

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT**  
**8390 E. CRESCENT PKWY., STE. 300**  
**GREENWOOD VILLAGE, CO 80111**  
**Phone: 303-779-5710 Fax: 303-779-0348**  
[www.cpvmd.org](http://www.cpvmd.org)

**NOTICE OF SPECIAL MEETING AND AGENDA**

**DATE:** Tuesday, October 3, 2023  
**TIME:** 9:00 a.m.  
**LOCATION:** East West Partners  
1550 Wewatta Street, Suite 540  
Denver CO, 80202

You can also attend the meetings in any of the following ways:

- 1. To attend via Zoom Videoconference, use the link below:

<https://us02web.zoom.us/j/82187738609?pwd=MFRKMzI2ODEyK0dWNThjU0FJUm94UT09&from=addon>

**ACCESS:**

- 2. To attend via telephone, dial 1-719-359-4580 and enter the following additional information:

Meeting ID: 821 8773 8609  
Passcode: 843137

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Jason Dorfman	President	May 2027
Michael Geiger	Secretary	May 2025
Derrick Walker	Treasurer	May 2025
Amy Cara	Assistant Secretary	May 2025
Jordan Kind	Assistant Secretary	May 2025

**I. ADMINISTRATIVE MATTERS**

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Public comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

**II. CONSENT AGENDA**

- A. Review and consider approval of the Minutes of the September 14, 2023 Special Meeting (enclosed).
- B. Accept August 31, 2023 Financial Statements and Cash Position Report (enclosed).
- C. Approve current Claims (enclosed).
- D. Ratify approval of September 9, 2023 Shakespeare in the Parking Lot event (enclosed).

**III. PROJECT UPDATES**

- A. WSP updates:
  - 1. Millennium Bridge update.
  - 2. Union Gateway Bridge update.
  - 3. Update on asset management plan.
- B. Review and consider approval of 2023 and 2024 scopes and fees for on-call engineering services (enclosed).
- C. Update on insurance property schedule.

**IV. MANAGER ITEMS**

**V. FINANCIAL ITEMS**

**Discuss Budget Workshop**

**VI. DIRECTOR ITEMS**

**VII. ATTORNEY ITEMS**

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**

**The next regular meeting is scheduled for Tuesday, November 7, 2023 at 9:00 a.m. at DaVita Inc. (2000 16<sup>th</sup> Street, Denver, CO 80202) and via WebEx.**

## RECORD OF PROCEEDINGS

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MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT (THE  
“DISTRICT”)  
HELD  
SEPTEMBER 14, 2023

A special meeting of the Board of Directors of the Central Platte Valley Metropolitan District (referred to hereafter as the “Board”) was convened on Thursday, September 14, 2023, at 10:00 a.m. at 2000 16<sup>th</sup> Street, Denver, CO 80202 and via WebEx. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Jason Dorfman, President  
Michael Geiger, Secretary  
Derrick Walker, Treasurer  
Amy Cara, Assistant Secretary  
Jordan Kind, Assistant Secretary

#### Also, In Attendance Were:

Anna Jones, Shauna D’Amato, Rachel Alles, Jason Carroll, Yelena Primachenko and Jenna Trujillo; CliftonLarsonAllen LLP  
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law Offices, P.C.  
Brandon Fries; East West Urban Management  
Sabina Valencia Chavez, Downtown Denver Partnership  
John Tryba, John Guenther and Isaac Anthony; WSP USA  
Steph Powell; Stantec Architecture Inc.  
Todd Wenskoski; Livable Cities Studio

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Dorfman called the meeting to order at 10:04 a.m. Following review, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the agenda, as presented.

**Disclosures of Potential Conflicts of Interest:** Attorney Miller advised the Board that, pursuant to Colorado law, certain disclosures by the directors may be appropriate prior to taking official action at the meeting and that written disclosures of the interests of all directors were filed with the Secretary of State and the District prior to the meeting. The Directors then reviewed the agenda for the meeting and previous written disclosures stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting.

## RECORD OF PROCEEDINGS

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Director Dorfman disclosed his interests as an owner of property located in the District. He also disclosed he is executive manager for MH Blue Union Station, LLC, SBA Indigo Hotel. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Director Geiger disclosed his interests as an owner of property located in the District. He also disclosed he is Vice President of DaVita Inc. He also disclosed that he is on the board of the Central Platte Valley Metropolitan District. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Director Walker disclosed his interests as an owner of property located in the District. He also disclosed that he is an owner of Infield, which has an equity interest in the operating company that owns and manages 1801 Wewatta Street, Denver, Colorado, 80202. He also disclosed that he is on the board of the Central Platte Valley Metropolitan District. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Director Cara disclosed that she is an owner of property located in the District and that she is employed by East West Partners, a developer within the District (affiliate of Union Center, LLC, and hired by Chestnut Denver, LLC under a development management agreement for the 16 Chestnut Building). She also disclosed that she is on the boards of the Denver Union Station Metropolitan Districts 1-3 and Central Platte Valley Metropolitan District. She also disclosed that she is a member of the Riverfront Park Community Foundation, and treasurer of the Railyard Dogs. This disclosure is associated with the approval of items on the agenda that may affect her interests.

Director Kind disclosed that she is an owner of property located in the District and is a property manager at 16 Chestnut which is owned by Invesco Advisors, inc. and State Board of Administration of Florida. This disclosure is associated with the approval of items on the agenda that may affect her interests.

Written disclosures of the interests of all directors were filed with the Secretary of State and the District prior to the meeting.

**Quorum, location of meeting, and posting of meeting notice:** It was noted that a quorum was present allowing the Board to act on all matters to come before them at this meeting. The Board confirmed the location of the meeting and the posting of the meeting notice.

**Public comment:** None.

CONSENT AGENDA

**Minutes of the August 1, 2023 Regular Meeting:**

## RECORD OF PROCEEDINGS

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### **July 31, 2023 Financial Statements and Cash Position Report:**

#### **Current Claims:**

Following review, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved and accepted the Consent Agenda items.

#### **FINANCIAL ITEMS**

**Conversion of 2022 Loans from Taxable to Tax-Exempt:** Attorney Miller provided an update to the Board, noting that the 2022 Loans were originally issued as taxable but can now be tax exempt. She noted that if the Board decides to update the loan status to tax exempt, the District would make money but that money would need to be turned over to the IRS, as local governments are not authorized to generate income. She stated that she suggests keeping the loans in their current form. Following discussion, upon a motion duly made by Director Walker, seconded by Director Cara and, upon vote, unanimously carried, the Board approved keeping the 2022 loans as taxable.

**Updating Board Signature Cards with Bank:** Ms. Trujillo informed the Board that check signers need to be updated with the bank due to the recent changes in Board composition. It was noted that CLA will remove the old signers and add all Board members to the signing list.

#### **PROJECT UPDATES**

#### **WSP Updates:**

**Millennium Bridge Repairs and Associated Costs:** Mr. Tryba and Mr. Anthony reviewed the three cost estimates for recoating the Millennium Bridge with the Board. Discussion ensued regarding bridge closures and the importance of keeping the bridge partially open to the public during construction. Mr. Tryba and Mr. Anthony noted their recommendation of a hybrid between cost estimate options two and three. Discussion ensued. Following review and discussion, upon a motion duly made by Director Geiger, seconded by Director Walker and, upon vote, unanimously carried, the Board approved cost estimate option number two with a 50% increase in the contingency. It was noted that because the City is taking two to four months to issue permits, the project would not begin until late spring 2024 and would last until late summer. It was noted that pedestrian sidewalks will still be accessible while the project is underway.

**Status of Bridges and Proposal for Professional Services for Union Gateway Bridge Inspection:** The Board discussed the status of the bridges and reviewed the proposal for the Union Gateway Bridge

## RECORD OF PROCEEDINGS

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inspection. It was noted that no permitting will be required when coordinating with railroad, as a drone will perform the inspection. Following review and discussion, upon a motion duly made by Director Cara, seconded by Director Walker and, upon vote, unanimously carried, the Board approved the proposal for Professional Services for Union Gateway Bridge Inspection, as presented.

**Asset Management Approach:** Mr. Anthony discussed the budgeting and projection process for the Millennium Bridge project with the Board, noting that the next steps are to thin out budget line items and to determine the cost of such items and when they will be needed. Discussion ensued. Following discussion, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board authorized WSP to begin working on the next steps discussed.

**Railroad Coordination by Triunity:** Mr. Anthony reviewed the proposal with the Board, noting that no increase in price for this portion of the project will be billed back to the District. Attorney Miller noted that she will need Triunity's Certificate of Insurance prior to any work beginning and that Board approval is not needed. No action was taken.

**On-Call Engineering Services:** Ms. Jones informed the Board of her recommendation of WSP for on-call engineering services for the District. It was noted that WSP will provide a proposal for these services to be drafted into an agreement with the District. No action was taken.

### MANAGER ITEMS

**Shakespeare in the Parking Lot Event:** This item was not discussed.

### DIRECTOR ITEMS

**Authority to Approve Certain Expenditures between Board Meetings with Board President Approval up to \$5,000:** Director Dorfman provided an update to the Board regarding approval of expenditures between Board meetings. Following discussion, upon a motion duly made by Director Walker, seconded by Director Dorfman and, upon vote, unanimously carried, the Board authorized an Operational Expense Committee with Directors Kind and Geiger to approve expenditures between Board meetings in an amount not to exceed \$5,000. Attorney Miller noted she will draft a Resolution for this approval to be executed by the Board.

### ATTORNEY ITEMS

**Board Member to Oversee Insurance Property Schedule Updates:** Following discussion, upon a motion duly made by Director Dorfman, seconded by Director Walker and, upon vote, unanimously carried, the Board authorized Director Kind to oversee insurance property schedule updates.

**RECORD OF PROCEEDINGS**

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**CliftonLarsonAllen LLP Statements of Work for 2023:** Director Geiger noted his recommendation for Board approval of the Statements of Work for 2023, stating that the Board will revisit and revise the agreements for 2024. Following discussion, upon a motion duly made by Director Walker, seconded by Director Kind and, upon vote, unanimously carried, the Board approved the redlined Master Service Agreement and Statements of Work for 2023 and authorized the revision of the Statements of Work for 2024.

**OTHER BUSINESS**

**Scheduling 2024 Budget Workshop in October or November:** The Board discussed holding a 2024 Budget workshop. It was noted that all Board members would like to attend and that the meeting will be held virtually.

**ADJOURNMENT**

There being no further business to come before the Board at this time, upon a motion duly made by Director Cara, seconded by Director Geiger and, upon vote, unanimously carried, the Board adjourned the meeting at 12:03 p.m.

Respectfully submitted,

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Secretary for the Meeting

**CENTRAL PLATTE VALLEY METRO DISTRICT**

**FINANCIAL STATEMENTS**

**August 31, 2023**



**Central Platte Valley Metro District  
Balance Sheet - Governmental Funds  
August 31, 2023**

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
<b>Assets</b>				
Checking Account	\$ 10,024.65	\$ -	\$ -	\$ 10,024.65
Certificates of Deposit	-	-	1,060,182.67	1,060,182.67
CSAFE	4,793,541.39	4,507.06	1,720,768.56	6,518,817.01
Colotrust	24,785.58	-	-	24,785.58
Colotrust - Plus	-	-	383,031.95	383,031.95
2022A Loan Revenue Fund	-	5,598,285.94	-	5,598,285.94
2022B Loan Revenue Fund	-	294,414.86	-	294,414.86
Accrued Interest Receivable	-	-	25,204.65	25,204.65
Receivable from County Treasurer	41,357.12	1,750.28	-	43,107.40
<b>Total Assets</b>	<u>\$ 4,869,708.74</u>	<u>\$ 5,898,958.14</u>	<u>\$ 3,189,187.83</u>	<u>\$ 13,957,854.71</u>
<b>Liabilities</b>				
Accounts Payable	\$ 48,640.69	\$ -	\$ 59,536.15	\$ 108,176.84
Due to County Treasurer	255.69	3,787.89	-	4,043.58
Due to Other Districts	484,550.00	-	-	484,550.00
<b>Total Liabilities</b>	<u>533,446.38</u>	<u>3,787.89</u>	<u>59,536.15</u>	<u>596,770.42</u>
<b>Fund Balances</b>	<u>4,336,262.36</u>	<u>5,895,170.25</u>	<u>3,129,651.68</u>	<u>13,361,084.29</u>
<b>Liabilities and Fund Balances</b>	<u>\$ 4,869,708.74</u>	<u>\$ 5,898,958.14</u>	<u>\$ 3,189,187.83</u>	<u>\$ 13,957,854.71</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

**Central Platte Valley Metro District**  
**General Fund Statement of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending August 31, 2023**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 919,994.00	\$ 889,231.19	\$ 30,762.81
Specific ownership taxes	419,630.00	270,943.22	148,686.78
Interest income	60,000.00	129,072.92	(69,072.92)
TIF revenue	2,373,757.00	2,362,434.95	11,322.05
Total Revenue	<u>3,773,381.00</u>	<u>3,651,682.28</u>	<u>121,698.72</u>
Expenditures			
Accounting	65,000.00	55,045.18	9,954.82
Auditing	7,000.00	-	7,000.00
County Treasurer's fee	9,200.00	8,890.74	309.26
Directors' fees	6,000.00	3,000.00	3,000.00
Dues and membership	4,500.00	4,237.50	262.50
Insurance	55,000.00	58,027.40	(3,027.40)
District management	75,000.00	90,678.54	(15,678.54)
Legal	55,000.00	36,756.50	18,243.50
Miscellaneous	1,000.00	280.00	720.00
Payroll taxes	459.00	45.90	413.10
Election	5,000.00	4,832.30	167.70
Website	2,500.00	-	2,500.00
Engineering	10,000.00	-	10,000.00
Contingency	14,341.00	-	14,341.00
Transfers to other districts	3,180,000.00	1,582,353.50	1,597,646.50
Total Expenditures	<u>3,490,000.00</u>	<u>1,844,147.56</u>	<u>1,645,852.44</u>
Other Financing Sources (Uses)			
Transfers to other fund	(1,000,000.00)	-	(1,000,000.00)
Total Other Financing Sources (Uses)	<u>(1,000,000.00)</u>	<u>-</u>	<u>(1,000,000.00)</u>
Net Change in Fund Balances	(716,619.00)	1,807,534.72	(2,524,153.72)
Fund Balance - Beginning	2,448,743.00	2,528,727.64	(79,984.64)
Fund Balance - Ending	<u>\$ 1,732,124.00</u>	<u>\$ 4,336,262.36</u>	<u>\$ (2,604,138.36)</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**SUPPLEMENTARY INFORMATION**

**Central Platte Valley Metro District**  
**Debt Service Fund Schedule of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending August 31, 2023**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 1,933,893.00	\$ 1,886,474.74	\$ 47,418.26
Interest income	50,000.00	35,113.14	14,886.86
TIF revenue	3,165,009.00	3,149,912.97	15,096.03
Total Revenue	<u>5,148,902.00</u>	<u>5,071,500.85</u>	<u>77,401.15</u>
Expenditures			
County Treasurer's fee	19,340.00	18,862.43	477.57
Miscellaneous	5,000.00	60.00	4,940.00
Loan Interest - 2022A	1,696,494.00	887,658.74	808,835.26
Loan Interest - 2022B	756,055.00	395,632.50	360,422.50
Loan Principal - 2022A	1,310,000.00	-	1,310,000.00
Loan Principal - 2022B	375,000.00	-	375,000.00
Contingency	3,111.00	-	3,111.00
Total Expenditures	<u>4,165,000.00</u>	<u>1,302,213.67</u>	<u>2,862,786.33</u>
Net Change in Fund Balances	983,902.00	3,769,287.18	(2,785,385.18)
Fund Balance - Beginning	2,106,622.00	2,125,883.07	(19,261.07)
Fund Balance - Ending	<u>\$ 3,090,524.00</u>	<u>\$ 5,895,170.25</u>	<u>\$ (2,804,646.25)</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**Central Platte Valley Metro District**  
**Capital Projects Fund Schedule of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending August 31, 2023**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest income	\$ 64,000.00	\$ 99,211.28	\$ (35,211.28)
Total Revenue	<u>64,000.00</u>	<u>99,211.28</u>	<u>(35,211.28)</u>
Expenditures			
Engineering	50,000.00	12,991.00	37,009.00
Holiday Lighting	250,000.00	-	250,000.00
17th Street Garden Fencing	120,000.00	-	120,000.00
Elevators	175,000.00	109,082.99	65,917.01
18th Street Bridge Flooring	20,000.00	-	20,000.00
Contingency	15,000.00	-	15,000.00
Transfers to other districts	350,000.00	-	350,000.00
Total Expenditures	<u>980,000.00</u>	<u>122,073.99</u>	<u>857,926.01</u>
Other Financing Sources (Uses)			
Transfers from other funds	1,000,000.00	-	1,000,000.00
Total Other Financing Sources (Uses)	<u>1,000,000.00</u>	<u>-</u>	<u>1,000,000.00</u>
Net Change in Fund Balances	84,000.00	(22,862.71)	106,862.71
Fund Balance - Beginning	3,210,287.00	3,152,514.39	57,772.61
Fund Balance - Ending	<u>\$ 3,294,287.00</u>	<u>\$ 3,129,651.68</u>	<u>\$ 164,635.32</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
 Schedule of Cash Deposits & Investments  
 August 31, 2023  
 Updated as of September 25, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Total
<b><u>OPERATING CASH</u></b>				
<b><u>US Bank - Checking Account</u></b>				
Balance as of 08/31/23	\$ 10,024.65	\$ -	\$ -	\$ 10,024.65
Subsequent activities:				
09/19/23 Transfer from CSAFE	26,463.85	-	59,536.15	86,000.00
09/19/23 Bill.com Payables	(23,549.03)	-	(59,536.15)	(83,085.18)
Anticipated transfer from CSAFE	29,845.00	-	10,155.00	40,000.00
Anticipated bill.com payables	(26,191.66)	-	(10,155.00)	(36,346.66)
<i>Anticipated Balance</i>	<u>16,592.81</u>	<u>-</u>	<u>-</u>	<u>16,592.81</u>
<b><u>INVESTMENTS</u></b>				
<b><u>Colostrust Plus</u></b>				
Balance as of 08/31/23	-	-	383,031.95	383,031.95
Subsequent activities:				
<i>Anticipated Balance</i>	<u>-</u>	<u>-</u>	<u>383,031.95</u>	<u>383,031.95</u>
<b><u>Colostrust Prime</u></b>				
Balance as of 08/31/23	24,785.58	-	-	24,785.58
Subsequent activities:				
<i>Anticipated Balance</i>	<u>24,785.58</u>	<u>-</u>	<u>-</u>	<u>24,785.58</u>
<b><u>CSAFE</u></b>				
Balance as of 08/31/23	4,793,541.39	4,507.06	1,720,768.56	6,518,817.01
Subsequent activities:				
09/15/23 Property Tax Receipt	41,357.12	1,750.28	-	43,107.40
09/19/23 Transfer to Checking	(26,463.85)	-	(59,536.15)	(86,000.00)
09/19/23 Transfer to CPVCMD	(300,000.00)	-	-	(300,000.00)
Anticipated transfer to checking	(29,845.00)	-	(10,155.00)	(40,000.00)
Anticipated transfer to CPVCMD	(201,125.93)	-	-	(201,125.93)
Anticipated pledged revenue transfer	-	(6,257.34)	-	(6,257.34)
<i>Anticipated Balance</i>	<u>4,277,463.73</u>	<u>-</u>	<u>1,651,077.41</u>	<u>5,928,541.14</u>
<b><u>First Western Trust Bank</u></b>				
Balance as of 08/31/23	-	-	1,060,128.59	1,060,128.59
Subsequent activities: none				
<i>Anticipated Balance</i>	<u>-</u>	<u>-</u>	<u>1,060,128.59</u>	<u>1,060,128.59</u>
<i>Anticipated Balances</i>	<u>\$ 4,318,842.12</u>	<u>\$ -</u>	<u>\$ 3,094,237.95</u>	<u>\$ 7,413,080.07</u>
<b><u>FUNDS HELD BY MIDWEST ONE BANK:</u></b>				
	<b><u>2022A</u></b>	<b><u>2022B</u></b>	<b><u>Total</u></b>	
<b><u>2022 Loan Revenue Fund</u></b>				
Balance as of 08/31/23	\$ 5,598,285.94	\$ 294,414.86	\$ 5,892,700.80	
Anticipated pledged revenue transfer	4,192.42	2,064.92	6,257.34	
<i>Anticipated Balance</i>	<u>5,602,478.36</u>	<u>296,479.78</u>	<u>5,898,958.14</u>	

CSAFE - Yield 5.39%

Colostrust Plus- Yield 5.4503%

Colostrust Prime - Yield 5.1526%

First Western Trust Bank - CD's (\$200,000 original purchase) - Yield 0.70%

First Western Trust Bank - CD's (\$500,000 original purchase) - Yield 3.99%

First Western Trust Bank - CD's (\$300,000 original purchase) - Yield 0.20%

MidWest One Bank - Yield 0.50%

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT**  
 Property Tax Reconciliation Schedule  
 2023

	Property Taxes	Net Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	TIF Taxes	Prop tax (due to) paid to County for pymt of rebates	Net Amount Received	% of Total Property Taxes Received		Prior Year			
									Monthly	Y-T-D	Total Cash Received	% of Total Property Taxes Received		
												Monthly	Y-T-D	
January	\$ 13,429.92	\$ 1,268.86	\$ 13,257.23	\$ 3.55	\$ (147.01)	\$ 1,372.99	\$ (219,352.40)	\$ 1,612.30	\$ 27,573.24	0.52%	0.52%	\$51,617.38	0.38%	0.38%
February	1,255,244.14	-	13,966.54	-	(12,552.46)	2,406,254.79	217,740.10	3,445,172.91	3,445,172.91	43.98%	44.50%	3,408,521.11	42.06%	42.45%
March	149,690.67	(34,163.13)	53,762.26	17.04	(1,155.45)	709,560.07	-	877,711.46	877,711.46	4.05%	48.55%	181,911.29	2.64%	45.08%
April	242,649.97	-	38,564.09	(315.16)	(2,423.37)	232,561.13	-	511,036.66	511,036.66	8.50%	57.05%	1,210,753.91	11.85%	56.93%
May	106,937.60	-	39,936.44	45.76	(1,069.83)	189,117.76	-	334,967.73	334,967.73	3.75%	60.80%	906,730.67	6.23%	63.16%
June	1,042,673.07	-	34,788.66	149.96	(10,428.20)	1,971,542.86	-	3,038,726.35	3,038,726.35	36.54%	97.33%	2,679,414.35	36.70%	99.86%
July	(3,744.65)	-	35,310.88	(339.77)	40.84	1,938.32	(4,043.58)	37,249.20	37,249.20	-0.13%	97.20%	43,895.95	0.25%	100.10%
August	1,719.48	-	41,357.12	48.49	(17.69)	-	-	43,107.40	43,107.40	0.06%	97.26%	46,067.51	0.10%	100.21%
September	-	-	-	-	-	-	-	-	-	0.00%	97.26%	37,827.98	-0.39%	99.81%
October	-	-	-	-	-	-	-	-	-	0.00%	97.26%	34,712.18	-0.49%	99.32%
November	-	-	-	-	-	-	-	-	-	0.00%	97.26%	32,628.32	-0.09%	99.24%
December	-	-	-	-	-	-	-	-	-	0.00%	97.26%	26,819.40	0.00%	99.24%
<b>Total</b>	<b>\$ 2,808,600.20</b>	<b>\$ (32,894.27)</b>	<b>\$ 270,943.22</b>	<b>\$ (390.13)</b>	<b>\$ (27,753.17)</b>	<b>\$ 5,512,347.90</b>	<b>\$ (4,043.50)</b>	<b>\$ 8,315,544.93</b>	<b>\$ 8,315,544.93</b>	<b>97.26%</b>	<b>97.26%</b>	<b>\$ 8,660,900.04</b>	<b>99.24%</b>	<b>99.24%</b>

Property Tax	Taxes		Property Tax Collected	% Collected to Amt. Levied
	Levied	% of Levied		
GENERAL FUND	\$ 919,994	42.86%	\$ 889,231.19	96.66%
DEBT SERVICE	\$ 1,226,659	57.14%	1,185,641.91	96.66%
<b>DEBT SERVICE (debt only)</b>	<b>\$ 707,234</b>	<b>100.00%</b>	<b>700,832.83</b>	<b>99.09%</b>
	<b>\$ 2,853,887</b>		<b>\$ 2,775,705.93</b>	<b>97.26%</b>

Net Property Taxes	
486247.21	GENERAL FUND \$ 889,231.19
899223.25	DEBT SERVICE 1,886,474.74
	<b>\$ 2,775,705.93</b>

Tax rebates due to Denver County	
As of 1/1/2023	\$ 219,352.40
Amounts paid in 2023	(215,308.82)
<b>Total due as of 1/31/23</b>	<b>\$ 4,043.58</b>

Specific Ownership Tax	Taxes		Property Tax Collected	% Collected to Amt. Levied
	Levied	% of Levied		
GENERAL FUND	\$ 419,630	100.00%	\$ 270,943.22	64.57%
	<b>\$ 419,630</b>	<b>100.00%</b>	<b>\$ 270,943.22</b>	<b>64.57%</b>

Treasurer's Fees	Taxes		Property Tax Collected	% Collected to Amt. Levied
	Levied	% of Levied		
GENERAL FUND	\$ 9,200	42.86%	\$ 8,890.74	96.64%
DEBT SERVICE	\$ 11,604	57.14%	11,854.33	102.16%
<b>DEBT SERVICE (debt only)</b>	<b>\$ 7,736</b>	<b>100.00%</b>	<b>7,008.10</b>	<b>90.59%</b>
	<b>\$ 28,540</b>		<b>\$ 27,753.17</b>	<b>97.24%</b>

TIF Tax	Taxes Budgeted		TIF Tax Collected	% Collected to Amt. Budgeted
		% of Budgeted		
GENERAL FUND	\$ 2,373,757	42.86%	\$ 2,362,434.96	99.52%
DEBT SERVICE	\$ 3,165,009	57.14%	3,149,912.95	99.52%
	<b>\$ 5,538,766</b>	<b>100.00%</b>	<b>\$ 5,512,347.90</b>	<b>99.52%</b>

2023	
AV - Operating District	\$ 102,221,602
TIF Increment	266,414,908
	<b>\$ 368,636,510</b>
Operations Mill Levy	9.000
DS Mill Levy	12.000
	<b>21.000</b>
AV - Excluded Area	\$ 88,404,250
DS Mill Levy	8.000

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT**  
**SCHEDULE OF FIXED ASSETS**  
**July 31, 2023**

<u>By Classification</u>	<u>Balance at December 31, 2022</u>	<u>Additions</u>	<u>Transfers and Retirements</u>	<u>Balance at August 31, 2023</u>
Capital assets not being depreciated				
Landscape improvements	\$ 155,181	\$ -	\$ -	\$ 155,181
Construction in process	62,940	-	-	62,940
Total capital assets, not being depreciated	<u>218,121</u>	<u>-</u>	<u>-</u>	<u>218,121</u>
Capital assets being depreciated				
Millennium Bridge	12,406,276	12,991	-	12,419,267
Union Gateway Bridge	5,083,354	-	-	5,083,354
Security cameras	76,644	-	-	76,644
Fountain/plaza	300,000	-	-	300,000
Pedestrian lights	474,586	-	-	474,586
Transformer housing	16,000	-	-	16,000
Irrigation system	105,061	-	-	105,061
Granite/crescent walls	1,835,440	-	-	1,835,440
17th Street Garden lighting	35,947	-	-	35,947
Sidewalks/back of curb landscaping	1,001,323	-	-	1,001,323
Back-of-curb infrastructure/fixtures	185,386	-	-	185,386
Elevators	-	109,083	-	109,083
Total capital assets being depreciated	<u>21,520,017</u>	<u>122,074</u>	<u>-</u>	<u>21,642,091</u>
<b>Total capital assets</b>	<u>\$ 21,738,138</u>	<u>\$ 122,074</u>	<u>\$ -</u>	<u>\$ 21,860,212</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.



**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was formed on June 2, 1998, with its formation election held on May 5, 1998. The election approved an increase in taxes of \$660,000 annually for general operations and maintenance; general obligation indebtedness of \$41,920,000 for streets, \$1,830,000 for safety controls, \$11,100,000 for water facilities, \$500,000 for sewer facilities, \$1,400,000 for parks, and \$250,000 for general operating costs, special obligation revenue bonds payable solely from appropriations and payments from the City and County of Denver of \$9,225,000 for streets, \$225,000 for safety controls, and \$2,550,000 for parks, and provided that the District could retain revenue in excess of fiscal year spending. In subsequent elections held in 2000, 2004, and 2005 District electors renewed the District's debt authorization for a total cumulative amount of \$197,000,000.

In accordance with its Service Plan, the District was formed to provide for the design, construction, installation, financing, and acquisition of certain street, safety protection, water, sanitation, and park and recreation improvements in its service area in Denver County.

The District issued bonds/debt in 1998, 1999, 2001, 2005, 2006, 2009, 2013 and 2014 for capital outlay, operations, and refunding. The District and the City have negotiated an Infrastructure and Open Space Agreement, which was amended in 2001 and 2010 to provide for the sharing of costs for certain infrastructure.

Subsequent to the issuance of the Series 2001 bonds, approximately 40% of the land area within the District was excluded for operating purposes. This excluded property remains responsible for payment of the debt service on the debt outstanding at the date of exclusion.

On February 19, 2013, an order and decree was filed and granted in the District Court of Denver County organizing the Central Platte Valley Coordination Metropolitan District (Coordination District). The Coordination District was organized to implement a multi-district structure to more effectively accommodate both residential and commercial development within and without the District's and the Coordination District's physical boundaries.

The Coordination District is entity responsible for coordinating the operation and maintenance of all public services and improvements throughout the development. The Coordination District intends to enter into such necessary and appropriate agreements with the District and other governmental and non-governmental entities to provide for the operation and maintenance of all of the improvements and the provision of public services not otherwise dedicated to third party entities.

The Coordination District shall be dependent upon the District and other governmental entities and third parties for the generation and advancement of funds. The Coordination District shall have no power to issue any debt and no authority to impose a mill levy upon any property within or without its boundaries. Rather, the primary source of revenue available to the Coordination District is based upon its ability to enter into inter-governmental agreements with other governmental entities (IGAs). The basic nature of these IGAs would be for a governmental entity with taxing or other revenue-generating authority (such as the District) to transfer revenues to the Coordination District, which would then use the funds to the benefit of the entire development.

The District has no employees, and all administrative functions are contracted.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided – (continued)**

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

The calculation of the taxes levied is displayed on page 3 of the budget at the adopted mill levy of 21.000 mills for the Operating District and 8.000 mills for the excluded property.

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 5.00% of the property taxes and TIF taxes collected.

**TIF Taxes**

During 2008, the Denver Downtown Development Authority (DDA) was created to help finance the Denver Union Station Project. The Denver Union Station Project is adjacent to the District, and a portion of the District is included within the boundaries of the DDA. The DDA has the statutory authority to use Tax Increment Financing (TIF) for 30 years, or until 2039.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues – (continued)**

Tax Increment Financing allows the DDA to collect property taxes on the assessed value of real property within the District that is greater than a base amount established for the District, which base amount is the assessed value as of the date of the formation of the DDA in 2009. The District and the DDA have entered into an intergovernmental agreement whereby the DDA will not retain any of the District's TIF increment collected from the increase in AV above the base amount but will return all collected amounts to the District within 30 days of receipt. It is estimated that in 2023 the District will receive approximately \$6,669,276 under this agreement, as the DDA has waived any interest in these TIF taxes.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based upon an average interest rate of approximately 1.5%.

**Expenditures**

**Administrative and Operational Expenditures**

On October 8, 2013, the District entered into an intergovernmental agreement with Central Platte Valley Coordination Metropolitan District. Per this Agreement the District will transfer \$3,150,000 to the Coordination District, to be used to cover general government, operation and maintenance expenditure, as well as the security and maintenance of areas within the District and the excluded area, including the Union Gateway Bridge, 17<sup>th</sup> Street Gardens, and the Millennium Bridge, fountain, and elevators, per the IGA's mentioned above.

Administrative expenditures budgeted for the District include the services necessary to maintain the District's administrative viability such as accounting and audit, insurance, legal, management, and other expenses directly attributable to the District.

**Debt Service**

Interest and principal payments are provided based upon the debt amortization schedules for the 2022A and 2022B Loans as detailed on pages 5, 10 and 11 of the Budget (discussed under Debt and Leases).

**Capital Outlay**

The 2023 anticipated expenditures are detailed on page 6 of the budget. \$350,000 will be transferred to the Coordination District to fund administrative capital expenses.

**Contingency**

The District has provided for the possibility of additional expenditures for improvements or other contingencies.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

**\$36,965,000 General Obligation Refunding Loan Series 2022A (2022A Loan), dated June 15, 2022**, with a taxable interest rate of 4.95% converting to non-taxable interest rate of 4.03% on September 5, 2023, payable on June 1 and December 1. Principal payments are due on December 1, beginning December 1, 2022. Proceeds of the 2022A Loan were used to defease (debt legally satisfied) the District's outstanding Series 2013A Bonds (2013 Bonds) and pay the costs in connection with the issuance of the 2022A Loan. The 2013 Bonds are not considered a liability of the District since sufficient funds in the amount of \$39,311,274 were deposited with a trustee and invested in U.S. government securities for the purpose of paying the principal and interest of the 2013 Bonds until the call date, at which point the 2013 Bonds will be repaid in their entirety from the remaining funds in the escrow account. The 2013 Bonds will be redeemed on September 5, 2023.

**\$15,840,000 General Obligation Refunding Loan Series 2022B (2022B Loan), dated June 15, 2022**, with a taxable interest rate of 5.10% converting to a non-taxable interest rate of 4.15% on September 5, 2023, payable on June 1 and December 1. Principal payments are due on December 1, beginning December 1, 2022. Proceeds of the 2022B Loan were used to defease (debt legally satisfied) the District' outstanding Series 2014B Bonds (2014 Bonds) and pay costs in connection with the issuance of the 2022B Bonds. The 2014 Bonds are not considered a liability of the District since sufficient funds in the amount of \$20,268,583 were deposited with a trustee and invested in U.S. government securities for the purpose of paying the principal and interest of the 2014 Bonds until the call date, at which point the 2014 Bonds will be repaid in their entirety from the remaining funds in the escrow account. The 2014 Bonds will be redeemed on September 5, 2023.

The District has no operating or capital leases.

**Reserves**

**Emergency Reserve**

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending for 2023, as defined under TABOR.

**Reserve for Future Rebates**

The District has set aside funds for the possibility of property tax rebates/refunds in connection with property valuation protests that had not been adjudicated as of the date of mill levy certification for 2023.

**Reserve for Capital Replacement**

The District has established a reserve for the replacement/enhancement of major structures within the District, including the Millennium Bridge and the Union Gateway Bridge. In 2018, the District commissioned a reserve study for the planned maintenance and repairs of the District's bridges, elevators, landscaping and back of curb improvements through the next 30 years.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

	<b>\$36,965,000</b>		<b>\$15,840,000</b>		<b>Total All Bonds</b>
	<b>Series 2022A General Obligation Refunding Loan 4.95% Taxable Converting to 4.03% Non-Taxable on 9/05/23 Dated June 15, 2022 Interest Payable June 1 and December 1 Principal Due December 1</b>		<b>Series 2022B General Obligation Refunding Loan 5.10% Taxable Converting to 4.15% Non-Taxable on 9/05/23 Dated June 15, 2022 Interest Payable June 1 and December 1 Principal Due December 1</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Principal</b>	<b>Interest</b>	
2023	\$ 1,310,000	\$ 1,696,494	\$ 375,000	\$ 756,055	\$ 4,137,549
2024	1,625,000	1,392,566	500,000	628,310	4,145,876
2025	1,710,000	1,327,079	520,000	607,560	4,164,639
2026	1,800,000	1,258,166	540,000	585,980	4,184,146
2027	1,895,000	1,185,626	570,000	563,570	4,214,196
2028	2,035,000	1,109,258	590,000	539,915	4,274,173
2029	2,120,000	1,027,247	615,000	515,430	4,277,677
2030	2,205,000	941,811	640,000	489,907	4,276,718
2031	2,295,000	852,949	665,000	463,348	4,276,297
2032	2,385,000	760,461	695,000	435,750	4,276,211
2033	2,485,000	664,346	720,000	406,907	4,276,253
2034	2,585,000	564,200	750,000	377,028	4,276,228
2035	2,685,000	460,024	780,000	345,902	4,270,926
2036	2,795,000	351,819	815,000	313,533	4,275,352
2037	2,910,000	239,181	850,000	279,710	4,278,891
2038	3,025,000	121,908	885,000	244,435	4,276,343
2039	-	-	920,000	207,707	1,127,707
2040	-	-	960,000	169,528	1,129,528
2041	-	-	1,000,000	129,687	1,129,687
2042	-	-	1,040,000	88,188	1,128,188
2043	-	-	1,085,000	45,027	1,130,027
	<u>\$ 35,865,000</u>	<u>\$ 13,953,135</u>	<u>\$ 15,515,000</u>	<u>\$ 8,193,477</u>	<u>\$ 73,526,612</u>

Central Platte Valley Metropolitan District  
 Schedule of September Payables as of September 25, 2023  
 Paid October 3, 2023

Vendor	Invoice #	Date	Approval Status	Payment Status	Open Balance	
City and County of Denver	6701878	9/6/2023	Approving	Unpaid	\$ 1,700.00	
City and County of Denver	6702664	9/7/2023	Approving	Unpaid	1,800.00	3,500.00
CliftonLarsonAllen LLP	3868666	8/31/2023	Approving	Unpaid	3,757.03	
CliftonLarsonAllen LLP	3869402	8/31/2023	Approving	Unpaid	11,440.13	15,197.16
Miller and Associates Law Offices	796	8/31/2023	Approving	Unpaid	7,494.50	7,494.50
WSP USA	1345185	9/19/2023	Approving	Unpaid	10,155.00	10,155.00
Grand Total					<u>\$ 36,346.66</u>	<u>\$ 36,346.66</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.



## SHAKESPEARE IN THE PARKING LOT

August 18, 2023

Dear residents and businesses of Riverfront Park,

On Saturday, September 9, 2023, Denver Center for the Performing Arts will be performing two “Shakespeare in the Parking Lot” shows in the plaza at Riverfront Park – one of A Midsummer Night’s Dream and one of Romeo and Juliet. Both shows will be fun, interactive, one-hour abridged versions of Shakespeare’s plays wherein the actors use the bed of an old pick-up truck as their stage. The first performance will be at 1:00pm and the second at 3:00pm.

As a result of these performances, Bassett Circle will be temporarily closed from 1610 Little Raven Street around the Plaza and ending at the corner of 2100 Bassett Street (by Menya). The closure will begin at 11:00am and end at approximately 5:00pm. Access to Balfour from the Balfour side of Bassett Circle will not be affected.

The old pick-up truck that the actors are using as a stage will be parked on the street by the fountains. The audience will be seated in the plaza and the actors will use the plaza to interact with the audience.

We invite you all to join us for the performances, which are free and open to the public. We are looking forward to this opportunity to engage with the neighborhood and members of our community. We hope to see you there!

If you have any questions, please contact me at 303-607-7625 or [mthomas@ewpartners.com](mailto:mthomas@ewpartners.com).

Yours truly,

Mallory Thomas

Grants Administrator  
Riverfront Park Community Foundation  
[mthomas@ewpartners.com](mailto:mthomas@ewpartners.com)  
303-607-7625

### EVENT REQUEST FORM

Name of Promoter Riverfront Park Community Foundation

Signatory for Promoter Mallory Thomas Contact for Promoter Mallory Thomas

Address for Promoter 1550 Wenatta St #540 / 1610 Little Raven #125

Name of Event Shakespeare in the Parking Lot

Date(s) and Times(s) of Event Sat, Sept 9th, 2023 1:00-4:00pm

Number of Expected Participants ~100 \* public space so people come and go.

Type of Event (check all that apply)

- Commercial
- Political
- Non-Profit
- Educational
- Other (please describe)

Please briefly describe the Event (use additional sheets, if necessary):

SITPL is a DCPA production of abridged plays performed from the back of a truck! Two performances - 1:00pm + 3:00pm - each lasting 1 hour.  
We will need to close access to the plaza from 11a-5p

If Event is a "Small Event" under Section X of the District's Special Events Policy, Please Include Credit Card Information: \_\_\_\_\_ Exp: \_\_\_\_\_

Will Alcohol be served? Yes  No

Will Private Security be Hired? Yes  No

Will Street Closures be required?  Yes  No  
 If so, which ones and for how long? 1/3 of Bassett Cir by bridge + Little Raven to block plaza

Will Amplified Noise be Used?  Yes  No  
 If so, for how long? 12pm + 3-4pm

**District Use Only**

Special Conditions \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





**Central Platte Valley Metro District**

c/o Clifton Larson Allen  
 Anna Jones  
 8390 E Crescent Parkway, Suite 300  
 Greenwood Village, CO 80111

RE: PROFESSIONAL SERVICES ON-CALL PROPOSAL REQUEST – Engineering and Architectural Services for various assets from September 2023 through December 2024

Dear Ms. Jones,

CPVMD seeks a multidisciplinary, knowledgeable, and responsive team to provide On-Call Engineering and Architectural Services to deliver yet to be identified projects or tasks such as design, reviews, inspections, program management, and to provide general project guidance.

Our team was specifically assembled to deliver a simple approach resulting in a collaborative and transparent environment that allows information to flow freely throughout the project team. For this project we will be providing John Tryba, as Project Manager. John is an experienced Project and Program manager with more than 30 years' experience in Construction Management.

Our depth and knowledge of all project delivery methods and experience working with municipalities, multiple stakeholders and contractors along the Front Range provides the confidence that we will drive timely contract execution. Our team's success in completing projects like the wide range of transportation infrastructure projects for the City and County of Denver and Colorado Department of Transportation, on budget and on time is founded on solid project management strengthened by our understanding of construction from an Owner's Representative perspective.

Assignments Anticipated

Potential scope items are identified below based on asset categories with sub-bulleted commentary noting our understanding and approach. Most of the anticipated inspection work would be performed by WSP personnel. Areas in which services may be provided include, but are not limited to:

- Concrete walkway repair/replacement
  - It is anticipated that standard detail from CCD/CDOT would be used.
- Paver/Stone walkways repair/replacement
  - May not have a preestablished standard detail but could create a general one.
- Irrigation Systems
  - It is anticipated that WSP utilize a subconsultant if plans or details are needed.
- Fountain Structure/System
  - Tasks under this category may require recommendations for maintenance for the various aspects of the piping and electrical systems. Structural issues should be limited.
- Pedestrian Lighting
  - It is anticipated that WSP utilize a subconsultant if plans or details are needed.
- Security System
  - It is anticipated that WSP utilize a subconsultant if plans or details are needed.
- Bridge deck coating
  - Tasks would be focused on developing plans and specs for recoating the bridge decks.

- Bridge railing replacement
  - Tasks would be focused on developing plans and specs for replacing bridge railing components, including demo plans for removing existing.
- Bridge pedestrian lighting
  - It is anticipated that WSP utilize a subconsultant if plans or details are needed.
- Bridge staircases/tread replacement
  - Tasks would focus on the development of details; it is not anticipated that specifications would be required.
- Bridge deck planters repair
  - Tasks would focus on the development of details to address spalls and cracks.
- Bridge wood decking/fencing
  - Tasks would be focused on architectural/vertical, and potential development of details to address deck repairs/replacements.
- Bridge brick veneer repair
  - Tasks would be focused on architectural/vertical, and potential development of details to address deficiencies found in the masonry such as call out for tuck point repairs.
- Bridge elevator glass panel/façade system repair
  - Tasks would be focused on architectural/vertical. It is anticipated that WSP utilize a subconsultant if plans or details are needed.
- Bridge Elevator Tower Roof repair/replacement
  - Tasks would be focused on architectural/vertical.

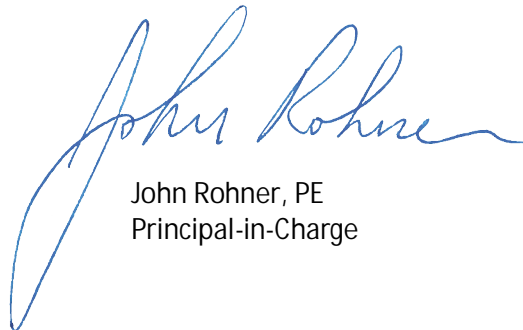
Exhibit A, attached, shows our proposed rates for a comprehensive list of expertise that may be needed by classification.

Thank you for your consideration, and we look forward to your review of our proposal. If you require any additional information, please contact John Tryba at (303)921-7881 or [john.tryba@wsp.com](mailto:john.tryba@wsp.com).

Sincerely,



John Tryba  
Program Manager



John Rohner, PE  
Principal-in-Charge

WSP USA  
Suite 1825n  
999 18<sup>TH</sup> Street  
Denver, CO 80202

# EXHIBIT A

## CLASSIFICATIONS AND RATES

Firm Name: WSP USA Inc.

## Exhibit A - Classification and Rates

Title/Classification	Responsibilities	Rate/Hr.
Sr. Project Manager	Project management, team coordination, project coordination	\$290
Project Manager	Project management, team coordination, project coordination	\$227
Sr. Program Manager	Project management, team coordination, project coordination	\$452
Program Manager	Project management, team coordination, project coordination	\$230
Associate Consultant I	Entry level Consultant with 0-1 yr experience	\$131
Associate Consultant II	Entry level Consultant with 1-2 yrs experience	\$143
Associate Consultant III	Entry level Consultant with 2-3 yrs experience	\$161
Consultant I	Consultant with 3-4 yrs experience	\$141
Consultant II	Consultant with 4-5 yrs experience	\$161
Consultant III	Consultant with 6-7 yrs experience	\$189
Principal Consultant I	Consultant with 8-10 yrs experience	\$260
Principal Consultant II	Consultant with 10-15 yrs experience	\$289
Principal Consultant III	Consultant with 15+ yrs experience	\$320
Lead Financial Planner/Analyst	Financial Planner with 5+ years experience	\$165
Financial Planner Specialist	Financial Planner with 10+ years experience	\$240
Planner In Training	Entry level Planner with 0-1 yr experience	\$74
Assistant Planner	Entry level Planner with 2-3 yrs experience	\$98
Planner I	Planner with 3-4 yrs experience	\$113
Planner II	Planner with 4-5 yrs experience	\$125
Senior Planner	Planner with 6-7 yrs experience	\$144
Lead Planner	Planner with 8-10 yrs experience	\$189
Supervising Planner	Planner with 8-10 yrs experience that manages others	\$226
Senior Supervising Planner	Managing Planner with +10 yrs experience	\$246
Senior Planning Manager	Managing Planner with +12 yrs experience	\$290
Planning Manager	Planner with +15 yrs experience that manages a department	\$357
Drafter I	Entry level Drafter with 0-1 yr experience	\$66
Drafter II	Entry level Drafter with 2-3 yrs experience	\$91
Senior Supervising Drafter	Drafter with +5 yrs experience that manages others	\$143

Firm Name: WSP USA Inc.

## Exhibit A - Classification and Rates

Title/Classification	Responsibilities	Rate/Hr.
CADD Operator I	CADD Operator with 0-2 years experience	\$72
CADD Operator II	CADD Operator with 2-3 years experience	\$86
CADD Operator III	CADD Operator with 3-4 years experience	\$99
Senior CADD Operator I	CADD Operator with +5 years experience	\$123
Senior CADD Operator II	CADD Operator with +10 years experience	\$150
Senior CADD Operator III	CADD Operator with +15 years experience	\$154
CADD Designer I	CADD Designer with 0-2 years experience	\$76
CADD Designer II	CADD Designer with 2-3 years experience	\$88
CADD Designer III	CADD Designer with 3-4 years experience	\$99
Senior CADD Designer I	CADD Designer with +5 years experience	\$133
Senior CADD Designer II	CADD Designer with +10 years experience	\$137
Senior CADD Designer III	CADD Designer with +15 years experience	\$166
Supervising Designer	CADD Designer that supervises a team	\$152
CADD Supervisor I	CADD Designer that supervises a group	\$185
CADD Manager I	CADD Designer with +20 yrs experience that manages a group	\$195
CADD Manager II	CADD Designer with +25 yrs experience that manages a group	\$204
Engineer In Training	EIT with 0 - 4 years of experience, responsible for specific design	\$95
Assistant Engineer	EIT with 2 - 5 years of experience, responsible for specific design	\$109
Engineer I	EIT with 3 - 8 years of experience, responsible for specific design	\$119
Engineer II	Professional Engineer/EIT with 4 - 8 years of experience,	\$156
Senior Engineer	Professional engineer with 5 - 15 years experience, acts as a task	\$161
Lead Engineer	Professional Engineer with technical expertise in a specific	\$204
Principal Engineer	Professional Engineer with technical expertise in a specific	\$235
Senior Principal Engineer	Professional Engineer with technical expertise in a specific	\$293
Engineering Manager	Professional Engineer with 15 - 20 years of experience, leads	\$259
Senior Engineering Manager	Professional Engineer with 20+ years of experience, leads	\$290
Assistant Technical Specialist	Entry level Technician with 0-2 yrs experience	\$92
Technical Specialist I	Technician with 2-3 yrs experience	\$121

Firm Name: WSP USA Inc.

## Exhibit A - Classification and Rates

Title/Classification	Responsibilities	Rate/Hr.
Technical Specialist II	Technician with 3-4 yrs experience	\$148
Technical Specialist III	Technician with 4-5 yrs experience	\$158
Supervising Technician	Technician with +5 yrs experience who supervises a group	\$143
Senior Technical Specialist	Technician with 5-10 yrs experience	\$190
Senior Principal Technical Specialist	Technician with +10 yrs experience	\$272
Technical Manager	Technician with +15 yrs experience	\$366
Senior Technical Manager	Technician with +20 yrs experience	\$501
Lead Scheduler	Scheduler with +5 yrs experience	\$204
Senior Supervising Scheduler	Scheduler with +10 yrs experience	\$305
Environmental Engineer I	Environmental Engineer with 0-5 yrs experience	\$112
Senior Environmental Engineer	Environmental Engineer with 5-7 yrs experience	\$161
Lead Environmental Engineer	Environmental Engineer with 7-10 yrs experience	\$171
Supervising Environmental Engineer	Environmental Engineer with +10 yrs experience	\$189
Senior Senior Supervising Environmental Engineer	Environmental Engineer with +15 yrs experience	\$235
Environmental Manager	Environmental Engineer with +20 yrs experience	\$320
Assistant Environmental Scientist	Entry level Enviro Scientist with 0-2 yrs experience	\$99
Environmental Scientist I	Enviro Scientist with 2-5 yrs experience	\$113
Environmental Scientist II	Enviro Scientist with 5-7 yrs experience	\$136
Senior Environmental Scientist	Enviro Scientist with 7-10 yrs experience	\$155
Lead Environmental Scientist	Enviro Scientist with +10 yrs experience	\$177
Supervising Environmental Scientist	Enviro Scientist with +15 yrs experience	\$193
Senior Senior Supervising Environmental Scientist	Enviro Scientist with +20 yrs experience	\$278
Geologist I	Geologist with 0-2 years experience	\$127
Geologist II	Geologist with 2-3 years experience	\$134
Lead Geologist	Geologist with 4-5 years experience	\$183
Supervising Geologist	Geologist with 5-10 years experience	\$220
Senior Supervising Geologist	Geologist with +10 years experience	\$275
Supervising Archaeologist	Archaeologist with 5-10 years experience	\$203

Firm Name: WSP USA Inc.

## Exhibit A - Classification and Rates

Title/Classification	Responsibilities	Rate/Hr.
Construction Coordinator	Performs on-site observation and monitors and documents work	\$82
Sr Construction Coordinator	Performs on-site observation and monitors and documents work	\$130
Supervising Construction Coordinator	Performs on-site observation and monitors and documents work	\$138
Senior Supervising Construction Coordinator	Oversees construction projects, reviews and prepares progress	\$166
Construction Service Manager	Oversees construction programs, reviews overall project progress	\$468
Assistant Architect	Entry level Architect with 0-2 yrs experience	\$105
Architect I	Architect with 3-4 yrs experience	\$110
Architect II	Architect with 4-5 yrs experience	\$123
Senior Architect	Architect with 5-6 yrs experience	\$159
Lead Architect	Architect with 6-8 yrs experience	\$198
Supervising Architect	Architect with 8-10 yrs experience	\$220
Senior Supervising Architect	Architect with +10 yrs experience	\$301
Senior Architectural Manager	Architect with +15 yrs experience	\$334
Inspector I	Inspector with 3-4 yrs experience	\$91
Inspector II	Inspector with 4-5 yrs experience	\$106
Senior Inspector	Inspector with 6-8 yrs experience	\$125
Supervising Inspector	Inspector with 8-10 yrs experience	\$142
Senior Supervising Inspector	Inspector with +10 yrs experience	\$170
Principal Supervising Inspector	Inspector with +15 yrs experience	\$202
Supervising Surveyor	Surveyor with 8-10 yrs experience	\$166
Senior Estimator	Estimator with 6-8 yrs experience	\$170
Supervising Estimator	Estimator with 8-10 yrs experience	\$216
Senior Supervising Estimator	Estimator with +10 yrs experience	\$307
Admin Assistant I	Entry level Admin Support with 0-2 yrs experience	\$74
Admin Assistant II	Admin Support with 2-5 yrs experience	\$86
Admin Manager I	Admin Manager with +5 yrs experience	\$103
Admin Manager II	Admin Manager with +10 yrs experience	\$121
Contract Admin I	Contract Admin with 0-5 yrs experience	\$109

Firm Name: WSP USA Inc.

## Exhibit A - Classification and Rates

Title/Classification	Responsibilities	Rate/Hr.
Contract Admin II	Contract Admin with 5-10 yrs experience	\$140
Contract Admin III	Contract Admin with 10-20 yrs experience	\$176
Project Accountant I	Project Admin with 0-2 yrs experience	\$98
Project Accountant II	Project Admin with 2-4 yrs experience	\$112
Project Accountant III	Project Admin with +5 yrs experience	\$125
Senior Project Accountant	Project Admin with +10 yrs experience	\$153
Principal	Manages office staff with +10 yrs experience	\$327
Document Control Coordinator	Oversees the identification, collection and management of	\$101
Project Controls Specialist	Plans, executes, and finalizes the operation of sections of a	\$147
Senior Project Controls Specialist	Plans, executes, and finalizes the operation of sections of a	\$205
Senior Project Controls Manager	Plans, executes, and finalizes the operation of sections of a	\$289
Computer Graphics Specialist	Required to meet identified business needs. Responsible for prototype, design, and build graphic	\$136
Senior Lead Computer Graphics Specialist	Other applications Specializes in designing and architecting computer	\$170
Computer Operations Manager	Oversees the day-to-day operations of the computer equipment	\$202
Computer Systems Specialist	Ensures the stability, integrity, and efficient operation of the in-	\$236
Senior Manager of Systems Applications	Provides both remote and on-site client services, management overview of remote and local Systems	\$242
HTML Developer	Coding services for web page development	\$134
UI/UX Web Graphic Designer	Develops responsive web-based deliverables	\$143
Design Visulation Specialist	3d modeling, rendering and animation	\$147
Sr. Design Visulation Specialist	3d modeling, rendering and animation	\$325
Software Engineer	Software engineering and program for front-end software tools	\$193
Financial Analyst	Analyzes past and present financial data of organization and estimates future revenues	\$117
Public Involvement		\$147
Quality Control		\$187

Multiplier, which when multiplied by the direct labor rate yields the above hourly billing rate: 2.739

On Call Engineering Services

7.10.23 09.26.23