

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

**NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** Tuesday, December 5, 2023

**TIME:** 9:00 a.m.

**LOCATION:** DaVita Inc.  
2000 16<sup>th</sup> Street  
Denver CO, 80202

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

A. To attend via WebEx Videoconference, use the link below:

<https://village.webex.com/join/michael.geiger>

**ACCESS:**

B. To attend via telephone, dial 1-415-655-0001 and enter the following additional information:

Passcode: 801164611#

<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 November 7, 2023 Regular Meeting (enclosure).
- B. Accept October 31, 2023 Financial Statements and Cash Position Report (enclosure).
- C. Approve current claims (enclosure).
- D. Review and consider adoption of Resolution Regarding 2024 Annual Administrative Matters (enclosure).
- E. Review October 2023 Monthly Security Report from DDP BID (enclosed).

## **III. MANAGER ITEMS**

- A. 17<sup>th</sup> Street Gardens follow up:
  - 1. Update on Projects.
  - 2. Review and Consider approval of Nine Dot Arts Proposal (enclosure).
  - 3. Review and Consider approval of Site Survey (enclosure).
- B. Review Maintenance Coordination Report – EWUM, Brandon Fries (enclosure).
  - 1. Update on Hello Darling permit process.
- C. Review and Consider Approval of CliftonLarsonAllen LLP 2024 Management and Payroll Statements of Work (enclosures).
- D. Review and Consider Approval of CliftonLarsonAllen LLP 2024 Accounting Statement of Work (enclosures).

- E. Discuss and Consider Approval of 2024 insurance renewal. Consider adoption of documents needed to obtain or maintain insurance coverage through the Colorado Special Districts Property and Liability Pool and T. Charles Wilson Risk Management and authorize membership in the Special District Association (enclosure).

**IV. FINANCIAL ITEMS**

- A. Conduct Public Hearing to consider amendment of the 2023 Budget. If necessary, consider adoption of Resolution to Amend the 2023 Budget.
- B. Conduct Public Hearing on the proposed 2024 Budget and consider adoption of Resolution to Adopt the 2024 Budget and Appropriate Sums of Money (enclosure).
- C. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form (“Certification”). Direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.
- D. Consider appointment of District Accountant to prepare 2025 Budget.
- E. Discuss statutory requirements for 2023 Audit. Review and consider approval of engagement letter with Simmons & Wheeler, P.C. for 2023 Audit services (to be distributed).

**V. PROJECT UPDATES**

**VI. DIRECTOR ITEMS**

**VII. ATTORNEY ITEMS**

- A. Consider approval of JT Special Services addendum regarding Elevator Doors (enclosure).
- B. Consider Agreement with 1 Above Elevator Inspections for Annual Inspection Services (enclosure).
- C. Consider approval of Livable Cities Studio, Inc. addendum to agreement for consultation and design services (enclosure).
- D. Consider approval of 2024 Addendum to Agreement regarding Bridge Security Camera Monitoring with Stealth Monitoring Inc. (enclosure).
- E. Consider approval of 2024 Addendum to Agreement for Management Services with East West Urban Management, LLC (enclosure).
- F. Consider approval of 2024 Intergovernmental Agreement (IGA) for Services with Downtown Denver Business Improvement District (enclosure).
- G. Authorize renewal of the contract with CDR Construction, LLC for 2024.

**VIII. OTHER BUSINESS**

- A. Discuss alternative January 2024 meeting date.
- B. Holiday Party at Woodie Fisher Kitchen and Bar – December 11<sup>th</sup> @ 5:00 p.m.

**IX. ADJOURNMENT**

**The next regular meeting is scheduled for Tuesday, December 5, 2023 at 9:00 a.m. at DaVita Inc.  
(2000 16<sup>th</sup> Street, Denver, CO 80202) and via WebEx.**

**Holiday Party- December 11, 2023 at 5:00 p.m. at Woodie Fisher Kitchen and Bar (1999  
Chestnut Place, Ste. 100, Denver, CO 80202**



**RECORD OF PROCEEDINGS**

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CENTRAL PLATTE VALLEY  
COORDINATION METROPOLITAN  
DISTRICT (THE “DISTRICT”)  
HELD  
NOVEMBER 7, 2023

A regular meeting of the Board of Directors of the Central Platte Valley Coordination Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, November 7, 2023, at 9:00 a.m. at DaVita, Inc., 2000 16<sup>th</sup> Street, Denver, CO 80202 and via WebEx videoconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

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

Amy Cara, Assistant Secretary was absent and excused.

Also, In Attendance Were:

Anna Jones, Shauna D’Amato, Jenna Trujillo and Jason Carroll;  
CliftonLarsonAllen LLP  
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law  
Offices, P.C.  
Cole Kralik; Allied Universal  
Sabina Valencia Chavez; Downtown Denver Partnership  
Brandon Fries; East West Urban Management

ADMINISTRATIVE  
MATTERS

**Call to Order and Agenda:** The meeting was called to order at 9:08 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, and excused the absence of Director Cara.

**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.

**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.

## RECORD OF PROCEEDINGS

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**Public comment:** None.

### CONSENT AGENDA

**Minutes of the October 3, 2023 Special Meeting and November 1, 2023 Special Budget Workshop Meeting:**

**September 30, 2023 Unaudited Financial Statements and Cash Position Report:**

**Current Claims Totaling \$254,058.54:**

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, as presented.

### MANAGER ITEMS

**17<sup>th</sup> Street Gardens:** The Board discussed updates on the 17<sup>th</sup> Street Garden and determined to further discuss and investigate additional leads at the December Board meeting.

**Update on Projects:** The Board discussed the 17<sup>th</sup> Street Gardens bid received from DesignScapes, noting it was significantly more costly than anticipated and determined to discuss further at the December Board meeting.

**Pumpkin Patch Event Review** Ms. D'Amato provided an update to the Board regarding the District's Pumpkin Patch Event. Attorney Miller noted that the Board can consider charging a nominal fee for admission to the event in the future years.

**Review Maintenance Coordination Report – EWUM, Brandon Fries:** Mr. Fries reviewed the maintenance report with the Board, noting that the elevators on both bridges had a reduction in services for this period. Regarding the bridge lighting, a calendar has been created for programming and is up and running. This will allow the bridge to coordinate with holidays, games and other special functions. A new pump was installed in the fountain prior to being winterized.

- **Hello Darling Permit Process**

Mr. Fries provided an update to the Board. No action was taken. It was noted the permit is still being processed by the City. The Board determined to discuss the permit further at the December 5, 2023 Board meeting.

**CliftonLarsonAllen LLP 2024 Management Statement of Work:** Ms. Jones, Attorney Miller, and Mr. Carroll provided an update to the Board regarding the

## RECORD OF PROCEEDINGS

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Statements of Work and determined to discuss the CLA 2024 Management Statement of Work at the December Board meeting.

**CliftonLarsonAllen LLP 2024 Accounting Statement of Work**: The Board determined to discuss the CLA 2024 Accounting Statement of Work at the December Board meeting.

**Public Art Planning for 2024**: Ms. Jones provided an update to the Board and the Board determined to further discuss the public art planning for 2024 in December 2023 and January 2024.

**FINANCIAL ITEMS** **Budget Workshop**: Ms. Trujillo and Mr. Carroll discussed the budget workshop with the Board. Discussion ensued and no action was taken.

**PROJECT UPDATES** None.

**DIRECTOR ITEMS** None.

**ATTORNEY ITEMS** None.

**OTHER BUSINESS** None.

**ADJOURNMENT** There being no further business to come before the Board at this time, upon a motion duly made by Director Walker, seconded by Director Dorfman and, upon vote, unanimously carried, the Board adjourned the meeting at 10:48 a.m.

Respectfully submitted,

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Secretary for the Meeting



**RECORD OF PROCEEDINGS**

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**CPV COORDINATION METROPOLITAN DISTRICT**

**FINANCIAL STATEMENTS**

**OCTOBER 31, 2023**

**Central Platte Valley Coord Metro Dist  
Balance Sheet - Governmental Funds  
October 31, 2023**

	<b>General</b>	<b>Total</b>
<b>Assets</b>		
Checking Account	\$ 105,308.11	\$ 105,308.11
Due from Other Districts	319,550.00	319,550.00
Accounts Receivable	2,972.55	2,972.55
Prepaid Insurance	6,239.00	6,239.00
<b>Total Assets</b>	<b>\$ 434,069.66</b>	<b>\$ 434,069.66</b>
 <b>Liabilities</b>		
Accounts Payable	\$ 376,896.84	\$ 376,896.84
Event Deposits	1,500.00	1,500.00
<b>Total Liabilities</b>	<b>378,396.84</b>	<b>378,396.84</b>
 <b>Fund Balances</b>	<b>55,672.82</b>	<b>55,672.82</b>
 <b>Liabilities and Fund Balances</b>	<b>\$ 434,069.66</b>	<b>\$ 434,069.66</b>

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 Coord Metro Dist**  
**General Fund Statement of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending October 31, 2023**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Other revenue	\$ -	\$ 115.52	\$ (115.52)
Transfers from other districts	3,180,000.00	1,987,353.50	1,192,646.50
Transfers from other districts - Capital	350,000.00	-	350,000.00
Total Revenue	<u>3,530,000.00</u>	<u>1,987,469.02</u>	<u>1,542,530.98</u>
Expenditures			
General government			
Accounting	65,000.00	73,534.74	(8,534.74)
Auditing	4,000.00	4,500.00	(500.00)
Contingency	9,542.00	-	9,542.00
Directors' fees	6,000.00	3,500.00	2,500.00
District management	95,000.00	127,049.57	(32,049.57)
Dues and membership	4,500.00	4,237.50	262.50
Election	2,500.00	1,477.50	1,022.50
Engineering	10,000.00	31,200.00	(21,200.00)
Insurance	7,500.00	6,719.00	781.00
Legal	46,000.00	43,898.00	2,102.00
Miscellaneous	3,000.00	1,759.90	1,240.10
Onsite Management	80,000.00	89,477.50	(9,477.50)
Payroll taxes	458.00	38.25	419.75
Website	1,500.00	-	1,500.00
Operations and maintenance			
Landscaping and other maintenance	700,000.00	478,123.21	221,876.79
17th Street Gardens	380,000.00	236,495.92	143,504.08
Security	665,000.00	540,244.72	124,755.28
Millennium Bridge maintenance	860,000.00	159,963.46	700,036.54
Union Gateway Bridge maintenance	195,000.00	158,921.78	36,078.22
Engineering - repairs and maintenance			
Repairs and maintenance	40,000.00	-	40,000.00
Capital			
Art Funds	350,000.00	-	350,000.00
Total Expenditures	<u>3,525,000.00</u>	<u>1,961,141.05</u>	<u>1,563,858.95</u>
Net Change in Fund Balances	5,000.00	26,327.97	(21,327.97)
Fund Balance - Beginning	14,811.00	29,344.85	(14,533.85)
Fund Balance - Ending	<u>\$ 19,811.00</u>	<u>\$ 55,672.82</u>	<u>\$ (35,861.82)</u>

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## **SUPPLEMENTARY INFORMATION**

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT**  
**Schedule of Cash Deposits & Investments**  
**October 31, 2023**  
Updated as of November 27, 2023

	<u><b>General Fund</b></u>
<b><u>Wells Fargo Bank - Checking Account</u></b>	
Balance as of 10/31/23	\$ 105,308.11
Subsequent activities:	
11/03/23 Xcel ACH	(2,404.48)
11/06/23 Denver Water ACH	(1,830.17)
11/10/23 Transfer from CPVMD	200,000.00
11/14/23 Centurylink ACH	(332.07)
11/14/23 Bill.com Payables	(246,540.49)
<i>Anticipated transfer from CPVMD</i>	<i>153,000.00</i>
<i>Anticipated vouchers payable</i>	<i>(152,914.93)</i>
<i>Anticipated Balance</i>	<u><u>\$ 54,285.97</u></u>

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Central Platte Valley Coordination Metropolitan District - General Fund									
Schedule of Maintenance Costs									15
				2022	2023	10/31/23	2023	Budget	
				Actual	Budget	Actual	Estimated	Variance	
Acct No.	Account Name:	Vendor/Description	Notes						
	<b>Security</b>								
107606		Denver Police - Off Duty		291,282	350,000	247,141	350,000	-	
		DDPBID Security		219,022	250,000	232,394	250,000	-	
		Stealth Monitoring		59,341	65,000	56,500	60,000	5,000	
		Additional Security		-	-	4,210	5,000	(5,000)	
				<b>569,645</b>	<b>665,000</b>	<b>540,245</b>	<b>665,000</b>	<b>-</b>	
	<b>Landscaping and Other Maintenance</b>								
107585	Landscaping and repairs	DCPS/Genesis	Annual contract	87,907	85,000	94,253	95,000	(10,000)	
107584		Landscaping - Tree maintenance	DDBID	-	40,000	-	20,000	20,000	
107584		Landscaping - Tree replacement		51,713	100,000	91,978	100,000	-	
107586		Other - Irrigation and other repairs		7,045	10,000	5,898	6,000	4,000	
107587	Lighting	Xcel	Pedestrian lights	11,410	12,000	13,265	15,000	(3,000)	
107588	General maintenance/cleanup	DDPBID	Base contract	277,317	250,000	188,117	245,000	5,000	
		Other	Encore	-	25,000	-	-	25,000	
107593		Snow removal	DDBID	7,181	40,000	4,202	20,000	20,000	
107589	Irrigation	Denver Water		6,838	6,000	6,283	7,000	(1,000)	
107590	Fossil filters	Komac	Base contract - 55% to District	18,526	25,000	29,596	35,000	(10,000)	
		Komac	Replacement	-	20,000	-	-	20,000	
107592	Storm drainage	Annual storm drainage	2 locations	2,772	2,000	3,440	4,000	(2,000)	
107591	Other	Gallegos/MGT/Encore	Granite repairs/electrical	16,694	50,000	41,091	42,000	8,000	
		Seasonal Lighting		-	30,000	-	-	-	
		Contingency		-	5,000	-	1,500	3,500	
				<b>487,403</b>	<b>700,000</b>	<b>478,123</b>	<b>590,500</b>	<b>79,500</b>	
	<b>17th Street Gardens</b>								
107810	Landscaping	Landscape design/renovations	Includes temporary fencing	17,978	100,000	116,757	120,000	(20,000)	
		Denver Commercial Property Services - annual contract		5,066	25,000	-	20,000	5,000	
107812	Repairs and maintenance	DDBID		72,464	70,000	44,910	60,000	10,000	
		Other repairs and maintenance	Orkin/stantec	38,006	45,000	11,524	20,000	25,000	
		Seasonal lighting		12,968	12,000	-	5,000	7,000	
107820		Activation		59,209	50,000	4,278	20,000	30,000	
107815		Other	Musicians	61,081	75,000	57,751	60,000	15,000	
107811	Irrigation	Denver Water	35% of 1678 Chestnut Place	2,090	3,000	1,276	2,000	1,000	
				<b>268,862</b>	<b>380,000</b>	<b>236,496</b>	<b>307,000</b>	<b>73,000</b>	

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**Central Platte Valley Coordination Metropolitan District - General Fund**  
**Schedule of Maintenance Costs**

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				<b>2022</b>	<b>2023</b>	<b>10/31/23</b>	<b>2023</b>	<b>Budget</b>
				<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Estimated</u>	<u>Variance</u>
<u>Acct No.</u>	<u>Account Name:</u>	<u>Vendor/Description</u>	<u>Notes</u>					
	<b>Millennium Bridge/Mall/Fountain</b>							
107601	General Maintenance/Cleanup	EWUM/RPA		48,136	65,000	45,703	65,000	-
		DDPBID - Bridge maintenance		57,084	55,000	43,395	55,000	-
		Other		-	1,000	-	1,000	-
107602	Elevator	ThyssenKrupp	Maintenance contract	10,455	12,000	9,010	11,000	1,000
		ThyssenKrupp	Other repairs	22,367	25,000	15,569	23,000	2,000
		Integra phone charges		5,748	2,500	540	1,000	1,500
		Other repairs	Gallegos/RPA	4,275	5,000	727	800	4,200
		JT Specialty Services	Graffiti	10,419	5,000	3,384	5,000	-
		Long Mechanical		6,500	15,000	3,936	6,000	9,000
		Reflection Windows	Housing glass cleaning	1,080	6,000	5,000	6,000	-
		Fire Alarm system		-	1,000	3,724	4,000	(3,000)
		Elevator permits/inspections		-	1,500	-	1,500	-
107603	Lighting	Xcel	16th Street A&B - Power to bridge	15,565	16,000	13,769	14,000	2,000
107604	Irrigation	16th Street Fountain		4,593	2,000	1,577	3,000	(1,000)
		Promenade Lofts/Western Proscapes		2,472	1,500	745	1,500	-
107605	Snow removal	DDPBID		3,667	15,000	-	15,000	-
107609	Other	68 West - Bridge maintenance		41,831	40,000	-	-	40,000
		Landscaping		7,808	10,000	-	5,000	5,000
		Encore Electric/Mathias/Connect		17,422	10,000	-	5,000	5,000
		Fountain repair/deck repairs		857	5,000	-	5,000	-
		Gallegos/Stantec/Commercial Lighting		1,100	5,000	12,884	20,000	(15,000)
		Millennium Bridge inspection		-	55,000	-	-	55,000
		Wood refinishing	Railing and benches	-	-	-	-	-
		Bridge painting		-	500,000	-	-	500,000
		Contingency		-	6,500	-	4,200	2,300
				<b>261,379</b>	<b>860,000</b>	<b>159,963</b>	<b>252,000</b>	<b>608,000</b>

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 Coordination Metropolitan District - General Fund**  
**Schedule of Maintenance Costs**

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				<b>2022</b>	<b>2023</b>	<b>10/31/23</b>	<b>2023</b>	<b>Budget</b>
				<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Estimated</u>	<u>Variance</u>
<u>Acct No.</u>	<u>Account Name:</u>	<u>Vendor/Description</u>	<u>Notes</u>					
	<b>Union Gateway Bridge</b>							
107701	General Maintenance/Cleanup	EWUM		43,618	45,000	39,275	55,000	(10,000)
		DDPBID - Bridge maintenance		38,519	40,000	33,694	45,000	(5,000)
		Other		-	3,000	466	1,000	2,000
107702	Elevator	Century Link		3,833	4,000	3,327	4,000	-
		ThyssenKrupp	Maintenance contract	12,180	12,000	8,700	12,000	-
		ThyssenKrupp	Other repairs	6,767	15,000	47,459	50,000	(35,000)
		JT Specialty	Graffiti	3,365	3,000	2,715	3,000	-
		Long Mechanical		870	5,000	-	5,000	-
		Reflection Windows	Housing glass cleaning	6,500	6,000	5,000	6,000	-
		Elevator permits/inspections		1,000	1,000	-	1,000	-
		Fire Alarm system		540	1,500	540	1,500	-
		Other		-	1,500	-	1,500	-
107703	Lighting	Xcel		23,381	25,000	17,746	26,000	(1,000)
107704	Other	Other repairs	Encore	2,445	4,000	-	4,000	-
		68 West - Bridge maintenance		30,225	25,000	-	10,000	15,000
		Contingency		-	4,000	-	5,000	(1,000)
				<b>173,243</b>	<b>195,000</b>	<b>158,922</b>	<b>230,000</b>	<b>(35,000)</b>
				<b>1,760,532</b>	<b>2,800,000</b>	<b>1,573,749</b>	<b>2,044,500</b>	<b>725,500</b>
				-	-			
		DDPBID		719,786	820,000			30,000
		Denver Commercial Property Services		100,781	120,000	634,488	790,000	(670,000)
		EWUM/RPA		91,754	110,000	94,253	120,000	(10,000)
		68 West		72,056	65,000	84,978	120,000	(55,000)
		ThyssenKrupp		51,769	64,000	-	10,000	54,000
		JT Specialty		7,640	8,000	80,738	96,000	(88,000)
		Long Mechanical		11,289	10,000	6,099	8,000	2,000
		Reflection Windows		13,000	21,000	3,936	11,000	10,000
		Gallegos		17,794	55,000	10,000	12,000	(7,000)
		Livable Cities/MGT		17,978	100,000	53,975	62,000	(20,000)

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 COORDINATION METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the County of Denver on February 19, 2013 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in the City and County of Denver (City). The District operates under a Service Plan approved by the City Council on November 26, 2012.

The District was organized to implement a multi-district structure to more effectively accommodate both residential and commercial development within and without the District's physical boundaries.

On February 5, 2013, the District's voters authorized the District to collect, retain, and spend the full amount of all taxes, tax increment revenues, tap fees, park fees, facility fees, service charges, inspection charges, administrative charges, grants or any other fee, rate, toll, penalty, or charges authorized by law or contract to be imposed, collected or received by the District during 2013 and each fiscal year thereafter, such amounts to constitute a voter-approved revenue change and be collected, retained and spent by the District without regard to any spending, revenue-raising, or other limitation.

The District has 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 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 Central Platte Valley Metropolitan District (CPV MD) to transfer revenues to the District, which would then use the funds 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.

In accordance with its Service Plan, the District is entirely responsible for coordinating the operation and maintenance of all public services and improvements throughout the development. It is anticipated that all capital improvements will be owned and maintained by CPV MD or dedicated to the City or to such other governmental entity as appropriate.

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

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.

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

**Revenues**

**Intergovernmental Revenue**

On October 8, 2013, the District entered into an intergovernmental agreement (IGA) with Central Platte Valley Metropolitan District (CPV MD). Per this Agreement, payments from CPV MD represent transfers from CPV MD to the District to provide funding for the overall administrative and operating costs for both Districts, as well as to pay administrative capital costs.

During 2023, it is anticipated that the District will receive \$3,530,000 from CPV MD - \$3,180,000 will be used for general government, operations and maintenance expenditures, and \$350,000 will be used for administrative capital costs.

**Expenditures**

**Administrative and Operational Expenditures**

Administrative expenditures include the services necessary to maintain the District's administrative viability such as accounting and audit, engineering, insurance, legal, management, and meeting expenses. Operational expenditures in 2023 include the security and maintenance of areas within the District and the excluded area, including the 17<sup>th</sup> Street Gardens, Union Gateway Bridge and the Millennium Bridge, fountain, and elevators. These expenditures are based on estimates of the District's Board of Directors and consultants.

**Capital Expenditures**

The 2023 anticipated capital expenditures include amounts for art funds within CPV MD as detailed on page 2 of the budget.

**Debt and Leases**

The District has no outstanding debt nor any capital or operating leases.

**Reserves**

**Emergency Reserve**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since all funds received by the District are transferred from CPV MD, an emergency reserve is not reflected in the District's 2023 Budget. Therefore, the Emergency Reserve related to the District's revenue is reported in CPV MD.

Central Platte Valley Coordination Metropolitan District  
 Schedule of Payables as of November 27, 2023  
 Paid December 5, 2023

Vendor	Invoice #	Date	Approval Status	Payment Status	Open Balance	
Bailey Tree LLC	14702	10/23/2023	Approving	Unpaid	\$ 1,620.00	\$ 1,620.00
Century Link	303-436-9655792	Oct23	10/25/2023	Approving	Unpaid	241.12
Century Link	303-629-9660658	Nov23	11/4/2023	Approving	Unpaid	90.95 332.07
CliftonLarsonAllen LLP	3962316		10/31/2023	Approving	Unpaid	5,630.70
CliftonLarsonAllen LLP	3957719		10/31/2023	Approving	Unpaid	16,040.39 21,671.09
Colorado Special Districts Property and Liability Pool	24WC-61194-0091		8/14/2023	Approving	Unpaid	450.00
Colorado Special Districts Property and Liability Pool	24PL-61194-1012		9/5/2023	Approving	Unpaid	5,789.00 6,239.00
Denver Commercial Property Services	1710		10/31/2023	Approving	Unpaid	2,324.80
Denver Commercial Property Services	1576		10/31/2023	Approving	Unpaid	2,735.04
Denver Commercial Property Services	1632		11/1/2023	Approving	Unpaid	582.00 5,641.84
DENVER WATER	8489380088	Nov23	11/13/2023	Approving	Unpaid	120.41
DENVER WATER	4661150000	Nov23	11/13/2023	Approving	Unpaid	30.14
DENVER WATER	4987054226	Nov23	11/13/2023	Approving	Unpaid	134.18
DENVER WATER	8291430350	Nov23	11/13/2023	Approving	Unpaid	20.96
DENVER WATER	0592267648	Nov23	11/13/2023	Approving	Unpaid	19.43
DENVER WATER	3804050000	Nov23	11/13/2023	Approving	Unpaid	40.04 365.16
Diversified Underground Inc	28641		10/31/2023	Approving	Unpaid	20.00 20.00
Downtown Denver BID	SEC -09/29/23-101223		10/12/2023	Approving	Unpaid	9,615.01
Downtown Denver BID	SEC-10/13/23-10/26/23		10/31/2023	Approving	Unpaid	9,703.02
Downtown Denver BID	SEC-10/27/23-11/09/23		11/9/2023	Approving	Unpaid	9,597.26 28,915.29
East West Urban Management	OnSite Management Recon		4/25/2023	Approving	Unpaid	30,416.33
East West Urban Management	23-Oct		10/31/2023	Approving	Unpaid	8,111.72
East West Urban Management	10/23 MB		10/31/2023	Approving	Unpaid	3,973.08
East West Urban Management	10/23 UG		10/31/2023	Approving	Unpaid	3,491.18
East West Urban Management	Office Supplies 10/31/23		10/31/2023	Approving	Unpaid	21.65
East West Urban Management	Access 11/01/23		11/1/2023	Approving	Unpaid	3.53 46,017.49
Encore Electric	69322		9/15/2023	Approving	Unpaid	1,516.00 1,516.00
JT Specialty Services	21923		11/2/2023	Approving	Unpaid	335.00
JT Specialty Services	21926		11/17/2023	Approving	Unpaid	340.00 675.00
Livable Cities Studio, Inc	2071		10/31/2023	Approving	Unpaid	3,467.50 3,467.50
LV Events & PR	2023-035		9/1/2023	Approving	Unpaid	907.50
LV Events & PR	2023-045		11/2/2023	Approving	Unpaid	1,596.00 2,503.50
Miller and Associates Law Offices	876		10/31/2023	Approving	Unpaid	3,705.00 3,705.00
Orkin Denver Commercial	252289309		11/2/2023	Approving	Unpaid	88.99 88.99
Reflection Windows & Doors LLC	93157		10/23/2023	Approving	Unpaid	500.00
Reflection Windows & Doors LLC	93155		10/23/2023	Approving	Unpaid	500.00 1,000.00
Riverfront Park Association	SEC 10/15/23-10/29/23		10/31/2023	Approving	Unpaid	11,887.50
Riverfront Park Association	9947736390 Verizon		11/9/2023	Approving	Unpaid	32.83
Riverfront Park Association	Allstream 18965925 2023		11/11/2023	Approving	Unpaid	208.49
Riverfront Park Association	SEC 10/30/23-11/12/23		11/13/2023	Approving	Unpaid	11,175.00 23,303.82
Stealth Monitoring Inc	IN354925		10/30/2023	Approving	Unpaid	700.00
Stealth Monitoring Inc	IN355109		11/3/2023	Approving	Unpaid	560.00 1,260.00
TK Elevator Corporation	3007556768		11/1/2023	Approving	Unpaid	900.88 900.88
Utility Notification Center of Colorado	223100364		10/31/2023	Approving	Unpaid	5.16 5.16
Xcel Energy	53-2026712-7	Nov23	11/1/2023	Approving	Unpaid	819.24
Xcel Energy	53-9105366-2	Nov23	11/9/2023	Approving	Unpaid	1,795.90
Xcel Energy	53-0010034496-2	Nov23	11/9/2023	Approving	Unpaid	187.38
Xcel Energy	53-2026711-6	Nov23	11/14/2023	Approving	Unpaid	864.62 3,667.14
Grand Total					<u>\$ 152,914.93</u>	<u>\$ 152,914.93</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 COORDINATION  
METROPOLITAN DISTRICT METROPOLITAN  
DISTRICT**

**ANNUAL ADMINISTRATIVE RESOLUTION  
(Effective January 1, 2024)**

WHEREAS, the District CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT was organized as a special District pursuant to an Order of the District Court for the City and County of Denver, Colorado (the “City and County” or “County”) and is located entirely within the boundaries of the City and County of Denver; and

WHEREAS, the Board of Directors of the District (the “Board”) has a duty to perform certain obligations to assure the efficient operation of the District; and

WHEREAS, §§ 32-1-101, *et seq.*, C.R.S., requires every District to publish certain legal notices in a newspaper of general circulation in the District; and

WHEREAS, the Directors of a District may receive compensation for their services subject to the limitations imposed by §§ 32-1-902(3)(a)(I) & (II), C.R.S.; and

WHEREAS, pursuant to § 32-1-902(1), C.R.S., every Board shall elect officers of the District; and

WHEREAS, § 24-6-402(2)(c), C.R.S., specifies the duty of every Board to designate a posting place for notices of meetings (which posting place may be website, social media account, or other official online presence of the District), and requires that notice of such meetings be posted at least twenty-four (24) hours prior to said meeting; and

WHEREAS, § 32-1-903, C.R.S., requires that each Board shall meet regularly at a time and in a place to be designated by that Board and requires that notice of such meetings be posted in accordance with § 24-6-402(2).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT AS FOLLOWS:

1. The Board designates The Denver Post as the newspaper of general circulation within the boundaries of the District, or in the vicinity of the District if none is circulated within the District and directs that all legal notices shall be published therein in accordance with applicable statutes.
2. The Board determines that Directors shall not receive compensation for services as Directors, in accordance with §§ 32-1-902(3)(a)(I) & (II), C.R.S.
3. The Board hereby elects the following officers for the District:

President:                      Jason Dorfman

Secretary: Michael Geiger  
Treasurer: Derrick Walker  
Assistant Secretary: Amy Cara  
Assistant Secretary: Jordan Kind

- 4. The Board designates its website, <https://www.cpvmd.org/>, as the posting place for notices of meetings pursuant to § 24-6- 402(2)(c)(III), C.R.S. In the event the notice cannot be posted due to an emergency or exigent circumstances, the Board designates the following physical location for posting of meeting notices:

15<sup>th</sup> Street between Consolidated Main Line and Little Raven Street Right-of-Way;

- 5. The Board determines to hold regular meetings on the first Tuesday of every month at 9:00 a.m. by video conference or telephone conference, the notice of which shall include the method or procedure, including the conference number, link, passcode, or other necessary information to allow members of the public to attend.

Whereupon the motion approved by Director \_\_\_\_\_ and was seconded by Director \_\_\_\_\_, and upon vote, carried unanimously.

ADOPTED AND APPROVED ON DECEMBER 5, 2023, to become effective as of January 1, 2024.

CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT

\_\_\_\_\_  
Jason Dorfman, President

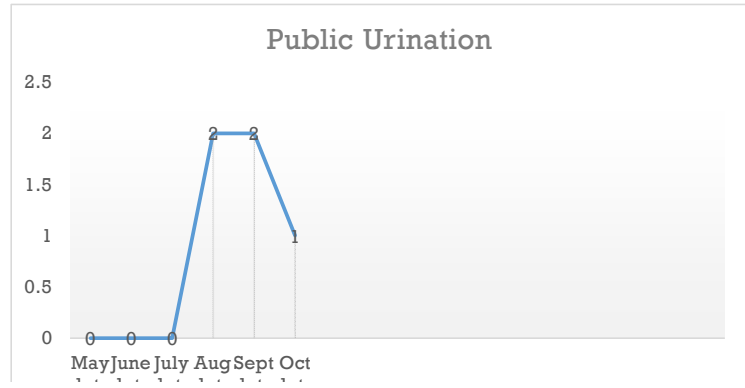
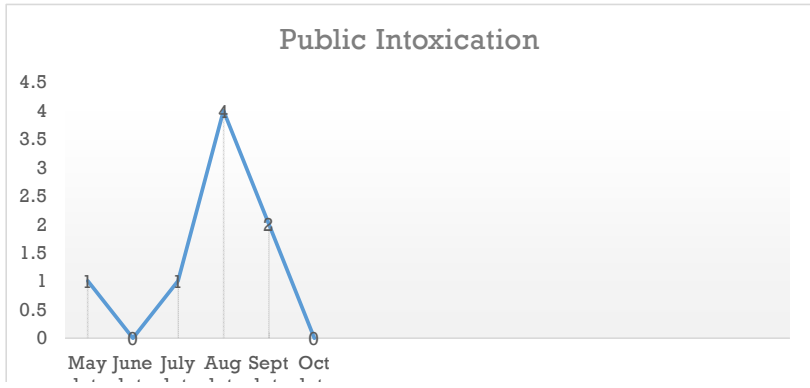
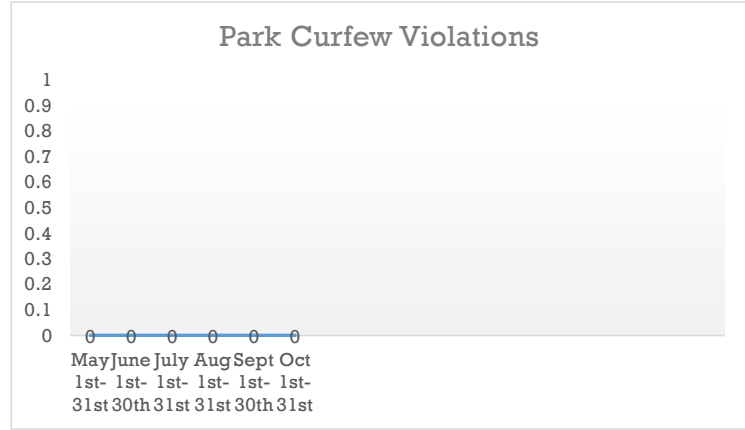
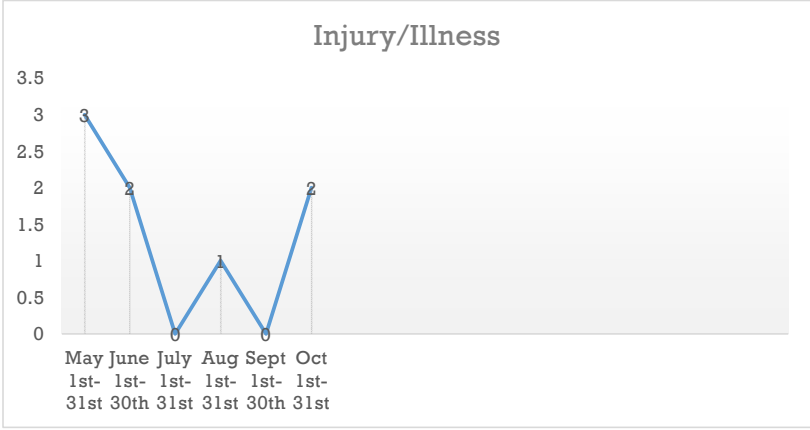
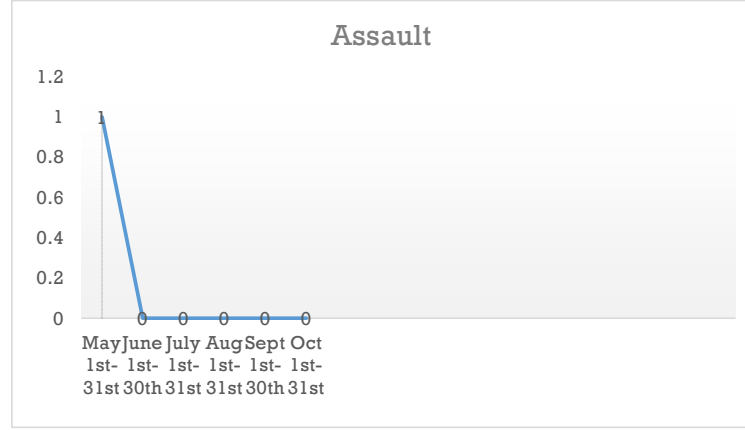
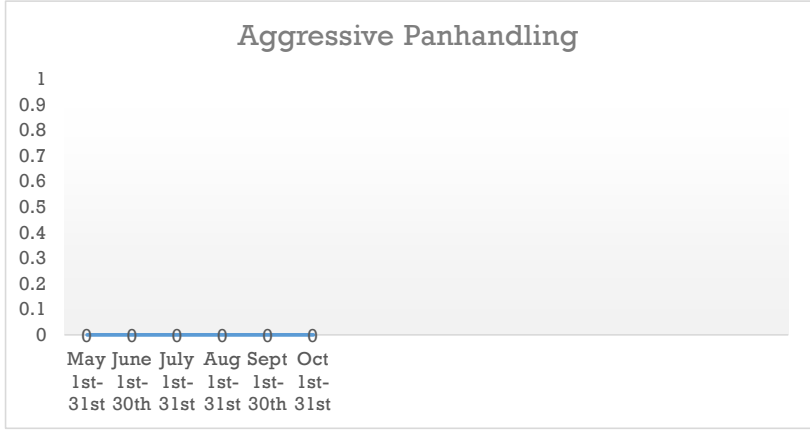
ATTEST:

\_\_\_\_\_  
Michael Geiger, Secretary

# Allied Universal Security Report

## Tracking Spreadsheet

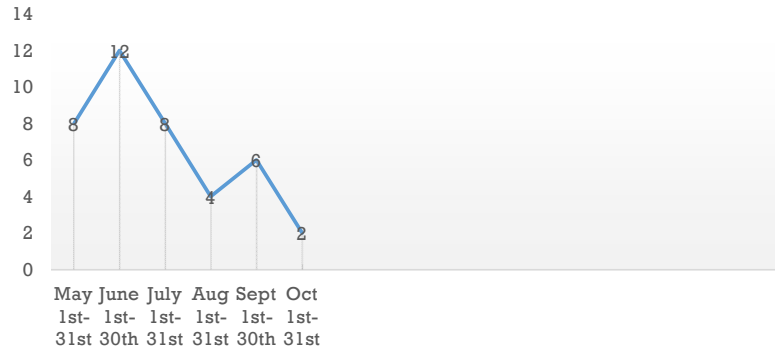
Incident Response	May 1st-31st	June 1st-30th	July 1st-31st	Aug 1st-31st	Sept 1st-30th	Oct 1st-31st															Monthly Total	Monthly Average
Aggressive Panhandling	0	0	0	0	0	0															0	0
Assault	1	0	0	0	0	0															1	0
Disturbance	24	16	28	30	20	25															143	24
Injury/Illness	3	2	0	1	0	2															8	1
Park Curfew Violations	0	0	0	0	0	0															0	0
Public Intoxication	1	0	1	4	2	0															8	1
Public Urination	0	0	0	2	2	1															5	1
Public Use of Drugs	8	12	8	4	6	2															40	7
Trespass	44	16	20	28	31	17															156	26
Unauthorized Camping	14	10	19	5	14	11															73	12
Vandalism	5	10	4	4	7	4															34	6
Welfare Checks	107	55	81	93	78	57															471	79
<b>Totals</b>	<b>207</b>	<b>121</b>	<b>161</b>	<b>171</b>	<b>160</b>	<b>119</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>939</b>	<b>157</b>





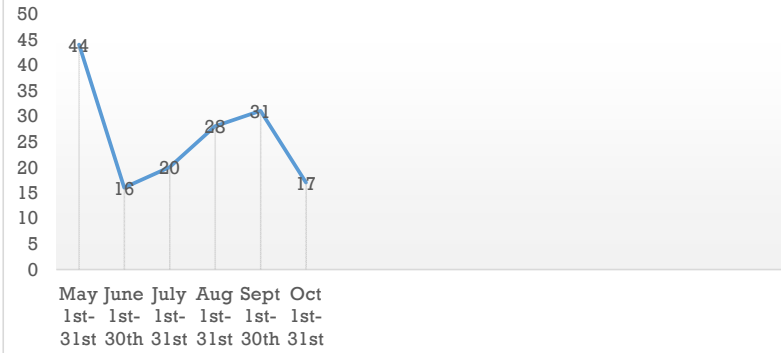
1st- 1st- 1st- 1st- 1st- 1st-  
31st 30th 31st 31st 30th 31st

### Public Use of Drugs

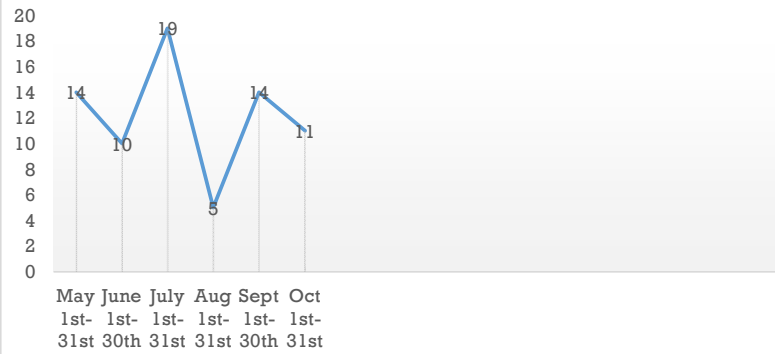


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31st 30th 31st 31st 30th 31st

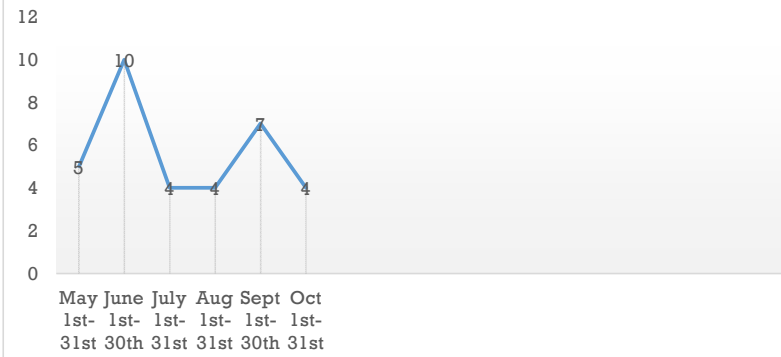
### Trespass



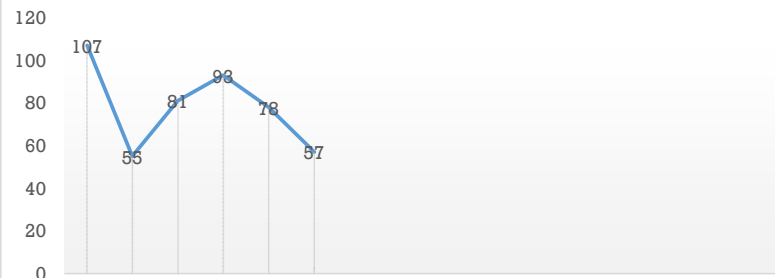
### Unauthorized Camping



### Vandalism



### Welfare Checks



May June July Aug Sept Oct  
1st- 1st- 1st- 1st- 1st- 1st-  
31st 30th 31st 31st 30th 31st

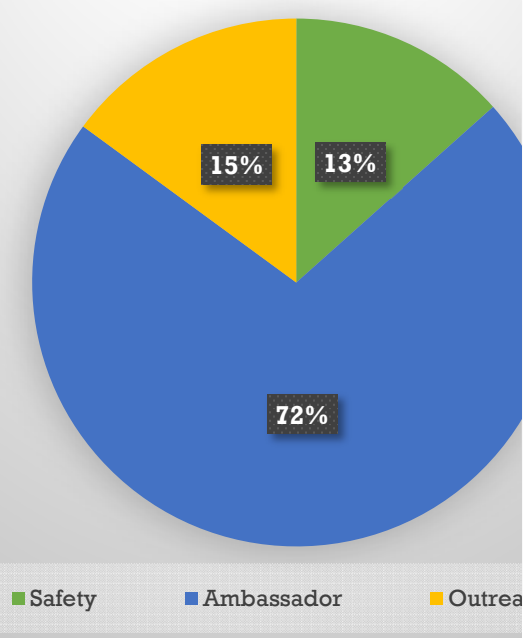
# Allied Universal Security Report

Safety	Oct 1st-31st	YTD	Safety	649
Aggressive Panhandling	0	0	Ambassador	3466
Assault	0	1	Outreach	722
Disturbance	25	181		
Injury/Illness	2	9		
Park Curfew Violation	0	0		
Public Intoxication	0	13		
Public Urination	1	6		
Public Use of Drugs	2	48		
Trespass	17	235		
Unauthorized Camping	11	92		
Vandalism	4	64		
<b>Totals</b>	<b>62</b>	<b>649</b>		

Ambassador		
Assistance (Directions/Info)	102	1226
Business Checks	271	2219
Lost property	1	8
Positive Comment	1	13
<b>Totals</b>	<b>375</b>	<b>3466</b>

Outreach		
Welfare Check	57	722

Officer Focus

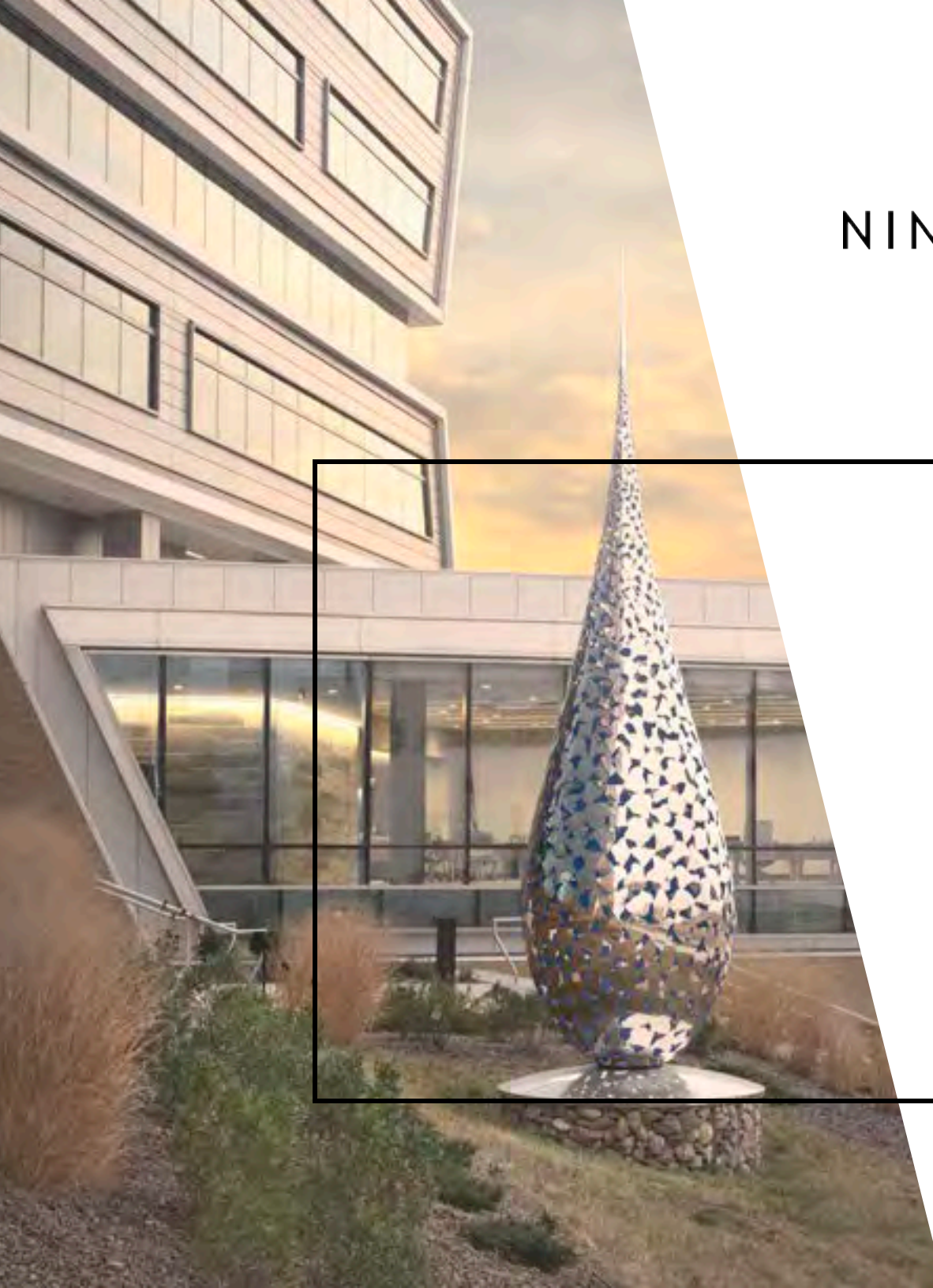


NINE dot ARTS

A PARTNER IN PLACEMAKING

# Central Platte Valley Metro District

## Public Art Program



Dear Anna,

NINE dot ARTS is thrilled to present our proposal to curate high-impact public artworks for the Central Platte Valley Metro District. We are always inspired by the opportunity to shape the creative fabric of a place and demonstrate how art can be so much more than a tool for entertainment and beautification. It can produce vibrant destinations that strengthen local economies and make a positive social impact. And with over a decade of award-winning experience in art master planning, curation, and consulting, we're confident our services can help distinguish the area as a distinct destination and point of pride for Denverites.

As a certified DBE, M/WBE, and SBE company, NINE dot ARTS offers unmatched experience that spans various business categories. Our services include everything from art curation and commission management to art location planning, permitting, budget management, architectural integration, and more. We skillfully oversee percent-for-art requirements on behalf of our clients, navigating bureaucratic processes while facilitating decision-making and buy-in from artists, city leaders such as Denver Arts and Venues, and other stakeholder groups - culminating in a high quality art experience for public benefit. Our public art expertise has produced exceptional installations for municipal spaces such as the Kirkland, Washington Fire Stations to public venues like Denver's Dairy Block Alley and The Exchange at Boulevard One. This work has allowed us to support hundreds of emerging and underrepresented artists and generate more than \$50 million in revenue for the creative economy.

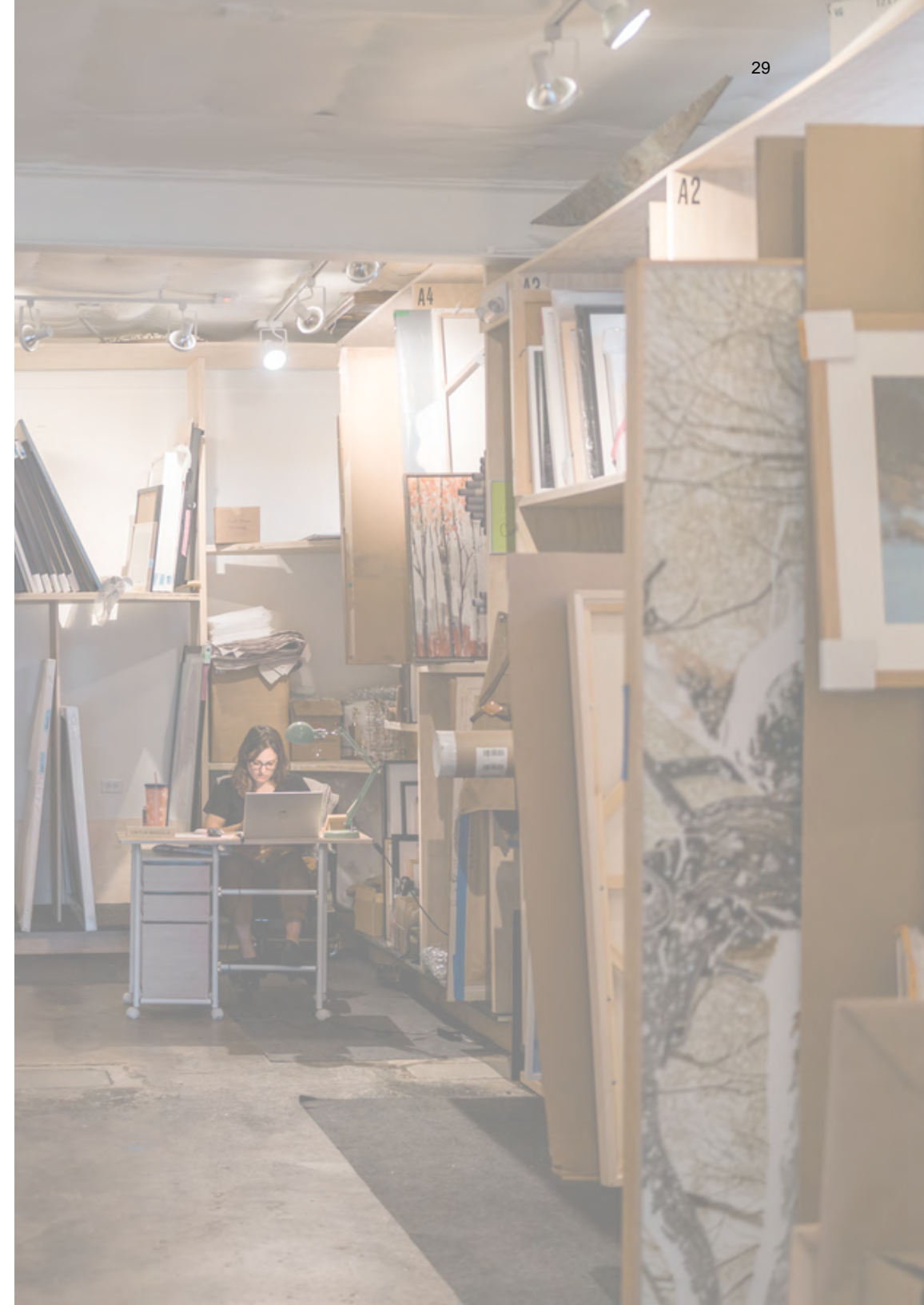
Since our inception in 2009, our national team has grown to include over 30 professionals with specialized expertise in all aspects of real estate development and creative placemaking. Unlike sole proprietors, we leverage our diverse team of experts to provide clients with robust service offerings and a holistic experience. We do the heavy lifting to give you peace of mind, executing our projects on time and on budget, every time.

This proposal builds on our discussions to date and provides more information about our scope and budget for the project, our art commission process, and a sampling of relevant art installations we have curated for public spaces across the country. We look forward to the opportunity to execute on this project and meanwhile uplift the incredible artistic talent in Colorado.

Thank you for considering us as your partner in placemaking.



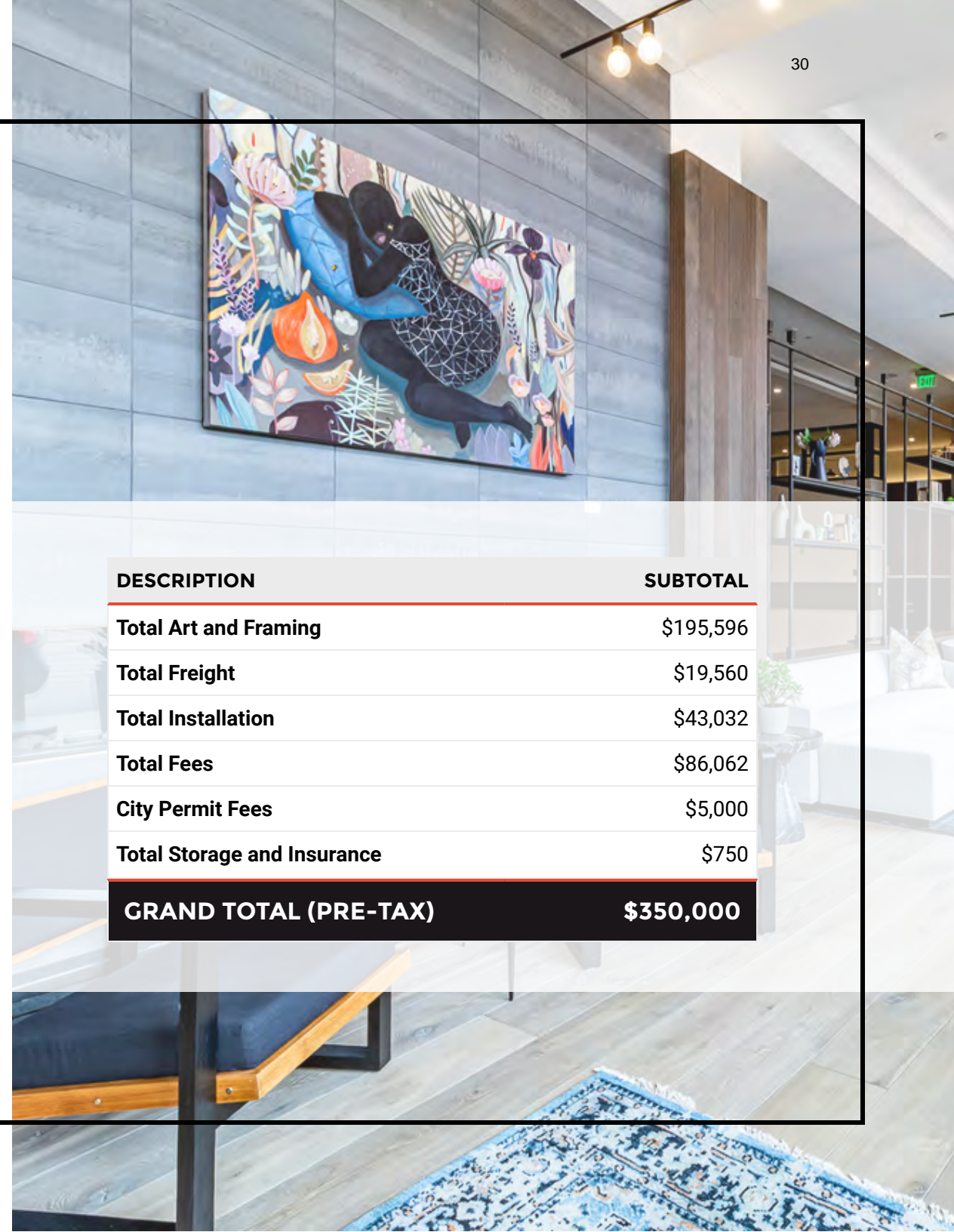
Andrea Barry  
Director of Client Success  
NINE dot ARTS



# budget OVERVIEW

NINE dot ARTS' one-of-a-kind visioning process is what sets us - and our clients - apart. We guide you through our tried and true Visual Preference Survey (VPS), an engaging, democratic exercise completed virtually or in-person that allows stakeholders to review and respond to various art concepts, styles, mediums, and aesthetics.

Once we have synthesized collective stakeholder feedback from the visioning session, we will produce a detailed project roadmap (including a concept board) that paves the way for the most targeted and impactful placemaking solutions for the Central Platte Valley Metro District. This roadmap will include strategic recommendations on how to best allocate your budget toward key locations, typologies, and artistic mediums that will deliver the greatest impact, ensuring community goodwill and a distinct sense of place.



DESCRIPTION	SUBTOTAL
<b>Total Art and Framing</b>	\$195,596
<b>Total Freight</b>	\$19,560
<b>Total Installation</b>	\$43,032
<b>Total Fees</b>	\$86,062
<b>City Permit Fees</b>	\$5,000
<b>Total Storage and Insurance</b>	\$750
<b>GRAND TOTAL (PRE-TAX)</b>	<b>\$350,000</b>

GIVE US YOUR APPROVAL & WE'LL START PLANNING

# YOUR ART EXPERIENCE



The NINE dot ARTS team is thrilled to begin developing the Central Platte Valley Metro District Public Art Program. Please sign below to indicate your approval of these costs and terms.

DESCRIPTION	SUBTOTAL
Central Platte Valley Metro District Public Art Program	\$350,000
<b>TOTAL</b>	<b>\$350,000</b>

**Included in our fees:**

- Art collection summary
- Comprehensive project management, from vision development to art installation
- Integrated partnerships with design and architecture teams
- Budget and timeline management
- Full-service team of specialists working nationwide

**NOTE: All quotes are pre-tax, valid for 30 days, and exclude any project-related travel, which will be billed separately upon client approval.**

50% of NINE dot ARTS consulting fees will be billed upon signature. Please provide a primary contact person's name and email address for billing and invoicing purposes.

 SIGNATURE  
Anna Jones

The NINE dot ARTS Art Procurement Terms and Conditions located at [www.ninedotarts.com/terms-and-conditions](http://www.ninedotarts.com/terms-and-conditions) are expressly incorporated into and made a part of this Proposal and the transactions contemplated hereby shall be governed by such terms and conditions. By signing this proposal, you acknowledge access to such terms and conditions and agree to be bound by them.

# the value of partnering with **NINE dot ARTS**

**NINE dot ARTS leverages the power of art and culture to drive positive social and economic outcomes for clients, artists, and communities nationwide.**

As a partner in placemaking, we help you create one-of-a-kind spaces that captivate audiences and distinguish a memorable sense of place. We do this by curating art from local and emerging artists and developing community art plans ("art master plans") that embed art and culture into the civic fabric of a place.

## **Project Experience:**

- mixed-use developments
- commercial offices
- public spaces
- hospitality
- multifamily
- healthcare
- community art plans
- and more

## **Collaboration & Partnerships:**

- developers/designers/architects
- artists and cultural organizations
- government agencies
- communities
- municipalities
- cities
- and others





just the facts on

# NINE dot ARTS



## EXPERIENCE

Nearly 1000 projects in real estate development across 39 states and 5 countries.

Boutique hotels to 20,000-acre community art plans



## IMPACT

Over \$50M in revenue generated for the creative economy since 2009.

*"NINE dot ARTS put me in a higher tax bracket this year. And that's a really good thing for an artist."*

- Phil Bender, Artist



## NETWORK

Dotfolio, our proprietary artist database with 100,000+ artworks for our curatorial team to search.

International creative community with 10,000+ artist relationships

# the NINE dot ARTS DIFFERENCE



As a partner in placemaking, we help our clients transform spaces into one-of-a-kind experiences through the power of original art. **Here's how:**

## A TEAM OF SPECIALISTS

As a national art consultancy with over 30 specialists, we can support projects of any size and scale. Our size allows us to deliver quality, scope, and scale.

- From boutique hotels to 20,000-acre community art plans
- Comprehensive project management
- On time, on budget, every time
- Network of 10,000+ artists
- Available nationwide

## STRATEGIC PARTNERSHIP

As your strategic partners, we understand your project's brand, vision, and goals. And with this knowledge, we deliver.

- Bring your brand to life
- Connect to the community
- Spark conversation
- Create a sense of place

## COLLABORATIVE PROCESS

Our proven creative process makes art curation a collaborative, efficient, and enjoyable working experience. And by being involved early, we help create spaces for bold, iconic artwork that would be impossible anywhere else. Plus, we do the heavy lifting to give you peace of mind.

- Visioning and Roadmap
- Community engagement
- Research and curation
- Art acquisition
- Installation and engagement

## CONNECTION TO COMMUNITY

We engage with the community to understand local culture and source artists who reflect it. By partnering with local artists and community leaders, we:

- Draw positive attention for the project
- Generate community goodwill
- Reflect the culture and history of a place
- Uplift local and emerging artists
- Curate meaningful art collections with an authentic story

## COMMITMENT TO DEIB

We hold ourselves accountable to ensure diversity, equity, inclusion, and belonging are core components of our firm's ethos at every level. Our curated collections help clients demonstrate their DEIB values.

- Certified M/WBE, SBE, and DBE firm
- Honor the culture and history of a place

From vision development to art installation and everything in between, we guide you through a proven process to ensure your success, culminating in a high-quality art experience delivered on time and on budget.



**YOU ARE  
HERE**

## STAGE 0: PROPOSAL RECEIVED

This proposal is valid for 30 days. Once signed, the Vision and Roadmap meeting will be scheduled within two weeks.



## STAGE 1: VISION & ROADMAP

3-4 WEEKS MIN.

We connect your story, brand, and goals to visual ideas and concepts. We map your budget to a timeline and deliver a detailed art typology and location plan.



## STAGE 2: RESEARCH & CURATE

6 WEEKS MIN.

We partner with developers, designers, and architects to dig deep and understand the space. Our curators then research and present recommended artwork and finalize the art collection.



## STAGE 3: ART ACQUISITION

8+ WEEKS

Our art acquisition team brings everything together through the skillful negotiation and purchasing of all approved art. We carefully manage the project timeline to stay on schedule and on budget while moving forward to framing and shipping.



## STAGE 4: INSTALL & ENGAGE

The art experience comes to life through careful coordination with our clients, artists, and installers. Our team provides complimentary art labels to support identification and engagement.

### CLIENT DELIVERABLES INCLUDED WITH OUR FEES:

- Concept boards
- Curatorial statement
- Budget allocation by location & priority
- Art acquisition schedule

- Updated location plans
- Art collection presentations
- Commission concept review

- Acquisition of all art and framing
- Updated timeline
- Art coordination and commission implementation

- Art collection installation
- Art identification labels
- Collection summary
- Engagement materials (quoted separately upon request)
- Art activations (quoted separately upon request)

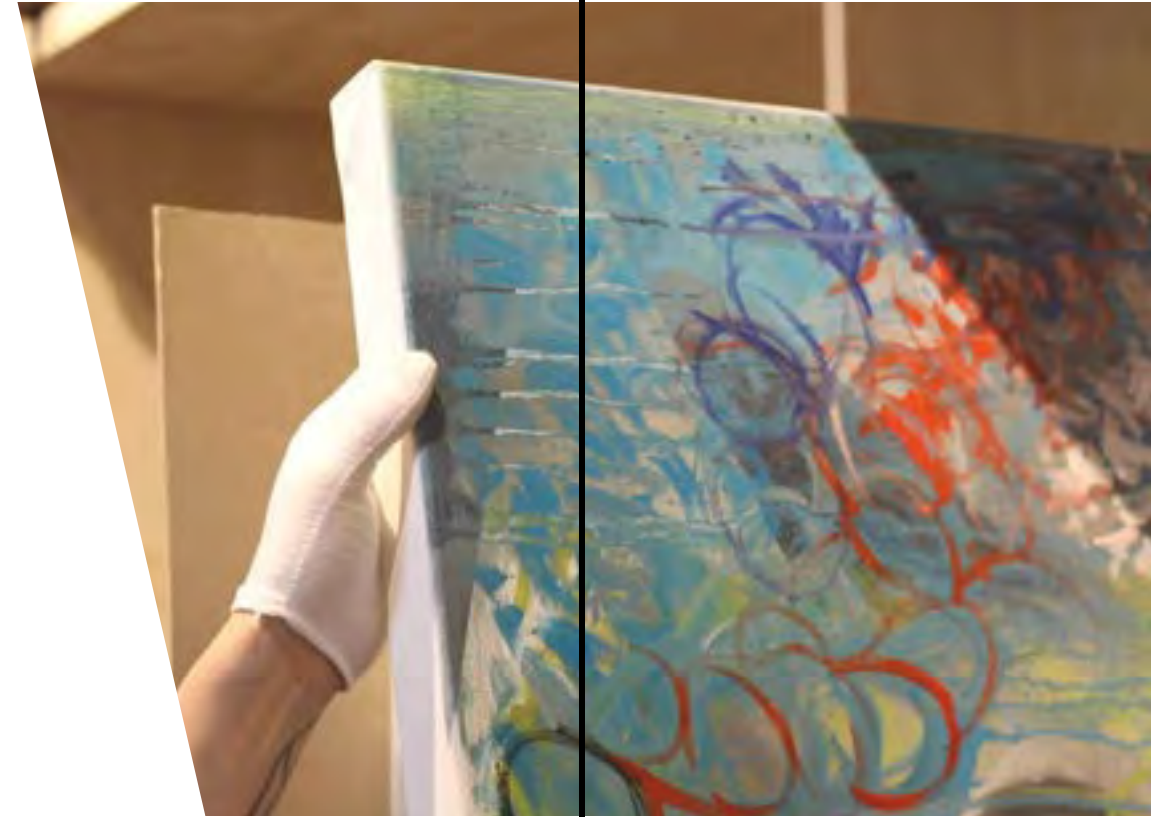
Comprehensive project management throughout

NINE **dot** ARTS

# HOW WE WORK

*"NINE dot ARTS is an extremely talented and visionary consulting group that not only understands the cultural importance of art, but also its impacts on space and design."*

*- Kristin Cypher, Britina Design Group*



# art

# COMMISSIONS

About 75% of the artwork we curate for our public and private sector clients is original or commissioned work - all of which we contract, acquire, and install on time and within budget. Here's how:

1. We first identify the art locations that are most fitting for commissioned pieces, thinking critically about the experience our clients are trying to create.
2. We research artists whose practice, style, and artwork align with creating that experience. We tap into the local creative community, attend exhibitions and artist events, and connect with nearby universities, organizations, and institutions to find local talent.
3. We gather a list of potential artists who have the necessary experience to meet the scope of the project and organize a portfolio review to learn more about their practice, availability, timeline, and pricing.
4. With the client's support, we select a short list of artists to create a custom design solution for the identified art location. Each artist receives a stipend for their design, and then presents their solution either virtually or in-person to our team and the client. Presentations may include tailored questions for artists to understand the extent of their experience on similar public art projects, determine if their art submission is structurally sound and of low maintenance, ensure their design is suitable for the space, and more.
5. Following all presentations, our team convenes the necessary project stakeholders to review and select the final design for each art location.

Altogether, our team oversees the entire commission process, from researching artists to selecting and contracting the final artwork. We also provide the client with timely progress photos and updates at 30%, 60%, and 90% of artwork completion. With all commissioned work, we aim to select artists who are experienced and qualified, yet could reap career-building benefits from this kind of high-impact professional opportunity.

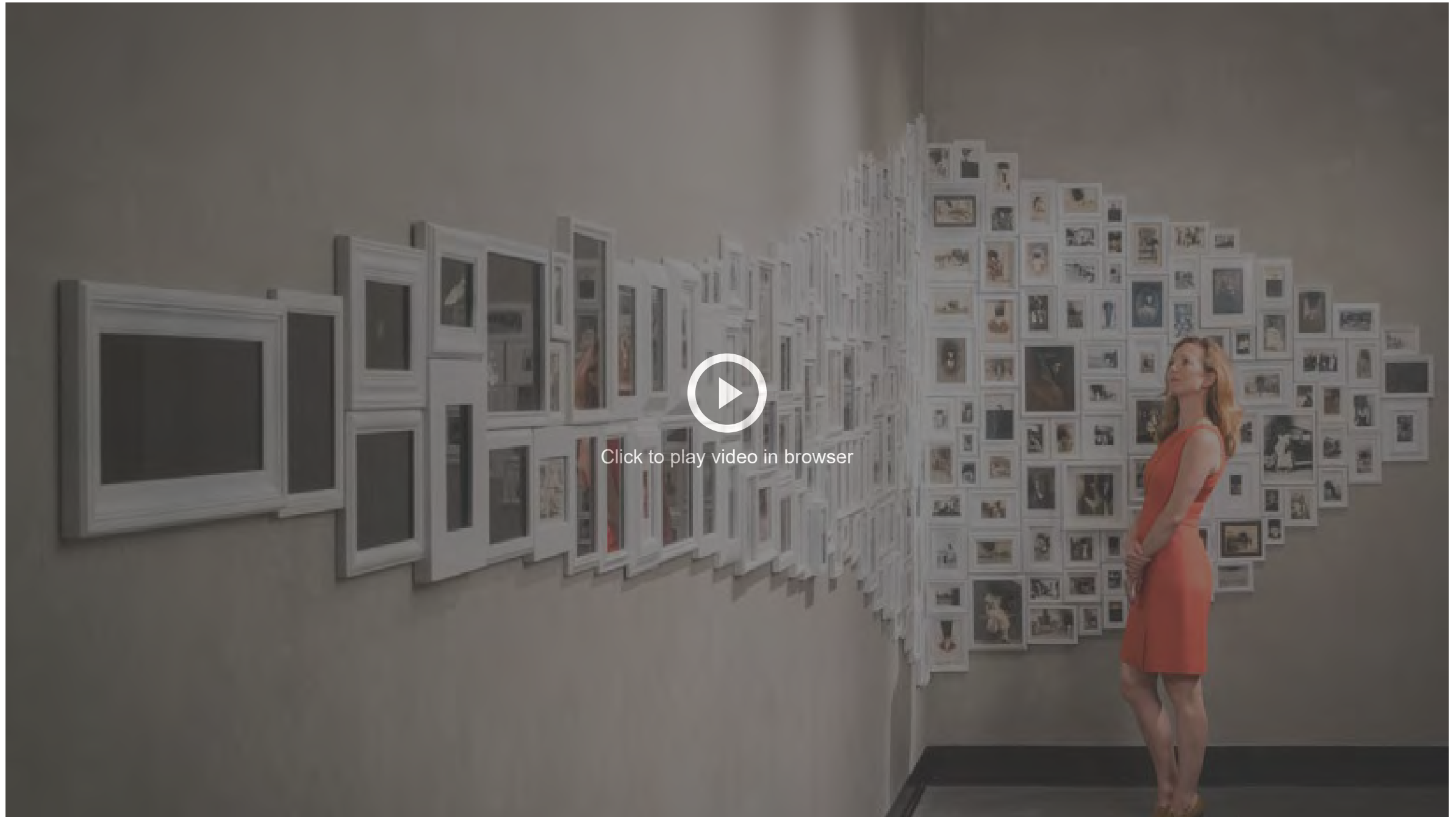


# NINE dot ARTS GUARANTEES

- a high-impact art experience
- local storytelling and a distinct sense of place
- a Denver-based curatorial team with connections to the local creative community
- comprehensive management of site-specific commissions
- location planning to maximize budget and impact
- architectural integration that amplifies existing and to-be-built spaces
- total peace of mind from artwork inception through the final installation

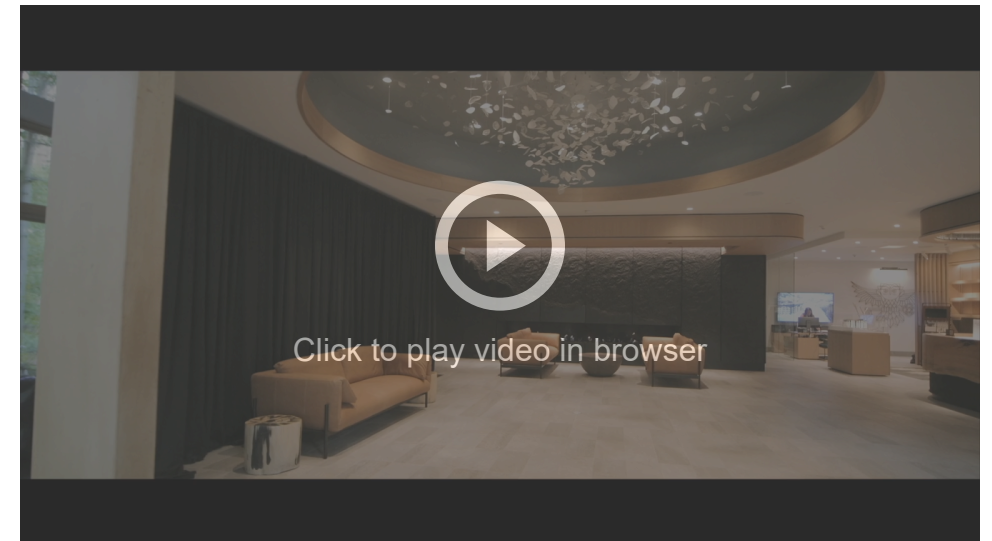
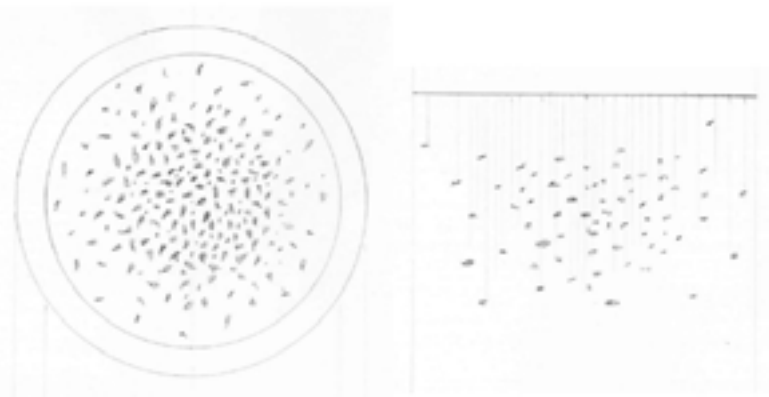
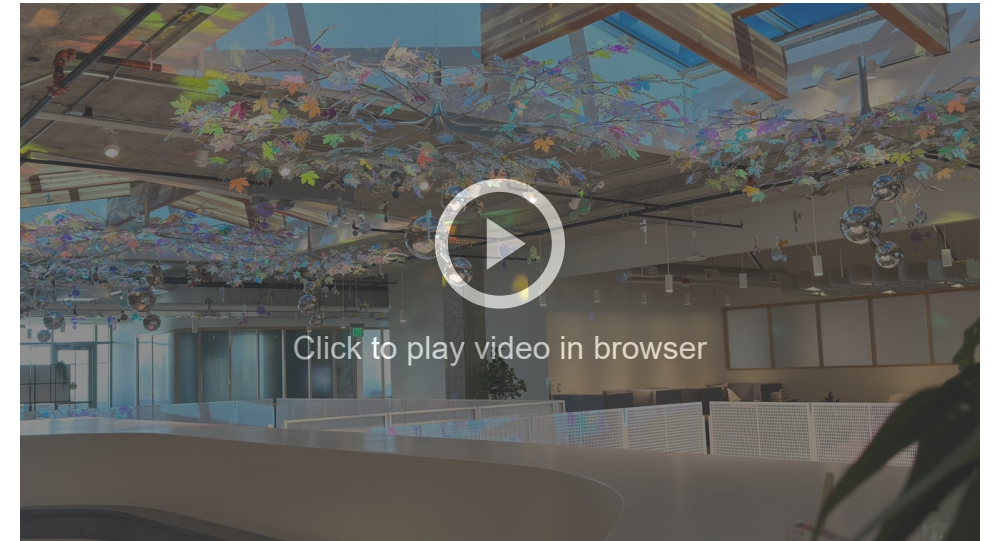


## OUR PROVEN FOUR STAGE PROCESS



# from concept to REALITY

In these behind-the-scenes videos, see how we transform a unique vision into iconic installations for Google's 6th Street Campus Expansion project in Kirkland, Washington and the Viceroy Snowmass Hotel in Colorado (a collaboration with East West Partners).

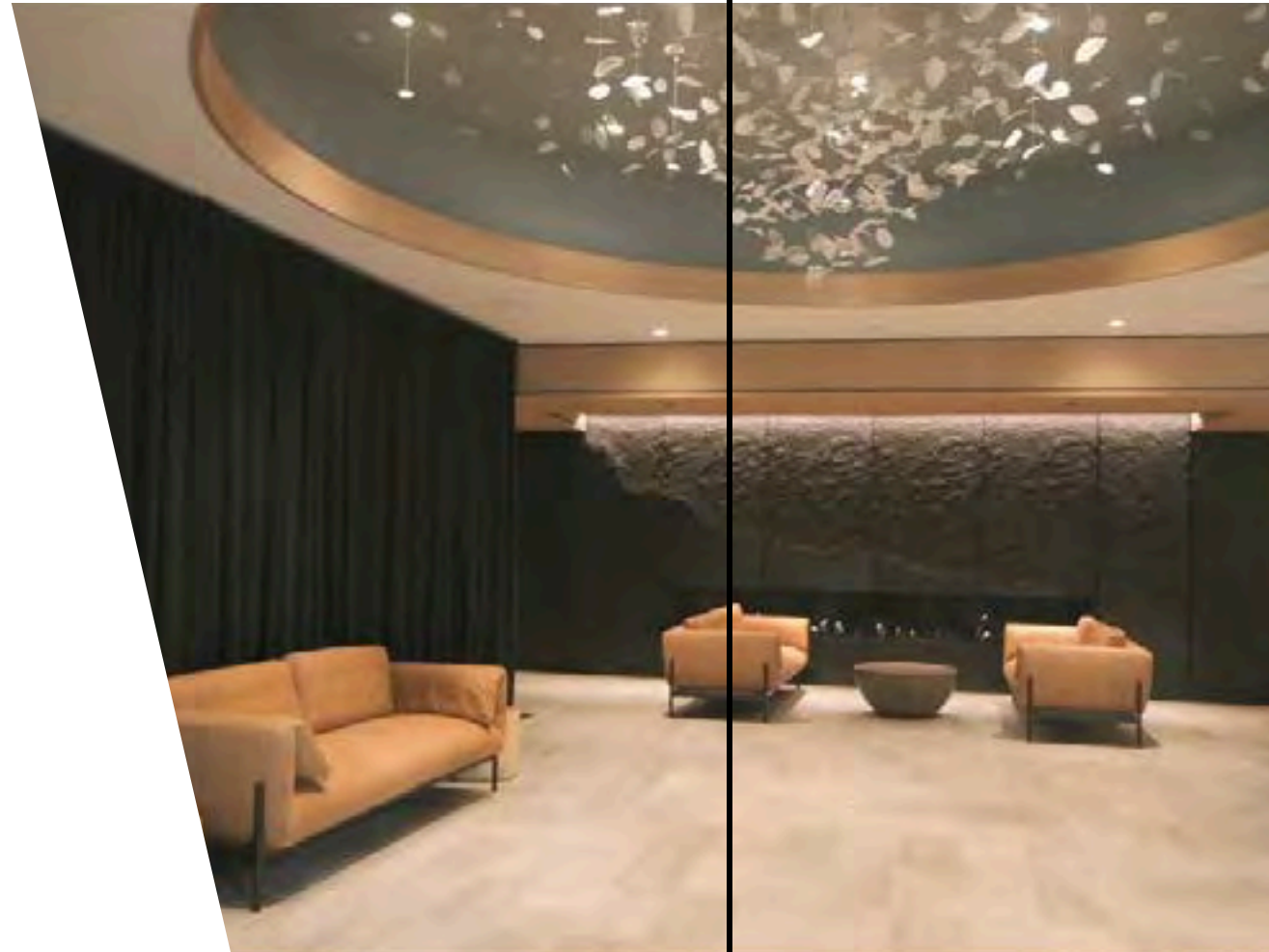




# Notable Projects with McWhinney & East West Partners

*"The best projects come from harnessing the collective wisdom of a talented team of people, all growing in the direction of a common vision. And that's what creates authenticity."*

*- Chad McWhinney, CEO and Co-Founder, McWhinney*



# Dairy Block

**INDUSTRY:** MIXED-USE    **REGION:** MOUNTAIN WEST

**CLIENT:** MCWHINNEY

**SCOPE OF WORK:**

Community art plan and public art installation for The Maven Hotel (172 rooms), Dairy Block offices, Kachina Cantina Restaurant, and the city's first activated pedestrian alleyway. NINE dot ARTS has also been hired on retainer to support ongoing artwork updates, maintenance, and engagement activities.

**CLIENT VISION:**

Pay homage to the area's legacy in thoughtful craftsmanship as the site of the historic Windsor Dairy

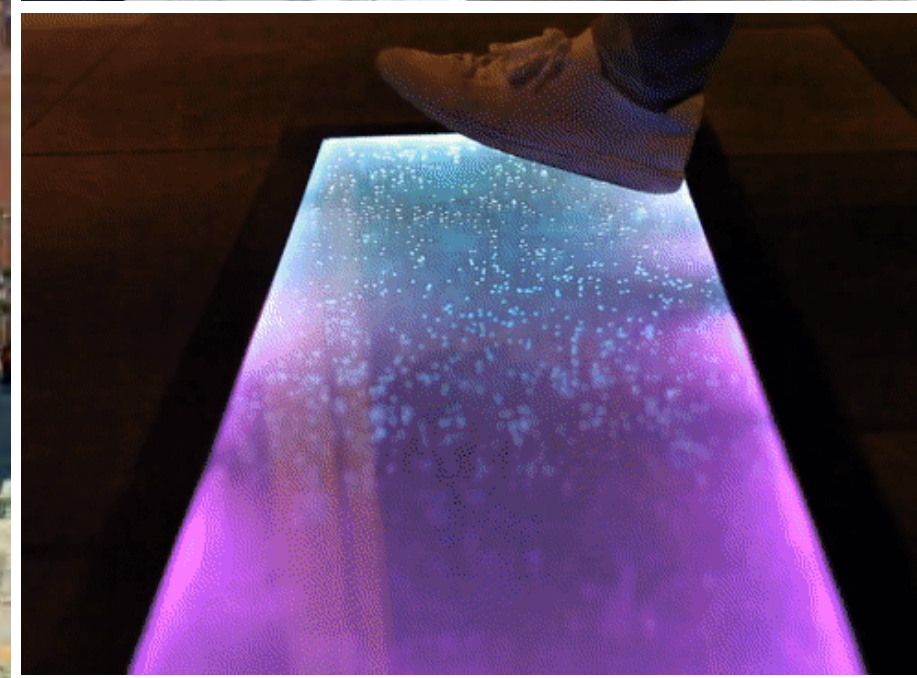
**NINE DOT ARTS VALUE ADD:**

Honoring the original Windsor Dairy and the concept of "the maker," the collection demonstrates exceptional use of public space and art with impact to engage surrounding retail and entertainment, creating a lively and unforgettable urban experience.

- 10 site-specific, multimedia public art commissions are featured in the length of one city block
- 30-foot tall "Spilt Milk" sculpture serves as a landmark installation, welcoming visitors into the alley
- 500-lb wooden hand hanging from the ceiling of The Maven has become a staple of the Denver arts scene
- Partnerships with the Colorado Crush Mural Festival and Lighthouse Writers Workshop's WriteDenver Program helped recruit local artists and engage the surrounding community in the art collection
- Winner of ULI 2021 Americas Award for Excellence



# DAIRY BLOCK





# Union Hall

**INDUSTRY:** MIXED-USE

**REGION:** MOUNTAIN WEST

**CLIENT:** EAST WEST PARTNERS

NINE dot ARTS formed this flexible arts venue and related community art plan to redefine how creatives share - and visitors experience - art in a rapidly growing downtown neighborhood.

- Developed diverse, community-driven programming including experimental exhibitions, poetry readings, live performances, panel discussions, and more.
- Past exhibitions included a sculptural collaboration, a fashion-to-fine art demonstration, and the collaborative installation "Rough Gems" featuring three art pop-ups by emerging and established artists - now an annual, signature event.
- Focused on inclusive and easily accessible initiatives that engage the public and prioritize underrepresented artists (60% of artists from previous programming identified as BIPOC or LGBTQIA+)
- Established innovative financing in the form of a transfer fee applied to all condo sales in the building in which Union Hall resides, creating a sustainable means of support and broad base of funders.

*"Union Hall is the first dedicated and permanent non-commercial, non-collecting exhibition space integrated into a private real estate development in Denver"*

- Ray Mark Rinaldi, The Denver Post



KINSTON HUB



# PARK 40 APARTMENTS



NINE **dot** ARTS

# NOTABLE PUBLIC ART PROJECTS





# Platte Street Plaza

**INDUSTRY:** PUBLIC VENUE **REGION:** MOUNTAIN WEST

**CLIENT:** UNICO PROPERTIES, DENVER ARTS & VENUES

**SCOPE OF WORK:**

Public art planning and curation for new pedestrian thoroughfare

**CLIENT VISION:**

Engage passersby with local art that celebrates the surrounding neighborhood

**NINE DOT ARTS VALUE ADD:**

Made possible through a public-private partnership between the City of Denver and Unico Properties, this project transformed an underutilized passageway into an active public plaza featuring a pedestrian and bicycle path and plenty of social gathering space. Equipped with new lighting, landscaping, functional seating, and upgraded architecture, the plaza now serves as a dynamic thoroughfare connecting the popular Highlands neighborhood and Denver's Union Station.

NINE dot ARTS curated a large-scale public mural that engages viewers from miles away - on both the Platte Street side and from the I-25 corridor. Featuring bright colors and captivating shapes, the mural by local artists Jaime Molina and Pedro Barrios encourages passersby on foot, bike, and car to stop and socialize, relax, and enjoy the new pedestrian plaza.

"As a team, we had the opportunity to come full circle and install art in a neighborhood that we have many fond memories of. Even though the experience of seeing the drastic change is bittersweet...to become a part of the new history of this place is very fulfilling," said Molina and Barrios.

"The mural's shifting colors and patterns represent the history of this place. It is meant to illustrate the different people that have worked and lived here over time and the various memories they have made here and continue to make here. Much like an abstract tapestry that can tell the history of the place, each and every story and memory are important to the overall design when combined together."

[CLICK HERE TO WATCH THE VIDEO](#)



# The Exchange at Boulevard One

**INDUSTRY:** MIXED-USE **REGION:** MOUNTAIN WEST

**CLIENT:** CONFLUENT DEVELOPMENT

**SCOPE OF WORK:**

Public artwork and community programming for a 1.5-block mixed-use redevelopment

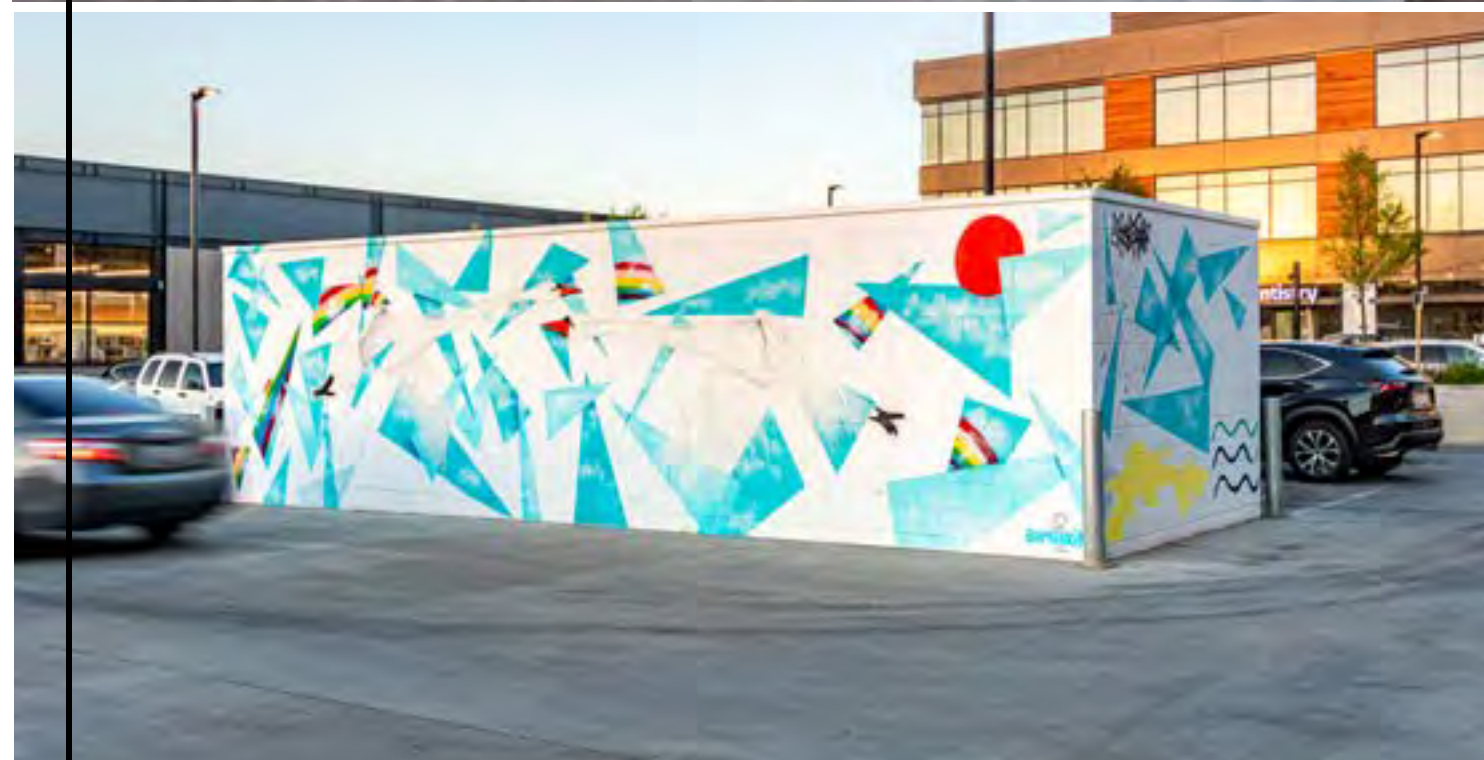
**CLIENT VISION:**

Use art to entice visitors, create synergies, and revitalize the suburban area into an attractive urban destination

**NINE DOT ARTS VALUE ADD:**

Our team curated several vibrant installations to amplify the public spaces connecting various retail, restaurant, office, and entertainment areas. Engaging murals range from human scale to monumental, and unexpected installations create moments of surprise and delight as visitors navigate through the space. In addition to overseeing the allocation of public funding for art through the Denver Urban Renewal Authority (DURA), our team developed a guide for ongoing art activities for employees and the larger community.

- Public murals by Lio-Bravo Bumbakini and Magik Studios add color and life to traditionally gray spaces like the utilities storage and parking garage
- Kirileigh Jones' massive wrap-around mural spans 4 walls, creating an iconic sense of place
- Airworks Studio's whimsical kinetic installation transforms a passageway, while Scott Froschauer's promenade art signs spark joy and curiosity amongst visitors
- Ongoing art activations encourage frequent community gathering and creative expression



# THE EXCHANGE AT BOULEVARD ONE



# Denver Water

**INDUSTRY:** GOVERNMENT / PUBLIC VENUE, CORPORATE OFFICE

**REGION:** MOUNTAIN WEST

**CLIENT:** DENVER WATER

**SCOPE OF WORK:**

Exterior public sculptures for new operations complex

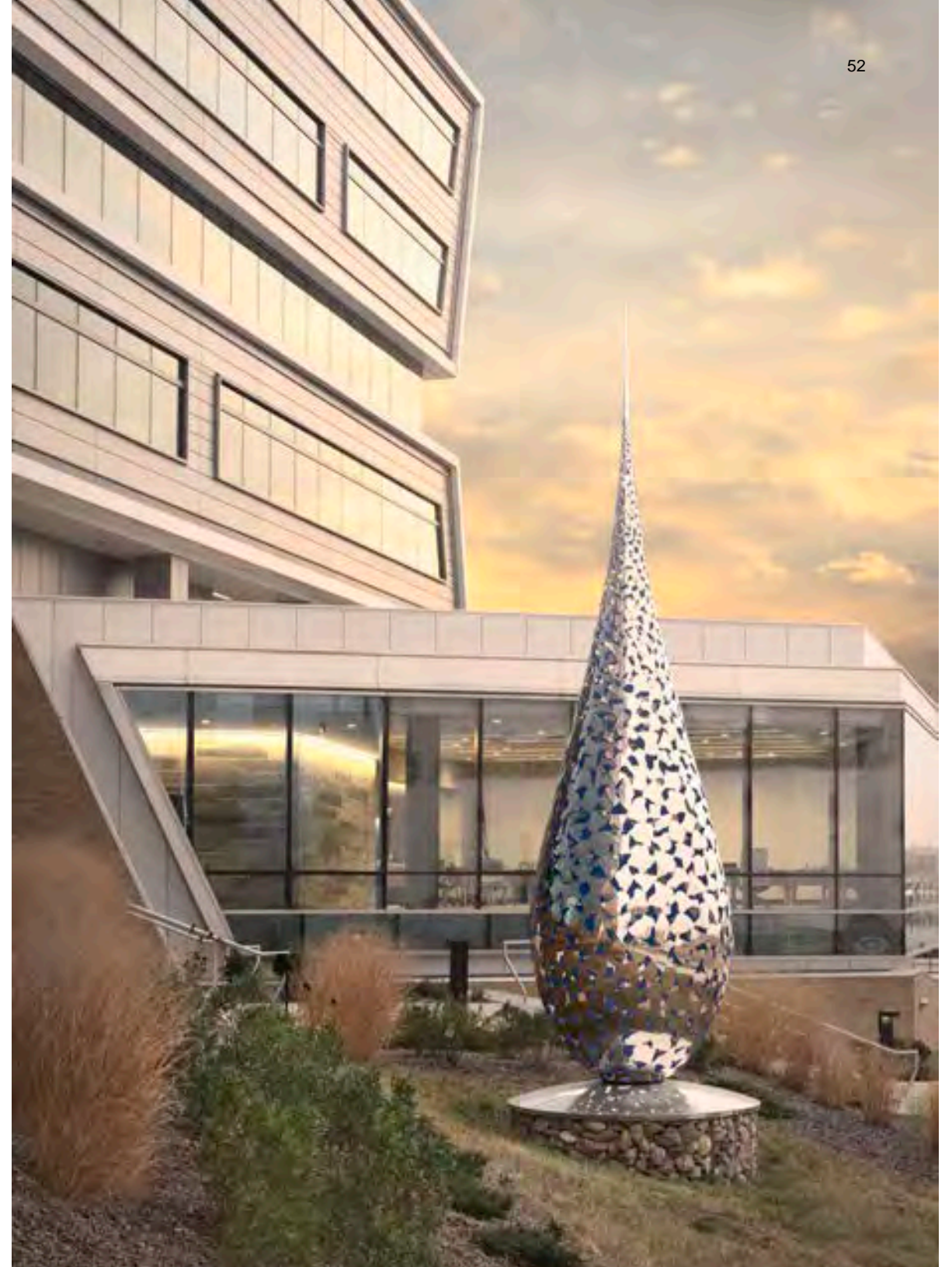
**CLIENT VISION:**

Curate public facing artwork to help locals and visitors better understand and appreciate Denver Water's mission

**NINE DOT ARTS VALUE ADD:**

Our team worked with Denver Water employees to develop a clear art vision and even include them in the creation of one of three site-specific public sculptures for the newly renovated, 35-acre operations complex. Strategically placed outside the campus, each sculpture is internally illuminated to be visible at all times of day, conveying a sense of pride and permanency while reflecting the company's larger impact on the water utility industry. Altogether, the art program marries artistic talent with our clients' vision and historical knowledge of their company, celebrating Denver Water's commitment to sustainable utility operations.

- Two stainless steel sculptures by David Harber resemble the shape and flow of water, each measuring more than 20 feet tall.
- Artist Rik Sargent's sculpture, "Forest to Faucets," was co-created by Denver Water employees, who molded forests, animals, and notable water systems into Sargent's clay model, identifying important landmarks and infusing personal stories into the installation.





# Spectra Apartments

**INDUSTRY:** MULTIFAMILY **REGION:** WEST COAST

**CLIENT:** QUARTERRA

**SCOPE OF WORK:**

Public art program featuring four commissions across two buildings and public spaces

**CLIENT VISION:**

Create eye-catching synergies between the multifamily property and surrounding public space

**NINE DOT ARTS VALUE ADD:**

The art experience at Spectra features exterior murals, designed balconies, and a signature sculptural installation that altogether create a cohesive experience for residents and visitors. Consisting of artwork by five regional artists, the pieces integrate with the building's architecture and facilitate connections to nearby pedestrian and bicycle paths, amplifying these amenities while supporting wayfinding, navigation, and community gathering. Creative and highly marketable, Spectra's art program reflects the ethos of its residents through art, design, and functionality while setting the standard for thoughtful artistic integration into private developments.

- A sculptural installation with LED lighting is positioned along the pedestrian promenade to connect the two residences and serve as a landmark moment for passersby.
- Custom designed balconies on the West building cast a range of sunset colors into the neighborhood and onto the slopes of the nearby Sammamish Valley.
- A garage mural supports wayfinding while showcasing a Pacific Northwest landscape and the diversity found within it.
- A large-scale mural adorns all four sides of the North building in a "color waterfall" that influences the viewer's perspective and elicits new discoveries at each turn.



# SPECTRA APARTMENTS



Custom artist designed balconies

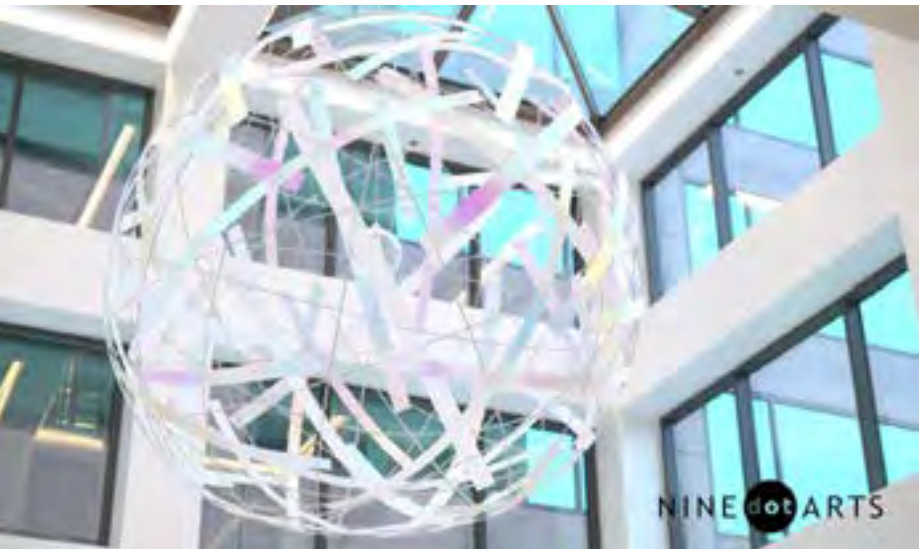


### “To Taste Life Twice” Installation at Fitzsimmons Central Green

These painted, stainless steel sculptures by Sandra Fettingis are backlit with LED lights that give the geometric patterns a unique day and night identity, bringing energy to the amphitheater no matter the time of day. We commissioned this repeated sculptural pair to create a sense of balance and harmony, encouraging viewers to carefully observe and enjoy the art as a compelling backdrop for amphitheater performances.

### “Stamps” Sculpture at Surrey on Main Apartments

Depicting a playful stack of giant, discarded letterpress stamps still fresh with ink, Will Schlough’s large-scale sculpture pays homage to the site’s history as the former home of The Seattle Times newspaper.



### “Atmos Sphere” at Lincoln Crossing

At Lincoln Crossing, visitors are welcomed by an aerial sculpture made by George Peters and Melanie Walker of Airworks Studio, which exudes color and light into the two-tower office property in Denver’s Central Business District.

[CLICK HERE TO WATCH THE VIDEO](#)





## **“Come With Me” Mural at Parkside at City Center**

“Come With Me” by Thomas Evans (Detour) is an vibrant depiction of Assétou Xango, the Poet Laureate of Aurora, Colorado (2017-2019) and a strong advocate for the rights of womxn and gender non-conforming people. The mural’s emotional depiction of Xango demonstrates Parkside’s mission of reflecting and connecting to the local community by honoring a hometown hero.

[CLICK HERE TO WATCH THE VIDEO](#)



## **Jellyfish Mural at Springhill Suites San Diego Oceanside**

Created by local artist Michaela Sanderson, this colorful and charismatic mural is the perfect backdrop for hotel hangouts, beckoning guests to lounge by the firepit or check out popular sun and surf activities in the hotel’s “board house.” The installation was even recognized as a key mural moment by the official tourist marketing organization, Visit Oceanside Conference and Visitors Bureau.

X DENVER



1190 BIRCH STREET



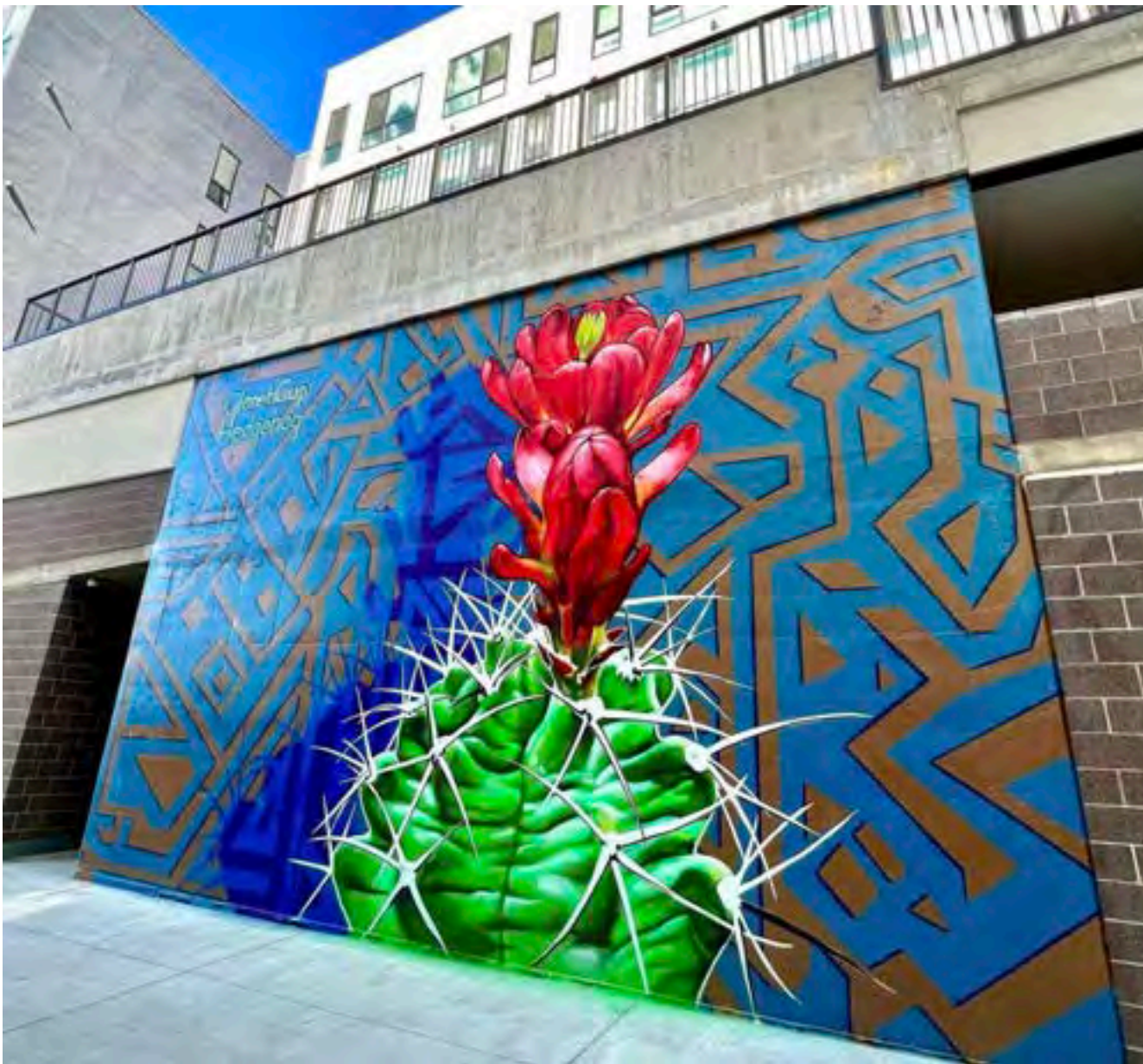
410 17TH ST. DENVER





The artist with his reference image

# QUIN APARTMENTS



NINE dot ARTS



**THANK YOU**

**LET'S WORK TOGETHER TO MAKE A  
SOCIAL & ECONOMIC IMPACT THROUGH THE PUBLIC ART  
PROGRAM AT CENTRAL PLATTE VALLEY METRO DISTRICT**

Denver | Seattle | Atlanta

November 30, 2023

John Tryba  
WSP  
[john.tryba@wsp.com](mailto:john.tryba@wsp.com)  
303-728-1918

Re: Proposal for Professional Surveying Services – 17<sup>th</sup> St. Gardens – Encroachment Easement

Dear John,

Thank you for considering our proposal for the project mentioned above. In response to your request for consulting services, HCL Engineering & Surveying, LLC (HCL) is pleased to offer the professional surveying services that WSP (Client) requires for this project.

### SCOPE OF WORK

Item 1 - Management/QC:

- This task includes QC time, project oversight, meetings, and time for billing/invoicing.

Item 2 – Boundary/Right-of-Way Survey (ROW)

- HCL will review and draft the existing Right-of-Way plans, Surveys of Records, and Subdivision Plats to establish an existing Right-of-Way for the project limits.
- HCL will search for and survey existing Range Points, ROW monuments, property corners, and aliquot corners along the corridor.

Item 3 – Encroachment Easement

- HCL will draft an encroachment easement that encompasses all proposed improvements according to the Site Plan developed by Livable Cities. (see exhibit below)
- Encroachment Easement will be tied to either found range points or block corners within the vicinity.
- HCL will prepare one legal description and one exhibit for the encroachment easement.
- HCL will respond to one set of comments from the client or owner.

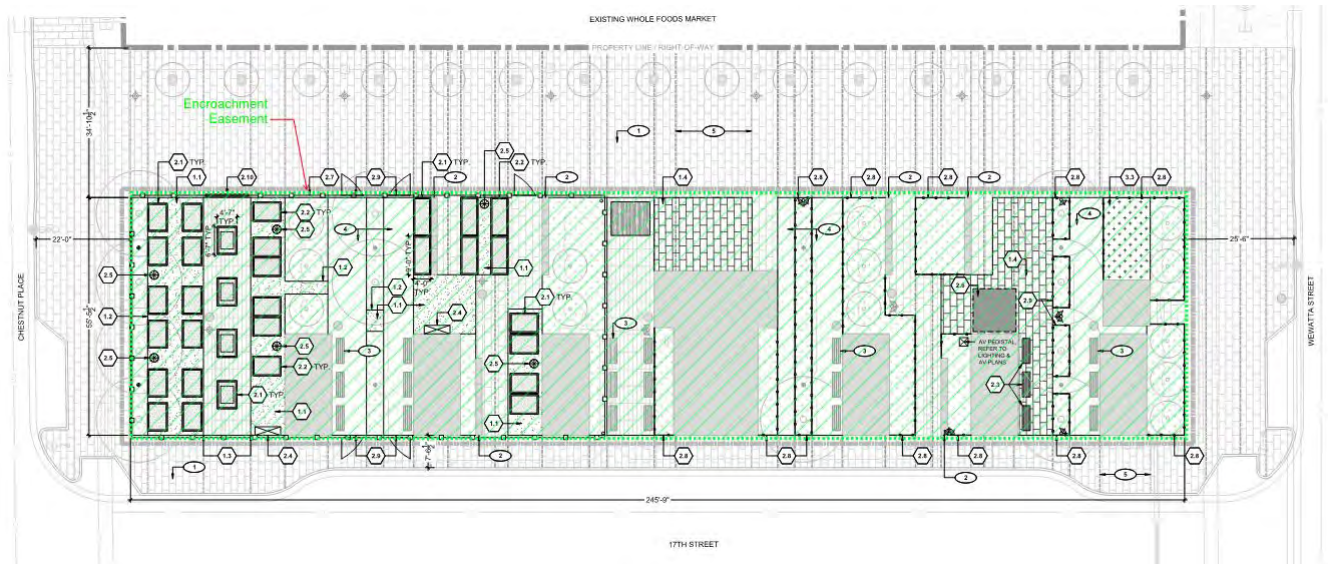
Survey Deliverables

- PDF of Encroachment Easement Legal Description and Exhibit signed by a Colorado PLS.
- Word Doc of Encroachment Easement Legal Description

Proposal Exclusions:

- Setting of missing range points, aliquot corners, or right-of-way monuments
- Title Commitments
- Temporary and Permanent Easements
- Land Survey Plat





### SCHEDULE

- HCL will submit deliverables to the client by December 8<sup>th</sup>, 2023.
- Adverse weather conditions may delay the fieldwork.

### COMPENSATION

Total Fee: \$5,575

We sincerely appreciate the opportunity to work with you on this Project. Please let us know if you have any questions or need further information.

Sincerely,  
HCL Engineering and Surveying, LLC

Julian Sisneros  
Director of Surveying and Mapping



## Central Platte Valley Coordination Metropolitan District Manager's and Property Update

**November 7, 2023**

**Bridge Elevators:** There were two (2) service calls to TKE for the Millennium Bridge and two (2) safety inspections and (1) contract call for the Union Gateway Bridge in October.

**Bridge Camera Monitoring System (Stealth Monitoring): There were 73 incidents reported by Stealth Monitoring in the month of September in and around the elevators, which is higher than September 2023.**

**EWUM Team Summary of Tasks-** Please see attached reports and work orders from our Maintenance Team.

- Daily walks of the Central Platte Valley Metropolitan District Areas.
- Daily cleaning of the elevator including vacuuming the tracks and removal of graffiti (6 graffiti removals)
- Elevator inspections two times per day.
- Weekly exterior lighting check on both bridges completed by East West maintenance.
- Security Coordination including payroll and scheduling adjustments as needed.

### **General Items**

- Created a six-month schedule for the Millennium Bridge lights.
- Met with the insurance risk assessor and provided information on district assets
- Scheduled repairs with Long Mechanical and TKE Elevators
- Sent street light pole information to CLA for holiday lighting purposes
- Stored 17<sup>th</sup> Street garden furniture and tent for the winter
- Met with Sav-A-Tree to review and discuss the 2024 tree planting program
- Shut down the water to the sprinkler system to the flower pots on bridge due to broken irrigation
- Installed (2) single gang blank weatherproof covers on junction boxes on east side outside of the control room

### **Plaza Fountain**

- Installed a new fountain pump motor
- Winterized the plaza fountain

### **Eponic Reporting and DPD Incidents**

Six (6) incidents were reported by Eponic. The most reported issues were:

- Vandalism/Graffiti.

Two (2) noteworthy incidents were reported by DPD. The reported issues were:

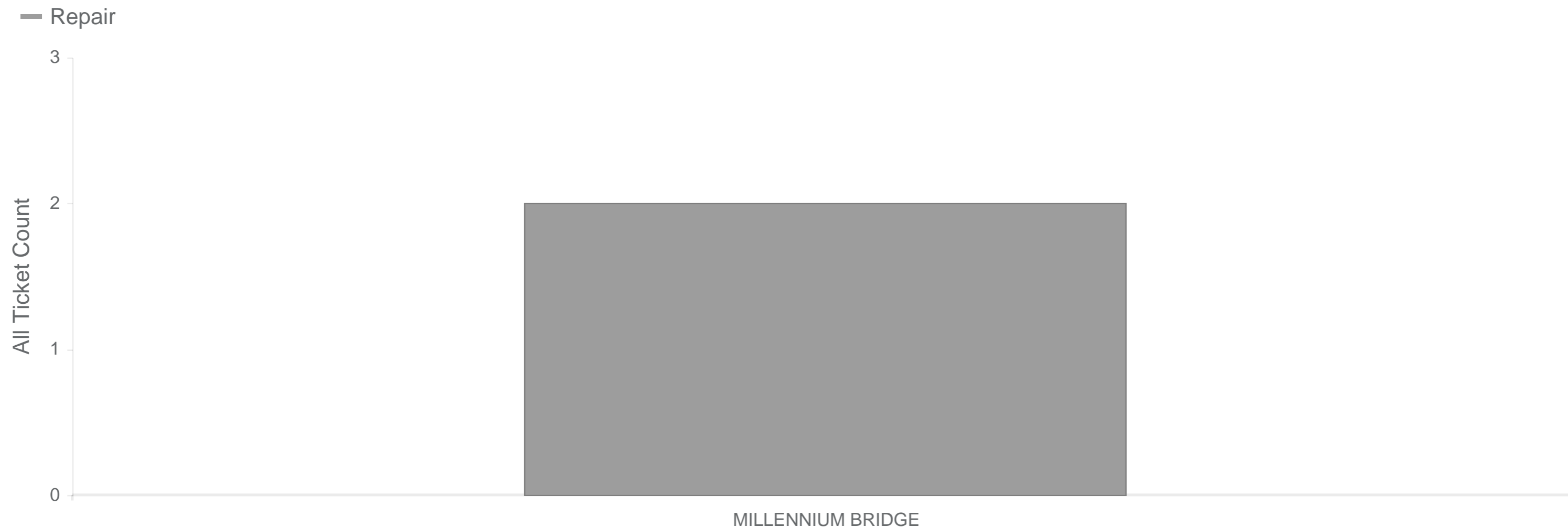
- 16/ Chestnut. Subject stated someone pointed a gun at him. While D6 was talking to Subject, he disarmed the Officer of their taser. Subject was taken into custody and arrested for Disarming a Police Officer.
- 1777 Chestnut Pl, Property Damage warrant, ARREST



### All Ticket Types aggregated by Building

Customer: EAST WEST URBAN MANAGEMENT - Millennium Bridge

Timerange : October 1, 2023 12:00 AM - October 31, 2023 11:59 PM

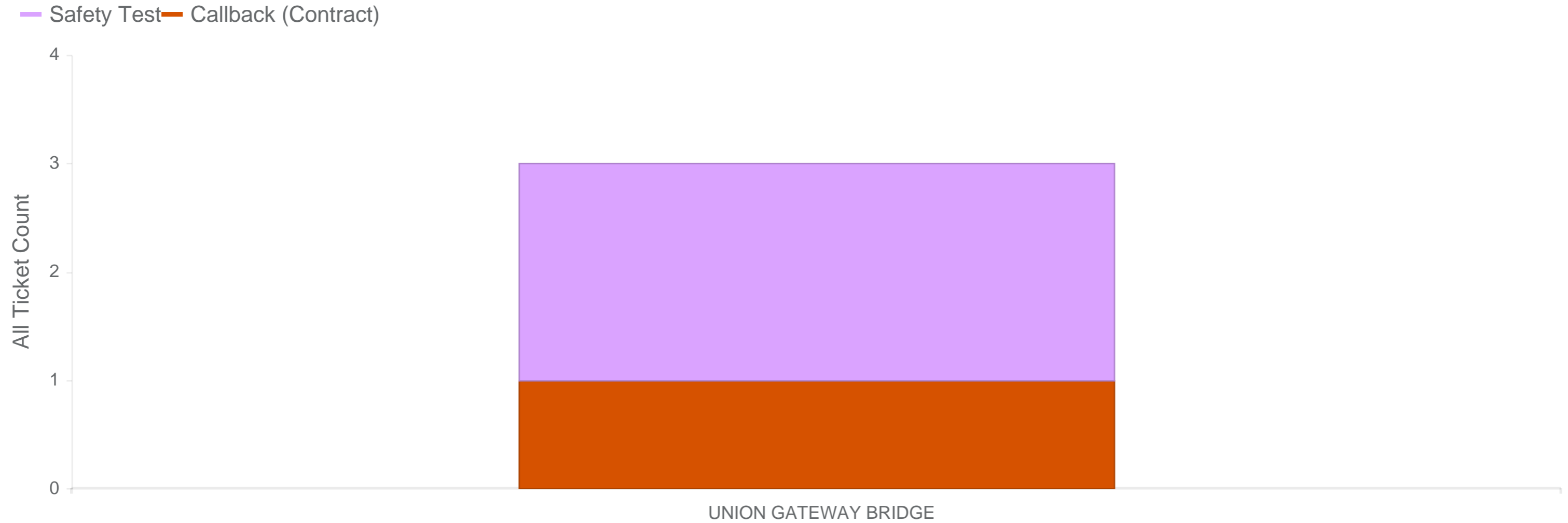




### All Ticket Types aggregated by Building

Customer: EAST WEST URBAN MANAGEMENT - Union Gateway Bridge

Timerange : October 1, 2023 12:00 AM - October 31, 2023 11:59 PM



Incident ID	Customer Email	Escalation Reason	Incident Datetime
399933	An individual was observed using an unknown substance on NVR-1, camera 21 at approximately 12:40 a.m. The audible alarms were activated. The security officer was contacted at approximately 12:42 a.m. and informed of the situation. The individual appeared to leave the area soon after contacting security. The security officer was not observed arriving.	Alcohol/Drug Activity	10/1/2023 12:35:00 AM
400130	Two individuals were observed loitering and using an unknown substance on NVR-1, camera 16 at approximately 6:52 am. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individuals appeared to leave the area with no further incident observed. The police officers were not observed arriving.	Alcohol/Drug Activity	10/1/2023 6:47:00 AM
399952	An individual was observed loitering on NVR-1, camera 8 at approximately 11:31 pm. The audible alarms were activated. The security officer was contacted at approximately 1:12 am and made aware of the situation. Police dispatch was not warranted because the individual appeared to leave the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	10/1/2023 11:29:00 PM
400708	An individual was observed loitering on NVR-1, camera 15 at approximately 6:04 AM. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individual appeared leaving the area with no further incident. At the time of this report, responding police officers were not observed arriving.	Loitering/Trespassing	10/2/2023 5:45:00 AM
401581	Two individuals were observed using an unknown substance on NVR-1, camera 16 at approximately 16 at approximately 12:34 am. The audible alarms were activated. The security officer was contacted at approximately 12:36 am and made aware of the situation. The individuals appeared to leave the area with no further incident observed. The security officers were observed securing the area.	Loitering/Trespassing	10/4/2023 12:32:00 AM
401607	Two individuals were observed loitering on NVR-1, camera 11 at approximately 1:14 am. The security officer was contacted at approximately 1:21 am and made aware of the situation. The security officer was observed making contact with the individuals and appeared to direct them to leave the area.	Loitering/Trespassing	10/4/2023 1:08:00 AM
401678	An individual was observed loitering on NVR-1, camera 9 at approximately 4:37 am. The audible alarms were activated. The security officer was contacted at approximately 4:41 am and made aware of the situation. The individual appeared to leave the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	10/4/2023 4:12:00 AM
402050	An individual was observed loitering on NVR-1, camera 15 at approximately 11:41 pm. The audible alarms were activated. The security officer was contacted at approximately 11:45 pm and made aware of the situation. Police dispatch was not warranted because the security officer was observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/4/2023 11:39:00 PM
403067	We observed two individuals vandalizing the property on NVR-1, camera 16 at approximately 9:32 pm. The audible alarms were activated. The security officer was contacted at approximately 9:36 pm and made aware of the situation. The individuals appeared to leave the area with no further incident observed. The security officer was not observed on camera.	Vandalism/Property Damage	10/6/2023 9:25:00 PM
403862	An individual was observed loitering on NVR- 1, camera 11 at approximately 1:52 am. The audible alarms were activated. The security officer was contacted at approximately 1:54 am and made aware of the situation. The individual appeared to leave the area upon the security officer's arrival. The responding security officers were observed patrolling the area.	Loitering/Trespassing	10/8/2023 1:46:00 AM
403902	An individual was observed loitering on NVR-1, camera 6 at approximately 3:03 am. The audible alarms were activated. The security officer was contacted at approximately 3:09 am and made aware of the situation. The individual appeared to leave the area before the security officer could arrive. The security officer was not observed arriving.	Loitering/Trespassing	10/8/2023 2:23:00 AM
403893	An individual was observed loitering on NVR-1, camera 6 at approximately 2:35 a.m. The audible alarms were activated. The individual appeared to remain in the area with no further incident observed.	Loitering/Trespassing	10/8/2023 2:27:00 AM
404005	We observed a vandalism on NVR-1, camera 16 at approximately 6:14 AM. Upon review an individual was observed vandalizing the property.	Vandalism/Property Damage	10/8/2023 6:04:00 AM
404331	An individual was observed loitering and appeared to be using an unknown substance on NVR-1, camera 15 at approximately 10:29 pm. The audible alarms were activated. The security officer was contacted at approximately 10:30 pm and made aware of the situation. The security officers were observed making contact with the individual and appeared to direct them to leave the area.	Alcohol/Drug Activity	10/8/2023 10:26:00 PM
404439	An individual was observed loitering on NVR- 1, camera 11 at approximately 12:57 am. The audible alarms were activated. The security officer was contacted at approximately 1:01 am and made aware of the situation. The security officer was observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/9/2023 12:44:00 AM
404714	Two individuals were observed loitering on NVR-1, camera 24 at approximately 6:22 pm. The security officer was contacted at approximately 6:26 pm and made aware of the situation. The security was not observed on camera. One of the individuals appeared to remain in the area with no further incident observed.	Loitering/Trespassing	10/9/2023 5:46:00 PM
404874	The individual on incident #404714 was still observed loitering on NVR-1, camera 25 at approximately 11:02 pm. The audible alarms were activated. The security officer was contacted at approximately 11:05 pm and made aware of the situation. The security officer was observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/9/2023 10:05:00 PM
404937	An individual was observed loitering on NVR-1, camera 6 at approximately 12:44 pm. The audible alarms were activated. The security officer was contacted at approximately 12:45 pm and made aware of the situation. The security officers were observed making contact with the individuals and appeared to direct them to leave the area.	Loitering/Trespassing	10/10/2023 12:36:00 AM
405107	An individual was observed loitering on NVR-1, camera 24 at approximately 2:41 pm. The audible alarms were activated. Police dispatch was not warranted because the individual appeared to leave the area without further incident.	Loitering/Trespassing	10/10/2023 12:49:00 PM

405516	An individual was observed loitering on NVR-1, camera 6 at approximately 3:57 am. The audible alarms were activated. The security officer was contacted at approximately 3:59 am and made aware of the situation. The individual appeared to leave the area with no further incident observed. The security officer was observed on the camera.	Loitering/Trespassing	10/11/2023 3:11:00 AM
405694	An individual was observed loitering on NVR-1, camera 15 at approximately 5:41 pm. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to leave the area with no further incident observed. The police officers were not observed arriving.	Loitering/Trespassing	10/11/2023 3:44:00 PM
405885	An individual was observed using an unknown substance on NVR-1, camera 11 at approximately 10:06 pm. The audible alarms were activated. The security officer was contacted at approximately 10:07 pm and made aware of the situation. Police dispatch was not warranted because the security officers were observed making contact with the individual and appeared to direct them to leave the area.	Alcohol/Drug Activity	10/11/2023 10:04:00 PM
406861	An individual was observed loitering and appeared to be taking an unknown substance on NVR-1, camera 22 at approximately 9:22 pm. The audible alarms were activated. The security officer was contacted at approximately 9:26 pm and made aware of the situation. Police dispatch was not warranted because the security officer was observed making contact with the individual and appeared to escort them from the property.	Alcohol/Drug Activity	10/12/2023 8:33:00 PM
406544	An individual was observed loitering on NVR-1, camera 11 at approximately 3:07 am. The audible alarms were activated. The security officer was contacted at approximately 3:11 am and made aware of the situation. Police dispatch was not warranted because the responding security officers were observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/13/2023 2:01:00 AM
406829	Two individuals were observed loitering on NVR-1, camera 21 at approximately 8:39 pm. The audible alarms were activated. The security officer was contacted at approximately 8:40 pm and made aware of the situation. The security officers were observed patrolling the area, but were unable to locate the individuals. The individuals appeared to remain in the area with no further incident observed.	Alcohol/Drug Activity	10/13/2023 8:33:00 PM
406882	An individual was observed starting a fire on NVR-1, camera 16 at approximately 10:00 pm. Denver Police were dispatched due to the nature of the activity observed. The security officer was contacted at approximately 10:02 pm and made aware of the situation. The security officer was observed making contact with the individual and appeared to direct them to leave the area. At the time of this report, responding police officers were not observed arriving.	Vandalism/Property Damage	10/13/2023 9:55:00 PM
407402	We observed two individuals vandalizing the property on NVR-1, camera 15 at approximately 10:19 PM. The audible alarms were activated. The security officer was contacted at approximately 10:22 PM. The individuals appeared to leave the area without further incidents. The security officers were observed patrolling the area.	Vandalism/Property Damage	10/14/2023 10:17:00 PM
407596	An individual was observed loitering on NVR-1, camera 24 at approximately 4:37 am. The audible alarms were activated. An attempt was made to contact the security officer at approximately 4:39 am but there was no response. The individual appeared to remain in the area with no further incident observed. The security officer was not observed on camera.	Abnormal People Behavior	10/15/2023 2:50:00 AM
408008	Two individuals were observed loitering on NVR-1, camera 24 at approximately 12:34 am. The audible alarms were activated. The security officer was contacted at approximately 12:37 am and made aware of the situation. The security officer was observed making contact with the individuals and appeared to direct them to leave the area.	Loitering/Trespassing	10/16/2023 12:31:00 AM
409280	An individual was observed loitering on NVR-1, camera 20 at approximately 10:14 pm. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. An attempt was made to contact the security officer at approximately 10:17 pm but there was no answer. The responding police officer was observed making contact with the individual and appeared to escort them from the property.	Loitering/Trespassing	10/18/2023 10:08:00 PM
409305	An individual was observed loitering on NVR-1, camera 24 at approximately 10:46 pm. The audible alarms were activated. The security officer was contacted at approximately 11:00 pm and made aware of the situation. The security officer was observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/18/2023 10:45:00 PM
409363	An individual was observed loitering on NVR-1, camera 11 at approximately 12:44 am. The audible alarms were activated. The security officer was contacted at approximately 12:48 am and made aware of the situation. The individual appeared to leave the area without further incident. The security officer was not observed on camera.	Loitering/Trespassing	10/19/2023 12:31:00 AM
409401	An individual was observed loitering on NVR-1, camera 20 at approximately 1:45 am. The audible alarms were activated. The security officer was contacted at approximately 1:47 am and made aware of the situation. Police dispatch was not warranted because the responding security officers were observed making contact with the individual and appeared to escort them from the property.	Loitering/Trespassing	10/19/2023 1:41:00 AM
409544	Multiple individuals were observed loitering on NVR-1, camera 8 at approximately 4:35 pm. The audible alarms were activated. The security officer was contacted at approximately 4:38 pm and made aware of the situation. The individuals appeared to leave the area with no further incident. The security officer was not observed on camera.	Loitering/Trespassing	10/19/2023 3:34:00 PM
409695	Two individuals were observed loitering and appeared to be using an unknown substances on NVR-1, camera 5 at approximately 9:01 pm. The audible alarms were activated. Police dispatch was not warranted because another individual appeared to direct the individuals to leave the area.	Alcohol/Drug Activity	10/19/2023 8:50:00 PM
409866	An individual was observed loitering on NVR-1, camera 11, at approximately 12:54 am. The audible alarms were activated. The security officer was contacted at approximately 1:01 am. and made aware of the situation. Police dispatch was not warranted because a security officer was observed making contact with the individual and escorting them to leave the area.	Loitering/Trespassing	10/20/2023 12:45:00 AM

409934	An individual was observed accessing the property on NVR-1, camera 11 at approximately 2:58 am. The audible alarms were activated. The security officer was contacted at approximately 3:03 am and made aware of the situation. The individual appeared to leave the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	10/20/2023 2:57:00 AM
410025	Two individuals were observed loitering on NVR-1, camera 24 at approximately 7:46 am. The audible alarms were activated. The individuals appeared to leave the area without further incident.	Loitering/Trespassing	10/20/2023 7:30:00 AM
410295	An individual was observed loitering on NVR-1, camera 22 at approximately 11:26 pm. The audible alarms were activated. The security officer was contacted at approximately 11:28 pm and made aware of the situation. The individual appeared to remain in the area with no further incident observed. The security officers were not observed on camera.	Loitering/Trespassing	10/20/2023 11:21:00 PM
410731	Multiple individuals were observed vandalizing the property and tampering with the camera on NVR-1, camera 15 at approximately 7:58 pm. The audible alarms were activated. The security officer was contacted at approximately 8:01 pm and made aware of the situation. The individuals appeared to leave the area with no further incident. The security officer was not observed on camera.	Vandalism/Property Damage	10/21/2023 7:56:00 PM
410801	Multiple individuals were observed loitering on NVR-1, camera 20 at approximately 10:00 pm. The audible alarms were activated. The security officer was contacted at approximately 10:03 pm and made aware of the situation. The individuals appeared to leave the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	10/21/2023 9:54:00 PM
411305	Multiple individuals were observed gathering on NVR-1, camera 9 at approximately 7:20 pm. The audible alarms were activated. The security officer was contacted at approximately 7:24 pm and made aware of the situation. Most of the individuals were observed leaving the area with no further incident. The responding security officers were observed making contact with the remaining individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/22/2023 4:49:00 PM
411802	A vandalism on NVR-1, camera 16 at approximately 9:26 pm. Upon review, it was determined that an individual vandalized the elevator and left before further action could be taken.	Vandalism/Property Damage	10/23/2023 6:40:00 PM
411960	An individual was observed loitering on NVR-1, camera 24 at approximately 2:28 am. The security officer was contacted at approximately 2:33 am and made aware of the situation. The individual appeared to leave the area with no further incident observed. The security officer was not observed on camera.&nbsp;	Loitering/Trespassing	10/24/2023 2:06:00 AM
411995	An individual was observed loitering on NVR-1, camera 11 at approximately 4:56 am. The audible alarms were activated. The security officer was contacted at approximately 4:58 am and made aware of the situation. Police dispatch was not warranted because the security officer was observed making contact with the individual and appeared to escort them to leave the property.	Loitering/Trespassing	10/24/2023 3:13:00 AM
412053	Multiple individuals were observed loitering and using an unknown substance on NVR-1, camera 24 at approximately 3:25 pm. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individuals appeared to leave the area with no further incidents observed. The police officers were not observed arriving.	Alcohol/Drug Activity	10/24/2023 3:23:00 PM
412182	An individual was observed loitering on NVR-1, camera 5 at approximately 7:36 pm. The audible alarms were activated. The security officer was contacted at approximately 7:39 pm and made aware of the situation. The security officers were observed&nbsp;making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/24/2023 7:29:00 PM
412511	An individual was observed loitering on NVR-1, camera 13 at approximately 3:12 am. The audible alarms were activated. The security officer was contacted at approximately 3:13 am. The responding security officer was observed patrolling the property but did not appear to locate the individual. The individual appeared to leave the area without further incident.	Loitering/Trespassing	10/25/2023 3:10:00 AM
412574	An individual was observed loitering on NVR-1, camera 8 at approximately 8:07 am. The audible alarms were activated. The security officer was observed&nbsp;making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/25/2023 7:20:00 AM
412883	An individual was observed loitering on NVR-1, camera 11 at approximately 10:41 m. The audible alarms were activated. The security officer was contacted at approximately 10:44 PM and made aware of the situation. Police dispatch was not warranted because individuals appeared to leave the area after audible alarms were activated.	Loitering/Trespassing	10/25/2023 10:33:00 PM
412961	An individual was observed loitering on NVR-1, camera 15, at approximately 12:02 am. The audible alarms were activated. The security officer was contacted at approximately 12:06 am and made aware of the situation. The individual appear to leave the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	10/25/2023 11:59:00 PM
412997	Multiple individuals were observed loitering on NVR-1, camera 25 at approximately 1:35 am. The audible alarms were activated. The security officer was contacted at approximately 1:42 am and made aware of the situation. The responding security officers were observed making contact with the individuals and appeared to direct them to leave the area.	Alcohol/Drug Activity	10/26/2023 1:30:00 AM
413116	An individual was observed loitering on NVR-1, camera 25 at approximately 9:43 am. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to remain in the area with no further incident observed. The police officers were not observed on camera.	Loitering/Trespassing	10/26/2023 8:36:00 AM
413154	An individual was observed vandalizing the elevator on NVR-1, camera 15 at approximately 3:14 pm. The audible alarms were activated. The individual appeared to leave the area after the audible alarms were activated. The police officers were not observed on camera.	Vandalism/Property Damage	10/26/2023 3:13:00 PM
413455	An individual was observed loitering and acting erratic on NVR-1, camera 15 at approximately 12:08 a.m. The audible alarms were activated. The security officer was contacted at approximately 12:11 a.m. and made aware of the situation. The security officer was observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/26/2023 11:51:00 PM

413466	An individual was observed loitering on NVR-1, camera 24 at approximately 12:22 a.m. The audible alarms were activated. The security officer was contacted at approximately 12:24 a.m. and made aware of the situation. The responding officers were observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/27/2023 12:19:00 AM
413545	An individual was observed loitering on NVR-1, camera 5, at approximately 2:46 am. The audible alarms were activated. The security officer was contacted at approximately 2:46 am and made aware of the situation. The individual appeared to leave the area upon the arrival of the security officer. The security officer was observed patrolling the area.	Loitering/Trespassing	10/27/2023 2:38:00 AM
413588	An individual was observed loitering on NVR-1, camera 11 at approximately 4:33 am. The audible alarms were activated. The security officer was contacted at approximately 4:40 am and made aware of the situation. Police dispatch was not warranted because the security officer was observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/27/2023 4:29:00 AM
413818	We observed a vandalism on NVR-1, camera 22 at approximately 9:12 pm. The security officer was contacted at approximately 9:15 pm and made aware of the situation. Upon review, an individual was observed vandalizing the elevator and appeared to leave the area with no further incident observed. The security officer was not observed on camera.	Vandalism/Property Damage	10/27/2023 9:10:00 PM
413953	An individual was observed loitering on NVR-1, camera 15 at approximately 12:55 a.m. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The security officer was contacted at approximately 12:55 a.m. and made aware of the situation. The responding police officer was observed making contact with the individual and appeared to direct them to leave the area. The individual went to a different location of the property and appeared to remain in the area.	Loitering/Trespassing	10/27/2023 11:24:00 PM
414128	An individual was observed loitering on NVR-1, camera 15 at approximately 6:35 am. The audible alarms were activated. Police dispatch was not warranted because multiple security officers made contact with the individual and was observed leaving the area without further incident.	Loitering/Trespassing	10/27/2023 11:27:00 PM
413945	The individual from incident 413953 was again observed loitering on NVR-1, camera 15 at approximately 12:41 pm. The audible alarms were activated. The security officer was contacted at approximately 12:47 am and made aware of the situation. The individual appeared to remain in the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	10/28/2023 12:40:00 AM
414048	An individual was observed loitering on NVR-1, camera 24 at approximately 3:35 AM. The audible alarms were activated. The security officer was contacted at approximately 2:38 AM and made aware of the situation. The individual appeared to leave the area without further incidents. The security officer was not observed on camera.&nbsp;	Loitering/Trespassing	10/28/2023 3:08:00 AM
414131	An individual was observed loitering and appeared to be using an unknown substance on NVR-1, camera 11 at approximately 6:32 am. The audible alarms were activated.&nbsp;Denver&nbsp;Police were dispatched due to the nature of the activity observed. The individual appeared to leave the area with no further incident observed. At the time of this report, responding police officers were not observed arriving.&nbsp;	Alcohol/Drug Activity	10/28/2023 6:28:00 AM
414291	An individual was observed using an unknown substance on NVR-1, camera 15 at approximately 5:27 pm. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to leave the area before the police could arrive. The responding police officers were observed patrolling the area.	Alcohol/Drug Activity	10/28/2023 5:21:00 PM
414410	Two individuals were observed using an unknown substance and engaging in a lewd activity on NVR-1, camera 15 at approximately 9:12 pm. The audible alarms were activated. The security officer was contacted at approximately 9:15 pm and made aware of the situation. The individuals appeared to leave the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	10/28/2023 8:59:00 PM
414462	An individual was observed loitering on NVR-1, camera 11 at approximately 10:45 pm. The audible alarms were activated. The security officer was contacted at approximately 10:50 pm and made aware of the situation. The individual appeared to remain in the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	10/28/2023 10:16:00 PM
414601	An individual was observed loitering on NVR-1, camera 11 at approximately 2:32 am. The audible alarms were activated. The security officer was contacted at approximately 2:36 am and made aware of the situation. The security officers were observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	10/28/2023 10:16:00 PM
415063	An individual was observed loitering and appeared to be using an unknown substance on NVR-1, camera 22 at approximately 11:42 pm. The audible alarms were activated. The security officer was contacted at approximately 11:43 pm and made aware of the situation. The individual appeared to leave the area with no further incident observed. The security officer was observed patrolling the area.&nbsp;	Alcohol/Drug Activity	10/29/2023 11:34:00 PM
415065	Two individuals were observed loitering and using an unknown substance on NVR-1, camera 16 at approximately 11:50 PM. The audible alarms were activated. The security officer was contacted at approximately 11:51 PM and made aware of the situation. The responding officer appeared to make contact with the individuals and direct them to leave the area.	Alcohol/Drug Activity	10/29/2023 11:45:00 PM
415154	Two individuals were observed loitering on NVR-1, camera 11 at approximately 3:07 am. The audible alarms were activated. The security officer was contacted at approximately 3:08 am and made aware of the situation. The individuals appeared to leave the area with no further incident observed. The security officer was not observed on camera.	Loitering/Trespassing	10/30/2023 2:55:00 AM
415193	An individual was observed loitering on NVR-1, camera 11 at approximately 4:42 am. The audible alarms were activated. The security officer was contacted at approximately 4:42 am and made aware of the situation. The individual appeared to leave the area without further incident. The security officer was not observed on camera.</p>	Loitering/Trespassing	10/30/2023 4:39:00 AM



415206	An individual was observed loitering on NVR-1, camera 11 at approximately 5:13 AM. The audible alarms were activated.&nbsp;Denver police were dispatched due to the nature of the activity observed. An attempt was made to contact the security officer at approximately 5:19 AM, but there was no response. The individual appeared to leave the area without further incidents. Police were not observed arriving.	Loitering/Trespassing	10/30/2023 4:58:00 AM
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<b>Work Order Listing Report</b>
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WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
129687	CPV-16	EHERBERT	Closed		10/3/2023	10/3/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs. Ec>w□ú+
129851	CPV-16	EHERBERT	Closed		10/9/2023	10/9/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129636	CPV-16	MKRU	Completed		10/2/2023	10/1/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
129659	CPV-16	EHERBERT	Closed		10/2/2023	10/2/2023	12:00 AM	0.50	Swept, wiped & mopped the elevators cabs.
129660	CPV-16	EHERBERT	Closed		10/2/2023	10/2/2023	12:00 AM	0.50	Removed the graffiti in the east side elevator cab
129748	CPV-16	EHERBERT	Closed		10/4/2023	10/4/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129779	CPV-16	EHERBERT	Closed		10/5/2023	10/5/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129797	CPV-16	EHERBERT	Closed		10/5/2023	10/5/2023	12:00 AM	0.50	Removed the Graffiti in the east side elevator cab
129808	CPV-16	EHERBERT	Closed		10/6/2023	10/6/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
129829	CPV-16	MKRU	Completed		10/9/2023	10/8/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
130224	CPV-16	EHERBERT	Closed		10/20/2023	10/20/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129879	CPV-16	EHERBERT	Closed		10/10/2023	10/10/2023	12:00 AM	0.50	Swept, wiped & mopped the elevators cabs.
129932	CPV-16	EHERBERT	Closed		10/11/2023	10/11/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129969	CPV-16	EHERBERT	Closed		10/12/2023	10/12/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130020	CPV-16	EHERBERT	Closed		10/13/2023	10/13/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130046	CPV-16	MKRU	Completed		10/15/2023	10/15/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
130047	CPV-16	MKRU	Completed		10/15/2023	10/15/2023	12:00 AM	0.50	Figured out where the sprinkler system shut off is, & shut down the water to the sprinkler system for the flower pots on bridge because of water spraying everywhere from a broken pipe.
130070	CPV-16	EHERBERT	Closed		10/16/2023	10/16/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130111	CPV-16	EHERBERT	Closed		10/17/2023	10/17/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130171	CPV-16	EHERBERT	Closed		10/18/2023	10/18/2023	12:00 AM	0.50	Swept, wiped & mopped the elevators cabs.

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WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
130205	CPV-16	EHERBERT	Closed		10/19/2023	10/19/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
130247	CPV-16	JP	Completed		10/20/2023	10/14/2023	12:00 AM	1.00	Checked elevator cabs for graffiti and trash. Cleaned up graffiti. Tested operation of elevator.
130266	CPV-16	JP	Completed		10/21/2023	10/21/2023	12:00 AM	1.00	Tested elevators. Checked elevator cabs for graffiti and trash. Walked bridge.
130296	CPV-16	MKRU	Completed		10/23/2023	10/22/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
130344	CPV-16	EHERBERT	Closed		10/23/2023	10/23/2023	12:00 AM	0.50	Swept, wiped & mopped the elevators cabs.
130366	CPV-16	MF	Closed		10/23/2023	10/6/2023	12:00 AM	4.00	10/3/23 to 10/6/23. Checked the bridge and elevators for trash and graffiti.
130379	CPV-16	MF	Completed		10/23/2023	10/9/2023	12:00 AM	5.00	10/9/23 to 10/13/23. Checked the bridge and elevators for trash and graffiti.
130534	CPV-16	EHERBERT	Closed		10/25/2023	10/25/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130390	CPV-16	MF	Completed		10/23/2023	10/9/2023	12:00 AM	0.50	Contacted Travis Roth to get online access to lighting controller to change lights to Colorado Avalanche colors for season opener.
130391	CPV-16	MF	Completed		10/23/2023	10/12/2023	12:00 AM	0.25	Change bridge lights to Broncos colors for Thursday night game.
130392	CPV-16	MF	Completed		10/23/2023	10/13/2023	12:00 AM	0.25	Changed light scene -to pink for breast cancer.
130396	CPV-16	MF	Completed		10/23/2023	10/16/2023	12:00 AM	0.75	Installed (2) single gang blank weatherproof covers on junction boxes on east side outside control room. Returned extension ladder to storage room. Charge \$4.38
130439	CPV-16	EHERBERT	Closed		10/24/2023	10/24/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130619	CPV-16	EHERBERT	Completed		10/26/2023	10/26/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
130643	CPV-16	JP	Completed		10/26/2023	10/7/2023	12:00 AM	1.00	Bridge walk. Checked elevator cabs for graffiti and trash. Tested elevators.

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WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
130672	CPV-16	EHERBERT	Completed		10/27/2023	10/27/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
130720	CPV-16	MKRU	Completed		10/30/2023	10/29/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
130742	CPV-16	EHERBERT	Completed		10/30/2023	10/30/2023	12:00 AM	1.00	
130792	CPV-16	EHERBERT	Completed		10/31/2023	10/31/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
129686	CPV-18	EHERBERT	Closed		10/3/2023	10/3/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129657	CPV-18	EHERBERT	Closed		10/2/2023	10/2/2023	12:00 AM	1.00	Removed a human waste in the east side by the elevator entrance in the bridge area
130533	CPV-18	EHERBERT	Closed		10/25/2023	10/25/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129850	CPV-18	EHERBERT	Closed		10/9/2023	10/9/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129634	CPV-18	MKRU	Completed		10/2/2023	10/1/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
129747	CPV-18	EHERBERT	Closed		10/4/2023	10/4/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129778	CPV-18	EHERBERT	Closed		10/5/2023	10/5/2023	12:00 AM	0.50	Swept, wiped & mopped the elevators cabs.
129807	CPV-18	EHERBERT	Closed		10/6/2023	10/6/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129828	CPV-18	MKRU	Completed		10/9/2023	10/8/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
130223	CPV-18	EHERBERT	Closed		10/20/2023	10/20/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129878	CPV-18	EHERBERT	Closed		10/10/2023	10/10/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129930	CPV-18	EHERBERT	Closed		10/11/2023	10/11/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
129968	CPV-18	EHERBERT	Closed		10/12/2023	10/12/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130019	CPV-18	EHERBERT	Closed		10/13/2023	10/13/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.

<b>Work Order Listing Report</b>
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WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
130045	CPV-18	MKRU	Completed		10/15/2023	10/15/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
130069	CPV-18	EHERBERT	Closed		10/16/2023	10/16/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130071	CPV-18	EHERBERT	Closed		10/16/2023	10/16/2023	12:00 AM	0.50	Removed the Graffiti in the east side elevator cab
130110	CPV-18	EHERBERT	Closed		10/17/2023	10/17/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130170	CPV-18	EHERBERT	Closed		10/18/2023	10/18/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130204	CPV-18	EHERBERT	Closed		10/19/2023	10/19/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130246	CPV-18	JP	Completed		10/20/2023	10/14/2023	12:00 AM	1.00	Checked elevator cabs for graffiti and trash. Cleaned up graffiti. Tested operation of elevator.
130265	CPV-18	JP	Completed		10/21/2023	10/21/2023	12:00 AM	1.00	Tested elevators. Checked elevator cabs for graffiti and trash. Walked bridge.
130295	CPV-18	MKRU	Completed		10/23/2023	10/22/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
130343	CPV-18	EHERBERT	Closed		10/23/2023	10/23/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130367	CPV-18	MF	Completed		10/23/2023	10/3/2023	12:00 AM	4.00	10/3/23 to 10/6/23. Checked the bridge and elevators for trash and graffiti.
130380	CPV-18	MF	Completed		10/23/2023	10/9/2023	12:00 AM	5.00	10/9/23 to 10/13/23. Checked the bridge and elevators for trash and graffiti.
130384	CPV-18	MF	Completed		10/23/2023	10/10/2023	12:00 AM	0.25	Called west side elevator in for service.
130438	CPV-18	EHERBERT	Closed		10/24/2023	10/24/2023	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
130441	CPV-18	EHERBERT	Closed		10/24/2023	10/24/2023	12:00 AM	0.50	Removed the Graffiti in the east side elevator cab
130618	CPV-18	EHERBERT	Completed		10/26/2023	10/26/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
130642	CPV-18	JP	Completed		10/26/2023	10/7/2023	12:00 AM	1.00	Bridge walk. Checked elevator cabs for graffiti and trash. Tested elevators.
130671	CPV-18	EHERBERT	Completed		10/27/2023	10/27/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
130677	CPV-18	EHERBERT	Completed		10/27/2023	10/27/2023	12:00 AM	0.75	Removed the Graffiti in the 18 St bridge east and west elevator cabs

<b>Work Order Listing Report</b>
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WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
130719	CPV-18	MKRU	Completed		10/30/2023	10/29/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
130741	CPV-18	EHERBERT	Completed		10/30/2023	10/30/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
130791	CPV-18	EHERBERT	Completed		10/31/2023	10/31/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
129773	CPV-DIST	DL	Closed		10/5/2023	10/5/2023	12:00 AM	0.50	Drained the fountain in the plaza.
130011	CPV-DIST	DL	Closed		10/13/2023	10/6/2023	12:00 AM	0.75	Drained down the fountain in the plaza.
130232	CPV-DIST	DL	Closed		10/20/2023	10/20/2023	12:00 AM	1.00	Lowered the new pump motor into the pit to prepare for install.
130281	CPV-DIST	DL	Closed		10/23/2023	10/9/2023	12:00 AM	0.75	Grabbed the new fountain pump motor out of storage to prepare for install.
130339	CPV-DIST	JSNIDE	Closed		10/23/2023	10/20/2023	12:00 AM	0.50	Rigged new motor into fountain pit.
130483	CPV-DIST	DL	Closed		10/25/2023	10/3/2023	12:00 AM	1.25	Finish wiring up the new electrical for the fountain pit.
130640	CPV-DIST	DL	Completed		10/26/2023	10/26/2023	12:00 AM	4.00	Cleaned out the fountain, shoveled out the leaves and muck in the bottom.

**REPORT CRITERIA:**

Date Range: 10/6/2023 to 10/9/2023

Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD



**1 log found**

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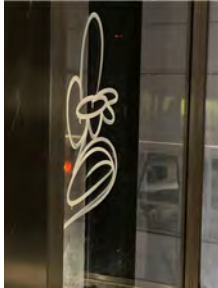
**Saturday October 7**

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 <b>Saturday October 7 6:06 AM</b> 16th St & Millennium Bridge (Zone: ???) 1m 16s	<b>Tom McNassor</b> 25384426
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**Safety : Vandalism/Graffiti**

New graffiti/tagging observed on millennium bridge, East elevator car. Picture taken in East West Clean team contacted. CS: 16th St & Millennium Bridge



**REPORT CRITERIA:**

Date Range: 10/12/2023 to 10/13/2023

Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD



**2 logs found**

**Friday October 13**

	<p><b>Friday October 13 12:41 PM</b>          1922 1/2 17th St (Zone: Central Platte Valley)          1m 7s</p>	<p><b>Tom McNassor</b>          25416149</p>
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<b>Safety : Mechanical Issues</b>	17th Street Gardens (1922 1/2 17th St)
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The tapestry art located on fence has become loose and needs to be tied down picture taken and data entered onto Clean & Safe app. CS: 17th St & Chestnut PI



	<p><b>Friday October 13 1:35 PM</b>          near 1515 Delgany St (Zone: ???)          2m 45s</p>	<p><b>Moises Martinez Ruiz</b>          25416679</p>
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**Safety : Vandalism/Graffiti**

This female cutting bushes was contacted, she complied CS: Delgany St & Chestnut PI





**REPORT CRITERIA:**

Date Range: 10/13/2023 to 10/16/2023

Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD



**2 logs found**

**Friday October 13**

	<p><b>Friday October 13 12:41 PM</b>          1922 1/2 17th St (Zone: Central Platte Valley)          1m 7s</p>	<p><b>Tom McNassor</b>          25416149</p>
--	---	--

<b>Safety : Mechanical Issues</b>	17th Street Gardens (1922 1/2 17th St)
-----------------------------------	--

The tapestry art located on fence has become loose and needs to be tied down picture taken and data entered onto Clean & Safe app. CS: 17th St & Chestnut PI



	<p><b>Friday October 13 1:35 PM</b>          near 1515 Delgany St (Zone: ???)          2m 45s</p>	<p><b>Moises Martinez Ruiz</b>          25416679</p>
--	---	--

**Safety : Vandalism/Graffiti**

This female cutting bushes was contacted, she complied CS: Delgany St & Chestnut PI



**REPORT CRITERIA:**

Date Range: 10/19/2023 to 10/20/2023

Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD



**1 log found**

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**Friday October 20**

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 Friday October 20 12:57 PM 18th St & 18th St Bridge (Zone: ???) 1m 23s	Tom McNassor 25453345
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**Safety : Vandalism/Graffiti**

Graffiti/tagging observed on wall pedestrian bridge, second level, stairwell. Picture taken, and data entered onto Clean & Safe app. CS: 18th St & Broadway



**REPORT CRITERIA:**

Date Range: 10/20/2023 to 10/23/2023

Log Type: Safety : Vandalism/Graffiti, Safety : Mechanical Issues

GeoFence: CPVMD



**1 log found**

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**Friday October 20**

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 Friday October 20 12:57 PM 18th St & 18th St Bridge (Zone: ???) 1m 23s	Tom McNassor 25453345
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**Safety : Vandalism/Graffiti**

Graffiti/tagging observed on wall pedestrian bridge, second level, stairwell. Picture taken, and data entered onto Clean & Safe app. CS: 18th St & Broadway



# Special Districts Public Management Services Statement of Work

This agreement constitutes a Statement of Work (“SOW”) to the Master Service Agreement (“MSA”) made by and between CliftonLarsonAllen LLP (“CLA,” “we,” “us,” and “our”) and the Central Platte Valley Coordination Metropolitan District (CPVCMD) (“you,” “your,” “board of directors” or “the district”) or any superseding MSA. The purpose of this SOW is to outline certain services you wish us to perform in connection with that agreement.

## **Scope of professional services**

Anna Jones (District Manager) is responsible for the performance of the engagement and other services identified in this agreement.

## **Scope of Management Services**

CLA will perform the following services for the District:

### **District Board of Directors (“Board”) Meetings**

- Coordination of Board meetings.
- Meeting attendance: District Manager and/or designee will attend Board meetings.
- Preparation and distribution of agenda and informational materials as requested by the District.
- In coordination with District Legal Counsel drafting of meeting minutes as assigned for approval by the Board of Directors.
- Preparation, posting and publication (when publication is required by statute) of notices required in conjunction with Board meetings.
- In coordination with District Legal Counsel, Accounting, and Engineering, prepare, post and present the information required pursuant to section 321-903(6) and (7), Colorado Revised Statutes, in an annual meeting called for that purpose.

### **Recordkeeping**

- Maintain directory of persons and organizations for correspondence.
- Repository of District records and act as Custodian of Records for purposes of CORA (as that term is defined in the District’s Resolution Designating an Official Custodian for Purposes of the Colorado Open Records Act, Sections 24-72-201 et seq., C.R.S.).

### **Communications**

- 24/7 answering services.
- Website administration; CLA will oversee maintenance of the District’s website as needed and requested by the District.
- Assist with or lead the coordination of communication with municipal, county, or state governmental agencies as requested by the District.

### **General Administration**

- Coordination with District’s insurance provider including insurance administration, comparison of coverage, processing claims, and completion of applications.
- Coordination of insurance policy renewals and updates for approval by the District’s Board of Directors.
- In collaboration with District Counsel, ensure contractors and sub-contractors maintain the required insurance coverage as required by the District.

- Under the direction of the Board of Directors, supervise project processes and vendors as assigned by the Board.
- Coordinate with legal, accounting, engineering, auditing and other consultants retained by the District as directed by the board (CLA itself will not and cannot provide legal services).
- Coordinate the administration of the district's rules and regulations as requested by the Board.
- At the direction of the Board, coordinate and attend meetings with vendors, contractors, homeowners and taxpayers.
- At the direction of the Board, prepare RFPs and obtain proposals from vendors, consultants, and contractors.
- Review maintenance coordination items with property management vendor and propose any necessary items that need to be addressed to the Board.
- At the direction of the Board, coordinate inspections of the elevators.
- Coordinate with property management vendor to file required elevator permits and fees .
- Under the direction of district Legal Counsel, coordinate election processes for the District; CLA will not serve as the Designated Election Official ("DEO").
- At the direction of the Board and in coordination with Legal Counsel, prepare and timely file with the appropriate agencies and offices, reports and forms required by statute as listed in the "Calendar of Statutory Deadlines" published by the Special District Association.

#### **Accounts Payable Services to be Provided**

- Coordinate review and approval of invoices with District Accountant and Board to ensure timely payment to vendors.

In addition to these services, when, in the professional opinion of the District Manager, other services are necessary, the District Manager shall recommend the same to the Board or perform such services and report to the Board the nature of such services, the reason they were required, and the result achieved; provided however, with the exception of emergencies, that if such additional services are expected to cost more than \$2,000, the District Manager shall discuss such costs with the Board and receive prior authorization to perform such services.

#### **Fees and terms**

##### ***Billing rates guaranteed through December 31, 2024:***

<b>Services performed by</b>	<b>Rate per hour</b>
Principal/Signing Director	\$275-\$425
Public Manager	\$190-\$265
Assistant Public Manager	\$150-\$180
Public Management Analyst	\$145-\$170
District Administrator	\$140-\$180
Records Retention Professional	\$110-\$155

Subsequent to the billing rate guarantee date, the rates may be adjusted as agreed between you and CLA through a new SOW.

Our professional fees will be billed based on the degree of responsibility and contribution of the professionals working on the engagement. We will also bill for expenses (including internal and administrative charges) plus a technology and client support fee of five percent (5%) of all professional fees billed.

**Municipal advisors**

For the avoidance of doubt, the District is not engaging CLA as a municipal advisor, and CLA is not a municipal advisor as defined in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act or under Section 158 of the Securities Exchange Act of 1934 (the "Act"). CLA is not recommending an action to you, is not acting as an advisor to you, and does not owe a fiduciary duty to you pursuant to Section 158 of the Act with respect to the information and material contained in the deliverables issued under this engagement. You should discuss any information and material contained in the deliverables with any and all internal and external advisors that you deem appropriate before acting on this information or material.

**Agreement**

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below and return a signed copy to us to indicate your acknowledgment and understanding of, and agreement with, this SOW.

**CliftonLarsonAllen LLP**  
**Anna Jones**  
**Signing Director**  
**303-793-1478**  
[Anna.Jones@claconnect.com](mailto:Anna.Jones@claconnect.com)

**Response**

This SOW correctly sets forth the understanding of the Central Platte Valley Coordination Metropolitan District (CPVCMD) and is accepted by:

**CLA**

**Client**



# Special Districts Payroll Services Statement of Work

Date: October 19, 2023

This agreement constitutes a Statement of Work (“SOW”) to the Master Service Agreement (“MSA”) made by and between CliftonLarsonAllen LLP (“CLA,” “we,” “us,” and “our”) and Central Platte Valley Coordination Metro District (“you,” “your,” “board of directors” or “the district”) dated October 15, 2023 or any superseding MSA. The purpose of this SOW is to outline certain services you wish us to perform through December 31, 2024 in connection with that agreement.

## Scope of payroll services

We will provide the following payroll preparation services each pay period based on information you provide:

- Perform payroll calculations within ADP
- Facilitate ADP’s preparation of payroll checks and/or pay stubs
- Use ADP to initiate the electronic transfer of funds for employee net pay and payroll tax deposit

We will assist with the preparation of the following government forms, when applicable, for each calendar quarter-end and year-end with the understanding that ADP directly handles filing the payroll tax returns and payments:

- Form 941 – Employers Quarterly Tax Return
- State Employers Quarterly Withholding Return
- State Employers Quarterly Unemployment Return (SUTA)
- Form 940 – Employers Annual Federal Unemployment Tax Return
- All copies of required forms W-2 and W-3 – Transmittal of Tax and Wage Statements (annual)
- All necessary state forms (annual)

**Our responsibility to you and limitations of the payroll services**

We will prepare your federal and state (when applicable) payroll forms and tax returns.

We will not audit or otherwise verify the accuracy or completeness of the information we receive from you for the preparation of the payroll and related returns, and our engagement cannot be relied upon to uncover errors or irregularities in the underlying information. However, we will inform the appropriate level of management of any material errors and of any evidence or information that comes to our attention during the performance of our payroll preparation services that fraud may have occurred. In addition, we will inform you of any evidence or information that comes to our attention during the performance of our payroll preparation services regarding illegal acts that may have occurred, unless they are clearly inconsequential. We have no responsibility to identify and communicate deficiencies in your internal control as part of this engagement. You agree that we shall not be responsible for any misstatements in the entity's payroll that we may not identify as a result of misrepresentations made to us by you.

If applicable, our payroll preparation services will include electronically transmitting management-approved information to taxing authorities and your financial institution to facilitate the electronic transfer of funds.

If applicable, our payroll preparation services will include transmitting management-approved federal Form W-2, federal Form 1099, and payroll data forms to federal and state taxing authorities on your behalf.

CLA's relationship with you shall be solely that of an independent contractor and nothing in the MSA or a SOW shall be construed to create or imply any relationship of employment, agency, partnership, or any relationship other than an independent contractor.

**Your responsibilities**

It is your responsibility to provide us with all of the information needed to prepare complete and accurate payrolls and to facilitate ADP's preparation of payroll tax returns. We will have no obligations with regards to a particular payroll or withholding taxes and filing returns in a particular state or local tax jurisdiction until you have provided such information to us.

Additionally, it is your responsibility to provide us with all of the information needed to facilitate ADP's preparation of payroll tax returns. We will have no obligations with regards to particular withholding taxes and filing returns in a particular state or local tax jurisdiction until you have provided such information to us.

Specifically, your responsibilities include:

- Accuracy of information used in the preparation of the payrolls and payroll tax returns.
- Review and approval of paychecks or paystubs prior to issuance, and payroll registers for each pay period prior to submission of payroll information to ADP.
- Evaluation of information used in the preparation and filing of all government forms for accuracy.



- Before submission of payroll information to ADP, review and approval of each electronic funds transfer to be initiated on your behalf for employee net pay amounts, payroll tax, withholding liabilities, and related benefit amounts.
- One-time authorization to your financial institution for it to make transfers and direct deposits in accordance with future instructions from ADP.
- One-time authorization for ADP to submit tax filings and complete electronic fund transfers on your behalf.
- Sign or approve ADP issuance of all physical and/or electronic payroll checks.

If applicable, we will advise you with regard to tax positions taken in the preparation of the payroll forms and tax returns, but the responsibility for the payroll forms and tax returns remains with you.

Even if you have authorized CLA to file your employment tax returns and make your business and/or employment tax payments for you, please be aware that you are responsible for the timely filing of employment tax returns and the timely payment of business and/or employment taxes. Therefore, the Internal Revenue Service recommends that you enroll in the U.S. Department of the Treasury Electronic Federal Tax Payment System (EFTPS) to monitor your account and ensure that timely tax payments are being made for you. You may enroll in the EFTPS online at [www.eftps.gov](http://www.eftps.gov), or call 800-555-4477 for an enrollment form. Individual states have similar programs that allow you to monitor your account. A list of links by state is provided online at <http://www.americanpayroll.org/weblink/statelocal-wider/>.

## **Fees and terms**

***The billing rates (guaranteed through one year from 1st payroll live date) for these services are as follows:***

<b>Services performed by</b>	<b>Rate per hour</b>
Payroll Analyst I	\$90-\$95
Payroll Analyst II	\$100-\$110
Senior Payroll Analyst	\$125-\$130

Subsequent to the billing rate guarantee date, the rates may be adjusted as agreed between you and CLA through a new SOW.

Our professional fees will be billed based on the degree of responsibility and contribution of the professionals working on the engagement. We will also bill for expenses (including internal and administrative charges) plus a technology and client support fee of five percent (5%) of all professional fees

billed.

This agreement will automatically renew for one year from the rate guarantee expiration date unless it is cancelled in writing at least 30 days prior to the expiration date or is changed by the mutual signing of a new SOW. The terms of the applicable MSA shall continue to govern this SOW if the SOW is automatically renewed.

We do not anticipate encountering the need to perform additional services beyond those described in this letter. Below are examples of services considered to be outside the scope of our engagement. We will bill you for additional services you would like us to provide at an hourly fee at periodic dates after the additional service has been performed.

- Reprocessing for corrected information provided to us subsequent to original payroll
- Preparation of non-standard reports
- Calculation of fringe benefit additions
- Processing retirement plan contribution payments
- Preparation of retirement plan and other census information
- Responding to workers compensation insurance audits
- Responding to employment verification requests
- Preparation of additional state tax registrations
- Preparation of amended payroll tax returns
- Responding to tax notices

#### **Tax examinations**

All government forms and returns are subject to potential examination by the IRS and state taxing authorities. In the event of an examination, we will be available, at your request, to assist or represent you subject to a separate SOW. Services in connection with tax examinations are not included in our fee for preparation of your payroll returns. Our fee for such services will be billed to you separately, along with any direct costs pursuant to a separate SOW.

#### **Record retention**

You are responsible for retaining all documents, records, payroll journals, canceled checks, receipts, or other evidence in support of information and amounts reported in your payroll records and on your quarterly and calendar year-end payroll forms and tax returns. These items may be necessary in the event the taxing authority examines or challenges your returns. These records should be kept for at least seven years. Your copy of the payroll forms and tax returns should be retained indefinitely.

In preparing the payrolls, payroll forms, and tax returns, we rely on your representation that you understand and have complied with these documentation requirements. You are responsible for the proper recording of transactions in the books of accounts, for the safeguarding of assets, and for the substantial accuracy of your financial records.

All of the records that you provide to us to prepare your payrolls and related forms and tax returns will be returned to you after our use. Our working papers, including any copies of your records that we chose to make, are our property and will be retained by us in accordance with our established records retention policy. This policy states, in general, that we will retain our working papers for a period of seven years. After this period expires, our working papers and files will be destroyed. Furthermore, physical deterioration or catastrophic events may shorten the time our records are available. The working papers and files of our firm are not a substitute for the records of you.

### **Tax consulting services**

This SOW also covers tax consulting services that may arise for which the entity seeks our consultation and advice, both written and oral, that are not the subject of a separate SOW. These additional services are not included in our fees for the preparation of the payroll and related federal and state forms and tax returns.

We will base our tax analysis and conclusions on the facts you provide to us, and will not independently verify those facts. We will review the applicable tax authority rules, all of which are subject to change. At your request, we will provide a memorandum of our conclusions. Written advice provided by us is for the entity's information and use only and is not to be provided to any third party without our express written consent.

Unless we are separately engaged to do so, we will not continuously monitor and update our advice for subsequent changes or modifications to the tax regulations, or to the related judicial and administrative interpretations.

### **Legal compliance**

The entity agrees to assume sole responsibility for full compliance with all applicable federal and state laws, rules or regulations, and reporting obligations that apply to the entity or the entity's business, including the accuracy and lawfulness of any reports the entity submits to any government regulator, authority, or agency. The entity also agrees to be solely responsible for providing legally sufficient substantiation, evidence, or support for any reports or information supplied by the entity to any governmental or regulatory body, or for any insurance reimbursement in the event that the entity is requested to do so by any lawful authority. CLA, its successors, affiliates, officers, and employees do not assume or undertake any duty to perform or to be responsible in any way for any such duties, requirements, or obligations.

### **Agreement**

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below and return a signed copy to us to indicate your acknowledgment and understanding of, and agreement with, this SOW.

**CliftonLarsonAllen LLP**

Jason Carroll  
Managing Principal of Office  
303-265-7835  
jason.carroll@CLAconnect.com

**Response**

This SOW correctly sets forth the understanding of Central Platte Valley Coordination Metro District and is accepted by:

**CLA**  
CliftonLarsonAllen LLP



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Jason Carroll, Managing Principal of Office

**SIGNED** 10/19/2023, 10:27:45 AM MDT

**Client**  
Central Platte Valley Coordination Metro District

SIGN: \_\_\_\_\_

Jason Dorfman, President

DATE: \_\_\_\_\_

# Special Districts Preparation Statement of Work

This agreement constitutes a Statement of Work (“SOW”) to the Master Service Agreement (“MSA”) made by and between CliftonLarsonAllen LLP (“CLA,” “we,” “us,” and “our”) and The Central Platte Valley Coordination Metropolitan District (CPVCMD) “you,” “your,” “board of directors” or “the district”) or any superseding MSA. The purpose of this SOW is to outline certain services you wish us to perform in connection with that agreement.

## Scope of professional services

Jason Carroll is responsible for the performance of the preparation engagement and other services identified in this agreement. They may be assisted by one or more of our authorized signers in the performance of the preparation engagement.

The following definitions may assist in understanding this SOW:

- Attest services involve the examination and evaluation of financial information, systems, process or controls by an independent CPA in order to provide an objective assessment. CLA is not independent with respect to the CPVCMD and no attest services are provided by this engagement.
- Non attest services include activities such as financial statement preparations and account reconciliations.
- A Compilation is preparing financial statement of an entity based on information provided by the entity’s management.

## Ongoing normal accounting services:

- Outsourced accounting activities
  - For each fund of the district, CLA will generally prepare and maintain the following accounting records:
    - Cash receipts journal
    - Cash disbursements journal
    - General ledger
    - Accounts receivable journals and ledgers
    - Deposits with banks and financial institutions
    - Schedule of disbursements
    - Bank account reconciliations
    - Investment records
    - Detailed development fee records
  - Process accounts payable including the preparation and issuance of checks for approval by the board of directors
  - Prepare billings, record billings, enter cash receipts, and track revenues
  - Reconcile accounts regularly and prepare journal entries
  - Prepare depreciation schedules
  - Prepare monthly financial statements and supplementary information, but not perform a compilation with respect to those financial statements; additional information is provided below
  - Prepare a schedule of cash position to monitor the district’s cash deposits, funding for disbursements, and investment programs in accordance with policies established by the district’s board of directors and in accordance with state law
  - At the direction of the board of directors, assist with the coordination and execution of banking and investment transactions and documentation
  - Prepare and file the annual budget as required by statute

- Assist the district's board of directors in monitoring actual expenditures against appropriation/budget
- If an audit is required, prepare the year-end financial statements (additional information is provided below) and related audit schedules for use by the district's auditors
- If an audit is not required, prepare the Application for Exemption from Audit, perform a compilation engagement with respect to the Application for Exemption from Audit, and assist with the filing of the Application for Exemption from Audit – additional information is provided below
- Monitor compliance with bond indentures and trust agreements, including preparation of continuing disclosure reports to the secondary market as required
- Review claims for reimbursement from related parties prior to the board of directors' review and approval
- Read supporting documentation related to the district's acquisition of infrastructure or other capital assets completed by related parties for overall reasonableness and completeness
  - Procedures in excess of providing overall reasonableness and completeness will be subject to a separate SOW
  - These procedures may not satisfy district policies, procedures, and agreements' requirements
  - Note: our procedures should not be relied upon as the final authorization for this transaction
- Attend board meetings as requested
- Be available during the year to consult with you on any accounting matters related to the district
- Review and approve monthly reconciliations and journal entries prepared by staff
- Reconcile complex accounts monthly and prepare journal entries
- Analyze financial statements and present to management and the board of directors
- Develop and track key business metrics as requested and review periodically with the board of directors
- Document accounting processes and procedures
- Continue process and procedure improvement implementation
- Report on cash flows
- Assist with bank communications
- Perform other non-attest services

### **Compilation services**

If an audit is not required, we will complete the Application for Exemption from Audit in the form prescribed by the Colorado Office of the State Auditor and perform a compilation engagement with respect to the Application for Exemption from Audit.

### **Preparation services - financial statements**

We will prepare the monthly financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information if applicable of the district, which comprise the balance sheet – governmental funds and the related statement of revenues, expenditures, and changes in fund balance – general fund. The financial statements will not include the related notes to the financial statements; the government-wide financial statements; the statement of revenues, expenditures, and changes in fund balances – governmental funds; statement of cash flows for business type activities, if applicable; and required supplementary information.

### **Preparation services - annual**

If an audit is required, we will prepare the year-end financial statements of the government wide governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information if applicable, and Management Discussion and Analysis, if applicable, which collectively comprise the basic financial statements of the

district, and the related notes to the financial statements. The year-end financial statements, including the related notes to the financial statements, will be prepared for use by the district's auditors.

### **Preparation services – prospective financial information (i.e., unexpired budget information)**

You have requested that we prepare the financial forecast, which comprises the forecasted financial statements identified below.

A financial forecast presents, to the best of management's knowledge and belief, the entity's expected financial position, results of operations, and cash flows for the forecast period. It is based on management's assumptions reflecting conditions it expects to exist and the course of action it expects to take during the forecast period.

The financial forecast will omit substantially all of the disclosures required by the guidelines for presentation of a financial forecast established by the American Institute of Certified Public Accountants (AICPA presentation guidelines) other than those related to the significant assumptions.

The supplementary information accompanying the financial forecast will be prepared and presented for purposes of additional analysis and is not a required part of the basic financial forecast. References to financial statements in the remainder of this SOW are to be taken as a reference to also include the prospective financial information, where applicable.

### **Engagement objectives and our responsibilities**

The objectives of our engagements are to:

- a. Prepare monthly financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP), except for the departures from U.S. GAAP identified above, based on information provided by you and information generated through our outsourced accounting services. (GAAP stands for Generally Accepted Accounting Principles and refers to a common set of accounting rules, standards, and procedures)
- b. As requested, apply accounting and financial reporting expertise to assist you in the presentation of your monthly financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements in order for them to be in accordance with U.S. GAAP, except for the departures from U.S. GAAP identified above.
- c. Prepare the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29-1-105 based on information provided by you.
- d. Apply accounting and financial reporting expertise to assist you in the presentation of the annual budget without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the annual budget in order for the annual budget to be in accordance with requirements prescribed by Colorado Revised Statutes C.R.S. 29-1-105.
- e. If an audit is required, prepare the year-end financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP) based on information provided by you.
- f. If applicable, we will complete the Application for Exemption from Audit in the form prescribed by the Colorado Office of the State Auditor and perform a compilation engagement on the application.
- g. Prepare and timely file the Certification of Tax Levies with the City and County of Denver.

We will conduct our preparation and compilation engagements in accordance with Statements on Standards for Accounting and Review Services (SSARSS) promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants (AICPA) and comply with the AICPA's Code of Professional Conduct, including the ethical principles of integrity, objectivity, professional competence, and due care.

### **Engagement procedures and limitations**



We are not required to, and will not, verify the accuracy or completeness of the information provided to us for the engagement or otherwise gather evidence for the purpose of expressing an opinion or a conclusion. Accordingly, we will not express an opinion, a conclusion, nor provide any assurance on the financial statements, the annual budget, the Application for Exemption from Audit (if an audit is not required), the year-end financial statements (if an audit is required), and the supplementary information.

Our engagement cannot be relied upon to identify or disclose any misstatements in the monthly financial statements, the annual budget, the Application for Exemption from Audit, and the year-end financial statements, including misstatements caused by fraud or error, or to identify or disclose any wrongdoing within the district or noncompliance with laws and regulations. However, if any of the foregoing are identified as a result of our engagement, we will promptly report this information to the board of directors of the district. We have no responsibility to identify and communicate deficiencies in your internal control as part of this engagement, but will promptly report them to the board of directors of the district if they are identified. You agree that we shall not be responsible for any misstatements in the district's financial statements, the annual budget, the Application for Exemption from Audit, and the year-end financial statements that we may not identify as a result of misrepresentations made to us by you.

### **Our report**

The compilation report on the Application for Exemption from Audit will state that management is responsible for the accompanying application included in the prescribed form, that we performed a compilation of the application, that we did not audit or review the application, and that, accordingly, we do not express an opinion a conclusion, nor provide any form of assurance on it. The report will also state that the Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America. The report will include a statement that the report is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party and may not be suitable for another purpose.

There may be circumstances in which the report may differ from its expected form and content. If, for any reason, we are unable to complete the compilation on the Application for Exemption from Audit (if an audit is not required), we will not issue report on the Application for Exemption from Audit as a result of this engagement.

### **No assurance statements**

The monthly financial statements prepared for the district will not be accompanied by a report. However, management agrees that each page of the financial statements will include a statement clearly indicating that no assurance is provided on them.

As part of our preparation of financial statements each page of the financial statements and supplementary information will include the following statement: "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 if applicable, For business type activities, the Statement of Cash Flows has been omitted".

If an audit is required, the year-end financial statements prepared for use by the district's auditors will not be accompanied by a report. However, management agrees that each page of the year-end financial statements will include a statement clearly indicating that no assurance is provided on them.

### **Management responsibilities**

The financial statement engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare financial statements in accordance with U.S. GAAP (Governmental Accounting Standard Board statements and pronouncements) and assist management in the presentation of the financial statements in accordance with U.S. GAAP, except for the departures from U.S. GAAP including the omission of substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures, and changes in fund

balances – governmental funds. District audits are prepared in accordance with GAAP under GASB guidelines.

The annual budget engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105 and assist management in the presentation of the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105.

The Application for Exemption from Audit engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare the Application for Exemption from Audit in accordance with the requirements prescribed by the Colorado Office of the State Auditor and assist management in the presentation of the Application for Exemption from Audit in accordance with the requirements prescribed by the Colorado Office of the State Auditor.

We are required by professional standards to identify management’s responsibilities in this agreement. Professional standards define management as the persons with executive responsibility for the conduct of the district’s operations and may include some or all of those charged with governance. Those standards require that you acknowledge and understand that management has the following overall responsibilities that are fundamental to our undertaking the engagement in accordance with SSARSs:

- a. The selection of the financial reporting framework to be applied in the preparation of the financial statements, the annual budget, and the Application for Exemption from Audit.
- b. The preparation and fair preparation of the financial statements in accordance with U.S. GAAP, except as identified as above, the preparation and fair presentation of the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105, and the preparation and fair presentation of the Application for Exemption from Audit (if applicable) in accordance with the requirements prescribed by the Colorado Office of the State Auditor.
- c. The presentation of the supplementary information.
- d. The design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) that are free from material misstatement, whether due to fraud or error.
- e. The prevention and detection of fraud.
- f. To ensure that the entity complies with the laws and regulations applicable to its activities.
- g. The accuracy and completeness of the records, documents, explanations, and other information, including significant judgments, you provide to us for the engagement to prepare financial statements.
- h. To provide us with the following:
  - I. Access to all information relevant to the preparation and fair presentation of the financial statements, and the annual budget, the Application for Exemption from Audit (if applicable) such as records, documentation, and other matters.
  - II. Additional information that may be requested for the purpose of the engagement.
  - III. Unrestricted access to persons within the entity with whom we determine it necessary to communicate.

We understand that you are engaging us to make recommendations and perform services to help you meet your responsibilities relevant to the preparation and fair presentation of the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable).

For all accounting services we may provide to you, including the preparation of your financial statements, the annual budget, and the Application for Exemption from Audit (if applicable), management agrees to assume all management responsibilities; oversee the services by designating an individual (i.e., the board treasurer); evaluate the adequacy and results of the services; and accept responsibility for the results of the services.

## **Fees and terms**

***Billing rates guaranteed through December 31, 2024:***

<b>Services performed by</b>	<b>Rate per hour</b>
Principal	\$300-\$500
Consulting CFO	\$280-\$385
Consulting Controller	\$220-\$330
Assistant Controller	\$190-\$250
Senior	\$140-\$190
Staff	\$120-\$165
Administrative Support	\$110-\$150

Subsequent to the billing rate guarantee date, the rates may be adjusted as agreed between you and CLA through a new SOW.

Our professional fees will be billed based on the degree of responsibility and contribution of the professionals working on the engagement. We will also bill for expenses (including internal and administrative charges) plus a technology and client support fee of five percent (5%) of all professional fees billed.

**Use of financial statements, the annual budget, the Application for Exemption from Audit**  
The financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) are for management's use. If you intend to reproduce and publish the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) and our report thereon, they must be reproduced in their entirety. Inclusion of the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) in a document, such as an annual report or an offering document, should be done only with our prior approval of the document. You are responsible to provide us the opportunity to review such documents before issuance.

With regard to the electronic dissemination of financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) that have been subjected to a compilation engagement, including financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information in the electronic site with the original document.

We may issue preliminary draft financial statements to you for your review. Any preliminary draft financial statements should not be relied on or distributed.

**Municipal advisors**

For the avoidance of doubt, the district is not engaging CLA as a municipal advisor, and CLA is not a municipal advisor as defined in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act or under Section 158 of the Securities Exchange Act of 1934 (the "Act"). CLA is not recommending an action to you, is not acting as an advisor to you, and does not owe a fiduciary duty to you pursuant to Section 158 of the Act with respect to the information and material contained in the deliverables issued under this engagement. You should discuss any information and material contained in the deliverables with any and all internal and external advisors that you deem appropriate before acting on this information or material.

**Agreement**

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below and return a signed copy to us to indicate your acknowledgment and understanding of, and agreement with, this SOW.

**CliftonLarsonAllen LLP**  
Jason Carroll  
Managing principal of Office  
303-265-7835  
Jason.Carroll@claconnect.com

**Response**

This SOW correctly sets forth the understanding of the Central Platte Valley Coordination Metropolitan District (CPVCMD) and is accepted by:

**CLA**

**Client**

## **Renewal Documents and Invoice 1/1/2024 to EOD 12/31/2024**

Acceptance of this coverage is evidenced only by payment of the enclosed invoice by January 1, 2024.

The following renewal documents are attached where applicable:

1. Invoice: Payment is due upon receipt. Please return a copy of the invoice with your payment to ensure that it is applied correctly. We have attached a Coverage Contribution instructions sheet which provides details about your payment.
2. Comparison of Annual Contributions.
3. Deductible Options:
  - Provides the difference in cost by coverage line if you were to increase or decrease the deductible for that specific coverage.
4. Quote for Excess Liability limits for your consideration:
  - Limits of up to \$8 million, in excess of the primary \$2 million Liability limit, are available. Although the primary \$2 million Liability limit is sufficient to cover the CGIA tort cap, we do recommend you consider purchasing higher limits primarily due to special districts' unlimited liability to federal civil rights, discrimination, harassment, whistle blowing, and other employment-related practices claims.
5. Coverage Declaration Pages: Informational page summarizing the key points about the coverage provided including limits and deductible descriptions for all coverage provided. Full coverage forms will be available at [csdpool.org/documents](https://csdpool.org/documents) by January 1, 2024.
6. Schedules: Lists of exposures and values.
7. Certificates of coverage: Originals are mailed directly to the Certificate Holders.
8. Automobile identification cards: Hard copies will be mailed.



## Property and Liability Coverage Invoice

**Named Member:**

Central Platte Valley Coordination Metropolitan  
District  
c/o CliftonLarsonAllen LLP  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111

**Broker of Record:**

Highstreet TCW Risk Management  
384 Inverness Parkway  
Suite 170  
Englewood, CO 80112

Coverage No.	Entity ID	Effective Date	Expiration Date	Invoice Date
24PL-61194-1012	61194	1/1/2024	EOD 12/31/2024	9/5/2023

Coverage	Contribution
General Liability	\$3,973.00
Crime	\$ 135.00
Non-Owned Auto Liability	\$ 132.00
Hired Auto Physical Damage	\$ 65.00
No-Fault Water Intrusion & Sewer Backup	\$ 321.00
Public Officials Liability	\$1,163.00
Pollution	\$ 0.00
<b>Total Contribution</b>	<b>\$5,789</b>

**Please note: where included above, Hired Auto Physical Damage, Non-Owned Auto Liability, and No-Fault Water Intrusion & Sewer Backup are mandatory coverages and may not be removed.**

**The following discounts are applied (Not applicable to minimum contributions):**

4.39% Continuity Credit Discount

10% Direct Discount

8% Multi Program Discount for WC Program Participation

### Payment Due Upon Receipt

Payment evidences "acceptance" of this coverage. The terms of the Intergovernmental Agreement (IGA) require timely payment to prevent automatic cancellation of coverage. Please return this invoice and reference the coverage number on your check to help us apply your payment correctly. Only prior notice to the board of directors of the Colorado Special Districts Property and Liability Pool and subsequent approval may extend cancellation provision.

**Remit checks to:** Colorado Special Districts Property and Liability Pool  
c/o McGriff Insurance Services, LLC  
PO Box 1539  
Portland, OR 97207-1539

We accept online payments at [E-Bill Express](#)  
Refer to Payment Instructions page for additional options  
[billing@csdpool.org](mailto:billing@csdpool.org)  
800-318-8870 ext. 3



## Payment Instructions

The annual contribution for coverage with the Pool is due upon receipt of this invoice.

We accept the following payment methods:

1. Online using **E-Bill Express** ([www.e-billexpress.com/ebpp/CSDPool](http://www.e-billexpress.com/ebpp/CSDPool)). For detailed instructions, please click [here](#) or go to [csdpool.org/documents](http://csdpool.org/documents). You can also find an FAQ [here](#) or go to the E-Bill Express logon screen.
2. Mail your check to:  
Colorado Special Districts Property and Liability Pool  
c/o McGriff Insurance Services, Inc.  
PO Box 1539  
Portland, OR 97207

For express or overnight mail services, please use the address below:

Colorado Special Districts Property and Liability Pool  
c/o McGriff Insurance Services, Inc.  
1800 SW 1<sup>st</sup> Ave, Suite 400  
Portland, OR 97201

**To ensure that your payment is accurately applied, please always include a copy of the invoice.**

3. Wire or ACH transfer from your own bank account. Please let us know if you wish to use this method and we will be happy to provide you with these instructions.

Please be advised that in accordance with the Intergovernmental Agreement (IGA), automatic expulsion will occur on the 60<sup>th</sup> day should your account not be current. If you wish to reinstate your district's coverage after cancellation has occurred, a \$100 reinstatement fee will apply.

If your district requires a payment extension, please submit a written request within ten (10) business days from the date of the invoice, for consideration by the CSD Pool Board of Directors.

Finally, all members of the Pool must be members in good standing with the Special District Association of Colorado (SDA). Please visit the SDA website at [sdaco.org](http://sdaco.org) for member information.

Please contact us at [billing@csdpool.org](mailto:billing@csdpool.org) or 800-318-8870 ext. 3 for billing questions.

**Annual Comparison of 2024 and 2023 contributions.**  
**Loss Ratios based on participation years from 2016 to 2023**

**Central Platte Valley Coordination Metropolitan District**

Year	Contribution
2024	\$5,789.00
2023	\$5,774.00
Difference	\$15.00
% Difference	0.26%

General Liability	Contribution	TOE
Yr. 2024	\$3,973.00	\$2,111,958.00
Yr. 2023	\$3,959.00	\$2,111,958.00
Difference	\$14.00	NaN
% Difference	0.35%	0.00%
Loss Ratio	0.04%	

Equipment Breakdown	Contribution
Yr. 2024	\$0.00
Yr. 2023	\$0.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

Auto Liability	Contribution	Auto Count
Yr. 2024	\$132.00	0
Yr. 2023	\$132.00	0
Difference		0
% Difference	NaN	0.00%
Loss Ratio	0.00%	

Crime	Contribution
Yr. 2024	\$135.00
Yr. 2023	\$135.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

Auto Physical Damage	Contribution	TIV
Yr. 2024	\$65.00	\$0.00
Yr. 2023	\$65.00	\$0.00
Difference		\$0.00
% Difference	NaN	0.00%
Loss Ratio	0.00%	

Public Officials Liability	Contribution	EE Count
Yr. 2024	\$1,163.00	0
Yr. 2023	\$1,163.00	0
Difference	\$0.00	0
% Difference	0.00%	0.00%
Loss Ratio	0.00%	

Property/Inland Marine	Contribution	TIV
Yr. 2024	\$0.00	\$0.00
Yr. 2023	\$0.00	\$0.00
Difference	\$0.00	\$0.00
% Difference	0.00%	0.00%
Loss Ratio	0.00%	

Excess Liability	Contribution
Yr. 2024	\$0.00
Yr. 2023	\$0.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

Earthquake	Contribution
Yr. 2024	\$0.00
Yr. 2023	\$0.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

Flood	Contribution
Yr. 2024	\$0.00
Yr. 2023	\$0.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

No Fault	Contribution
Yr. 2024	\$321.00
Yr. 2023	\$320.00
Difference	\$1.00
% Difference	0.31%
Loss Ratio	0.00%





## 2024 Excess Liability Options Proposal

### This Proposal Does Not Bind Coverage

This report demonstrates what it would cost your district to increase coverage from your current limit of liability to a higher limit.

**Named Member:** Central Platte Valley Coordination Metropolitan District

**Certificate Number:** 24PL-61194-1012

<u>Excess Limit</u>	<u>Annual Excess Contribution</u>	<u>Change in Contribution</u>
\$1,000,000	\$771	\$771
\$2,000,000	\$1,118	\$1,118
\$3,000,000	\$1,285	\$1,285
\$4,000,000	\$1,344	\$1,344
\$5,000,000	\$1,453	\$1,453
\$6,000,000	\$1,565	\$1,565
\$7,000,000	\$1,750	\$1,750
\$8,000,000	\$2,000	\$2,000

**Note: This is not your Coverage Document. It was created solely for informational purposes.**  
9/5/2023



**Public Entity Liability and Auto Physical Damage Certificate Holder Declaration**

**Master Coverage Document Number:** CSD Pool CTC 01 01 24 and CSD Pool PEL 01 01 24

**Certificate Number:** 24PL-61194-1012

**Coverage Period:** 1/1/2024 to EOD 12/31/2024

**Named Member:**

Central Platte Valley Coordination  
 Metropolitan District  
 c/o CliftonLarsonAllen LLP  
 8390 E. Crescent Parkway, Suite 300  
 Greenwood Village, CO 80111

**Broker of Record:**

Highstreet TCW Risk Management  
 384 Inverness Parkway  
 Suite 170  
 Englewood, CO 80112

Coverage is provided only for those coverages indicated below for which a contribution is shown.

Coverage	Per Occurrence Limit	Annual Aggregate Limit	Deductible	Contribution
<b>Public Entity Liability Coverage including:</b>	\$2,000,000	None		
General Liability	Included	None	None	\$3,973
Medical Payments - Premises	\$10,000	None	None	Included
Employee Benefits Liability	Included	None	None	Included
Public Officials Liability	Included	None	\$1,000	\$1,163
Employment Practices Liability	Included	None	*\$100,000	Included
Pre Loss Legal Assistance	\$3,500	\$7,000	None	Included
No-Fault Water Intrusion & Sewer Backup	\$200,000 limited to \$10,000 Any One Premises	***\$1,000,000	\$500	\$321
Cyber	\$200,000	**\$200,000	\$1,000	Included
Fiduciary Liability	\$200,000	**\$200,000	\$1,000	Included
Excess Liability - Coverage agreements	No Coverage	No Coverage	N/A	No
Auto Liability	No Coverage	No Coverage	N/A	No
Medical Payments – Auto	No Coverage	No Coverage	N/A	No
Non-Owned and Hired Auto Liability	Included	None	None	\$132
Uninsured/Underinsured Motorists Liability	No Coverage	No Coverage	N/A	No
<b>Auto Physical Damage</b>	No Coverage	No Coverage	N/A	No
Hired Auto Physical Damage	\$50,000	N/A	\$500/\$500	\$65
Auto Physical Damage - Employee Deductible	\$2,500	N/A	None	Included

**Total Contribution** \$5,654

\*Employment Practices Liability Deductible: 50% of loss including Indemnity and Legal Expenses subject to a maximum deductible of \$100,000 each occurrence.

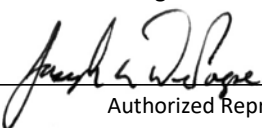
\*\*A \$5,000,000 All Member Annual Aggregate Limit shall apply to Cyber.

\*\*A \$1,000,000 All Member Annual Aggregate Limit shall apply to Fiduciary Liability.

\*\*\*No-Fault Water Intrusion & Sewer Backup has \$1,000,000 All Member Annual Aggregate Limit.

**Additional Endorsements applicable to Member:**

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Public Entity Liability Coverage Document. This Certificate represents only a brief summary of coverages. Please refer to the Master Coverage Document for actual coverage, terms, conditions, and exclusions.

Countersigned by:  \_\_\_\_\_  
 Authorized Representative

**Crime Certificate Holder Declaration**

**Master Coverage Document Number:** J05931794  
**Certificate Number:** 24PL-61194-1012

**Insurer:** Federal Insurance Company (Chubb)  
**Coverage Period:** 1/1/2024 to EOD 12/31/2024

**Named Member:**

Central Platte Valley Coordination Metropolitan District  
c/o CliftonLarsonAllen LLP  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111

**Broker of Record:**

Highstreet TCW Risk Management  
384 Inverness Parkway  
Suite 170  
Englewood, CO 80112

**Covered Designated Agent(s):**

**Coverages and Limits:**

<b>Employee Theft:</b>	\$5,000
<ul style="list-style-type: none"> <li>· Limit is maximum for each loss</li> <li>· Employee includes executives, full-time, part-time, seasonal, leased and temporary employee(s), interns or non-compensated volunteer.</li> <li>· Includes funds from a sponsored benefit plan.</li> </ul>	
<b>Public Official Faithful Performance of Duty:</b>	\$5,000
<b>Client Theft:</b>	\$5,000
<b>Forgery or Alteration:</b>	\$5,000
<b>On Premises:</b>	\$5,000
<b>In Transit:</b>	\$5,000
<b>Computer System Fraud:</b>	\$5,000
<b>Funds Transfer Fraud:</b>	\$5,000
<b>Debit, Credit or Charge Card Fraud:</b>	\$5,000
<b>Money Orders and Counterfeit Paper Currency Fraud:</b>	\$5,000
<b>Social Engineering Fraud:</b>	\$5,000

**Deductible(s):**

<b>All Crime except Social Engineer Fraud:</b>	\$100
<b>Social Engineering Fraud:</b>	20% of Social Engineering Fraud Limit

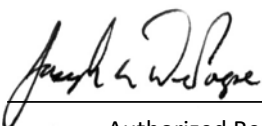
**Contribution:**

\$135

**Policy Forms:**

PF-52815 (04/20)	The Chubb Primary <sup>SM</sup> Commercial Crime Insurance
PF-52853 (04/20)	Governmental Entity (Colorado Special Districts Pool) Endorsement
PF-53127 (04/20)	Colorado Amendatory Endorsement
PF-52851 (04/20)	Add Corporate Credit Card Coverage

**This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Master Crime Policy. This Certificate represents only a brief summary of coverages. Please refer to the Master Policy Documents for actual coverage, terms, conditions, and exclusions.**

Countersigned by:  \_\_\_\_\_  
Authorized Representative



## Identity Recovery Certificate Holder Declaration

**Master Coverage Policy Number:**

CSD 2009 CP IDR Form 01 01 21

**Insurer:**

The Hartford Steam Boiler Inspection  
and Insurance Company

**Certificate Number:** 24PL-61194-1012

**Coverage Period:** 1/1/2024 to EOD 12/31/2024

**Named Member:**

Central Platte Valley Coordination Metropolitan  
District  
c/o CliftonLarsonAllen LLP  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111

**Broker of Record:**

Highstreet TCW Risk Management  
384 Inverness Parkway  
Suite 170  
Englewood, CO 80112

**Member:**

All permanent employees and District Board members participating in the Colorado Special Districts Property and Liability Pool; Special District Association of Colorado staff and Board of Directors.

**Coverage:**

Reimbursement coverage for expenses arising from a defined "Identity Theft" event. Including: legal fees for answer of civil judgements and defense of criminal charges; phone, postage, shipping fees; notary and filing fees; credit bureau reports; lost wages; child/elder care and mental health counseling.

This coverage does not reimburse the member for monies stolen or fraudulently charged to the member, and excludes loss arising from the member's fraudulent, dishonest or criminal act.

**Annual Aggregate Limit per Member:      \$35,000**

Case Management Service Expenses - does not reduce the limit available

Legal Costs - reduces the limit available

**Sub Limits:**

<b>\$5,000</b>	Lost Wages and Child/Elder Care
<b>\$1,000</b>	Mental Health Counseling
<b>\$1,000</b>	Miscellaneous Expenses

**Coverage Trigger:** Coverage is provided on a discovery basis with a 60-day reporting requirement

**Claims:** For Recovery Assistance and Counseling, please call 1-800-945-4617

**This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Identity Recovery Coverage Policy. This Certificate represents only a brief summary of coverages. Please refer to the Master Coverage document for actual coverage, terms, conditions, and exclusions.**

Countersigned by: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Joseph L. W. Page", is written over a horizontal line.

Authorized Representative



## Environmental Legal Liability Certificate Holder Declaration

**Master Policy Number:** ER00A9V23  
**Certificate Number:** 24PL-61194-1012  
**Named Member:**  
 Central Platte Valley Coordination  
 Metropolitan District  
 c/o CliftonLarsonAllen LLP  
 8390 E. Crescent Parkway, Suite 300  
 Greenwood Village, CO 80111

**Insurer:** Aspen Specialty Insurance Company  
**Coverage Period:** 1/1/2024 to EOD 12/31/2024  
**Broker of Record:**  
 Highstreet TCW Risk Management  
 384 Inverness Parkway  
 Suite 170  
 Englewood, CO 80112

### Claims-Made Coverage:

1. **First Party Protection:** For coverages 1.a – 1.d, the pollution incident must be first discovered by the responsible insured and reported to the insurer during the policy period.
  - a. **Clean up:** Covers clean-up costs resulting from a pollution incident on, at, under, or migrating from or through an insured location.
  - b. **Emergency Response:** Covers emergency response cost resulting from a
  - c. **Pollution Incident:** (i) on, at, under or migrating from or through an insured location; (ii) caused by transportation; or (iii) caused by covered operations.
  - d. **Environmental Crisis:** Covers crisis cost resulting from a crisis event.
  - e. **Business Interruption:** Covers business interruption cost and extra expense incurred by the insured and solely and directly by a pollution incident on, at or under an insured location, provided the pollution incident results in clean-up cost covered by this policy.
  
2. **Legal Liability Protection:** For coverages 2.a – 2.d, the claim for damages because of such bodily injury or property damage, or a claim for such clean-up cost, is first made against an insured and reported to the insurer during the policy period.
  - a. **Insured Location:** Covers sums the insured becomes legally obligated to pay: (1) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident on, at under, or migrating from or through an insured location.
  - b. **Non-owned Site:** Covers sums the insured becomes legally obligated to pay (1) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident on, at under, or migrating from or through any non-owned site.
  - c. **Transportation:** Covers sums the insured becomes legally obligated to pay (1) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident caused by transportation.
  - d. **Covered Operations:** Covers sums the insured becomes legally obligated to pay (1) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident caused by covered operations or completed operations.

**Limits of Liability:**           \$1,000,000 Each Pollution Incident  
   \$5,000,000 Total Policy and Program Aggregate – Shared All Members  
**Sublimits:**   \$500,000 Environmental Crisis Aggregate  
   \$250,000 Business Interruption Aggregate  
   \$100,000 Perfluorinated Compounds Aggregate

**Member Deductible:**       \$1,000 Each Pollution Incident

**Retroactive Date:** January 1, 2009 (unless otherwise specified)  
**Defense Costs:** Legal defense expenses and settlement shall erode the Limits of Liability

**Partial List of Exclusions:**

Asbestos, Contractual Liability, Criminal Fines and Criminal Penalties, Cross Liability (Insured vs. Insured), Damage to Insured's Product/Work, Divested Property, Employers Liability, Fraud or Misrepresentation, Intentional Non-Compliance, Internal Expenses, Known Conditions, Lead-Based Paint, Material Change in Risk, Non-Owned Disposal Sites, Underground Storage Tanks and Above Ground Storage Tanks excluded unless scheduled, Vehicle Damage, War or Terrorism, Workers Compensation, Lead at all gun or shooting ranges, Maintenance, Upgrades, Improvements or Installations where required by law, Microbial Matter with carveback for sudden and accidental water intrusion; 10-day discovery period/30 day reporting period, Prior Claims, Communicable Disease

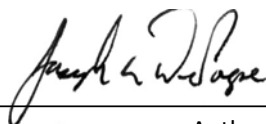
**Policy Forms:**

ASPENV110 06 17	Environmental Legal Liability Policy
ASPENV098 11 17	Cap on Losses from Certified Acts of Terrorism
ASPENV340 05 17	Insured Location(s) Schedule Endorsement
ASPENV310 05 17	Known Conditions Exclusion Endorsement
ASPENV316 05 17	Legal Expense Aggregate Limit of Liability Endorsement
ASPENV117 11 17	Self-Insured Retention Aggregate (Erosion by Underlying Policies)
ASPENV117 11 17	Sewage Back-up Deductible Amendatory Endorsement
ASPENV117 11 17	Perfluorinated Compounds, Sublimit and Retroactive Date Amendatory Endorsement
ASPENV117 11 17	Cancellation Amendatory Endorsement
ASPENV117 11 17	Microbial Matter Exclusion Endorsement
ASPENV117 11 17	Maintenance, Upgrade, Improvements or Installations Exclusion Endorsement
ASPENV117 11 17	Retroactive Date All Coverage Endorsement
ASPENV117 11 17	Microbial Matter Sudden and Accidental Coverage Limitation Amendatory Endorsement
ASPENV117 11 17	Insured Location/Acquired Property Endorsement
ASPENV117 11 17	Public Entity Amendatory Endorsement
ASPENV322 05 17	Minimum Earned Premium Endorsement
ASPENV341 05 17	Named Insured Schedule Endorsement
ASPENV118 11 17	Nuclear, Biological, Chemical, or Radiological Terrorism Exclusion
ASPENV003 05 17	Other Insurance Condition Amendatory Endorsement
ASPER334 01 14	Prior Claim Exclusion Endorsement
ASPENV338 04 19	Schedule of Crisis Management Firms Endorsement
ASPENV431 11 17	Aspen Environmental Emergency Response Hotline
SNCO 1021	Colorado Surplus Lines Notice
ASPENV117.EL.0920.X	Communicable Disease Exclusion

**Additional Endorsements Applicable to Named Member:**

**This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all coverage terms under the Pollution Liability Policy #EV00A9V23 issued by Aspen Specialty Insurance Company. This Certificate represents a brief summary of coverages. Please refer to the Master Coverage Document for all coverage terms, conditions and exclusions.**

Countersigned by:



Authorized Representative

**General Liability Schedule  
Metropolitan District**

**Policy Number:** 24PL-61194-1012  
**Named Member:** Central Platte Valley Coordination  
Metropolitan District

**Coverage Period:** 1/1/2024 – EOD 12/31/2024  
**Broker:** Highstreet TCW Risk Management

Code	Description	Unit	Amount	Effective Date	Expiration Date
1	1-Number of Skate Board Parks	Total	0.00	1/1/2024	12/31/2024
2	2-Number of Diving Boards	Total	0.00	1/1/2024	12/31/2024
3	3-Number of Water Slides	Total	0.00	1/1/2024	12/31/2024
4	4-Maximum Bond Issued	Dollars	0.00	1/1/2024	12/31/2024
5	5-Number of Bonds Issued	Total	0.00	1/1/2024	12/31/2024
20	20-Day Care Operations - Total Annual Payroll	Dollars	0.00	1/1/2024	12/31/2024
30	30-Number of EMT Personnel	Total	0.00	1/1/2024	12/31/2024
32	32-Paid Firefighters - Non-EMT	Total	0.00	1/1/2024	12/31/2024
37	37-Pipe Line - Under Drain	Miles	0.00	1/1/2024	12/31/2024
39	39-Pipe Line	Miles	0.00	1/1/2024	12/31/2024
43	43-Pipe Line - Sewer / Storm Drainage Combined	Miles	0.00	1/1/2024	12/31/2024
50	50-Number of Teachers	Total	0.00	1/1/2024	12/31/2024
70	70-Number of Golf Courses	Total	0.00	1/1/2024	12/31/2024
80	80-Number of Go Cart Tracks	Total	0.00	1/1/2024	12/31/2024
98	98-Additional First Named Members	Total	0.00	1/1/2024	12/31/2024
105	105-Total Operating Expenses - Any other	Dollars	2,111,958.00	1/1/2024	12/31/2024
130	130-Total Operating Expenses - Park & Recreation	Dollars	0.00	1/1/2024	12/31/2024
131	131-Total Operating Expenses - Cemetery	Dollars	0.00	1/1/2024	12/31/2024
132	132-Total Operating Expenses - Soil & Water Conservation	Dollars	0.00	1/1/2024	12/31/2024

133	133-Total Operating Expenses - Pest Control	Dollars	0.00	1/1/2024	12/31/2024
134	134-Total Operating Expenses - Hospital / Health	Dollars	0.00	1/1/2024	12/31/2024
135	135-Total Operating Expenses - Drainage	Dollars	0.00	1/1/2024	12/31/2024
136	136-Total Operating Expenses - Library	Dollars	0.00	1/1/2024	12/31/2024
137	137-Total Operating Expenses - Water Control	Dollars	0.00	1/1/2024	12/31/2024
138	138-Total Operating Expenses - Fire / Ambulance	Dollars	0.00	1/1/2024	12/31/2024
139	139-Total Operating Expenses - Water	Dollars	0.00	1/1/2024	12/31/2024
140	140-Total Operating Expenses - Irrigation	Dollars	0.00	1/1/2024	12/31/2024
141	141-Total Operating Expenses - Sanitation	Dollars	0.00	1/1/2024	12/31/2024
142	142-Total Operating Expenses - Transit	Dollars	0.00	1/1/2024	12/31/2024
143	143-Total Operating Expenses - Improvement	Dollars	0.00	1/1/2024	12/31/2024
151	151-Total Operating Expenses - Sanitation MW Discounted	Dollars	0.00	1/1/2024	12/31/2024
215	215-Buildings & Premises Occupied by District	Sq. Ft.	0.00	1/1/2024	12/31/2024
250	250-Number of Homes – Covenant Enforcement/Design Review Services under District Authority	Total	0.00	1/1/2024	12/31/2024
270	270-Number of Aboveground Storage Tanks (excluding water tanks)	Total	0.00	1/1/2024	12/31/2024
331	331-Number of Paid Firefighters - Full-Time	Total	0.00	1/1/2024	12/31/2024
332	332-Number of Paid Firefighters - Part-Time	Total	0.00	1/1/2024	12/31/2024
333	333-Number of Volunteer Firefighters	Total	0.00	1/1/2024	12/31/2024
334	334-Number of Paid EMT - Full-Time	Total	0.00	1/1/2024	12/31/2024
335	335-Number of Paid EMT - Part-Time	Total	0.00	1/1/2024	12/31/2024
341	341-Time Spent by Club/Recreation/Camp Volunteers	Hours	0.00	1/1/2024	12/31/2024
342	342-Time Spent by Day Care Volunteers	Hours	0.00	1/1/2024	12/31/2024
344	344-Time Spent by Event Organizer Volunteers	Hours	0.00	1/1/2024	12/31/2024
345	345-Time Spent by General Volunteers	Hours	0.00	1/1/2024	12/31/2024



348	348-Number of Board Members	Total	5.00	1/1/2024	12/31/2024
350	350-Number of Permanent Employees - Full-Time	Total	0.00	1/1/2024	12/31/2024
351	351-Number of Permanent Employees - Part-Time	Total	0.00	1/1/2024	12/31/2024
366	366-Total Payroll	Dollars	0.00	1/1/2024	12/31/2024
400	400-Number of Boats - Under 26'	Total	0.00	1/1/2024	12/31/2024
411	411-Total Water Delivered Annually - Millions of Gallons (MGAL)	MGAL	0.00	1/1/2024	12/31/2024
414	414-Playground/parks (Area)	Acres	0.00	1/1/2024	12/31/2024
415	415-Number of Grandstands/Stadiums	Total	0.00	1/1/2024	12/31/2024
420	420-Vacant Land	Acres	0.00	1/1/2024	12/31/2024
450	450-Miles of Road Maintained	Miles	0.00	1/1/2024	12/31/2024
522	522-Number of Ponds, Lakes & Reservoirs	Total	0.00	1/1/2024	12/31/2024
550	550-Fire Department Area Served	Sq Miles	0.00	1/1/2024	12/31/2024
671	671-Number of Parks	Total	0.00	1/1/2024	12/31/2024
710	710-Dams - Class 1 - Low Hazard - Total Acre-Foot	Acre Ft.	0.00	1/1/2024	12/31/2024
712	712-Dams - Class 1 - Low Hazard - Number of Dams	Count	0.00	1/1/2024	12/31/2024
720	720-Dams - Class 2 - Med Hazard - Total Acre-Foot	Acre Ft.	0.00	1/1/2024	12/31/2024
722	722-Dams - Class 2 - Med Hazard - Number of Dams	Count	0.00	1/1/2024	12/31/2024
730	730-Dams - Class 3 - High Hazard - Total Acre-Foot	Acre Ft.	0.00	1/1/2024	12/31/2024
732	732-Dams - Class 3 - High Hazard - Number of Dams	Count	0.00	1/1/2024	12/31/2024
811	811-Number of Spillways	Total	0.00	1/1/2024	12/31/2024
900	900-Services Contracted out to Others	Dollars	2,038,000.00	1/1/2024	12/31/2024
924	924-Revenue from use of Swimming Pools	Dollars	0.00	1/1/2024	12/31/2024
925	925-Number of Swimming Pools	Total	0.00	1/1/2024	12/31/2024
945	945-Number of Sewage Taps	Total	0.00	1/1/2024	12/31/2024

946	946-Number of Water Mains or Connections	Total	0.00	1/1/2024	12/31/2024
947	947-Sewer and/or Sanitation Line Maintenance (budget)	Dollars	0.00	1/1/2024	12/31/2024
948	948-Water Line Maintenance (budget)	Dollars	0.00	1/1/2024	12/31/2024
997	997-Number of district sponsored Events/Fundraisers - No Alcohol Served	Total	0.00	1/1/2024	12/31/2024
998	998-Number of District sponsored Events/Fundraisers – With Alcohol Served	Total	0.00	1/1/2024	12/31/2024
999	999-Prior Acts Coverage Under a Previous "Claims Made" Policy	Premium	0.00	1/1/2024	12/31/2024

**If your district has exposures not listed on the General Liability schedule above, such as airplanes, security staff, bridges, drones, etc., please furnish details. Certain activities may be excluded or restricted.**

Attached are the district's **2024 Workers' Compensation Board Member Only (BMO)** renewal documents, which includes the renewal invoice, payment instructions, declarations page, and certificates if applicable.

The minimum stipend per board member continues to be \$1,200 a year for each board member (i.e.: the minimum total stipend for five (5) board members is \$6,000). The annual minimum contribution remains the same at \$450.

**There are a couple of important dates to mark on your calendar:**

- By **October 20, 2023**, let us know if you would like to make any changes to the renewal coverage.
- By **January 1, 2024**, renewal payment is due.
- By **January 30, 2024**, WC coverage is subject to cancellation for non-payment. If the CSD Pool does not receive payment by January 30, 2024, Workers Compensation coverage will cancel for non-payment.

As a reminder, BMO coverage is designed only for work-related injuries and illness for board members while in the course and scope of their duties as board members, which are strictly administrative functions. If any of the following scenarios apply to your district, you must report it to us for proper classification:

- Non-administrative functions performed by any board member, such as occasionally working at a water/sewer, or other plant operations, helping with landscaping or maintenance, meter reading, plowing snow, and so forth.
- Entering into a contract with a party, whether verbally or written, to perform work for your district, when the party does not provide proof of his/her own workers' compensation insurance coverage.
- Hiring district employee(s).

Not reporting accurately may also affect prior years' coverages as the NCCI administrative rules allow for Audits to be conducted and reconciled for corrected contribution payments for the prior three (3) years.

It is important to note that board members are considered employees under the current Colorado Revised Statute while in the course and scope of their board member administrative duties; therefore, coverage is required unless the district opts out by filing a statement with the Colorado Division of Workers' Compensation no less than 45 days before the start of the coverage year along with an annual resolution adopted and signed by each board member. If the district decides to opt out, please send us a copy of the statement and resolution so that we can properly update our file and non-renew the district's coverage. **Please also note that opting out or canceling BMO coverage will lead to the loss of the 8% Multi Program Discount associated with the district's Property & Liability coverage.**

Finally, the district may qualify for the CSD Pool's SDA Conference Scholarship Program. The CSD Pool sponsors board members who have never attended a Special District Association of Colorado (SDA) Annual Conference in September.

Thank you for renewing your Workers' Compensation Board Member Only coverage with us. If you have any questions regarding your renewal, please do not hesitate to contact us.

**TCW Risk Management Renewal Team**

On behalf of Nikki Rickord & Sebastian Arulraj

303.872.1930 • [tcwinfo@tcwrm.com](mailto:tcwinfo@tcwrm.com)



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## Workers' Compensation Coverage Invoice

**District:** Central Platte Valley Coordination Metropolitan District  
c/o CliftonLarsonAllen LLP  
8390 East Crescent Parkway, Suite 300  
Greenwood Village, CO 80111-2814

**Broker:** TCW Risk Management  
384 Inverness Parkway  
Suite 170  
Englewood, CO 80112

Coverage No.		Entity ID		Effective Date		Expiration Date		Invoice Date	
24WC-61194-0091		61194		1/1/2024		EOD 12/31/2024		8/14/2023	
Class Code	Description	No. of Employees		No. of Volunteers	2024 Rate	2024 Estimated Employee Payroll	2024 Estimated Volunteer Payroll	Estimated Manual Contribution	
		FT	PT						
8811	Board Member Coverage	0	0	5	0.75		\$6,000.00	\$45.00	

Manual Contribution:			\$45.00
Experience Modification:	×	1.00	
Modified Contribution:	=	\$45.00	
Minimum Contribution:		\$450.00	
Contribution Volume Credit:	-	\$0.00	
Designated Provider Discount:	-	\$0.00	
Cost Containment Credit:	×	1.00	
Manual Adjustment:	×		
Multi-Program Discount:	×	1.00	
Estimated Annual Contribution:			\$450.00
Pro Rata Factor:	×	1.00	
<b>Total Estimated Contribution:</b>	<b>=</b>	<b>\$450.00</b>	

**Total Amount Due:** **\$450.00**

**Estimated payroll is subject to yearend audit.  
Commission \$27.00 (9% first year and 6% thereafter) is paid to the broker reflected above.**

Payment evidences "acceptance" of this coverage. The terms of the Intergovernmental Agreement (IGA) require timely payment to prevent automatic cancellation of coverage. Please return this invoice and reference the coverage number on your check to help us apply your payment correctly. Only prior notice to the board of directors of the Colorado Special Districts Property and Liability Pool and subsequent approval may extend cancellation provision.

**Please remit to:** Colorado Special Districts Property and Liability Pool  
c/o McGriff Insurance Services, LLC  
PO Box 1539  
Portland, OR 97207-1539

We accept online payments at [E-Bill Express](#)  
Refer to Payment Instructions page for additional options  
billing@csdpool.org  
800-318-8870 ext. 3



## Workers' Compensation and Employer's Liability Declarations Page

**Coverage Number:** 24WC-61194-0091  
**Coverage Period:** 1/1/2024 — EOD 12/31/2024

**FEIN:** 46-2091690  
**Entity ID:** 61194

**Named Member:**  
 Central Platte Valley Coordination  
 Metropolitan District  
 c/o CliftonLarsonAllen LLP  
 8390 East Crescent Parkway, Suite 300  
 Greenwood Village, CO 80111-2814

**Broker of Record:**  
 TCW Risk Management  
 384 Inverness Parkway  
 Suite 170  
 Englewood, CO 80112

**Coverage is provided for only those coverages and classifications indicated below.**

**State:** Colorado  
**Limits of Liability:** Coverage A Workers' Compensation Statutory  
 Coverage B Employer's Liability \$2,000,000  
**Annual Contribution:** \$450.00

Class	Description	2024 Estimated Employee Payroll	2024 Estimated Volunteer Payroll
8811	Board Member Coverage		\$6,000.00

This Declarations page is made and is mutually accepted by the Pool and Named Member subject to all terms that are made a part of the Workers' Compensation Coverage Document. This Declarations page represents only a brief summary of coverages. Please refer to the Coverage Document at [csdpool.org](http://csdpool.org) for actual coverages, terms, conditions, and exclusions. Named Member must be a member of the Special District Association of Colorado and must adopt the Pool's Intergovernmental Agreement.

Countersigned by:   
 Authorized Representative  
 Colorado Special Districts Property and Liability Pool

Date: 8/14/2023



## Payment Instructions

The contribution for coverage with the Pool is due upon receipt of this invoice.

We accept the following payment methods:

1. Online using **E-Bill Express** ([www.e-billexpress.com/ebpp/CSDPool](http://www.e-billexpress.com/ebpp/CSDPool)). For detailed instructions, please click [here](#) or go to [csdpool.org/documents](http://csdpool.org/documents). You can also find an FAQ [here](#) or go to the E-Bill Express logon screen.
2. Mail your check to:

Colorado Special Districts Property and Liability Pool  
c/o McGriff Insurance Services, LLC  
PO Box 1539  
Portland, OR 97207

For express or overnight mail services, please use the address below:

Colorado Special Districts Property and Liability Pool  
c/o McGriff Insurance Services, LLC  
1800 SW 1<sup>st</sup> Ave, Suite 400  
Portland, OR 97201

**To ensure that your payment is accurately applied, please always include a copy of the invoice.**

3. Wire or ACH transfer from your own bank account. Please let us know if you wish to use this method and we will be happy to provide you with these instructions.

Please be advised that in accordance with the Intergovernmental Agreement (IGA), automatic expulsion will occur on the 60<sup>th</sup> day should your account not be current. If you wish to reinstate your district's coverage after cancellation has occurred, a \$100 reinstatement fee will apply.

If your district requires a payment extension, please submit a written request within ten (10) business days from the date of the invoice, for consideration by the CSD Pool Board of Directors.

Finally, all members of the Pool must be members in good standing with the Special District Association of Colorado (SDA). Please visit the SDA website at [sdaco.org](http://sdaco.org) for member information.

Please contact us at [billing@csdpool.org](mailto:billing@csdpool.org) or 800-318-8870 ext. 3 for billing questions.

## **Renewal Documents and Invoice 1/1/2024 to EOD 12/31/2024**

Acceptance of this coverage is evidenced only by payment of the enclosed invoice by January 1, 2024.

The following renewal documents are attached where applicable:

1. Invoice: Payment is due upon receipt. Please return a copy of the invoice with your payment to ensure that it is applied correctly. We have attached a Coverage Contribution instructions sheet which provides details about your payment.
2. Comparison of Annual Contributions.
3. Deductible Options:
  - Provides the difference in cost by coverage line if you were to increase or decrease the deductible for that specific coverage.
4. Quote for Excess Liability limits for your consideration:
  - Limits of up to \$8 million, in excess of the primary \$2 million Liability limit, are available. Although the primary \$2 million Liability limit is sufficient to cover the CGIA tort cap, we do recommend you consider purchasing higher limits primarily due to special districts' unlimited liability to federal civil rights, discrimination, harassment, whistle blowing, and other employment-related practices claims.
5. Coverage Declaration Pages: Informational page summarizing the key points about the coverage provided including limits and deductible descriptions for all coverage provided. Full coverage forms will be available at [csdpool.org/documents](https://csdpool.org/documents) by January 1, 2024.
6. Schedules: Lists of exposures and values.
7. Certificates of coverage: Originals are mailed directly to the Certificate Holders.
8. Automobile identification cards: Hard copies will be mailed.



## Property and Liability Coverage Invoice

**Named Member:**

Central Platte Valley Coordination Metropolitan  
District  
c/o CliftonLarsonAllen LLP  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111

**Broker of Record:**

Highstreet TCW Risk Management  
384 Inverness Parkway  
Suite 170  
Englewood, CO 80112

Coverage No.	Entity ID	Effective Date	Expiration Date	Invoice Date
24PL-61194-1012	61194	1/1/2024	EOD 12/31/2024	9/5/2023

Coverage	Contribution
General Liability	\$3,973.00
Crime	\$ 135.00
Non-Owned Auto Liability	\$ 132.00
Hired Auto Physical Damage	\$ 65.00
No-Fault Water Intrusion & Sewer Backup	\$ 321.00
Public Officials Liability	\$1,163.00
Pollution	\$ 0.00
<b>Total Contribution</b>	<b>\$5,789</b>

**Please note: where included above, Hired Auto Physical Damage, Non-Owned Auto Liability, and No-Fault Water Intrusion & Sewer Backup are mandatory coverages and may not be removed.**

**The following discounts are applied (Not applicable to minimum contributions):**

4.39% Continuity Credit Discount

10% Direct Discount

8% Multi Program Discount for WC Program Participation

### Payment Due Upon Receipt

Payment evidences "acceptance" of this coverage. The terms of the Intergovernmental Agreement (IGA) require timely payment to prevent automatic cancellation of coverage. Please return this invoice and reference the coverage number on your check to help us apply your payment correctly. Only prior notice to the board of directors of the Colorado Special Districts Property and Liability Pool and subsequent approval may extend cancellation provision.

**Remit checks to:** Colorado Special Districts Property and Liability Pool  
c/o McGriff Insurance Services, LLC  
PO Box 1539  
Portland, OR 97207-1539

We accept online payments at [E-Bill Express](#)  
Refer to Payment Instructions page for additional options  
[billing@csdpool.org](mailto:billing@csdpool.org)  
800-318-8870 ext. 3





## Payment Instructions

The annual contribution for coverage with the Pool is due upon receipt of this invoice.

We accept the following payment methods:

1. Online using **E-Bill Express** ([www.e-billexpress.com/ebpp/CSDPool](http://www.e-billexpress.com/ebpp/CSDPool)). For detailed instructions, please click [here](#) or go to [csdpool.org/documents](http://csdpool.org/documents). You can also find an FAQ [here](#) or go to the E-Bill Express logon screen.
2. Mail your check to:  
Colorado Special Districts Property and Liability Pool  
c/o McGriff Insurance Services, Inc.  
PO Box 1539  
Portland, OR 97207

For express or overnight mail services, please use the address below:

Colorado Special Districts Property and Liability Pool  
c/o McGriff Insurance Services, Inc.  
1800 SW 1<sup>st</sup> Ave, Suite 400  
Portland, OR 97201

**To ensure that your payment is accurately applied, please always include a copy of the invoice.**

3. Wire or ACH transfer from your own bank account. Please let us know if you wish to use this method and we will be happy to provide you with these instructions.

Please be advised that in accordance with the Intergovernmental Agreement (IGA), automatic expulsion will occur on the 60<sup>th</sup> day should your account not be current. If you wish to reinstate your district's coverage after cancellation has occurred, a \$100 reinstatement fee will apply.

If your district requires a payment extension, please submit a written request within ten (10) business days from the date of the invoice, for consideration by the CSD Pool Board of Directors.

Finally, all members of the Pool must be members in good standing with the Special District Association of Colorado (SDA). Please visit the SDA website at [sdaco.org](http://sdaco.org) for member information.

Please contact us at [billing@csdpool.org](mailto:billing@csdpool.org) or 800-318-8870 ext. 3 for billing questions.

**Annual Comparison of 2024 and 2023 contributions.**  
**Loss Ratios based on participation years from 2016 to 2023**

**Central Platte Valley Coordination Metropolitan District**

Year	Contribution
2024	\$5,789.00
2023	\$5,774.00
Difference	\$15.00
% Difference	0.26%

General Liability	Contribution	TOE
Yr. 2024	\$3,973.00	\$2,111,958.00
Yr. 2023	\$3,959.00	\$2,111,958.00
Difference	\$14.00	NaN
% Difference	0.35%	0.00%
Loss Ratio	0.04%	

Equipment Breakdown	Contribution
Yr. 2024	\$0.00
Yr. 2023	\$0.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

Auto Liability	Contribution	Auto Count
Yr. 2024	\$132.00	0
Yr. 2023	\$132.00	0
Difference		0
% Difference	NaN	0.00%
Loss Ratio	0.00%	

Crime	Contribution
Yr. 2024	\$135.00
Yr. 2023	\$135.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

Auto Physical Damage	Contribution	TIV
Yr. 2024	\$65.00	\$0.00
Yr. 2023	\$65.00	\$0.00
Difference		\$0.00
% Difference	NaN	0.00%
Loss Ratio	0.00%	

Public Officials Liability	Contribution	EE Count
Yr. 2024	\$1,163.00	0
Yr. 2023	\$1,163.00	0
Difference	\$0.00	0
% Difference	0.00%	0.00%
Loss Ratio	0.00%	

Property/Inland Marine	Contribution	TIV
Yr. 2024	\$0.00	\$0.00
Yr. 2023	\$0.00	\$0.00
Difference	\$0.00	\$0.00
% Difference	0.00%	0.00%
Loss Ratio	0.00%	

Excess Liability	Contribution
Yr. 2024	\$0.00
Yr. 2023	\$0.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

Earthquake	Contribution
Yr. 2024	\$0.00
Yr. 2023	\$0.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

Flood	Contribution
Yr. 2024	\$0.00
Yr. 2023	\$0.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

No Fault	Contribution
Yr. 2024	\$321.00
Yr. 2023	\$320.00
Difference	\$1.00
% Difference	0.31%
Loss Ratio	0.00%



## 2024 Excess Liability Options Proposal

### This Proposal Does Not Bind Coverage

This report demonstrates what it would cost your district to increase coverage from your current limit of liability to a higher limit.

**Named Member:** Central Platte Valley Coordination Metropolitan District

**Certificate Number:** 24PL-61194-1012

<u>Excess Limit</u>	<u>Annual Excess Contribution</u>	<u>Change in Contribution</u>
\$1,000,000	\$771	\$771
\$2,000,000	\$1,118	\$1,118
\$3,000,000	\$1,285	\$1,285
\$4,000,000	\$1,344	\$1,344
\$5,000,000	\$1,453	\$1,453
\$6,000,000	\$1,565	\$1,565
\$7,000,000	\$1,750	\$1,750
\$8,000,000	\$2,000	\$2,000

**Note: This is not your Coverage Document. It was created solely for informational purposes.**

9/5/2023



**Public Entity Liability and Auto Physical Damage Certificate Holder Declaration**

**Master Coverage Document Number:** CSD Pool CTC 01 01 24 and CSD Pool PEL 01 01 24

**Certificate Number:** 24PL-61194-1012

**Coverage Period:** 1/1/2024 to EOD 12/31/2024

**Named Member:**

Central Platte Valley Coordination  
 Metropolitan District  
 c/o CliftonLarsonAllen LLP  
 8390 E. Crescent Parkway, Suite 300  
 Greenwood Village, CO 80111

**Broker of Record:**

Highstreet TCW Risk Management  
 384 Inverness Parkway  
 Suite 170  
 Englewood, CO 80112

Coverage is provided only for those coverages indicated below for which a contribution is shown.

Coverage	Per Occurrence Limit	Annual Aggregate Limit	Deductible	Contribution
<b>Public Entity Liability Coverage including:</b>	\$2,000,000	None		
General Liability	Included	None	None	\$3,973
Medical Payments - Premises	\$10,000	None	None	Included
Employee Benefits Liability	Included	None	None	Included
Public Officials Liability	Included	None	\$1,000	\$1,163
Employment Practices Liability	Included	None	*\$100,000	Included
Pre Loss Legal Assistance	\$3,500	\$7,000	None	Included
No-Fault Water Intrusion & Sewer Backup	\$200,000 limited to \$10,000 Any One Premises	***\$1,000,000	\$500	\$321
Cyber	\$200,000	**\$200,000	\$1,000	Included
Fiduciary Liability	\$200,000	**\$200,000	\$1,000	Included
Excess Liability - Coverage agreements	No Coverage	No Coverage	N/A	No
Auto Liability	No Coverage	No Coverage	N/A	No
Medical Payments – Auto	No Coverage	No Coverage	N/A	No
Non-Owned and Hired Auto Liability	Included	None	None	\$132
Uninsured/Underinsured Motorists Liability	No Coverage	No Coverage	N/A	No
<b>Auto Physical Damage</b>	No Coverage	No Coverage	N/A	No
Hired Auto Physical Damage	\$50,000	N/A	\$500/\$500	\$65
Auto Physical Damage - Employee Deductible	\$2,500	N/A	None	Included

**Total Contribution** \$5,654

\*Employment Practices Liability Deductible: 50% of loss including Indemnity and Legal Expenses subject to a maximum deductible of \$100,000 each occurrence.

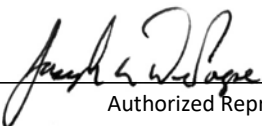
\*\*A \$5,000,000 All Member Annual Aggregate Limit shall apply to Cyber.

\*\*A \$1,000,000 All Member Annual Aggregate Limit shall apply to Fiduciary Liability.

\*\*\*No-Fault Water Intrusion & Sewer Backup has \$1,000,000 All Member Annual Aggregate Limit.

**Additional Endorsements applicable to Member:**

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Public Entity Liability Coverage Document. This Certificate represents only a brief summary of coverages. Please refer to the Master Coverage Document for actual coverage, terms, conditions, and exclusions.

Countersigned by:  \_\_\_\_\_  
 Authorized Representative

**Crime Certificate Holder Declaration**

**Master Coverage Document Number:** J05931794  
**Certificate Number:** 24PL-61194-1012

**Insurer:** Federal Insurance Company (Chubb)  
**Coverage Period:** 1/1/2024 to EOD 12/31/2024

**Named Member:**

Central Platte Valley Coordination Metropolitan District  
c/o CliftonLarsonAllen LLP  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111

**Broker of Record:**

Highstreet TCW Risk Management  
384 Inverness Parkway  
Suite 170  
Englewood, CO 80112

**Covered Designated Agent(s):**

**Coverages and Limits:**

<b>Employee Theft:</b>	\$5,000
<ul style="list-style-type: none"> <li>· Limit is maximum for each loss</li> <li>· Employee includes executives, full-time, part-time, seasonal, leased and temporary employee(s), interns or non-compensated volunteer.</li> <li>· Includes funds from a sponsored benefit plan.</li> </ul>	
<b>Public Official Faithful Performance of Duty:</b>	\$5,000
<b>Client Theft:</b>	\$5,000
<b>Forgery or Alteration:</b>	\$5,000
<b>On Premises:</b>	\$5,000
<b>In Transit:</b>	\$5,000
<b>Computer System Fraud:</b>	\$5,000
<b>Funds Transfer Fraud:</b>	\$5,000
<b>Debit, Credit or Charge Card Fraud:</b>	\$5,000
<b>Money Orders and Counterfeit Paper Currency Fraud:</b>	\$5,000
<b>Social Engineering Fraud:</b>	\$5,000

**Deductible(s):**

<b>All Crime except Social Engineer Fraud:</b>	\$100
<b>Social Engineering Fraud:</b>	20% of Social Engineering Fraud Limit

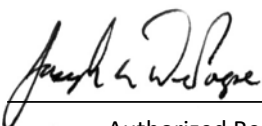
**Contribution:**

\$135

**Policy Forms:**

PF-52815 (04/20)	The Chubb Primary <sup>SM</sup> Commercial Crime Insurance
PF-52853 (04/20)	Governmental Entity (Colorado Special Districts Pool) Endorsement
PF-53127 (04/20)	Colorado Amendatory Endorsement
PF-52851 (04/20)	Add Corporate Credit Card Coverage

**This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Master Crime Policy. This Certificate represents only a brief summary of coverages. Please refer to the Master Policy Documents for actual coverage, terms, conditions, and exclusions.**

Countersigned by:   
 \_\_\_\_\_  
 Authorized Representative



## Identity Recovery Certificate Holder Declaration

**Master Coverage Policy Number:**

CSD 2009 CP IDR Form 01 01 21

**Insurer:**

The Hartford Steam Boiler Inspection  
and Insurance Company

**Certificate Number:** 24PL-61194-1012

**Coverage Period:** 1/1/2024 to EOD 12/31/2024

**Named Member:**

Central Platte Valley Coordination Metropolitan  
District  
c/o CliftonLarsonAllen LLP  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111

**Broker of Record:**

Highstreet TCW Risk Management  
384 Inverness Parkway  
Suite 170  
Englewood, CO 80112

**Member:**

All permanent employees and District Board members participating in the Colorado Special Districts Property and Liability Pool; Special District Association of Colorado staff and Board of Directors.

**Coverage:**

Reimbursement coverage for expenses arising from a defined "Identity Theft" event. Including: legal fees for answer of civil judgements and defense of criminal charges; phone, postage, shipping fees; notary and filing fees; credit bureau reports; lost wages; child/elder care and mental health counseling.

This coverage does not reimburse the member for monies stolen or fraudulently charged to the member, and excludes loss arising from the member's fraudulent, dishonest or criminal act.

**Annual Aggregate Limit per Member:      \$35,000**

Case Management Service Expenses - does not reduce the limit available

Legal Costs - reduces the limit available

**Sub Limits:**

<b>\$5,000</b>	Lost Wages and Child/Elder Care
<b>\$1,000</b>	Mental Health Counseling
<b>\$1,000</b>	Miscellaneous Expenses

**Coverage Trigger:** Coverage is provided on a discovery basis with a 60-day reporting requirement

**Claims:** For Recovery Assistance and Counseling, please call 1-800-945-4617

**This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Identity Recovery Coverage Policy. This Certificate represents only a brief summary of coverages. Please refer to the Master Coverage document for actual coverage, terms, conditions, and exclusions.**

Countersigned by: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Joseph L. W. Page", is written over a horizontal line.

Authorized Representative



## Environmental Legal Liability Certificate Holder Declaration

**Master Policy Number:** ER00A9V23  
**Certificate Number:** 24PL-61194-1012  
**Named Member:**  
 Central Platte Valley Coordination  
 Metropolitan District  
 c/o CliftonLarsonAllen LLP  
 8390 E. Crescent Parkway, Suite 300  
 Greenwood Village, CO 80111

**Insurer:** Aspen Specialty Insurance Company  
**Coverage Period:** 1/1/2024 to EOD 12/31/2024  
**Broker of Record:**  
 Highstreet TCW Risk Management  
 384 Inverness Parkway  
 Suite 170  
 Englewood, CO 80112

### Claims-Made Coverage:

1. **First Party Protection:** For coverages 1.a – 1.d, the pollution incident must be first discovered by the responsible insured and reported to the insurer during the policy period.
  - a. **Clean up:** Covers clean-up costs resulting from a pollution incident on, at, under, or migrating from or through an insured location.
  - b. **Emergency Response:** Covers emergency response cost resulting from a
  - c. **Pollution Incident:** (i) on, at, under or migrating from or through an insured location; (ii) caused by transportation; or (iii) caused by covered operations.
  - d. **Environmental Crisis:** Covers crisis cost resulting from a crisis event.
  - e. **Business Interruption:** Covers business interruption cost and extra expense incurred by the insured and solely and directly by a pollution incident on, at or under an insured location, provided the pollution incident results in clean-up cost covered by this policy.
  
2. **Legal Liability Protection:** For coverages 2.a – 2.d, the claim for damages because of such bodily injury or property damage, or a claim for such clean-up cost, is first made against an insured and reported to the insurer during the policy period.
  - a. **Insured Location:** Covers sums the insured becomes legally obligated to pay: (1) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident on, at under, or migrating from or through an insured location.
  - b. **Non-owned Site:** Covers sums the insured becomes legally obligated to pay (1) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident on, at under, or migrating from or through any non-owned site.
  - c. **Transportation:** Covers sums the insured becomes legally obligated to pay (1) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident caused by transportation.
  - d. **Covered Operations:** Covers sums the insured becomes legally obligated to pay (1) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident caused by covered operations or completed operations.

**Limits of Liability:**           \$1,000,000 Each Pollution Incident  
   \$5,000,000 Total Policy and Program Aggregate – Shared All Members  
**Sublimits:**   \$500,000 Environmental Crisis Aggregate  
   \$250,000 Business Interruption Aggregate  
   \$100,000 Perfluorinated Compounds Aggregate

**Member Deductible:**       \$1,000 Each Pollution Incident

**Retroactive Date:** January 1, 2009 (unless otherwise specified)  
**Defense Costs:** Legal defense expenses and settlement shall erode the Limits of Liability

**Partial List of Exclusions:**

Asbestos, Contractual Liability, Criminal Fines and Criminal Penalties, Cross Liability (Insured vs. Insured), Damage to Insured's Product/Work, Divested Property, Employers Liability, Fraud or Misrepresentation, Intentional Non-Compliance, Internal Expenses, Known Conditions, Lead-Based Paint, Material Change in Risk, Non-Owned Disposal Sites, Underground Storage Tanks and Above Ground Storage Tanks excluded unless scheduled, Vehicle Damage, War or Terrorism, Workers Compensation, Lead at all gun or shooting ranges, Maintenance, Upgrades, Improvements or Installations where required by law, Microbial Matter with carveback for sudden and accidental water intrusion; 10-day discovery period/30 day reporting period, Prior Claims, Communicable Disease

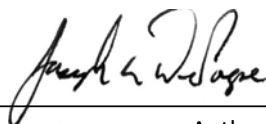
**Policy Forms:**

ASPENV110 06 17	Environmental Legal Liability Policy
ASPENV098 11 17	Cap on Losses from Certified Acts of Terrorism
ASPENV340 05 17	Insured Location(s) Schedule Endorsement
ASPENV310 05 17	Known Conditions Exclusion Endorsement
ASPENV316 05 17	Legal Expense Aggregate Limit of Liability Endorsement
ASPENV117 11 17	Self-Insured Retention Aggregate (Erosion by Underlying Policies)
ASPENV117 11 17	Sewage Back-up Deductible Amendatory Endorsement
ASPENV117 11 17	Perfluorinated Compounds, Sublimit and Retroactive Date Amendatory Endorsement
ASPENV117 11 17	Cancellation Amendatory Endorsement
ASPENV117 11 17	Microbial Matter Exclusion Endorsement
ASPENV117 11 17	Maintenance, Upgrade, Improvements or Installations Exclusion Endorsement
ASPENV117 11 17	Retroactive Date All Coverage Endorsement
ASPENV117 11 17	Microbial Matter Sudden and Accidental Coverage Limitation Amendatory Endorsement
ASPENV117 11 17	Insured Location/Acquired Property Endorsement
ASPENV117 11 17	Public Entity Amendatory Endorsement
ASPENV322 05 17	Minimum Earned Premium Endorsement
ASPENV341 05 17	Named Insured Schedule Endorsement
ASPENV118 11 17	Nuclear, Biological, Chemical, or Radiological Terrorism Exclusion
ASPENV003 05 17	Other Insurance Condition Amendatory Endorsement
ASPER334 01 14	Prior Claim Exclusion Endorsement
ASPENV338 04 19	Schedule of Crisis Management Firms Endorsement
ASPENV431 11 17	Aspen Environmental Emergency Response Hotline
SNCO 1021	Colorado Surplus Lines Notice
ASPENV117.EL.0920.X	Communicable Disease Exclusion

**Additional Endorsements Applicable to Named Member:**

**This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all coverage terms under the Pollution Liability Policy #EV00A9V23 issued by Aspen Specialty Insurance Company. This Certificate represents a brief summary of coverages. Please refer to the Master Coverage Document for all coverage terms, conditions and exclusions.**

Countersigned by:



Authorized Representative



**General Liability Schedule  
Metropolitan District**

**Policy Number:** 24PL-61194-1012  
**Named Member:** Central Platte Valley Coordination  
Metropolitan District

**Coverage Period:** 1/1/2024 – EOD 12/31/2024  
**Broker:** Highstreet TCW Risk Management

Code	Description	Unit	Amount	Effective Date	Expiration Date
1	1-Number of Skate Board Parks	Total	0.00	1/1/2024	12/31/2024
2	2-Number of Diving Boards	Total	0.00	1/1/2024	12/31/2024
3	3-Number of Water Slides	Total	0.00	1/1/2024	12/31/2024
4	4-Maximum Bond Issued	Dollars	0.00	1/1/2024	12/31/2024
5	5-Number of Bonds Issued	Total	0.00	1/1/2024	12/31/2024
20	20-Day Care Operations - Total Annual Payroll	Dollars	0.00	1/1/2024	12/31/2024
30	30-Number of EMT Personnel	Total	0.00	1/1/2024	12/31/2024
32	32-Paid Firefighters - Non-EMT	Total	0.00	1/1/2024	12/31/2024
37	37-Pipe Line - Under Drain	Miles	0.00	1/1/2024	12/31/2024
39	39-Pipe Line	Miles	0.00	1/1/2024	12/31/2024
43	43-Pipe Line - Sewer / Storm Drainage Combined	Miles	0.00	1/1/2024	12/31/2024
50	50-Number of Teachers	Total	0.00	1/1/2024	12/31/2024
70	70-Number of Golf Courses	Total	0.00	1/1/2024	12/31/2024
80	80-Number of Go Cart Tracks	Total	0.00	1/1/2024	12/31/2024
98	98-Additional First Named Members	Total	0.00	1/1/2024	12/31/2024
105	105-Total Operating Expenses - Any other	Dollars	2,111,958.00	1/1/2024	12/31/2024
130	130-Total Operating Expenses - Park & Recreation	Dollars	0.00	1/1/2024	12/31/2024
131	131-Total Operating Expenses - Cemetery	Dollars	0.00	1/1/2024	12/31/2024
132	132-Total Operating Expenses - Soil & Water Conservation	Dollars	0.00	1/1/2024	12/31/2024

133	133-Total Operating Expenses - Pest Control	Dollars	0.00	1/1/2024	12/31/2024
134	134-Total Operating Expenses - Hospital / Health	Dollars	0.00	1/1/2024	12/31/2024
135	135-Total Operating Expenses - Drainage	Dollars	0.00	1/1/2024	12/31/2024
136	136-Total Operating Expenses - Library	Dollars	0.00	1/1/2024	12/31/2024
137	137-Total Operating Expenses - Water Control	Dollars	0.00	1/1/2024	12/31/2024
138	138-Total Operating Expenses - Fire / Ambulance	Dollars	0.00	1/1/2024	12/31/2024
139	139-Total Operating Expenses - Water	Dollars	0.00	1/1/2024	12/31/2024
140	140-Total Operating Expenses - Irrigation	Dollars	0.00	1/1/2024	12/31/2024
141	141-Total Operating Expenses - Sanitation	Dollars	0.00	1/1/2024	12/31/2024
142	142-Total Operating Expenses - Transit	Dollars	0.00	1/1/2024	12/31/2024
143	143-Total Operating Expenses - Improvement	Dollars	0.00	1/1/2024	12/31/2024
151	151-Total Operating Expenses - Sanitation MW Discounted	Dollars	0.00	1/1/2024	12/31/2024
215	215-Buildings & Premises Occupied by District	Sq. Ft.	0.00	1/1/2024	12/31/2024
250	250-Number of Homes – Covenant Enforcement/Design Review Services under District Authority	Total	0.00	1/1/2024	12/31/2024
270	270-Number of Aboveground Storage Tanks (excluding water tanks)	Total	0.00	1/1/2024	12/31/2024
331	331-Number of Paid Firefighters - Full-Time	Total	0.00	1/1/2024	12/31/2024
332	332-Number of Paid Firefighters - Part-Time	Total	0.00	1/1/2024	12/31/2024
333	333-Number of Volunteer Firefighters	Total	0.00	1/1/2024	12/31/2024
334	334-Number of Paid EMT - Full-Time	Total	0.00	1/1/2024	12/31/2024
335	335-Number of Paid EMT - Part-Time	Total	0.00	1/1/2024	12/31/2024
341	341-Time Spent by Club/Recreation/Camp Volunteers	Hours	0.00	1/1/2024	12/31/2024
342	342-Time Spent by Day Care Volunteers	Hours	0.00	1/1/2024	12/31/2024
344	344-Time Spent by Event Organizer Volunteers	Hours	0.00	1/1/2024	12/31/2024
345	345-Time Spent by General Volunteers	Hours	0.00	1/1/2024	12/31/2024

348	348-Number of Board Members	Total	5.00	1/1/2024	12/31/2024
350	350-Number of Permanent Employees - Full-Time	Total	0.00	1/1/2024	12/31/2024
351	351-Number of Permanent Employees - Part-Time	Total	0.00	1/1/2024	12/31/2024
366	366-Total Payroll	Dollars	0.00	1/1/2024	12/31/2024
400	400-Number of Boats - Under 26'	Total	0.00	1/1/2024	12/31/2024
411	411-Total Water Delivered Annually - Millions of Gallons (MGAL)	MGAL	0.00	1/1/2024	12/31/2024
414	414-Playground/parks (Area)	Acres	0.00	1/1/2024	12/31/2024
415	415-Number of Grandstands/Stadiums	Total	0.00	1/1/2024	12/31/2024
420	420-Vacant Land	Acres	0.00	1/1/2024	12/31/2024
450	450-Miles of Road Maintained	Miles	0.00	1/1/2024	12/31/2024
522	522-Number of Ponds, Lakes & Reservoirs	Total	0.00	1/1/2024	12/31/2024
550	550-Fire Department Area Served	Sq Miles	0.00	1/1/2024	12/31/2024
671	671-Number of Parks	Total	0.00	1/1/2024	12/31/2024
710	710-Dams - Class 1 - Low Hazard - Total Acre-Feet	Acre Ft.	0.00	1/1/2024	12/31/2024
712	712-Dams - Class 1 - Low Hazard - Number of Dams	Count	0.00	1/1/2024	12/31/2024
720	720-Dams - Class 2 - Med Hazard - Total Acre-Feet	Acre Ft.	0.00	1/1/2024	12/31/2024
722	722-Dams - Class 2 - Med Hazard - Number of Dams	Count	0.00	1/1/2024	12/31/2024
730	730-Dams - Class 3 - High Hazard - Total Acre-Feet	Acre Ft.	0.00	1/1/2024	12/31/2024
732	732-Dams - Class 3 - High Hazard - Number of Dams	Count	0.00	1/1/2024	12/31/2024
811	811-Number of Spillways	Total	0.00	1/1/2024	12/31/2024
900	900-Services Contracted out to Others	Dollars	2,038,000.00	1/1/2024	12/31/2024
924	924-Revenue from use of Swimming Pools	Dollars	0.00	1/1/2024	12/31/2024
925	925-Number of Swimming Pools	Total	0.00	1/1/2024	12/31/2024
945	945-Number of Sewage Taps	Total	0.00	1/1/2024	12/31/2024

946	946-Number of Water Mains or Connections	Total	0.00	1/1/2024	12/31/2024
947	947-Sewer and/or Sanitation Line Maintenance (budget)	Dollars	0.00	1/1/2024	12/31/2024
948	948-Water Line Maintenance (budget)	Dollars	0.00	1/1/2024	12/31/2024
997	997-Number of district sponsored Events/Fundraisers - No Alcohol Served	Total	0.00	1/1/2024	12/31/2024
998	998-Number of District sponsored Events/Fundraisers – With Alcohol Served	Total	0.00	1/1/2024	12/31/2024
999	999-Prior Acts Coverage Under a Previous "Claims Made" Policy	Premium	0.00	1/1/2024	12/31/2024

**If your district has exposures not listed on the General Liability schedule above, such as airplanes, security staff, bridges, drones, etc., please furnish details. Certain activities may be excluded or restricted.**

CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT  
ANNUAL BUDGET  
FOR THE YEAR ENDING DECEMBER 31, 2024

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT  
GENERAL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

11/6/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 8/31/23	ESTIMATED 2023	BUDGET 2 2024
BEGINNING FUND BALANCE	\$ 13,811	\$ 14,811	\$ 29,344	\$ 29,344	\$ 13,644
REVENUE					
Other revenue	-	-	116	300	-
Payment from CPV Metro District - GF	2,144,009	3,180,000	1,582,354	2,480,000	2,850,000
Payment from CPV Metro District - CP Fund	1,991	350,000	-	-	350,000
Total revenue	2,146,000	3,530,000	1,582,470	2,480,300	3,200,000
Total funds available	2,159,811	3,544,811	1,611,814	2,509,644	3,213,644
EXPENDITURES					
General government					
Accounting	58,946	65,000	57,378	80,000	85,000
Audit	3,800	4,000	4,500	4,500	5,000
Director fees	4,400	6,000	2,700	6,000	6,000
Dues and licenses	4,238	4,500	4,238	4,238	4,500
Election costs	2,058	2,500	1,478	1,478	-
Engineering - administrative	13,274	10,000	-	-	-
Insurance and bonds	6,752	7,500	6,719	6,719	7,500
Legal	49,008	46,000	35,085	52,000	55,000
Management	96,074	95,000	96,868	133,000	125,000
Miscellaneous	2,187	3,000	1,651	3,000	3,000
OnSite management	67,933	80,000	45,288	170,000	120,000
Payroll taxes	334	458	38	458	458
Professional services - PR and communication	1,510	-	-	3,000	18,000
Holiday lighting	-	-	31,200	62,000	50,000
Web site maintenance	260	1,500	-	-	-
Operations and maintenance					
Engineering - repairs and maintenance	45,299	40,000	-	10,000	50,000
Landscape and other maintenance	493,956	700,000	410,201	550,000	750,000
17th Street Gardens	270,500	380,000	182,070	270,000	365,000
Millennium bridge maintenance / Elevators	263,235	860,000	140,526	250,000	285,000
Security services	569,726	665,000	433,797	665,000	700,000
Union Gateway bridge maintenance / Elevators	174,986	195,000	143,967	220,000	205,000
Capital					
Art Funds	-	350,000	-	-	350,000
Development coordination	1,991	-	-	-	-
Contingency	-	9,542	-	4,607	11,542
Total expenditures	2,130,467	3,525,000	1,597,704	2,496,000	3,196,000
Total expenditures and transfers out requiring appropriation	2,130,467	3,525,000	1,597,704	2,496,000	3,196,000
ENDING FUND BALANCE	\$ 29,344	\$ 19,811	\$ 14,110	\$ 13,644	\$ 17,644

No assurance provided. See summary of significant assumptions.

Central Platte Valley Coordination Metropolitan District - General Fund									
Maintenance Budget Detail									135
			2022	2023	8/31/23	2023	2024		
			Actual	Budget	Actual	Estimated	Budget		
Account Name:	Vendor/Description	Notes							
<b>Security</b>									
	Denver Police - Off Duty		291,363	350,000	191,194	350,000	360,000		
	DDPBID Security		219,022	250,000	193,753	250,000	260,000		
	Stealth Monitoring		59,341	65,000	44,640	60,000	70,000		
	Additional Security	Stealth/DDBID	-	-	4,210	5,000	10,000		
			<b>569,726</b>	<b>665,000</b>	<b>433,797</b>	<b>665,000</b>	<b>700,000</b>		
<b>Landscaping and Other Maintenance</b>									
Landscaping and repairs	Landscaping	Annual contract	87,907	85,000	51,854	85,000	90,000		
	Landscaping - Tree maintenance	DDBID	-	40,000	-	20,000	40,000		
	Landscaping - Tree replacement		51,713	100,000	87,478	100,000	120,000		
	Other - Irrigation and other repairs		7,045	10,000	3,050	5,500	10,000		
Lighting	Xcel	Pedestrian lights	11,410	12,000	11,200	15,000	20,000		
General maintenance/cleanup	DDPBID	Base contract	283,870	250,000	188,116	245,000	260,000		
	Other	Encore	-	25,000	-	-	25,000		
	Snow removal	DDBID	7,181	40,000	4,202	20,000	40,000		
Irrigation	Denver Water		6,838	6,000	2,784	5,000	6,000		
Fossil filters	Komac	Base contract - 55% to District	18,526	25,000	19,472	25,000	30,000		
	Komac	Replacement	-	20,000	-	-	20,000		
Storm drainage	Annual storm drainage	2 locations	2,772	2,000	2,470	3,000	5,000		
Other	Gallegos/MGT	Granite repairs	16,694	50,000	39,575	25,000	50,000		
	Seasonal lighting		-	30,000	-	-	30,000		
	Contingency		-	5,000	-	1,500	4,000		
			<b>493,956</b>	<b>700,000</b>	<b>410,201</b>	<b>550,000</b>	<b>750,000</b>		
<b>17th Street Gardens</b>									
Landscaping	Landscape design/renovations	Temporary and permanent fencing	17,978	100,000	84,545	100,000	95,000		
	Annual contract		5,066	25,000	-	20,000	30,000		
Repairs and maintenance	DDBID		74,102	70,000	44,910	60,000	80,000		
	Other repairs and maintenance		38,006	45,000	10,981	20,000	40,000		
	Seasonal lighting		12,968	12,000	-	5,000	12,000		
	Activation		59,209	50,000	2,818	20,000	30,000		
	Other	Musicians	61,081	75,000	37,894	43,000	75,000		
Irrigation	Denver Water	35% of 1678 Chestnut Place	2,090	3,000	922	2,000	3,000		
			<b>270,500</b>	<b>380,000</b>	<b>182,070</b>	<b>270,000</b>	<b>365,000</b>		

Central Platte Valley Coordination Metropolitan District - General Fund								
Maintenance Budget Detail								136
			2022	2023	8/31/23	2023	2024	
			Actual	Budget	Actual	Estimated	Budget	
Account Name:	Vendor/Description	Notes						
<b>Millennium Bridge/Mall/Fountain</b>								
General Maintenance/Cleanup	EWUM/RPA		48,136	65,000	36,909	65,000	65,000	
	DDPBID - Bridge maintenance		58,940	55,000	43,395	55,000	55,000	
	Other		-	1,000	-	1,000	1,000	
Elevator	ThyssenKrupp	Maintenance contract	10,455	12,000	7,208	11,000	12,000	
	ThyssenKrupp	Other repairs	22,367	25,000	15,569	23,000	25,000	
	Integra phone charges		5,748	2,500	540	1,000	2,500	
	Other repairs	Gallegos/RPA	4,275	5,000	389	800	5,000	
	JT Specialty Services	Graffiti	10,419	5,000	2,590	5,000	6,000	
	Long Mechanical		6,500	15,000	2,952	6,000	10,000	
	Reflection Windows	Housing glass cleaning	1,080	6,000	4,000	6,000	7,000	
	Fire Alarm system		-	1,000	2,644	3,000	4,000	
	Elevator permits/inspections		-	1,500	-	1,500	1,500	
Lighting	Xcel	16th Street A&B - Power to bridge	15,565	16,000	10,175	14,000	16,000	
Irrigation	16th Street Fountain		4,593	2,000	1,173	2,000	3,000	
	Promenade Lofts/Western Proscapes		2,472	1,500	745	1,500	2,500	
Snow removal	DDPBID		3,667	15,000	-	15,000	15,000	
Other	68 West - Bridge maintenance		41,831	40,000	-	-	-	
	Landscaping		7,808	10,000	-	5,000	10,000	
	Encore Electric/Connect Solutions		17,422	10,000	-	5,000	10,000	
	Fountain repair/deck repairs		857	5,000	-	5,000	5,000	
	Gallegos		1,100	5,000	12,237	20,000	20,000	
	Millennium Bridge inspection		-	55,000	-	-	-	
	Wood refinishing	Railing and benches	-	-	-	-	-	
	Contingency		-	6,500	-	4,200	9,500	
			<b>263,235</b>	<b>860,000</b>	<b>140,526</b>	<b>250,000</b>	<b>285,000</b>	



Central Platte Valley Coordination Metropolitan District - General Fund								
Maintenance Budget Detail								137
			2022	2023	8/31/23	2023	2024	
			Actual	Budget	Actual	Estimated	Budget	
Account Name:	Vendor/Description	Notes						
<b>Union Gateway Bridge</b>								
General Maintenance/Cleanup	EWUM		43,618	45,000	32,035	55,000	60,000	
	DDPBID - Bridge maintenance		39,392	40,000	33,694	45,000	50,000	
	Other		-	3,000	466	1,000	2,000	
Elevator	Century Link		3,833	4,000	2,664	4,000	5,000	
	ThyssenKrupp	Maintenance contract	13,050	12,000	6,960	12,000	13,000	
	ThyssenKrupp	Other repairs	6,767	15,000	46,525	50,000	20,000	
	JT Specialty	Graffiti	3,365	3,000	2,105	3,000	3,000	
	Long Mechanical		870	5,000	-	5,000	5,000	
	Reflection Windows	Housing glass cleaning	6,500	6,000	4,000	6,000	7,000	
	Elevator permits/inspections		1,000	1,000	-	1,000	1,000	
	Fire Alarm system		540	1,500	-	1,500	1,500	
	Other		-	1,500	-	1,500	1,500	
	Lighting	Xcel		23,381	25,000	15,518	26,000	27,000
Other	Other repairs	Encore	2,445	4,000	-	4,000	4,000	
	68 West - Bridge maintenance		30,225	25,000	-	-	-	
	Contingency		-	4,000	-	5,000	5,000	
			<b>174,986</b>	<b>195,000</b>	<b>143,967</b>	<b>220,000</b>	<b>205,000</b>	
			<b>1,772,403</b>	<b>2,800,000</b>	<b>1,310,561</b>	<b>1,955,000</b>	<b>2,305,000</b>	
			-	-	-	-	-	

**BUDGET RESOLUTION  
(2024)**

**CERTIFIED COPY OF RESOLUTION**

STATE OF COLORADO )  
 ) ss.  
 COUNTY OF DENVER )

At the special meeting of the Board of Directors of CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT City and County of Denver, Colorado, held at 9:00 a.m. on December 5, 2023, 2000 16<sup>th</sup> Street, Denver, CO 80202 and via Webex <https://village.webex.com/join/michael.geiger>; Telephone: 1 415 655 0001; Passcode: 801164611#, there were present:

Jason Dorfman, Derrick Walker, Jason Dorfman, Michael Geiger, and Jordan Kind,

Also present were Dianne Miller, Sonja Steele, and Rhonda Bilek of Miller Law pllc (“District Counsel”); Jason Carroll and Shauna D’Amato, Anna Jones, Sandy Brandenburger, Jenna Trujillo, and Yelena Primachenko, of CliftonLarsonAllen; Sabina Valencia

District Counsel reported that, prior to the meeting, legal counsel had notified each of the directors of the date, time and place of this meeting and the purpose for which it was called. District Counsel further reported that this is a special meeting of the Board of Directors of the District and that the notice of the meeting was posted within the boundaries of the District, and to the best of their knowledge, remains posted to the date of this meeting.

Thereupon, Director **DIRECTOR** introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT, CITY OF DENVER, COUNTY OF DENVER, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF **JANUARY 2024** AND ENDING ON THE LAST DAY OF **DECEMBER 2024**.

WHEREAS, the Board of Directors (the “Board”) of the CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT (the “District”) has authorized its treasurer and legal counsel to prepare and submit a proposed budget to said governing body no later than October 15, 2023; and

WHEREAS, the proposed 2024 budget has been submitted to the Board for its consideration; and

WHEREAS, upon due and proper notice, posted in accordance with Colorado law and published on November 13, 2023, said proposed budget was open for inspection by the public at a designated place, a public hearing was held at 9:00 a.m. on Tuesday, December 5, 2023, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT, DENVER, COLORADO, AS FOLLOWS:

Section 1. Summary of 2024 Revenues and 2023 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year **2024**, as more specifically set forth in the budget attached hereto, are accepted, and approved.

Section 2. Adoption of Budget. That the budget as submitted, or as amended, and attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2024.

Section 3. 2024 Levy of General Property Taxes. That the foregoing budget indicates that the amount of money necessary to balance the budget for the General Fund for operating expenses is \$\_\_\_\_\_, and that the 2023 valuation for assessment, as certified by the Denver County Assessor, is \$\_\_\_\_\_. That for the purposes of meeting all general operating expenses of the District during the 2024 budget year, there is hereby levied a tax of \_\_\_\_\_ mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 4. 2024 Levy of Debt Retirement Expenses. That the foregoing budget indicates that the amount of money necessary to balance the budget for the Debt Service Fund for debt retirement expense is \$\_\_\_\_\_ and that the 2023 valuation for assessment, as certified by the Denver County Assessor, is \$\_\_\_\_\_. That for the purposes of meeting all debt retirement expenses of the District during the 2023 budget year, there is hereby levied a tax of \_\_\_\_\_ mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2024.

Section 5. Certification to Board of County Commissioners. That the attorney, accountant, or manager for the District is hereby authorized and directed to certify to the Denver County Board of County Commissioners, no later than January 10, 2024, the mill levies for the District hereinabove determined and set. That said certification shall be substantially in the same form as attached hereto and incorporated herein by this reference.

Section 6. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 7. Budget Certification. That the Budget shall be certified by the Secretary/Treasurer of the District and made a part of the public records of the District.

The foregoing Resolution was seconded by Director **DIRECTOR**.

RESOLUTION APPROVED AND ADOPTED ON DECEMBER 5, 2023.

CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT

By: \_\_\_\_\_  
Jason Dorfman, President

ATTEST:

\_\_\_\_\_  
Michael Geiger, Secretary

STATE OF COLORADO  
COUNTY OF DENVER  
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT

I, Michael Geiger, hereby certify that I am a director and the duly elected and qualified Secretary of the CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT (the “District”), and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of said District adopted at a meeting of the Board of Directors of the District held at held at 9:00 a.m. on December 5, 2023, 2000 16<sup>th</sup> Street, Denver, CO 80202 and via Webex <https://village.webex.com/join/michael.geiger>; Telephone: 1 415 655 0001; Passcode: 801164611# as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2024; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name on December 5, 2023

---

Michael Geiger, Secretary

**EXHIBIT A**  
**BUDGET DOCUMENT & BUDGET MESSAGE**  
**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT**  
**2024 BUDGET**

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT  
2024 BUDGET**

**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Through its Service Plan, the CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT (the “District”) is authorized to finance certain streets, street lighting, traffic and safety controls, sewer improvements, landscaping, and park and recreation improvements.

Revenue

Property Taxes

The primary source of funds for 2024 is property taxes. The District anticipates imposing a mill levy of \_\_\_\_\_ mills for the budget year 2024 for operations and maintenance expenses, which will yield \$ \_\_\_\_\_ in property tax revenue.

Expenditures

Administrative Expenses

Administrative expenses have been primarily for legal services, insurance and accounting costs.

Funds Available

The District’s budget exists from property taxes and specific ownership taxes to cover the District’s operations, including its administrative functions.

Accounting Method

The District prepares its budget on the modified accrual basis of accounting



**2024 ADDENDUM TO AGREEMENT FOR ANTI-GRAFFITI SERVICES  
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT  
JT SPECIALTY SERVICES, L.L.C.**

This 2024 Addendum to Agreement for Anti-Graffiti Services (“2024 Addendum”) is entered into to be effective as of the 1<sup>st</sup> day of January, 2023, between CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT (“District”), a quasi- municipal corporation and political subdivision of the State of Colorado and JT SPECIALTY SERVICES, L.L.C. (“Consultant”), a Colorado limited liability company, individually referred to as “Party” and collectively referred to hereinafter as “Parties.”

**RECITALS**

WHEREAS, the Parties have previously entered into that certain Agreement for Anti-Graffiti Services, effective as of January 1, 2017, and including Addendums to the Agreement in 2018 through 2023 (collectively, the “Agreement”); and

WHEREAS, this 2024 Addendum confirms the ongoing services by Consultant to the District as set forth in the Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and stipulations hereinafter set forth, the sufficiency of which is hereby acknowledged, the Parties do hereto agree as follows:

**COVENANTS**

- 1. Exhibit 1, Scope of Services.** The 2024 Graffiti Film Services is attached hereto and incorporated herein as **Exhibit A**, and replaces any prior scope of services.
- 2. Agreement Provisions Remain in Effect.** Except for the new Exhibit A, The provisions of the Agreement remain in full force and effect with no revisions, replacement or alterations for calendar year 2024.

IN WITNESS WHEREOF, the Parties have executed this 2024 Addendum to become effective as of the date first above written. By the signature of its representative below, each Party affirms that it has taken all necessary action to authorize said representative to execute this 2023 Addendum.

CENTRAL PLATTE VALLEY COORDINATION  
METROPOLITAN DISTRICT

\_\_\_\_\_  
Jason Dorfman, President

ATTEST:

\_\_\_\_\_  
, Secretary

JT SPECIALTY SERVICES, LLC

\_\_\_\_\_  
John Titley, Owner

## EXHIBIT A

### Cost Matrix for Scope of Services Effective January 1, 2024

#### 2024 Graffiti Film Services

<b>16th Street Elevators</b>		Yelena & Jenna T		
<b>West Elevator Inside cabin</b>				
32 x 72 E \$125 2023 Oct	32 x 83 W \$135 2023 Nov	18 x 84 E \$80 2022 Dec 2 layers	18 x 84 W \$80 2023 Sept	66 x 48 \$155 2023 July
<b>East Elevator Inside cabin</b>				
32 x 76 E \$125 2023 Nov	32 x 83 W \$135 2023 Oct	18 x 84 E \$80 2023 June	18 x 84 W \$80 2023 Jan 2 layers	66 x 48 \$155 2023 March
<b>West Stainless steel Side panels</b>				
<b>Level 1 left</b> 15 x 82 2/20 \$75	<b>Level 1 Right</b> 16 x 82 7/23 \$75	<b>Level 2 Left</b> 15 1/2 x 82 10/23 \$75	<b>Level 2 Right</b> 17 x82 10/2023 \$75	66x24 5/23 W 3/23 E \$85
<b>West Doors stainless steel doors</b>				
Lev 1 R22 1/2x82 \$100 2021 April	Level 1 L23x82 \$100 2022 April	Level 2 L23x82 \$100 2022 July	Lev2R22 1/2x82 \$100 2022 July	Inside Cabin \$100 R 9/2021 L 5/2021
<b>East Doors stainless steel doors</b>				
Level 1 L22 1/2x82 \$100 2022 Nov	Lev 1 R23x82 \$100 2020 Oct	Lev 2 L22 1/2x82 \$100 2021 July	Level 2 R23x82 \$100 2022 June	Inside Cabin \$100 R 8/2023 L 6/2023
<b>East Stainless Steel Side panels</b>				
<b>Level 1 Left</b> 17 1/2 x 82 11/22 \$75	<b>Level 1 Right</b> 16 1/2 x 82 11/20 \$75	<b>Level 2 Left</b> 17 1/2 x 82 9/22 \$75	<b>Level 2 Right</b> 16 1/2x 82 0/23 \$75	
<b>East 2nd Level outside glass</b>				
44 x 43 \$100 2023 June	60 x 44 \$130 2022 Feb	34 1/2 x 52 \$90 2022 April	18 x 52 \$55 2023 Aug	
<b>East 1st Level outside glass</b>				<b>E Outside glass 1st</b>
35 x 72 \$115 2023 Feb	18 x 77 \$70 2023 June			55 x 72 \$190 5/2018 L43 x 72 \$145 8/2023 R46 x 74 \$155 9/2023 M48 x 74 \$155 9/2023
<b>West 1st Level outside glass</b>				<b>Stainless storage</b>
17 1/2 x 72 \$65 2021 Nov	35 x 72 \$115 2020 Sept	44 x 72 \$155 2020 Sept	48 x 75 \$170 2020 June	S 24 x 38 9/2014 \$60 N 24 x 38 9/2014 \$60
<b>West 2nd level outside glass</b>				
middle 45 x 42 \$90 2023 Sept	Right 46 x 42 \$90 2023 Aug	Left 44 x 42 \$90 2023 July	17 x 54 \$50 2022 Jan	37 x 54 \$100 9 2017
<b>18th Street elevators</b>				
33 3/4 x 75 doorinside		West 10/2023 \$125	East 9/2023 \$125	East 1st level outside
33 x 74 dooroutside		West 8/2023 \$125	East 5/2022 \$125	12 x 30 6/23 \$35
41 1/2 x 72 SS door		West 7/2023 \$145	East 10/23 \$145	11 1/2 x 24 5/22 \$35
37 x 72		West 10/2023 \$130	East 6/23 \$130	48 x 33 3/2021 \$85
19 1/2 x 72		West 1/2023 \$70	East 9/23 \$70	48 x 31 6/2021 \$80
6 x 80		West 11/22 \$40	East 10/22 \$40	48 x 41 9/22 \$100
4 - 4 x 80		West-11/22 \$35	East 11/22 \$35	West 2nd level stairs
2 - 51 x 55 above rail		E 10/23 W 12/22 \$140	E 9/23 W 9/23 \$140	28 x 16 7/22 \$40
2 - 51 x 25 under rail		E 11/22 W 11/23 \$75	E 10/22 W 9/22 \$75	24 x 39 11/2019 \$60
	West 1st level outside	12 x 30 6/22 \$35		<b>Stairs</b>
		39 x 24 9/22 \$60		24 x 36 10/2018 \$50
		48 x 31 6/23 \$80		West 1st level outside
				48 x 34 2/16 \$80

e January 1, 2023

## 2024 Graffiti Film Services

### 16th Street Elevators

Yelena &amp; Jenna T

#### West Elevator Inside cabin

32 x 72 E \$125

2023 Oct

32 x 83 W \$135

2023 Nov

18 x 84 E \$80

2022 Dec 2 layers

18 x 84 W \$80

2023 Sept

66 x 48 \$155

2023 July

#### East Elevator Inside cabin

32 x 76 E \$125

2023 Nov

32 x 83 W \$135

2023 Oct

18 x 84 E \$80

2023 June

18 x 84 W \$80

2023 Jan 2 layers

66 x 48 \$155

2023 March

#### West Stainless steel Side panels

Level 1 left

15 x 82 2/20 \$75

Level 1 Right

16 x 82 7/23 \$75

Level 2 Left

15 1/2 x 82 10/23 \$75

Level 2 Right

17 x 82 10/2023 \$75

Inside cabin glass

66x24

5/23 W 3/23 E \$85

#### West Doors stainless steel doors

Lev 1 R22 1/2x82 \$100

2021 April

Level 1 L23x82 \$100

2022 April

Level 2 L23x82 \$100

2022 July

Lev2R22 1/2x82 \$100

2022 July

Inside Cabin \$100

R 9/2021 L 5/2021

#### East Doors stainless steel doors

Level 1 L22 1/2x82 \$100

2022 Nov

Lev 1 R23x82 \$100

2020 Oct

Level 2 L22 1/2x82 \$100

2021 July

Level 2 R23x82 \$100

2022 June

Inside Cabin \$100

R 8/2023 L 6/2023

#### East Stainless Steel Side panels

Level 1 Left

17 1/2 x 82 11/22 \$75

Level 1 Right

16 1/2 x 82 11/20 \$75

Level 2 Left

17 1/2 x 82 9/22 \$75

Level 2 Right

16 1/2x 82 0/23 \$75

#### East 2nd Level outside glass

44 x 43 \$100

2023 June

60 x 44 \$130

2022 Feb

34 1/2 x 52 \$90

2022 April

18 x 52 \$55

2023 Aug

#### East 1st Level outside glass

35 x 72 \$115

2023 Feb

18 x 77 \$70

2023 June

#### E Outside glass 1st

55 x 72 \$190 5/2018

L43 x 72 \$145 8/2023

R46 x 74 \$155 9/2023

M48 x 74 \$155 9/2023

#### West 1st Level outside glass

17 1/2 x 72 \$65

2021 Nov

35 x 72 \$115

2020 Sept

44 x 72 \$155

2020 Sept

48 x 75 \$170

2020 June

Stainless storage

S 24 x 38 9/2014 \$60

N 24 x 38 9/2014 \$60

#### West 2nd level

middle 45 x 42 \$90

2023 Sept

#### outside glass

Right 46 x 42 \$90

2023 Aug

Left 44 x 42 \$90

2023 July

17 x 54 \$50

2022 Jan

37 x 54 \$100

9 2017

### 18th Street elevators

33 3/4 x 75 doorinside

33 x 74 dooroutside

41 1/2 x 72 SS door

37 x 72

19 1/2 x 72

6 x 80

4 - 4 x 80

2 - 51 x 55 above rail

2 - 51 x 25 under rail

West 10/2023 \$125

West 8/2023 \$125

West 7/2023 \$145

West 10/2023 \$130

West 1/2023 \$70

West 11/22 \$40

West-11/22 \$35

E 10/23 W 12/22 \$140

E 11/22 W 11/23 \$75

West 1st level outside 12 x 30 6/22 \$35

39 x 24 9/22 \$60

48 x 31 6/23 \$80

East 9/2023 \$125

East 5/2022 \$125

East 10/23 \$145

East 6/23 \$130

East 9/23 \$70

East 10/22 \$40

East 11/22 \$35

E 9/23 W 9/23 \$140

E 10/22 W 9/22 \$75

#### East 1st level outside

12 x 30 6/23 \$35

11 1/2 x 24 5/22 \$35

48 x 33 3/2021 \$85

48 x 31 6/2021 \$80

48 x 41 9/22 \$100

West 2nd level stairs

28 x 16 7/22 \$40

24 x 39 11/2019 \$60

#### Stairs

24 x 36 10/2018 \$50

West 1st level outside

48 x 34 2/16 \$80

AGREEMENT FOR ANNUAL ELEVATOR INSPECTION SERVICES  
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT AND  
1 ABOVE ELEVATOR INSPECTIONS

April 1, 2024

Central Platte Valley Coordination Metropolitan District ("District" or "Client") and 1 Above Elevator Inspections ("Vendor," and together, the District and Vendor shall be referred to as the "Parties") agree that the terms of this Agreement for Annual Elevator Inspection Services ("Agreement").

A. Scope of Services. Vendor shall provide annually, on a date at a time mutually agreeable with the District, to provide an inspection of the 2 hydraulic elevators that service Millennium Bridge and the 2 hydraulic elevators that service the Union Gateway Bridge, which are maintained and operated by the District. The inspection shall include those items described on **Exhibit A** attached hereto and incorporated herein and a written report shall be provided for each elevator within seven days of the inspection.. Vendor warrants that it has the necessary skill and experience to provide such inspections. Vendor's Proposal, dated November 9, 2023, is attached hereto as **Exhibit A**.

B. Appropriation of Funds. Vendor shall be paid a total of \$800 for the annual elevator inspection services. Vendor expressly understands and agrees that the District's obligations hereunder shall extend only to monies appropriated for the purposes of this Agreement by the Board of Directors of the District and shall not constitute a mandatory charge, requirement, or liability in any ensuing fiscal year beyond the then-current fiscal year. No provision of this Agreement shall be construed or interpreted as a delegation of governmental powers by the District, or as creating a multiple-fiscal year direct or indirect debt or other financial obligation whatsoever of the District or statutory debt limitation, including, without limitation, Article X, Section 20, or Article XI, Sections 1, 2 or 6 of the Constitution of the State of Colorado. No provision of this Agreement shall be construed to pledge or to create a lien on any class or source of District funds, nor shall any provision of this Agreement restrict the future issuance of bonds or obligations payable from any class or source of District funds.

B. Independent Contractor. The Contractor is an independent contractor, and nothing contained herein shall be construed as constituting any relationship with the District other than that of owner and independent contractor, nor shall it be construed as creating any relationship whatsoever between the District and the Contractor's agents, contractors, sub-contractors or employees. Neither the Contractor nor any of its agents, contractors, sub-contractors or employees are or shall be deemed employees of the District. The Contractor is not, and shall not act as, the agent of the District. The Contractor has no authority to hire or contract on behalf of the District and shall not make any representation to the contrary. The agents, contractors, sub-contractors and employees who assist the Contractor in the performance of the services provided under this Contract shall at all times be under the Contractor's exclusive direction and control and shall be employees of the Contractor and not employees of the District. The Contractor shall pay all wages, salaries and other amounts due its agents, contractors, sub-contractors and employees in connection with the performance of all services provided under this Contract and shall be responsible for all reports and obligations respecting such agents, contractors, sub-contractors and employees, including, without limitation, social security tax, income tax withholding, unemployment compensation, worker's compensation, employee benefits and similar matters. Further, the Contractor has sole authority and responsibility to employ, discharge and otherwise control its agents, contractors, sub-contractors and employees. The Contractor has sole authority and responsibility as principal for its agents, employees and all others it hires to perform or assist in performing the services provided under this Contract, if any. **The Contractor is not entitled to worker's compensation benefits and the Contractor is obligated to pay federal and state income taxes on moneys earned pursuant to this Contract.**

C. Illegal Aliens. Vendor certifies that Vendor has complied with the provisions of C.R.S. Sections 8-17.5-101, et seq. Vendor shall not knowingly employ or contract with an illegal alien to perform work under this Agreement or enter into a contract with a subcontractor that fails to certify to Vendor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform under this Agreement. Vendor represents, warrants, and certifies that it has confirmed the employment eligibility of all employees who are newly hired for employment to perform work under this Agreement through participation in either the e-verify program or the Department of Labor and Employment program (collectively, the "E-Verify Program"). Vendor shall not use the E-Verify Program procedures to undertake a pre-employment screening of job applicants while this Agreement is being performed. The Vendor shall comply with any reasonable requests made during an investigation by the Colorado Department of Labor and Employment. If Vendor fails to comply with any requirement of this provision or C.R.S. Section 8-17.5-101, et seq., District may terminate this Agreement for breach of contract, and Vendor shall be liable for actual and consequential damages to the District. If Vendor obtains actual knowledge that a subcontractor performing work under this Agreement knowingly employs or contracts with an illegal alien, Vendor shall: (1) Notify the subcontractor and District within three (3) days that Vendor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and (2) Terminate the subcontract with the subcontractor if within three (3) days of receiving the notice required pursuant to subparagraph (a) above, the subcontractor does not stop employing or contracting with the illegal alien, unless the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

D. Governmental Immunity. Nothing herein shall be construed as a waiver of the rights and privileges of the District pursuant to the Colorado Governmental Immunity Act, §§ 24-10-101, et seq., C.R.S., as amended from time to time.

E. Conflicts of Interest. Except as previously disclosed, to the best of Vendor's knowledge and belief, neither Vendor nor any sub-contractor has other interests which conflict with the interests of the District. Vendor shall make written inquiry of all its sub-contractors, if any, concerning the existence of or potential for such conflict and disclose those to the District. At its discretion, the District may grant a written waiver for a particular employee or sub-contractor.

"District"

"Vendor"

CENTRAL PLATTE VALLEY COORDINATION  
METROPOLITAN DISTRICT

1 ABOVE ELEVATOR INSPECTIONS

\_\_\_\_\_  
Jason Dorfman, President

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

its \_\_\_\_\_

**EXHIBIT A****PROPOSAL**

1 Above Elevator Inspections  
 6818 Dudley Circle Arvada, CO 80004  
 720 243 3042  
 timsully04@gmail.com

**DATE:** 11/9/2023

**TO:** BRANDON FRIES-EAST WEST URBAN MANAGEMENT

**FOR:** ELEVATOR INSPECTION SERVICES-2024  
 MILLENIUM BRIDGE  
 UNION GATEWAY BRIDGE

DESCRIPTION	TOTAL
ANNUAL FOR (4) HYDRAULIC ELEVATORS \$200.00EACH	\$800.00
TOTAL	\$800.00

If you have any questions concerning this proposal, contact Tim Sullivan at 720 243-3042 or E-mail [TimSully04@gmail.com](mailto:TimSully04@gmail.com)

**Thank you for your business!**

**2024 ADDENDUM TO AGREEMENT FOR CONSULTATION AND DESIGN SERVICES  
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT  
LIVABLE CITIES STUDIO, INC.**

This 2024 Addendum to Agreement for Consultation and Design Services (“2024 Addendum”) is entered into to be effective as of the 1<sup>st</sup> day of January, 2024, between CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT (“District”), a quasi- municipal corporation and political subdivision of the State of Colorado and LIVABLE CITIES STUDIO, INC., a Colorado corporation (“Consultant”), a Colorado limited liability company, individually referred to as “Party” and collectively referred to hereinafter as “Parties.”

**RECITALS**

WHEREAS, the Parties have previously entered into that certain Agreement for Consultation and Design Services (also referred to as Agreement for Landscape Maintenance Services in the original premises), effective as of March 8, 2018, together with Addenda to the Agreement in 2019, 2020, 2021 and 2023 (collectively, the “Agreement”); and

WHEREAS, this 2023 Addendum confirms the ongoing services by Consultant to the District as set forth in the Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and stipulations hereinafter set forth, the sufficiency of which is hereby acknowledged, the Parties do hereto agree as follows:

**COVENANTS**

**1. Section 5.B Replaced.** For 2024, Section 5.B of the Agreement, *Compensation for Services*, is updated in its entirety as follows:

The District shall pay the Consultant an amount in accordance with the proposal entitled “CPV Trees + Gardens -- Landscape Architecture Services 2024” dated November 16, 2023, for the Services as described in **Exhibit A**, not to exceed Sixty Thousand (\$60,000.00). The total obligation of the District for payment for Services shall in no event extend beyond payment of the foregoing amount, which has been duly and lawfully appropriated and encumbered for the purposes of this Agreement.

**2. Section 5.C Revised.** For 2024, Section 5.C of the Agreement, *Compensation for Additional Services*, is deemed to include the hourly rates in effect as provided in **Exhibit A**. The remainder of Section 5.C remains in full force and effect.

**3. Exhibit A Replaced.** For 2024, any prior exhibit for services is replaced in its entirety with the proposal attached hereto as **Exhibit A**.

**4. Agreement Provisions Remain in Effect.** Except as revised or replaced herein, the provision of the Agreement, remain in full force and effect with no revisions, replacement or alterations for calendar year 2024.

IN WITNESS WHEREOF, the Parties have executed this 2024 Addendum to become effective as of the date first above written. By the signature of its representative below, each Party affirms that it has taken all necessary action to authorize said representative to execute this 2024 Addendum.

CENTRAL PLATTE VALLEY COORDINATION  
METROPOLITAN DISTRICT

\_\_\_\_\_  
Jason Dorfman, President

ATTEST:

\_\_\_\_\_  
, Secretary

LIVABLE CITIES STUDIO, INC.

\_\_\_\_\_  
Todd Wenskoski, Principal



## EXHIBIT A PROPOSAL FOR 2024

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### REPLACES EXHIBIT A OF THE AGREEMENT AND PRIOR ADDENDA



November 16, 2023

Anna Jones  
District Representative  
CliftonLarsonAllen LLP  
8390 E. Crescent Parkway, Suite 500  
Greenwood Village, CO 80111

RE: CPV Trees + Gardens – Landscape Architecture Services 2024

Dear Anna:

We are pleased to submit our proposal to provide continued landscape architecture consulting services and serve as an advisor to the CPV Metropolitan Coordination District for 2024. The scope of work included in this proposal is a continuation of our previous work and assisting with improvements to the 17<sup>th</sup> Street Gardens and any other services related to landscape or maintenance.

#### **Basic Services for 2024**

This proposal includes the following services as a continuation of our ongoing activities:

#### **Task 1 - 17<sup>th</sup> Street Gardens**

Livable Cities Studio (LCS) will continue to assist with the implementation of the 17<sup>th</sup> Street Garden renovations. This task includes bidding and construction services, advising and assisting the Board, and coordination of work with the selected contractor(s).

##### **1.1 Refinement or Revisions of Renovation Design & Technical Plans**

Based on previous experience implementation garden improvements and due to its existing condition as a fully improved area, the technical plans have been completed to a Design Development (DD) level of detail with sufficient information for the contractor to construct and complete the installation. LCS will provide any additional drawings, as required, for construction if requested by the contractor(s). Specific activities in this task include:

- Revise or update technical plans, as needed

##### **1.2 Project Management**

Project Management includes coordination of activities related to the improvements. Specific activities in this task include:

- Continued management of the project schedule
- Continued coordination with other project partners and consultants (DUG, Stantec, etc.)
- Continued Management of activities related to the bidding package, including sound/lighting system design by Stantec and DUG specifications related to the community garden elements, etc.



- Continued research and coordination with potential fabricators and suppliers required for construction of the improvements

**1.3 Construction Services**

The Construction Services phase includes continuation of the bidding and contractor procurement phase, coordination with the contractor on the construction schedule, and construction phase activities to address any questions and monitor construction work. Specific activities in this task include:

- Continued review of contractor bids and provide recommendation to the District Board
- Coordinate with selected contractor on construction and implementation schedule of activities
- Monitor construction activities including site visits and field observations
- Provide updates to the District Board on construction progress
- Respond to contractor questions or requests for information
- Project close out and site walk through with contractor

**Task 2 - General District Support**

The following services may be required as part of the ongoing effort to assist the District with any District-wide activities related to the overall public realm, streetscape, and landscape areas within the broader District. The potential activities include:

- Attendance at Board meetings or preparation of Board packet material to provide updates, as requested
- Ongoing coordination with District management
- Periodic field observations & photographic inventory
- Recommendations for replacement or minor maintenance/improvement needs to keep the District in good condition

**Estimated Fees**

Livable Cities Studio can provide the above services per the terms and conditions of our contract on a Time and Material (T&M) basis. Our estimated fees for the potential additional services listed above, not including expenses, is as follows:

<b>Task 1 – 17<sup>th</sup> Street Gardens</b>	<b>\$40,000</b>
<b><u>Task 2 – General District Support</u></b>	<b><u>\$20,000</u></b>
<b>Total</b>	<b>\$60,000</b>

The hour rates currently in effect for all services described herein are as follows:

Principal	\$200 - \$250
Project Designer	\$75 - \$130

Thank you again for the opportunity to continue working with you and the Board.

Sincerely,



Todd Wenskosi  
Principal  
Livable Cities Studio, Inc.



LIVABLE  
CITIES STUDIO

**2024 ADDENDUM TO AGREEMENT FOR REGARDING BRIDGE SECURITY CAMERA  
MONITORING  
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT  
STEALTH MONITORING INC.**

This 2024 Addendum to Amended and Restated Agreement Regarding Bridge Security Camera Monitoring (“2024 Addendum”) is made to be effective as of the 1<sup>st</sup> day of January, 2024, between CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT (“District”), a quasi-municipal corporation and political subdivision of the State of Colorado and STEALTH MONITORING, INC., a Texas corporation licensed to do business in Colorado (“Consultant”), individually referred to as “Party” and collectively referred to hereinafter as “Parties.”

**RECITALS**

WHEREAS, the Parties have previously entered into that certain Amended and Restated Agreement Regarding Bridge Security Camera Monitoring, effective as of January 1, 2017, and Addendums in each year from 2018, through 2022, thereto (collectively, the “Agreement”); and

WHEREAS, this 2024 Addendum confirms the ongoing services by Consultant to the District as set forth in the Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and stipulations hereinafter set forth, the sufficiency of which is hereby acknowledged, the Parties do hereto agree as follows:

**COVENANTS**

1. **Paragraph 5.B. Revised.** Paragraph 5.B. is revised to provide a monthly security camera monitoring fee of Three Thousand Five Hundred Dollars (\$5,750.00) effective as of January 1, 2024.
2. **Paragraph 5.H. Revised.** Paragraph 5.H. is revised to reflect a monthly security camera monitoring fee of Three Thousand Five Hundred Dollars (\$5,750.00) effective as of January 1, 2024.
3. **Agreement Provisions Remain in Effect.** Except as specifically revised, replaced or superseded herein, the provisions of the Agreement remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this 2024 Addendum to become effective as of the date first above written. By the signature of its representative below, each Party affirms that it has taken all necessary action to authorize said representative to execute this 2024 Addendum.

CENTRAL PLATTE VALLEY COORDINATION      STEALTH MONITORING, INC.  
METROPOLITAN DISTRICT

\_\_\_\_\_  
Jason Dorfman, President

\_\_\_\_\_  
Joseph A. Wyly, Authorized Representative

ATTEST:

\_\_\_\_\_  
Michael Geiger, Secretary

November 17, 2023

Central Platte Valley Coordination Metropolitan District  
8390 E. Crescent Parkway  
Suite 500  
Greenwood Village, CO 80111

**RE: Agreement Regarding Bridge Security Camera Monitoring; Change in Fee**

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Greetings:

This letter is in regard to that certain Amended and Restated Agreement Regarding Bridge Security Camera Monitoring, entered into by and between CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado and STEALTH MONITORING, INC., a Texas corporation (the "Agreement").

Effective January 1, 2024, the monthly security camera monitoring fee shall be Five Thousand Seven Hundred Fifty Dollars (\$5,750.00). This shall be the rate for security camera monitoring for the remainder of 2024 unless agreed upon by the parties to the Agreement.

Regards,



Joseph A. Wylie  
Stealth Monitoring Inc.  
Texas State Bar No. 24084127  
15182 Marsh Lane  
Addison, TX 75001  
Ph: (214) 341-0123, Ext. 12211



**2024 ADDENDUM TO AGREEMENT FOR MANAGEMENT SERVICES  
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT  
EAST WEST URBAN MANAGEMENT, LLC**

This 2024 Addendum to Agreement for Management Services (“2024 Addendum”) is entered into to be effective as of the 1<sup>st</sup> day of January, 2024, between CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT (“District”), a quasi- municipal corporation and political subdivision of the State of Colorado and EAST WEST URBAN MANAGEMENT, LLC (“Consultant”), a Colorado limited liability company, individually referred to as “Party” and collectively referred to hereinafter as “Parties.”

**RECITALS**

WHEREAS, the Parties have previously entered into that certain Agreement for Management Service Services, effective as of January 1, 2017, including Addendums to the Agreement from 2018 through and including 2022 (collectively, the “Agreement”); and

WHEREAS, this 2024 Addendum confirms the ongoing services by Consultant to the District as set forth in the Agreement, and as revised herein.

NOW, THEREFORE, in consideration of the mutual covenants and stipulations hereinafter set forth, the sufficiency of which is hereby acknowledged, the Parties do hereto agree as follows:

**COVENANTS**

**1. Paragraph 5.B revised.** The 2024 compensation amount for the Services is increased to and shall not exceed One Hundred Eighteen Thousand Five Hundred Twenty-Four Dollars (\$118,524.00) per year, which amount has been duly and lawfully appropriated and encumbered for the purposes of the Agreement.

**2. Paragraph 5.H.** Paragraph 5.H will reflect an annual encumbrance amount not to exceed One Hundred Eighteen Thousand Five Hundred Twenty-Four Dollars (\$118,524.00).

**3. Agreement Provisions Remain in Effect.** Except as specifically revised, replaced or superseded herein, the provisions of the Agreement remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this 2024 Addendum to become effective as of the date first above written. By the signature of its representative below, each Party affirms that it has taken all necessary action to authorize said representative to execute this 2024 Addendum.

CENTRAL PLATTE VALLEY  
COORDINATION METROPOLITAN DISTRICT

EAST WEST URBAN  
MANAGEMENT, LLC

\_\_\_\_\_  
Jason Dorfman, President

\_\_\_\_\_  
, General Manager

ATTEST:

\_\_\_\_\_  
, Secretary

**INTERGOVERNMENTAL AGREEMENT FOR SERVICES**

**BETWEEN**

**DOWNTOWN DENVER BUSINESS IMPROVEMENT DISTRICT**

**AND**

**CENTRAL PLATTE VALLEY COORDINATION  
METROPOLITAN DISTRICT**

This Agreement (the "Agreement") is effective as of the 1<sup>st</sup> day of January, 2024, by and between Downtown Denver Business Improvement District (the "Contractor"), a quasi-municipal corporation and political subdivision of the State of Colorado acting by and through its DDBID Intergovernmental Services Enterprise, and Central Platte Valley Coordination Metropolitan District (the "Metro District"), a quasi-municipal corporation and political subdivision of the State of Colorado (individually referred to as "Party" and collectively as "Parties").

**WHEREAS**, the Metro District desires to provide certain care, operation, repair, maintenance, and replacement services within and without the boundaries of the Metro District; and

**WHEREAS**, the Contractor is capable of performing such services for the compensation provided in this Agreement;

**NOW, THEREFORE**, in consideration of the mutual covenants herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

**ARTICLE I**  
**RETENTION OF CONTRACTOR**

1.1 The Metro District hereby retains Contractor as an independent Contractor to perform the services set forth in this Agreement, and the Contractor hereby accepts such retention. The Contractor is not entitled to worker's compensation benefits from the Metro District and the Contractor is obligated to pay federal and state income taxes if and as applicable on monies earned pursuant to this Agreement.

1.2 The Contractor and any of its personnel utilized under the terms of this Agreement shall remain the employees or sub-contractors of the Contractor for all purposes and are not, and shall not be construed to be, agents or employees of the Metro District.

1.3 The Metro District acknowledges and agrees that all services performed hereunder shall be performed by subcontractors engaged by the Contractor.

**ARTICLE II**

### CONTRACTOR RESPONSIBILITIES

- 2.1 The services to be performed by the Contractor shall be those services outlined in **Exhibits A and B**, attached hereto and incorporated herein.
- 2.2 The Contractor shall not perform, and shall not be compensated for, services not set forth in **Exhibits A and B**, unless such services have been approved, in writing and in advance, by the Metro District and the Contractor.
- 2.3 The Contractor shall subcontract to perform the services under this Agreement.
- 2.4 The Contractor shall designate a representative or representatives reasonably acceptable to the Metro District who shall act in a daily supervisory capacity. In addition, the Contractor will conduct its work with particular attention to the well-being and safety of the public in the service area.
- 2.5 The Contractor acknowledges that its subcontractors will be highly visible in performing their duties and will therefore be important to the public image of the Metro District. The Contractor and its subcontractors will comply with their uniform policy and subcontractors shall maintain existing uniforms and provide additional uniforms as necessary at their own expense.
- 2.6 In performing services under this Agreement, the Contractor shall follow practices consistent with high professional and technical standards and shall obtain and maintain current all required licenses and shall require that any subcontractor do so.
- 2.7 The Contractor or its subcontractors will promptly correct any deficiencies in its performance under this Agreement reported by the Metro District.
- 2.8 The Contractor shall maintain weekly contact with the Metro District through Contractor's designated Operations Manager and/or Downtown Service Coordinators.

### ARTICLE III COMPENSATION

3.1 The Contractor shall submit invoices monthly for work described in **Exhibit B: Clean Team Scope of Service**. The monthly billing amount will be Thirty- Five Thousand Eight Hundred and Eighty Three Dollars and Thirty Three Cents (**\$35,883.33**) for base services. All overcharges shall be credited by the Contractor to the Metro District on the following month's invoice. All additional charges shall be billed to the Metro District on the following month's invoice. The billing period will run from the 15th of the month to the 14th of the following month. On submission of such invoices to Metro District in proper form, payment shall be made within forty-five (45) days of receipt of invoices.

3.1(a) The monthly invoice for services will need to have the total labor hours broken down for the following subareas: Millennium Bridge, Gateway Bridge, 17<sup>th</sup> Street Gardens and the remainder of the Area of Service as outlined in Exhibit A

3.2 A list of Extra Services is attached as **Exhibit C**, attached hereto and incorporated herein. Upon written request by the Metro District, and approval by the Contractor, the



Contractor will perform these, and other services specifically requested on a time and materials basis, with the time billed for actual hourly units, and materials billed at actual invoice cost plus a twenty percent (20%) mark-up for handling. Invoices for services shall be submitted within thirty (30) days of completion of work.

3.3 The Contractor shall submit invoices monthly for work described in **Exhibit E: Security Scope of Service**. The monthly billing amount will not exceed Twenty-One Thousand Eight Hundred Thirty-Five Dollars and Forty Cents (\$21,835.40) for security services and related operating costs. A monthly Service fee of Seventy-Five Dollars (\$75) and Thirty Dollars (\$30) will be assessed for the DDBID incident management system license fee and the radio network usage fee respectively. Any additional charges shall be billed to the CPVMD on the following month's invoice. The billing period *will* run from the 15th of the month to the 14<sup>th</sup> of the following month. On submission of such invoices to the CPVMD in proper form, payment shall be made within forty-five (45) days of receipt of invoices.

3.4 The monthly billing amount shall be increased by the Contractor upon sixty (60) day prior written notice to the Metro District to fully reimburse the Contractor for costs charged by its subcontractors. The Contractor shall also have the right to terminate this agreement at any time in the event that the monthly billing amount is insufficient to reimburse costs plus a reasonable fee.

**Commented [SV1]:** The Contractor shall submit invoices on a monthly basis for work described in Exhibit E: Security Scope of Service. The billing shall not exceed a total amount of One Hundred Seventy Four Thousand Six Hundred Eighty Three Dollars and Twenty Cents (\$174,683.20) for January 1st - August 31st for security services and related operating costs.

#### ARTICLE IV EQUIPMENT, SUPPLIES AND MATERIALS

4.1 The Contractor, exclusively through its subcontractors, will provide all supplies and materials consistent with government requirements and regulations and will be responsible for all insurance, licenses, upkeep, oil, fuel, and major and minor equipment repairs, including labor, to perform the services to maintain all Contractor's equipment used in connection with this Agreement and necessary for the performance of work described in **Exhibits A, Band C**.

4.2 The Contractor shall maintain, throughout the entire term of this Agreement, including any extensions thereof, statutory workers' compensation insurance, if required, commercial general liability insurance coverage and automobile liability coverage in no less than the amounts set forth in **Exhibit D**, attached hereto and incorporated herein by this reference. Within thirty (30) days of execution of this Agreement, the Contractor shall, if requested by the Metro District, provide the Metro District with a certificate or certificates evidencing the insurance required by this paragraph, as well as the amounts of coverage for the respective types of coverage. If the Contractor sub-contracts any portion(s) of the Contractor's obligations or responsibilities set forth herein, said sub-contractor(s) shall be required to furnish certificates evidencing statutory workers compensation coverage and comprehensive general liability insurance in amounts reasonably satisfactory to the District and the Contractor. If the coverage required under this paragraph expires during the term of this agreement, the Contractor or sub-contractor as the case may be shall provide replacement certificate(s) evidencing the continuation of the required policies.

#### ARTICLE V COMPLIANCE WITH CRS 8-17.5-101

5.1 The Contractor certifies that the Contractor has complied with the provisions of C.R.S. Sections 8-17.5-101, *et seq.* The Contractor shall not knowingly employ or contract with an illegal alien to perform work under this contract or enter into a contract with a subcontractor that knowingly employs or contracts with an illegal alien to perform under this contract. The Contractor represents, warrants, and agrees that it has verified or attempted to verify through participation in the Basic Pilot Program, as administered by the Department of Homeland Security, that the Contractor does not employ any illegal aliens and, if the Contractor is not accepted into the Basic Pilot Program prior to entering into this contract for services, that the Contractor shall apply to participate in the Basic Pilot Program every three (3) months until the Contractor is accepted or this contract for services has been completed, whichever is earlier. The Contractor shall not use the Basic Pilot Program procedures to undertake a pre-employment screening of job applicants while this contract is being performed. The Contractor shall comply with all reasonable requests made in the course of an investigation by the Colorado Department of Labor and Employment. If the Contractor fails to comply with any requirement of this provision or C.R.S. Section 8-17.5-101, *et seq.*, the District may terminate this contract for breach of contract to the extent allowed by law, and the contractor shall be liable for actual and consequential damages to the District.

5.2 If the Contactor obtains actual knowledge that a subcontractor performing work under this contract knowingly employs or contracts with an illegal alien, the Contractor shall:

- a. Notify the subcontractor and the District within three (3) days that the Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and
- b. Terminate the subcontract with the subcontractor if within three (3) days of receiving the notice required pursuant to subparagraph (a) above, the subcontractor does not stop employing or contracting with the illegal alien, unless the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

## **ARTICLE VI TERM AND TERMINATION**

6.1 The term of Exhibit B: Clean Team Scope of Service, shall begin on January 1, 2024, and shall terminate on December 31, 2024; provided, however that Exhibit B shall automatically renew for an additional one (1) year terms, subject to annual appropriation therefor by the Metro District and renegotiation of compensation. Exhibit B of this Agreement may be terminated upon written notice of termination pursuant to Sections 6.3 or 6.4 herein.

6.2 The term of Exhibit E: Security Scope of Service, shall begin on January 1, 2024, and shall terminate on August 31, 2024. Because Contractor's current agreement with their subcontractor ends on August 31, the agreement for security services cannot be extended beyond that date. Upon hiring of next sub-contractor and agreement between Contractor and Metro District to continue amendments to this agreement will be made as necessary. Exhibit E of this Agreement may be terminated upon written notice of termination pursuant to Sections 6.3 or 6.4 herein.

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6.3 The Metro District shall have the right to terminate this Agreement at any time, in whole or in part, by giving written notice to Contractor of such termination specifying the termination date at least thirty (30) days before said termination date. The Contractor shall be compensated for any work completed to the Metro District's reasonable satisfaction up to the termination date.

6.4 The Contractor shall have the right to terminate this Agreement by giving written notice to Metro District of such termination specifying the termination date at least thirty (30) days before said termination date. The Contractor shall be compensated for any work completed to Metro District's reasonable satisfaction up to the termination date.

#### **ARTICLE VII GENERAL TERMS AND CONDITIONS**

7.1 In connection with the performance of this Agreement, the Contractor through its subcontractors shall ensure that personnel actions with reference to such matters as recruiting, hiring, compensation, benefits, transfers, promotions, layoffs, recall from layoffs, training, education and social and recreation programs shall be administered without regard to race, color, religion, sex, national origin, age, sexual orientation, marital status, handicap, or veteran status. In this regard, Contractor shall comply with all applicable laws prohibiting discrimination in employment. The Contractor shall have no liability arising from the failure of any subcontractor to comply with this subsection.

7.2 The Parties agree that if any clause or provision of this Agreement is declared to be invalid or unenforceable by a final decision of any court of competent jurisdiction, it is the intent of the Parties that the remainder of this Agreement shall not be affected thereby. The Parties shall amend this Agreement to replace such invalid or unenforceable clause or provision with a legal, valid and enforceable provision to affect the purposes of this Agreement.

7.3 The Contractor and the Metro District represent and warrant that this Agreement has been duly authorized, executed and delivered and constitutes the binding Agreement of the Contractor and the Metro District, enforceable against both the Contractor and the Metro District in accordance with its terms.

7.4 This Agreement supersedes all prior understandings and agreements of the Parties and contains the entire agreement of the Parties. This Agreement may not be amended except by a written amendment signed by both Parties. All references in this Agreement to another exhibit by letter includes all portions and subdivisions of the exhibit.

7.5 This Agreement does not, and shall not be deemed or construed to, confer upon or grant to any third party or parties any right to claim damages or bring any suit, action or other proceeding against either the Metro District or the Contractor because of any breach of or because of any of the terms, covenants, agreements, and conditions contained in this Agreement.

7.6 All notices given under this Agreement to the Contractor shall be delivered to the Contractor by certified mail, postage prepaid, or by courier, to:

Downtown Denver Business Improvement District  
1515 Arapahoe Street, Tower 3, Suite 100  
Denver, Colorado 80202  
Attention: Vincent Martinez, Senior Director, Downtown Environment

With a copy to: Spencer, Fane & Grimshaw LLP  
1700 Lincoln Street, Suite 3800  
Denver, Colorado 80203  
Attention: Mr. Ron Fano,  
Esq.

All notices given under this Agreement to the Metro District shall be delivered to the Metro District by certified mail, postage prepaid, or by courier, to:

Clifton Larson Allen LLP  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, Colorado 80111  
Attention: Ms. Anna Jones

With a copy to: Miller & Associates Law Offices, LLC  
1641 California Street, Suite 300  
Denver, Colorado 80202  
Attention: Ms. Dianne Miller, Esq.

All such notices shall be effective upon receipt. Either Party may designate, in writing, a different address or different person to whom notices must be sent.

7.7 This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado.

7.8 This Agreement shall be binding on and inure to the benefit of the respective Parties and their successors, heirs, assigns, executors, administrators, and legal representatives.

7.9 Titles and headings to articles in this Agreement are for purposes of reference only and shall in no way limit, define or otherwise affect the provisions of this Agreement.

7.10 This Agreement shall be executed simultaneously in duplicate originals, each of which shall be deemed an original Agreement.

7.11 Nothing herein shall be construed as a waiver of the rights and privileges of the Metro District or the Contractor pursuant to the Colorado Governmental Immunity Act, Sections 24-10-101, *et seq.*, C.R.S., as amended from time to time. The Contractor expressly understands and agrees that the Metro District's obligations hereunder shall extend only to monies appropriated for the purposes of this Agreement and shall not constitute a mandatory charge, requirement or liability in any ensuing fiscal year beyond the then-current fiscal year. No provision of this Agreement shall be construed or interpreted as a delegation of governmental powers by the Metro District or as creating a multiple-fiscal year direct or indirect debt or other financial obligation whatsoever of the Metro District or statutory debt limitation. No provision of this Agreement shall be construed to pledge or

create a lien on any class or source of the Metro District funds, nor shall any provision of this Agreement restrict the future issuance of bonds or obligations payable from any class or source of the Metro District funds.

7.12 The Contractor is an independent contractor, and nothing contained herein shall be construed as constituting any relationship with the Metro District other than that of owner and independent contractor, nor shall it be construed as creating any relationship whatsoever between the Metro District and the Contractor's agents, contractors, sub-contractors or employees. Neither the Contractor nor any of its agents, contractors, sub-contractors or employees are or shall be deemed employees of the Metro District. The Contractor is not, and shall not act as, the agent of the Metro District. The Contractor has no authority to hire or contract on behalf of the Metro District and shall not make any representation to the contrary. The agents, contractors, sub-contractors and employees who assist the Contractor in the performance of the services hereunder shall at all times be under the Contractor's exclusive direction and control and shall not be employees of the Metro District. The Contractor shall pay all wages, salaries and other amounts due its agents, contractors, sub-contractors and employees in connection with the performance of the services and shall be responsible for all reports and obligations respecting such agents, contractors, sub-contractors and employees, including, without limitation, social security tax, income tax withholding, unemployment compensation, worker's compensation, employee benefits and similar matters. Further, the Contractor has sole authority and responsibility to employ, discharge and otherwise control its agents, contractors, sub-contractors and employees. The Contractor has sole authority and responsibility as principal for its agents, employees and all others it hires to perform or assist in performing the Services, if any. The Contractor is not entitled to worker's compensation benefits and the Contractor is obligated to pay if and as applicable federal and state income taxes on moneys earned pursuant to this Agreement.

7.13 Except as provided herein, the Contractor shall not have the right or power to assign this Agreement or parts thereof, or delegate the Contractor's respective duties, or parts hereof, without the express written consent of the Metro District. In the event of the dissolution or termination of the Metro District, the Parties agree that after payment of all amounts due to the Contractor at the time of the assignment, the Metro District may assign to a successor entity any rights, obligations and functions it may have remaining under this Agreement.

7.14 This Agreement shall inure to and be binding on the successors and permitted assigns of the Parties hereto.

7.15 No waiver of any of the provisions of this Agreement shall be deemed to constitute a waiver of any other of the provisions of this Agreement, nor shall such waiver constitute a continuing waiver, unless otherwise expressly provided herein, nor shall the waiver of any default hereunder be deemed a waiver of any subsequent default hereunder.

**IN WITNESS WHEREOF**, the Parties have duly executed this Agreement as of the day first written above.

DOWNTOWN DENVER BUSINESS  
IMPROVEMENT DISTRICT

CENTRAL PLATTE VALLEY  
COORDINATION METROPOLITAN  
DISTRICT

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

Jodi Janda, Chair

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

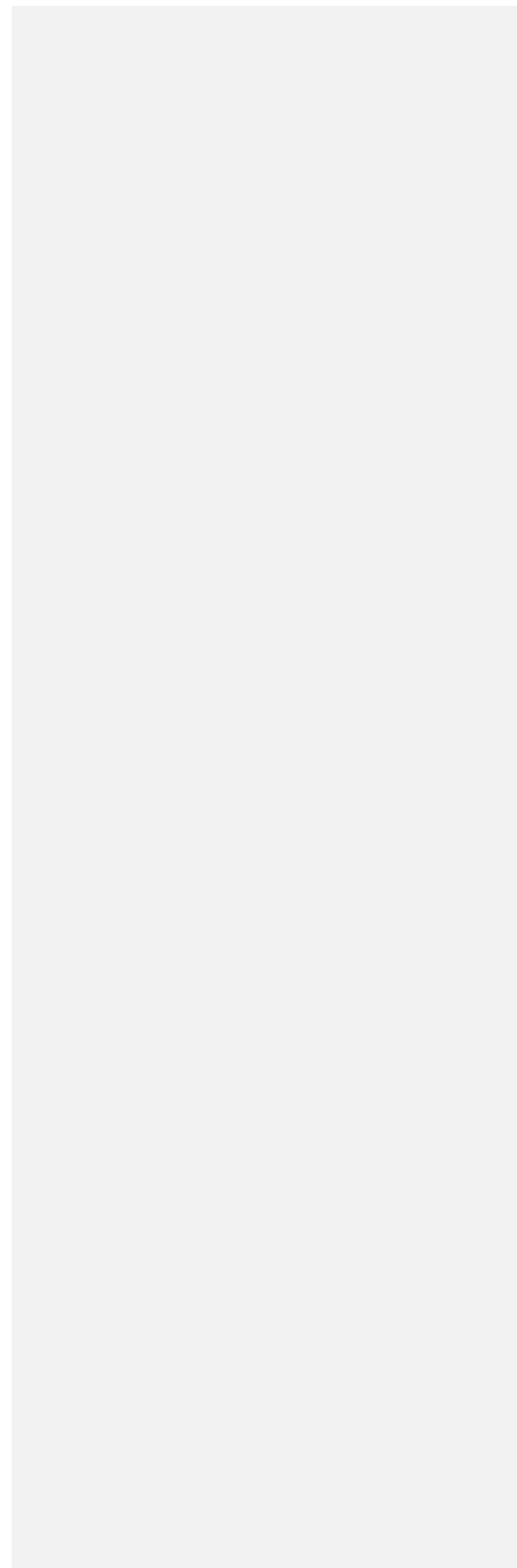
Amy Cara, President

Attest: \_\_\_\_\_

Witness

Attest: \_\_\_\_\_

Witness



### **EXHIBIT A: SECURITY AND CLEAN TEAM AREA OF SERVICE**

15<sup>th</sup> Street, beginning at the centerline of the Consolidated Main Line Railroad ("CML") overpass and moving east

- All public right-of-way sidewalk and stairs on the north side of 15<sup>th</sup> Street to the east side of Wewatta Street.

16<sup>th</sup> Street, beginning at the fountain on west end of the Millennium Bridge and moving east:

- The landing and stairs on both sides (west & east), as well as the complete deck of Millennium Bridge;
- All sidewalks and common areas on both sides of the street, excluding property owned by RTD, to the east side of Wewatta Street.

17<sup>th</sup> Street, beginning at the east ROW of Chestnut Place area and moving east:

- All sidewalks and common areas on both sides of the street to the east ROW line of Wewatta Street.
- Public areas and planting beds of the Garden Block on 17<sup>th</sup> Street between Chestnut Place and Wewatta Street.

18<sup>th</sup> Street, beginning at the west landing of the Union Gateway Bridge and moving east:

- The landing and stairs on both sides (west & east), as well as the complete deck of the Union Gateway Bridge;
- All sidewalks and common areas on both sides of the street to the east ROW line of Wewatta Street.

19<sup>th</sup> Street, beginning at the CML cul-de-sac and moving east:

- The cul-de-sac and all sidewalks and common areas on both sides of the street to the east side of Wewatta Street.

20<sup>th</sup> Street, beginning at the east side of Little Raven Street and moving east:

- All sidewalks and common areas on the south side of 20<sup>th</sup> Street to the east side of Wewatta Street.

Delgany Street, beginning at the north side of 15<sup>th</sup> Street and moving north:

- All sidewalks and common areas on both sides of the street to Wewatta Street.

Chestnut Place, beginning at north ROW line of 16<sup>th</sup> Street and moving north:

- All sidewalks and common areas on both sides of the street to the south side of 20<sup>th</sup> Street

Wewatta Street, beginning on the north side of 15<sup>th</sup> Street north to 20<sup>th</sup> Street:

- All sidewalks and common areas on both sides of the street to the south side of 20<sup>th</sup> Street.

## **EXHIBIT B: CLEAN TEAM SCOPE OF SERVICE**

Provide four (4) total Clean Team members (3 porter technicians and 1 supervisor) who will be scheduled in three available shifts Monday - Sunday, 08:00 - 16:30 To provide services listed below:

### **ROUTINE CLASS "A" LEVEL MAINTENANCE**

1. Walk District and pickup or vacuum litter from sidewalks, curb areas, stairs and bridge surfaces.
2. Empty and clean public trash receptacles.
3. Remove or paint over graffiti from public property in streets, bridge, or right of way. Use paint as specified by Central Platte Valley Coordination Metropolitan District.
4. Premium gum removal for the Millennium and Gateway Bridges, Wewatta to Chestnut on the South sidewalk and other high traffic areas. Premium is defined as two treatments a month at 8 hours each treatment with the beat juice gum blaster.
5. Snow removal from sidewalks and Millennium Bridge and Union Gateway Bridge surface using existing staff and shovels or mechanical equipment. MeltAway to be provided at an extra cost plus 20% of invoice.
6. Between November and February, pressure-wash Millennium Bridge & Union Gateway Bridge, 1 x a week.
7. Between March and October, pressure wash/surface scrub with industrial grade disc or water jet scrubber Millennium Bridge & Union Gateway Bridge, 3 x per week. Weather permitting
8. Pressure wash in the CPVCMD as needed or requested basis.

### **SNOW REMOVAL**

1. During a snow event, snow removal becomes top priority on the Millennium and Gateway Bridges, and other high-volume traffic areas in the district. Detail snow removal on the DaVita Plaza, 900 16<sup>th</sup> Street, Gates Building and non-traffic areas of the Millennium Bridge will be done at the end of each snow event. All other services will resume after the snow event has ended and detail cleaning is completed.
2. 500 hours snow removal per season on an as needed basis. Extra services after 500 hours will be billed at \$55.00 per hour. Bags of ice melt and special ice melt billed by number of bags used per snowfall event plus 20% of invoice.
3. Snow removal from sidewalks and Millennium Bridge and Union Gateway Bridge surface using existing staff and shovels or mechanical equipment. MeltAway ice melt to be provided at an extra cost plus 20% of invoice.
4. "Melt Away" ice melt will be used on the Millennium Bridge.
5. Pressure wash residual salt and ice melt off the West and East steps of Millennium and Gateway bridges after snow and ice events.

### **General Maintenance Notes**

1. At the start of the year the contractor will meet with the District Engineer to determine areas of concentration which will require



multiple service visits a day or some type of special treatment. Periodically throughout the year Contractor and the District Engineer will meet to review identified areas of concentration and adjust as necessary due to building openings, construction schedules and/or traffic flow changes.

2. Deck of both bridges will be vacuumed to remove excess water and cleaning chemicals.
3. Stairs and landings on both sides of both bridges will be pressure washed using appropriate cleaning agents when necessary.
4. The underside stairs, on the Millennium Bridge's west side will be cleaned twice during snow season (once in December and once at the end of the season. Unless circumstances call for service sooner).
5. Keep pressure washer stream 15 feet away from elevator doors to avoid overspray from entering the elevator shaft and causing mechanical damage to the elevators.
6. Residual water spots on vertical surfaces will be wiped down.
7. Stains will need to be presoaked to remedy properly.
8. Cleaning chemicals, approved by the CPVCMD Management Team, will be included in the pricing of the contract
9. Other areas of the CPVCMD will be pressure washed on an as needed basis or on request.
10. While construction projects remain prevalent in the CPVCMD, extra care

needs to be paid to bench seating areas where construction crews gather for breaks throughout the day. Dog waste bags and receptacles will be provided for the 17th Street Garden Block between Wewatta and Chestnut. Contractor will also change out connected waste receptacle. A total of three receptacles are currently available for use in the district.

#### **EQUIPMENT**

A "Kubota" or comparable mid-size rugged terrain vehicle with a snow brush, snowplow and lift. Additionally, contractor will supply a weed-whacker, blower, supplies and portable power washer for use in the Central Platte Valley Coordination Metropolitan District.

**EXCLUSIONS-** Unless agreed to by both parties, Contractor shall have no responsibility or duty to perform any of the following:

1. Flower program
2. Tree program
3. Irrigation system maintenance, repair, or replacement
4. Holiday decorations
5. Turf maintenance
6. Maintenance/lighting repairs on the Millennium Bridge

#### **Total cost for services outlined in Exhibit B (not including extra services):**

\$430,600 per year

\$35,883.33per month

**EXHIBIT C: EXTRA SERVICES**

<b>EXTRA SERVICES</b>	<b>HOURLY RATE</b>
Day Porter	\$48.50
Graffiti Removal	\$48.50
Work Order Basic/Skilled Mix	\$55.00
Pressure Washing	\$110.00
Work Order Bucket Truck Service	\$220.00
Work Order Trailer Service	\$220.00/ hour with transport fee
Multi-force Service	125.00

**EXHIBIT D: INSURANCE**

1. Workers' Compensation Insurance in accordance with applicable law, including employers' liability.
2. Commercial general liability insurance in the amount of \$1,000,000.00 combined single limit bodily injury and property damage, each occurrence; \$2,000,000.00 general aggregate. Coverage shall include all major divisions of coverage and be on a comprehensive basis including:
  - a. premises operation
  - b. personal injury liability without employment exclusion;
  - c. blanket contractual;
  - d. broad form property damages, including completed operations;
  - e. medical payments;
  - f. products and completed operations;
  - g. independent consultant coverage;
  - h. explosion, collapse and underground; and
  - i. care, custody, and control coverage.
3. Commercial automobile liability insurance in the amount of \$1,000,000.00 combined single limit bodily injury and property damage, each accident covering any auto.
4. Security Workers' Compensation Insurance in accordance with applicable law, including employers' liability.
5. Security Commercial general liability insurance in the amount of 2,000,000.00 combined single limit bodily injury and property damage, each occurrence: \$5,000,000.00 general aggregate.

**EXHIBIT E: SECURITY SCOPE OF SERVICE**

Seven Days (140 hours, January-December) a Week, 52 Weeks a Year,  
Provide: 1 security officer from 5am to 1 am to provide the services listed below:

**DAILY**

- Patrol the CPVMD jurisdiction and respond to
  - Life safety situations (illness, injury, etc.)
  - Violations of City and State municipal code
  - Busker and panhandler activity
  - Ambassador inquiries
  - Outreach service requests
- Contact local businesses to
  - Increase safety and security program awareness
  - Educate on public safety initiatives
- Report all interactions/incidents into the DDBID incident management system to
  - Account for public safety efforts
  - Provide comprehensive reports on officer activity

**Total cost for services outlined in Exhibit E:**  
\$174,683.20 January 1<sup>st</sup> – August 31<sup>st</sup> 2024 **Not to exceed \$21,835.40 per month, January - August**