPOSAL, SUBGRADE PREP, ETC) PED RAMP - SINGLE CORNER WITH TEAR DROP - 6" (INCL. EXCAVATION & DISPOSAL, SUBGRADE PREP, ETC)		3.449 2	SF EA		\$9.70 \$2,065.00			\$33,455.00 \$5,900.00			616	\$39,355.00	2833	\$23,500.00
TOTAL 608 SIDEWALKS AND BIKEWAYS					\$39,355.00							\$39,355.00		\$0.00
609 CURB AND GUTTER CURB AND GUTTER W/ FIBER MESH (INCL. BACKING) (2' PAN) CURB AND GUTTER W/ FIBER MESH (INCL. BACKING) (1' PAN) (40TH AVE MEDIUM)		1.864 751	LF LF		\$21.50 \$23.75			\$40,076.00 \$17,636.00			1068 211	\$45,264.00 \$5,486.00	(104) 540	(\$5,198.00) \$12,350.00
TOTAL 609 CURB AND GUTTER					\$57,712.00							\$50,750.00		\$7,162.00
613 UTILITY COMPANY LIGHTING STREET LIGHT - L&A		5	EA		\$9,500.00			\$47,500.00			5	\$47,500.00	0	\$0.00
TOTAL 613 UTILITY COMPANY LIGHTING					\$47,500.00							\$47,500.00		\$0.00
614 TRAFFIC CONTROL DEVICES TRAFFIC SIGNAL EASTBOUND, 40TH AVE. AT CENTRAL PARK BLVD. TRAFFIC SIGNAL MODIFICATION (ADD PUSH BUTTON AND PED HEADS EAST AND WEST OF C&B AT NORT OF INTERSEC SIGN POST W/ FOUNDATION SIGN W/ SIGN POST MOUNT - 18"X18" (12"X18") - LEFT ARROW AND "NO PARKING ANY TIME" SIGN W/ SIGN POST MOUNT - 18"X18" (12"X18") - RIGHT ARROW AND "NO PARKING ANY TIME" SIGN W/ SIGN POST MOUNT - 18"X18" (12"X18") - RIGHT AND LEFT ARROW AND "NO PARKING ANY TIME" SIGN W/ SIGN POST MOUNT - R3-7R (R07X30") - RIGHT LANE MUST TURN RIGHT SIGN W/ SIGN POST MOUNT - R3-5R (R5X36") - RIGHT ARROW AND "ONLY" SIGN W/ SIGN MAST ARM MOUNT - R3-5L (R5X36") - LEFT ARROW AND "ONLY" SIGN W/ SIGN MAST ARM MOUNT - W14-2 (R07X30") - "NO OUTLET" SIGN W/ SIGN POLE MOUNT - W14-2 (R07X30") - "NO OUTLET"		1 2 2 1 1 2 1 1 1 1 2	ALLOW EA EA EA EA EA EA EA EA EA EA		\$21,000.00 \$3,000.00 \$1,800.00 \$200.00 \$200.00 \$200.00 \$1,800.00 \$300.00 \$600.00 \$600.00 \$600.00			\$21,000.00 \$10,000.00 \$1,800.00 \$200.00 \$200.00 \$200.00 \$1,800.00 \$300.00 \$600.00 \$600.00 \$600.00			1 2 2 1 1 2 1 1 1 1 2	\$40,000.00 \$10,000.00 \$1,800.00 \$200.00 \$200.00 \$200.00 \$1,800.00 \$300.00 \$600.00 \$600.00 \$600.00	0 6 1 1 1 2 1 1 1 1 2	(\$10,000.00) \$10,000.00 \$1,800.00 \$200.00 \$200.00 \$200.00 \$1,600.00 \$300.00 \$600.00 \$600.00 \$600.00
TOTAL 614 TRAFFIC CONTROL DEVICES					\$39,800.00							\$40,000.00		(\$1,200.00)
TOTAL CONSTRUCTION COSTS					\$400,000.00							\$400,000.00		\$0.00



Stapleton Filing No. 60 - 40th Ave. Extension Design Development (100%) Cost Estimate IFDA CONSTRUCTION COSTS  
 10/18/2021 Post Bid Update

TOTAL CONSTRUCTION COSTS

Item Code	Description	Unit Cost			Total Cost			Equip	Total Cost
		QTY	Labor	Material	Sub	Labor	Material		
<b>627 PAVEMENT MARKINGS</b>									
	ARROW - THERMO - LEFT	4			\$27.72		\$2,111		\$2,111
	ARROW - THERMO - RIGHT	4			\$27.72		\$1,055		\$1,055
	REMOVE ARROW - THERMO - LEFT	0			\$0		\$0		\$0
	REMOVE ARROW - THERMO - RIGHT	1			\$4,035		\$4,035		\$4,035
	CROSSWALK MARK - THERMO - WHITE 16' x 10'	16			\$108.51		\$1,736		\$1,736
	REMOVE CROSSWALK MARK - THERMO - WHITE 16' x 10'	282			\$6.09		\$1,710		\$1,710
	LINE - STOP - EPOXY - WHITE - 8" (INTERSECTION - 21')	43			\$6.09		\$262		\$262
	REMOVE LINE - SOLID - EPOXY - WHITE - 8" (INTERSECTION - 21')	1,037			\$5.28		\$5,466		\$5,466
	STOP LINE - THERMO - WHITE 24"	37			\$40.29		\$1,502		\$1,502
	<b>TOTAL 627 PAVEMENT MARKINGS</b>								\$17,719
<b>628 MOBILIZATION</b>									
	MOBILIZATION Traffic Signal	1	LS		\$8,000.00		\$8,000		\$8,000
	<b>TOTAL 628 MOBILIZATION</b>								\$8,000
<b>630 CONSTRUCTION ZONE TRAFFIC CONTROL</b>									
	TRAFFIC CONTROL (Signal Work)	3	Days		\$3,000.00		\$9,000		\$9,000
	<b>TOTAL 630 CONSTRUCTION ZONE TRAFFIC CONTROL</b>								\$9,000
<b>TOTAL ROADWAYS</b>									
									\$530,006
<b>ESTIMATE TOTALS</b>									
									\$1,120,676

80% ESTIMATE		OVER / UNDER	
QTY	Unit Cost	QTY	Unit Cost
1	\$450	3	\$1,651
1	\$450	2	\$1,055
		(1)	(\$400)
3	\$1,050	1	\$309
200	\$400	13	\$4,605
		0	\$0
43	\$262	43	\$262
1002	\$5,766	1002	\$5,766
4	\$347	4	\$347
33	\$1,155		
	\$3,585		\$14,134
1	\$28,700	0	(\$28,700)
	\$28,700		(\$28,700)
20	\$20,000	(17)	(\$11,000)
	\$20,000		(\$11,000)
	\$601,100		(\$62,194)
	\$1,124,698		(\$4,002)

## PARK CREEK METROPOLITAN DISTRICT

### A RESOLUTION CALLING FOR THE 2022 REGULAR DISTRICT 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 and existing special district pursuant to Title 32, Article 1, C.R.S.; and

**WHEREAS**, the terms of office of Directors James Chrisman and Brian Fennelly shall expire after their successors are elected at the regular special district election to be held on May 3, 2022 (“**Election**”) and have taken office; and

**WHEREAS**, in accordance with the provisions of the Special District Act (the “**Act**”) and the Colorado Local Government Election Code (the “**Code**”) (the Act and the Code being referred to jointly as the “**Election Laws**”), the Election must be conducted to elect two (2) Directors to serve for a term of three (3) years pursuant to Section 1-13.5-111, C.R.S., which moves the regular special district elections to May of each odd-numbered years commencing in May, 2023 and, in connection therewith, adjusts the length of terms served by Directors elected in 2020 and 2022 in order to implement the new election schedule.

**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. The regular election of the eligible electors of the District shall be held on May 3, 2022, between the hours of 7:00 a.m. and 7:00 p.m. pursuant to and in accordance with the Election Laws, and other applicable laws. At that time, two (2) Directors will be elected to serve a three-year term.
2. The Election shall be conducted as a mail ballot election in accordance with all relevant provisions of the Election Laws. The Designated Election Official shall prepare the Plan for conducting the mail ballot Election. There shall be no election precinct or polling place. All mail ballots shall be returned to the Designated Election Official’s office, located at 6038 West Colorado Lane, Lakewood, Colorado 80232.
3. The Board of Directors hereby designates Micki L. Mills as the Designated Election Official for the conduct of the 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 and of the Election Laws or other applicable laws. Among other matters, the Designated Election Official shall publish the call for nominations, appoint election judges as necessary, appoint the Canvass Board, arrange



for the required notices of election, printing of ballots, and direct that all other appropriate actions be accomplished.

4. Self-Nomination and Acceptance forms are available at the Designated Election Official's office located at the above address or email mmills@cccfirm.com. All candidates must file a Self-Nomination and Acceptance form with the Designated Election Official no earlier than January 1, 2022, nor later than the close of business on Friday, February 25, 2022.

5. If the only matter before the electors is the election of Directors of the District and if, at the close of business on March 1, 2022, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent no later than February 28, 2022, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with the Code.

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. Any and all actions previously taken by the Designated Election Official, the Secretary of the Board of Directors, or any other persons acting on their behalf pursuant to the Election Laws or other applicable laws, are hereby ratified and confirmed.

8. 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.

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

ADOPTED this 18<sup>th</sup> day of November, 2021.

PARK CREEK METROPOLITAN DISTRICT

By King H. Harris  
King H. Harris, Chair

ATTEST:

By James Chrisman  
James Chrisman, Secretary