

**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, August 2, 2022  
**TIME:** 9:00 a.m.  
**LOCATION:** First Western Trust  
1900 16<sup>th</sup> Street, Ste 1200  
Denver, CO 80202  
Via Zoom

**DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS MEETING WILL BE HELD BY VIDEO/TELEPHONIC MEANS WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON.**

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

1. To attend via Zoom Videoconference, using link below:

Join Zoom Meeting

<https://us02web.zoom.us/j/83127498962?pwd=UnNNTDdyV1ErQnhrMzhvdnJzNk1Ndz09>

**ACCESS:**

2. To attend via telephone, dial 1-646-558-8656 and enter the following additional information:

Meeting ID: 831 2749 8962

Passcode: 620230

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Amy Cara	President	May 2023
Josh Fine	Secretary/Treasurer	May 2025
Michael Geiger	Assistant Secretary	May 2025
Derrick Walker	Assistant Secretary	May 2025
Lindsay Belluomo	Assistant Secretary	May 2023

## **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 July 5, 2022 Special Meeting (enclosed).
- B. Accept June 30, 2022 Financial Statements and Cash Position Report (enclosed).
- C. Approve current claims (enclosed).
- D. Accept Weekly Security Report from DDP BID (enclosed).
- E. Accept Monthly Millennium Bridge and Union Gateway Bridge Elevator Report from Stealth Monitoring (to be distributed).
- F. Other.

## **III. FINANCIAL ITEMS**

- A. Other.

## **IV. MANAGER ITEMS**

- A. 17<sup>th</sup> Street Gardens:
  - 1. Kiosk update.
  - 2. Events update:
    - a. Lunchtime music series, yoga, art in the park.
    - b. Movie.
    - c. Security and maintenance updates (enclosed).
  - 3. Lessons learned/future activities and design elements (to be distributed).
- B. Review Maintenance Coordination Report – EWUM, Brandon Fries (enclosed).

- 1. Wellness Winnie.
- 2. Review and consider approval of proposal for tree installation, fertilization and winter watering in front of The Coloradan from SavATree in the amount of \$3,800 (enclosed).

C. Other.

**V. ENGINEER’S REPORT – A.J. ZABBIA**

A. Other.

**VI. DIRECTOR ITEMS**

A. Other.

**VII. ATTORNEY ITEMS**

A. Consider appointment of officers:

President:

Secretary/Treasurer:

Assistant Secretary:

Assistant Secretary:

Assistant Secretary:

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**VIII. OTHER BUSINESS**

A. Other.

**IX. ADJOURNMENT**

**The next regular meeting is scheduled for Tuesday, September 6, 2022 at 9:00 a.m.**

## 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  
JULY 5, 2022

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, July 5, 2022, at 9:00 a.m. This District Board meeting was held via Zoom. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Amy Cara, President  
Derrick Walker, Assistant Secretary  
Lindsay Belluomo, Assistant Secretary

Secretary/Treasurer Fine was absent and excused.

#### Also, In Attendance Were:

Anna Jones, Shauna D’Amato and Deb Sedgeley; CliftonLarsonAllen LLP  
Dianne Miller, Esq. and Rhonda Bilek, Esq.; Miller & Associates Law Offices, P.C.  
A.J. Zabbia; 68 West Engineers  
Brandon Fries; East West Urban Management  
Michael Geiger, DaVita, Inc.

### ADMINISTRATIVE MATTERS

**Call to order and Agenda:** Director Cara called the meeting to order at 9:04 a.m. Following review, upon a motion duly made by Director Walker, seconded by Director Belluomo and, upon vote, unanimously carried, the Board approved the agenda, as presented.

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

Director Fine disclosed his interests as an owner of property located in the District and an employment relationship with Focus Property Group, which manages property located within and without the boundaries of the District. He

## RECORD OF PROCEEDINGS

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also disclosed that he is on the board of the Central Platte Valley Coordination Metropolitan District and the RiNo Business Improvement District. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Director Lambiotte disclosed his interests as an owner of property located in the District and an employment relationship with East West Partners (affiliate of Union Center, LLC, and hired by Chestnut Denver, LLC under a development management agreement for the 16 Chestnut Building). He also disclosed that he is on the boards of the Denver Union Station Metropolitan District Nos. 1-5 and the Central Platte Valley Metropolitan District. This disclosure is associated with the approval of items on the agenda that may affect his interests.

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

Director Belluomo disclosed her interests as an owner of property located in the District. She also disclosed she is on the Board of the Central Platte Valley Metropolitan District. She also disclosure her employment as Property Manager at 1601 Wewatta (a building within the District), which is owned by Morgan Stanley. This disclosure is associated with the approval of items on the agenda that may affect her interests.

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

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

**Public comment:** None.

At this time, the Board discussed Michael Geiger's appointment to the Board. It was noted that he will be an active member of the Board beginning at the August meeting upon filing of the Oath of Office and Certificate of Appointment by legal counsel.

CONSENT AGENDA

**Minutes of the June 7, 2022 Special Meeting:**

**May 31, 2022 Financial Statements and Cash Position Report:**

## RECORD OF PROCEEDINGS

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### **Current Claims:**

### **Weekly Security Report from DDP BID:**

### **Monthly Millennium Bridge and Union Gateway Bridge Elevator Report from Stealth Monitoring:**

### **Other:**

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

### **FINANCIAL ITEMS**

**Other:** Ms. Sedgeley noted that she will send Mr. Geiger the ADP paperwork to be an approved signer in Bill.com. She noted that she is working on updating the cash flow for the District.

### **MANAGER ITEMS**

### **17<sup>th</sup> Street Gardens Activation:**

**Kiosk Update:** Ms. D'Amato provided an update to the Board regarding the kiosks. Director Cara provided a brief history of kiosks in the District and their efforts in reflecting long-term activation.

**Sunglasses Location TBD:** Mr. Zabbia informed the Board that he will follow up with the sunglasses vendor to determine a location.

**Events Update:** Ms. D'Amato provided an update to the Board regarding upcoming events.

**Music Series:** Ms. D'Amato provided an update to the Board regarding the music series, noting that one noise complaint was received but all other feedback has been positive.

**Fence Configuration & Associated Landscape Updates:** Ms. D'Amato provided an update to the Board.

**Additional Security Needs:** Ms. D'Amato provided an update to the Board.

**Partnerships/Resident Communication/PR:** Ms. D'Amato provided an update to the Board.

**Lessons Learned/Future Activities and Design Elements:** Ms. Jones

## RECORD OF PROCEEDINGS

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discussed lessons learned and future activities with the Board and noted that an update will be provided at the August meeting.

**Maintenance Coordination Report – EWUM, Brandon Fries:** Mr. Fries reviewed the Maintenance Coordination Report with the Board.

**Other:** None.

**ENGINEER’S  
REPORT – A.J.  
ZABBIA**

**Other:** Mr. Zabbia informed the Board that he is working with Orkin to mitigate rodents in the 17<sup>th</sup> Street Gardens and noted that he is working on general landscape maintenance in the District.

**DIRECTOR ITEMS**

**Other:** None.

**ATTORNEY ITEMS**

**Vacancy on the Board Appointment of District Eligible Elector to the Board of Directors of the District:** This item was deferred to the August meeting.

**Appointment of Officers:** This item was deferred to the August meeting.

**OTHER BUSINESS**

**Other:** 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 Belluomo and, upon vote, unanimously carried, the Board adjourned the meeting at 9:48 a.m.

Respectfully submitted,

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Secretary for the Meeting

**CPV COORDINATION METROPOLITAN DISTRICT**  
**FINANCIAL STATEMENTS**  
**JUNE 30, 2022**



**CPV COORDINATION METROPOLITAN DISTRICT  
BALANCE SHEET - GOVERNMENTAL FUNDS  
JUNE 30, 2022**

	<b>General</b>
<b>ASSETS</b>	
Cash - Checking	\$ 262,788
Due from Central Platte Valley MD	71,550
Accounts receivable	15,631
<b>TOTAL ASSETS</b>	<b>\$ 349,969</b>
<b>LIABILITIES AND FUND BALANCES</b>	
<b>CURRENT LIABILITIES</b>	
Accounts payable	\$ 296,969
Total Liabilities	296,969
<b>FUND BALANCES</b>	
Total Fund Balances	53,000
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ 349,969</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

**CPV COORDINATION METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE SIX MONTHS ENDED JUNE 30, 2022**

**GENERAL FUND**

	<b>Annual Budget</b>	<b>Year to Date Actual</b>	<b>Variance</b>
<b>REVENUES</b>			
<b>TOTAL REVENUES</b>	-	-	-
<b>EXPENDITURES</b>			
General government			
Accounting	58,000	28,378	29,622
Auditing	3,700	-	3,700
Directors' fees	6,000	2,800	3,200
Dues and licenses	4,500	4,238	262
Insurance and bonds	7,500	6,752	748
District management	35,000	47,590	(12,590)
Onsite management	78,000	33,966	44,034
Legal services	27,000	23,896	3,104
Website Maintenance	1,200	-	1,200
Miscellaneous	5,000	1,102	3,898
Engineering - administrative	8,000	3,016	4,984
Payroll taxes	458	38	420
Election expense	2,500	2,908	(408)
Operations and maintenance			
Landscaping and other maintenance	630,000	210,381	419,619
17th Street Gardens	250,000	111,647	138,353
Engineering - repairs and maintenance	45,000	21,784	23,216
Security	570,000	271,616	298,384
Millenium Bridge maintenance	460,000	133,895	326,105
Union Gateway Bridge maintenance	180,000	84,652	95,348
Capital			
Development coordination	5,000	151	4,849
Art Funds	350,000	-	350,000
Contingency	8,142	-	8,142
<b>TOTAL EXPENDITURES</b>	<u>2,735,000</u>	<u>988,810</u>	<u>1,746,190</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(2,735,000)	(988,810)	1,746,190
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers from CPV MD - General	2,380,000	1,027,849	(1,352,151)
Transfers from CPV MD - Capital	355,000	151	(354,849)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>2,735,000</u>	<u>1,028,000</u>	<u>(1,707,000)</u>
<b>NET CHANGE IN FUND BALANCES</b>	-	39,190	39,190
<b>FUND BALANCES - BEGINNING</b>	<u>13,927</u>	<u>13,811</u>	<u>(116)</u>
<b>FUND BALANCES - ENDING</b>	<u>\$ 13,927</u>	<u>\$ 53,000</u>	<u>\$ 39,073</u>

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

## **SUPPLEMENTARY INFORMATION**

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT  
2022 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  
2022 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 2022, it is anticipated that the District will receive \$2,735,000 from CPV MD - \$2,380,000 will be used for general government, operations and maintenance expenditures, and \$355,000 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 2022 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 2022 anticipated capital expenditures include amounts for art funds and coordination of developer construction 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 2022 Budget. Therefore, the Emergency Reserve related to the District's revenue is reported in CPV MD.

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT**  
**Schedule of Cash Deposits & Investments**  
**June 30, 2022**  
Updated as of July 26, 2022

	<b>General Fund</b>
	<b>Fund</b>
<b><u>Wells Fargo Bank - Checking Account</u></b>	
Balance as of 06/30/22	\$ 262,787.86
Subsequent activities:	
07/05/22 Bill.com Payables	(209,777.56)
07/14/22 Deposit - RPA, Komac Q-1	6,044.65
07/20/22 Bill.com Payables for musicians	(3,850.00)
<i>Anticipated transfer from CPVMD</i>	110,000.00
<i>Anticipated vouchers payable</i>	(138,912.28)
<i>Anticipated Balance</i>	<i>\$ 26,292.67</i>

Central Platte Valley Coordination Metropolitan District  
 Schedule of July Payable as of July 26, 2022  
 Paid August 2, 2022

<u>Vendor</u>	<u>Invoice #</u>	<u>Date</u>	<u>Approval Status</u>	<u>Payment Status</u>	<u>Open Balance</u>	
68 West Engineering	682434	07/14/22	Approved	Unpaid	\$ 15,168.75	\$ 15,168.75
Adrienne Short	72122	07/21/22	Approved	Unpaid	450.00	450.00
Andy Sydow	71322	07/13/22	Approved	Unpaid	250.00	250.00
Anthony Goffredi	70122	07/01/22	Approved	Unpaid	250.00	250.00
Antonio Martinez Lopez	71422	07/14/22	Approved	Unpaid	250.00	250.00
Brett Omara - Campbell	70522	07/05/22	Approved	Unpaid	250.00	
Brett Omara - Campbell	70822	07/08/22	Approved	Unpaid	250.00	
Brett Omara - Campbell	71522	07/15/22	Approved	Unpaid	450.00	950.00
Century Link	303-436-9655 792 July22	06/25/22	Approved	Unpaid	226.60	
Century Link	303-629-9660 658 July22	07/04/22	Approved	Unpaid	90.95	317.55
CliftonLarsonAllen LLP	3341967	06/30/22	Approved	Unpaid	4,987.65	
CliftonLarsonAllen LLP	3346362	06/30/22	Approved	Unpaid	7,404.26	12,391.91
Connect Solutions Group LLC	CSG3330	04/08/22	Approved	Unpaid	300.00	300.00
David Tamkin	70422	07/04/22	Approved	Unpaid	250.00	
David Tamkin	71122	07/11/22	Approved	Unpaid	250.00	500.00
Dechen Hawk , LLC	70722	07/07/22	Approved	Unpaid	250.00	250.00
Denver Boulder Couriers	Jun 2022 14980	06/30/22	Approved	Unpaid	280.72	280.72
DENVER WATER	3804050000-Jul22	07/13/22	Approved	Unpaid	240.66	
DENVER WATER	8291430350-Jul22	07/13/22	Approved	Unpaid	46.00	
DENVER WATER	4661150000-Jul22	07/13/22	Approved	Unpaid	161.20	
DENVER WATER	4987054226-Jul22	07/13/22	Approved	Unpaid	143.92	
DENVER WATER	0592267648-Jul22	07/13/22	Approved	Unpaid	34.48	
DENVER WATER	8489380088-Jul22	07/13/22	Approved	Unpaid	466.48	1,092.74
Downtown Denver BID	TR-34309-22	07/11/22	Approved	Unpaid	5,368.80	
Downtown Denver BID	CM-34342-22	07/13/22	Approved	Unpaid	35,736.00	41,104.80
East West Urban Management	06/22 UG	06/30/22	Approved	Unpaid	4,457.21	
East West Urban Management	06/22 MB	06/30/22	Approved	Unpaid	4,923.00	
East West Urban Management	06/22 Mgmt Fee	06/30/22	Approved	Unpaid	5,661.05	15,041.26
Events & PR	2022-022	07/05/22	Approved	Unpaid	1,190.00	1,190.00
Genesis Landscape & Irrigation	135	07/15/22	Approved	Unpaid	365.00	
Genesis Landscape & Irrigation	131	07/15/22	Approved	Unpaid	3,200.00	
Genesis Landscape & Irrigation	133	07/15/22	Approved	Unpaid	900.00	4,465.00
Give 5 Productions, Inc.	71822	07/18/22	Approved	Unpaid	650.00	650.00
Jennifer Shawhan	72222	07/22/22	Approved	Unpaid	650.00	650.00
JT Specialty Services	21858	07/05/22	Approved	Unpaid	625.00	625.00
LONG Building Technologies, Inc	SCPAY005826C	06/25/22	Approved	Unpaid	870.00	870.00
LPJ Entertainment	71222	07/12/22	Approved	Unpaid	450.00	450.00
Megan Burt	1574	07/01/22	Approved	Unpaid	1,635.00	1,635.00
Miller and Associates Law Offices	223	07/05/22	Approved	Unpaid	2,606.50	2,606.50
Orkin Denver Commercial	229120824	06/06/22	Approved	Unpaid	150.00	
Orkin Denver Commercial	230447731	07/07/22	Approved	Unpaid	150.00	300.00
Pamela Teicher Machala	70622	07/06/22	Approved	Unpaid	250.00	250.00
Patrick Lee	72022	07/20/22	Approved	Unpaid	650.00	650.00
Reflection Windows & Doors LLC	87953	06/18/22	Approved	Unpaid	500.00	
Reflection Windows & Doors LLC	87952	06/18/22	Approved	Unpaid	500.00	1,000.00
Riverfront Park Association	SEC05/30-06/12/22	06/17/22	Approved	Unpaid	375.00	
Riverfront Park Association	SEC06/13-06/26/22	06/28/22	Approved	Unpaid	9,075.00	
Riverfront Park Association	Allstream18599689	07/11/22	Approved	Unpaid	97.05	
Riverfront Park Association	Sec06/27-07/10/22	07/12/22	Approved	Unpaid	10,500.00	20,047.05
Stealth Monitoring Inc	IN 304822	07/03/22	Approved	Unpaid	5,380.00	5,380.00
Tenia Renee Nelson	71922	07/19/22	Approved	Unpaid	650.00	650.00
TK Elevator Corporation	5001806270	04/19/22	Approved	Unpaid	477.75	
TK Elevator Corporation	3006638530	06/01/22	Approved	Unpaid	870.47	
TK Elevator Corporation	6000586382	06/27/22	Approved	Unpaid	880.56	
TK Elevator Corporation	6000586922	06/28/22	Approved	Unpaid	880.56	
TK Elevator Corporation	3006680674	07/01/22	Approved	Unpaid	870.47	
TK Elevator Corporation	3006678572	07/01/22	Approved	Unpaid	870.42	
TK Elevator Corporation	6000588988	07/12/22	Approved	Unpaid	440.28	5,290.51
Xcel Energy	53-2026712-7 JUL22	07/01/22	Approved	Unpaid	765.66	
Xcel Energy	53-9105366-2 JUL22	07/12/22	Approved	Unpaid	1,208.49	
Xcel Energy	53-0010034496-2 JUL22	07/13/22	Approved	Unpaid	71.67	
Xcel Energy	53-2026711-6 JUL22	07/13/22	Approved	Unpaid	1,559.67	3,605.49
Grand Total:					<u>\$ 138,912.28</u>	<u>\$ 138,912.28</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 - General Fund								
Schedule of Maintenance Costs								
				2021	2022	6/30/22	2022	16
				Actual	Budget	Actual	Estimated	Budget
								Variance
Acct No.	Account Name:	Vendor/Description	Notes					
107606		Denver Police - Off Duty		227,049	215,000	170,619	340,000	(125,000)
		DDPBID Security		221,944	210,000	75,376	220,000	(10,000)
		Stealth Monitoring		41,776	45,000	25,621	50,000	(5,000)
		Additional Security		-	100,000	-	-	100,000
				<b>490,769</b>	<b>570,000</b>	<b>271,616</b>	<b>610,000</b>	<b>(40,000)</b>
	<b>Landscaping and Other Maintenance</b>							
107585	Landscaping and repairs	WPS/Genesis	Annual contract	38,442	68,000	34,045	50,000	18,000
107584		Landscaping - Tree maintenance	DDBID/68 West	20,936	20,000	11,294	20,000	-
107584		Landscaping - Tree replacement		-	90,000	-	30,000	60,000
107586		Other - Irrigation and other repairs		6,225	3,000	4,016	8,000	(5,000)
107587	Lighting	Xcel	Pedestrian lights	11,324	12,000	5,008	10,000	2,000
107588	General maintenance/cleanup	DDPBID	Base contract	231,192	220,000	123,350	250,000	(30,000)
		Other	Encore	17,666	9,000	-	9,000	-
107593		Snow removal	DDBID	6,772	40,000	7,181	30,000	10,000
107589	Irrigation	Denver Water		5,217	6,000	1,187	5,000	1,000
107590	Fossil filters	Komac	Base contract - 55% to District	23,374	24,000	9,333	20,000	4,000
		Komac	Replacement	-	20,000	-	20,000	-
107592	Storm drainage	Annual storm drainage	2 locations	2,688	2,000	1,386	2,000	-
107591	Other	Gallegos/MGT/Encore	Granite repairs/electrical	76,705	80,000	13,581	50,000	30,000
		Seasonal Lighting		-	30,000	-	30,000	-
		Contingency		-	6,000	-	6,000	-
				<b>440,541</b>	<b>630,000</b>	<b>210,381</b>	<b>540,000</b>	<b>90,000</b>
	<b>17th Street Gardens</b>							
107810	Landscaping	Landscape design/renovations	Includes temporary fencing	26,465	60,000	2,700	60,000	-
		Western Proscap - annual contract		13,512	23,000	3,039	15,000	8,000
107812	Repairs and maintenance	DDBID		61,630	52,000	28,931	56,000	(4,000)
		Other repairs and maintenance	68 West/Orkin	31,581	7,000	17,382	25,000	(18,000)
		Seasonal lighting		6,600	10,000	-	10,000	-
107820		Activation		-	-	49,953	75,000	(75,000)
107815		Other	Musicians	40,508	90,000	9,535	40,000	50,000
107811	Irrigation	Denver Water	35% of 1678 Chestnut Place	890	8,000	107	1,000	7,000
				<b>181,186</b>	<b>250,000</b>	<b>111,647</b>	<b>282,000</b>	<b>(32,000)</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financials 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								
				2021	2022	6/30/22	2022	17
				Actual	Budget	Actual	Estimated	Budget
								Variance
Acct No.	Account Name:	Vendor/Description	Notes					
	<b>Millennium Bridge/Mall/Fountain</b>							
107601	General Maintenance/Cleanup	EWUM/RPA		40,479	40,000	23,911	45,000	(5,000)
		DDPBID - Bridge maintenance		71,927	63,000	29,206	63,000	-
		Other		897	1,000	-	1,000	-
107602	Elevator	ThyssenKrupp	Maintenance contract	10,959	12,000	5,220	12,000	-
		ThyssenKrupp	Other repairs	23,470	15,000	15,157	25,000	(10,000)
		Other repairs	Gallegos/RPA	923	5,000	-	5,000	-
		JT Specialty Services	Graffiti	2,795	5,000	1,900	4,000	1,000
		Long Mechanical		9,261	6,000	7,056	14,000	(8,000)
		Reflection Windows	Housing glass cleaning	5,500	6,000	3,500	6,000	-
		Fire Alarm system		1,080	1,000	-	1,000	-
		Integra phone charges		-	-	1,631	2,500	(2,500)
		Elevator permits/inspections		-	1,000	350	1,000	-
107603	Lighting	Xcel	16th Street A&B - Power to bridge	16,280	16,000	6,604	15,000	1,000
107604	Irrigation	16th Street Fountain		2,548	5,000	614	2,000	3,000
		Promenade Lofts/Western Proscapes		2,022	100	-	100	-
107605	Snow removal	DDPBID		3,571	15,000	3,667	10,000	5,000
107609	Other	68 West - Bridge maintenance		41,748	40,000	17,943	35,000	5,000
		Landscaping		5,732	-	7,808	10,000	(10,000)
		Encore Electric/Mathias/Connect		3,351	5,000	7,616	10,000	(5,000)
		Fountain repair/deck repairs		8,516	5,000	612	2,500	2,500
		Gallegos		6,504	5,000	1,100	5,000	-
		Millennium Bridge inspection		54,517	9,000	-	-	9,000
		Wood refinishing	Railing and benches	181	-	-	-	-
		Bridge painting		-	200,000	-	-	200,000
		Contingency		-	4,900	-	5,900	(1,000)
				<b>312,261</b>	<b>460,000</b>	<b>133,895</b>	<b>275,000</b>	<b>185,000</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financials 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								
				2021	2022	6/30/22	2022	18
				Actual	Budget	Actual	Estimated	Budget
								Variance
Acct No.	Account Name:	Vendor/Description	Notes					
	<b>Union Gateway Bridge</b>							
107701	General Maintenance/Cleanup	EWUM		40,405	38,000	19,671	38,000	-
		DDPBID - Bridge maintenance		40,647	36,000	17,256	36,000	-
		Other		-	3,000	-	3,000	-
107702	Elevator	Century Link		3,937	4,000	1,908	4,000	-
		ThyssenKrupp	Maintenance contract	10,116	10,000	6,090	10,000	-
		ThyssenKrupp	Other repairs	11,870	15,000	6,283	15,000	-
		JT Specialty	Graffiti	5,980	6,300	1,270	6,300	-
		Long Mechanical		750	5,000	870	2,000	3,000
		Reflection Windows	Housing glass cleaning	6,000	6,000	3,400	6,000	-
		Elevator permits/inspections		700	1,000	400	1,000	-
		Fire Alarm system		540	1,500	-	1,500	-
		Other		850	1,500	-	1,500	-
107703	Lighting	Xcel		23,870	26,000	12,921	26,000	-
107704	Other	Other repairs	Encore	795	4,000	-	-	4,000
		68 West - Bridge maintenance		20,620	15,000	14,583	30,000	(15,000)
		Contingency		-	7,700	-	7,700	-
				<b>167,080</b>	<b>180,000</b>	<b>84,652</b>	<b>188,000</b>	<b>(8,000)</b>
				<b>1,591,837</b>	<b>2,090,000</b>	<b>812,191</b>	<b>1,895,000</b>	<b>195,000</b>

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

**Alles, Rachel**

---

**From:** Kralik, Cole <Cole.Kralik@aus.com>  
**Sent:** Monday, July 25, 2022 11:16 AM  
**To:** zabbia@68west.com; dmiller@ddmalaw.com; jkincaid@eastwestum.com; Jones, Anna; Carlson, Nicholas; Alles, Rachel; Brandenburger, Sandy; bfries@eastwestum.com  
**Cc:** Ryan Ertman  
**Subject:** [External] 07-25-22 CPVMD Weekly Security Report

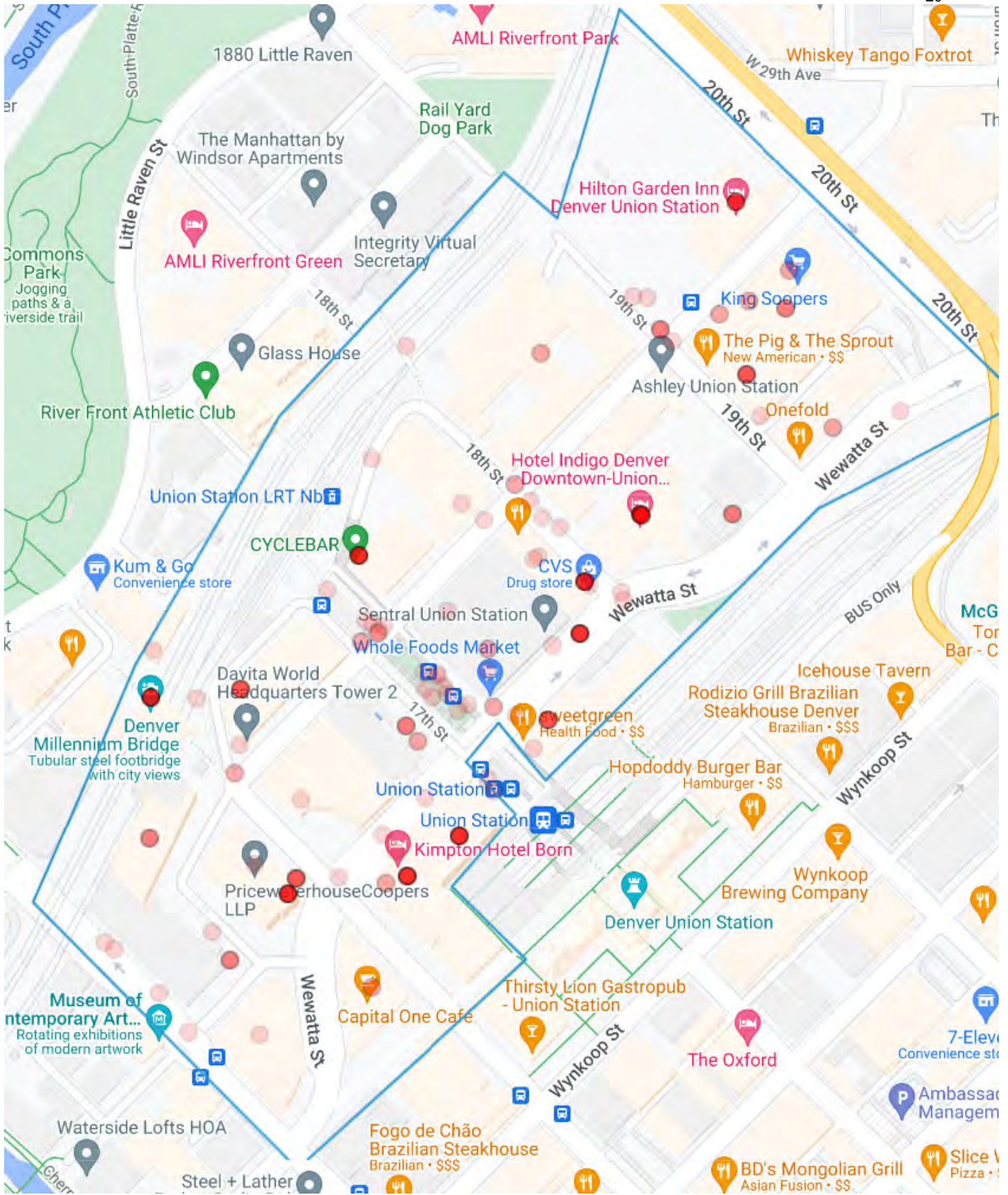
**Think Security – This email originated from an external source. Be cautious with any links or attachments.**

All,

The Allied Security team observed no significant increase in specific log types. We observed no significant decrease in specific log types. All logs remained consistent with prior weeks.

**Map of Encounters**

(Safety, Ambassador, and Outreach) logged by our private security officers this past week by location. The darker color dots indicate increased number of encounters at that location. If the iPhone cannot log a GPS location, it will log the location of the cell phone tower it is connected to, hence some locations appear outside the CPVMD area.



**Chart of Encounters**


Chart of encounters (Safety, Ambassador, and Outreach) logged by our private security officers this past week (Monday through Sunday) by time of day. Note our shift changes are at 5am and 3pm, this is when outgoing officers brief incoming officers.

# HOURLY ACTIVITY

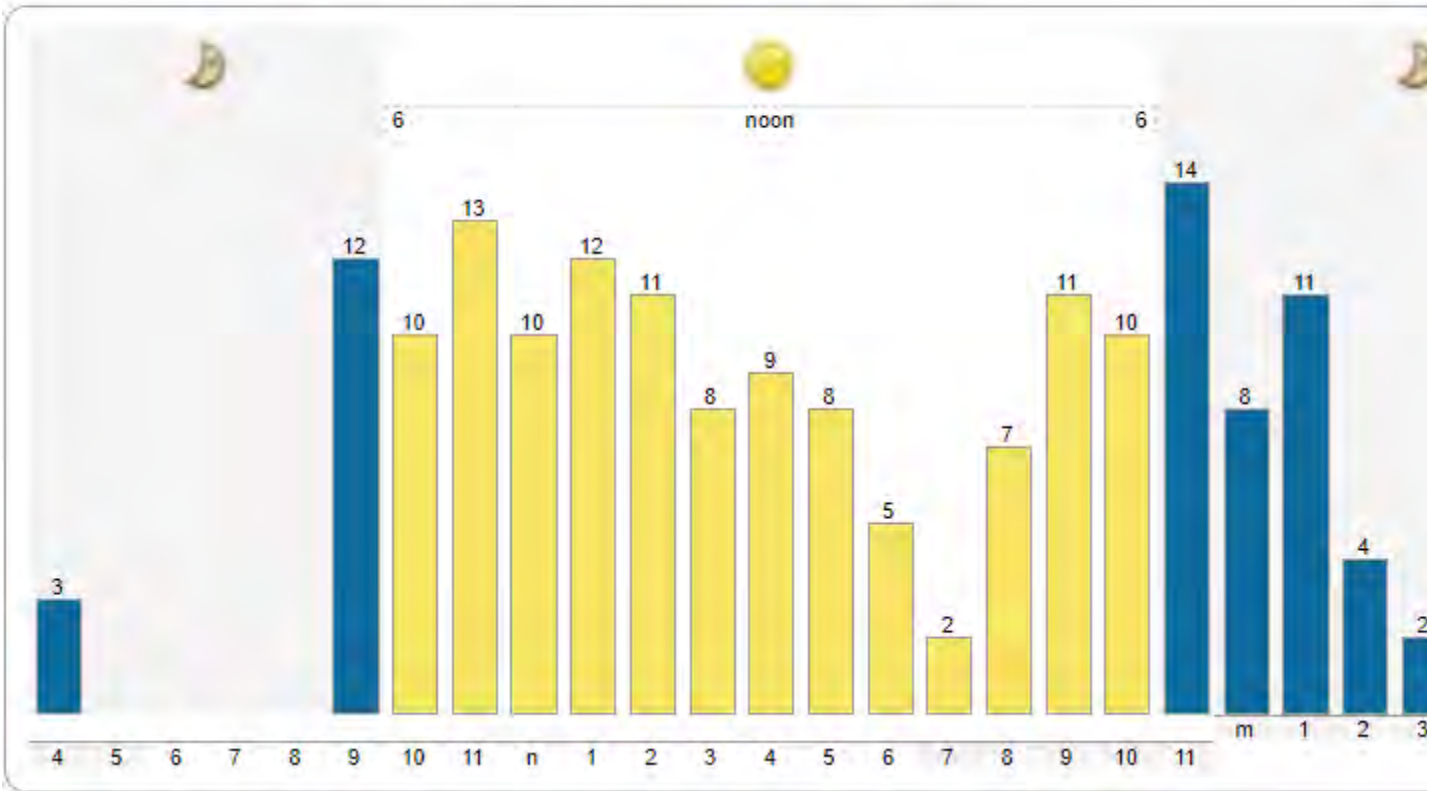
2022

ALL 

ALL 

CPVMD 

Go



Cole Kralik  
 DDBID Account Manager

**Allied Universal**  
 1515 Arapahoe Street | Tower 3 Suite 100 | Denver, CO 80202  
 C:720.309.6564 | [cole.kralik@aus.com](mailto:cole.kralik@aus.com)  
[www.AUS.com](http://www.AUS.com)



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# Allied Universal Security Report

Safety	July 3-9	July 10-16	July 17-23	July 24-30	Totals	YTD	Wk Avg
Aggressive Panhandling	0	0	0		0	0	0
Assault	0	0	0		0	2	0
Disturbance	25	21	17		63	176	21
Injury/Illness	0	2	3		5	22	2
Park Curfew Violation	0	0	0		0	0	0
Public Intoxication	0	0	0		0	6	0
Public Urination	0	0	0		0	2	0
Public Use of Drugs	2	8	6		16	54	5
Trespass	8	9	8		25	186	8
Unauthorized Camping	8	5	1		14	90	5
Vandalism	2	3	6		11	63	4
<b>Totals</b>	<b>45</b>	<b>48</b>	<b>41</b>	<b>0</b>	<b>134</b>	<b>601</b>	

Ambassador							
Assistance (Directions/Info)	60	39	61		160	1459	53
Business Checks	46	45	46		137	1384	46
Lost property	0	0	0		0	2	0
Positive Comment	0	0	0		0	10	0
<b>Totals</b>	<b>106</b>	<b>84</b>	<b>107</b>	<b>0</b>	<b>297</b>	<b>2855</b>	

Outreach							
Welfare Check	14	29	16		59	391	20

Safety	134
Ambassador	297
Outreach	59

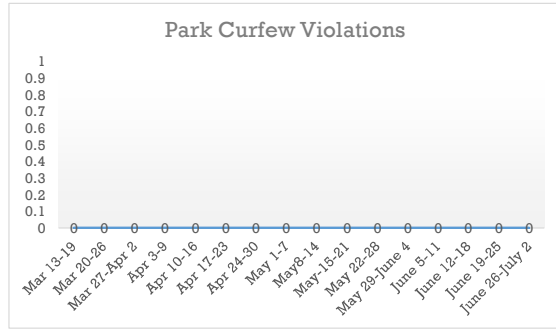
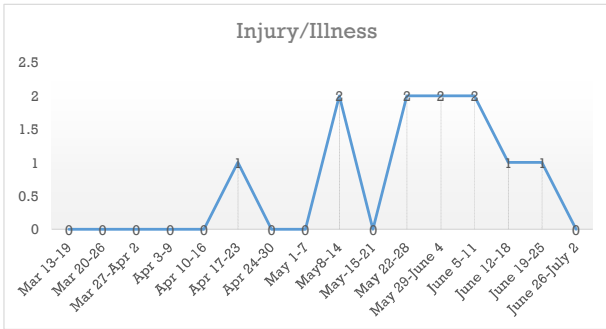
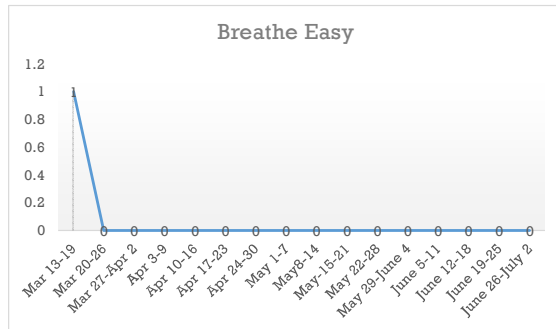
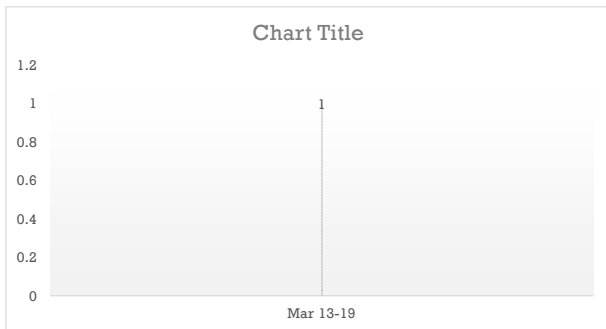
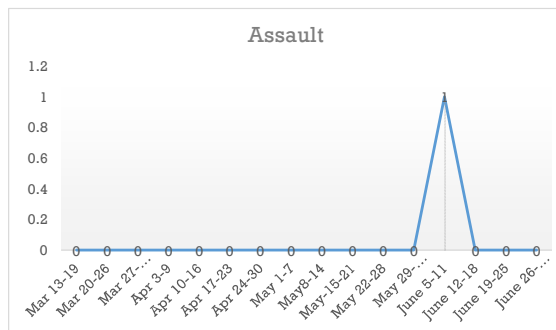
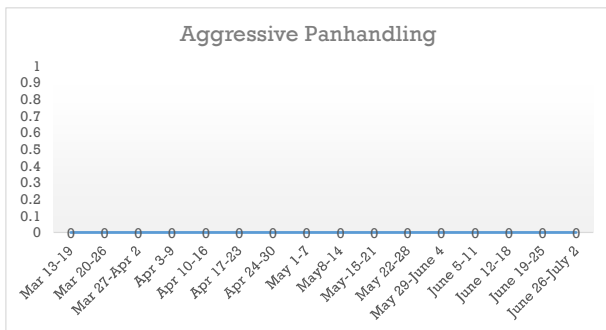


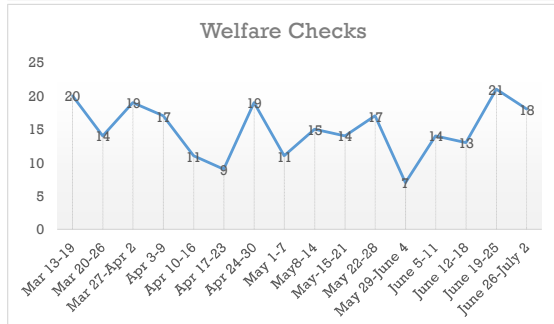
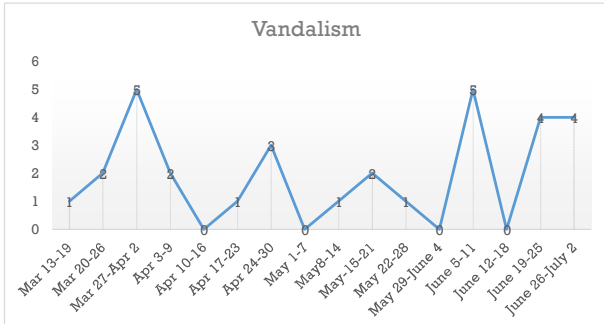
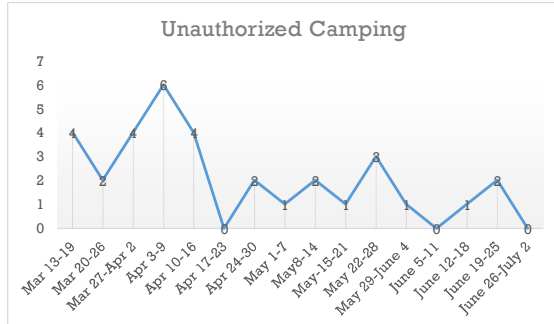
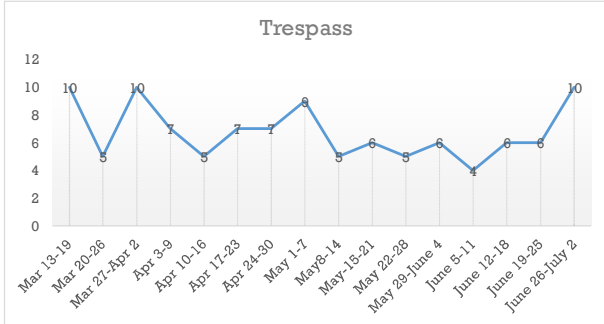
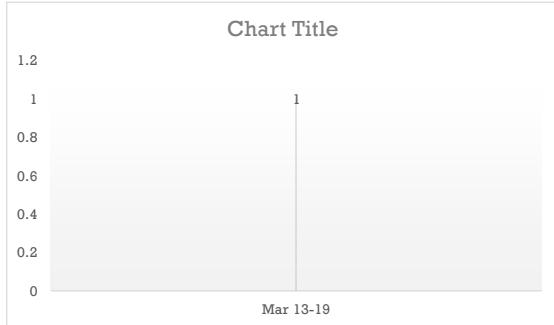
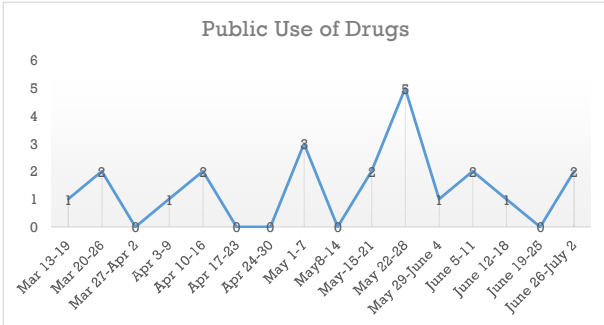
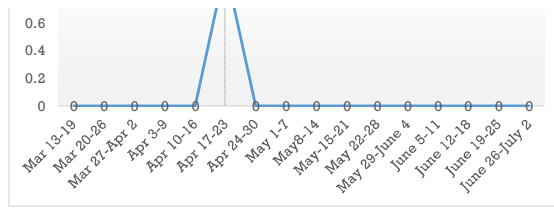
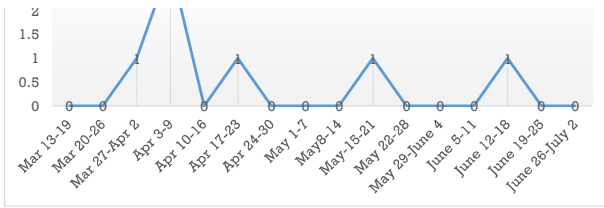


# Allied Universal Security Report

Tracking Spreadsheet

Incident Response	Mar 13-19	Mar 20-26	Mar 27-Apr 2	Apr 3-9	Apr 10-16	Apr 17-23	Apr 24-30	May 1-7	May 8-14	May 15-21	May 22-28	May 29-June 4	June 5-11	June 12-18	June 19-25	June 26-July 2	July 3-9	July 10-16	July 17-23	July 24-30	5 Mth Total	5 Month Weekly Average
Aggressive Panhandling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Assault	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Disturbance	2	0	3	7	1	2	2	4	3	5	5	2	6	2	4	2	25	21	17		75	4
Injury/Illness	0	0	0	0	0	1	0	0	2	0	2	2	2	1	1	0	0	2	3		11	1
Park Curfew Violations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Public Intoxication	0	0	1	3	0	1	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	7
Public Urination	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
Public Use of Drugs	1	2	0	1	2	0	0	3	0	2	5	1	2	1	0	2	2	8	6		24	1
Trespass	10	5	10	7	5	7	7	9	5	6	5	6	4	6	6	10	8	9	8		116	7
Unauthorized Camping	4	2	4	6	4	0	2	1	2	1	3	1	0	1	2	0	8	5	1		41	2
Vandalism	1	2	5	2	0	1	3	0	1	2	1	0	5	0	4	4	2	3	6		33	2
Welfare Checks	20	14	19	17	11	9	19	11	15	14	17	7	14	13	21	18	14	29	16		298	16
<b>Totals</b>	<b>38</b>	<b>25</b>	<b>42</b>	<b>43</b>	<b>23</b>	<b>22</b>	<b>33</b>	<b>28</b>	<b>28</b>	<b>31</b>	<b>38</b>	<b>19</b>	<b>34</b>	<b>25</b>	<b>38</b>	<b>36</b>	<b>59</b>	<b>77</b>	<b>57</b>	<b>0</b>	<b>607</b>	<b>34</b>







## Alles, Rachel

---

**From:** Jones, Anna  
**Sent:** Monday, July 25, 2022 4:06 PM  
**To:** Alles, Rachel  
**Cc:** Sedgeley, Debra  
**Subject:** FW: [External] BID Private Security Rate increase

Rachel – please for CPV agenda  
 Deb – FYI re budget impact



**Anna Jones (she/her/hers)**  
 Public Manager  
 State and Local Government  
 CLA (CliftonLarsonAllen LLP)

**Direct 303-793-1478**  
[anna.jones@CLAconnect.com](mailto:anna.jones@CLAconnect.com)

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---

**From:** Beth Moyski <bmoyski@downtowndenver.com>  
**Sent:** Monday, July 25, 2022 3:56 PM  
**To:** Jones, Anna <Anna.Jones@claconnect.com>  
**Cc:** Ryan Ertman <rertman@downtowndenver.com>  
**Subject:** [External] BID Private Security Rate increase

**Think Security – This email originated from an external source. Be cautious with any links or attachments.**

Hi Anna,  
 First – e-connecting you to our new Director Security and Safety, Ryan Ertman.

Second – per our conversation: With the goal of meeting market for private security under current conditions, and improving our chances for recruitment and retention, the BID Board voted to increase the hour pay commiserate with market. We would also like to carry this increase over to the security services provided in the Central Platte Valley for the remainder of 2022. We are available to speak to you and/or the board next week if you have questions, or comments regarding this request. The difference in rates for the top current and the top proposed is \$361.20/week for a total of \$7,946.40 for the rest of the year beginning August 1<sup>st</sup>, or, an additional \$1,589.28/month.

Let us know,  
 Thank you!  
 Beth



**Downtown  
 Denver  
 Partnership**

**Beth Moyski** | Senior Vice President, Downtown Environment  
[bmoyski@downtowndenver.com](mailto:bmoyski@downtowndenver.com) | Office: 303-571-8226  
 1515 Arapahoe St., Tower 3, Ste. 100, Denver, CO 80202



## Central Platte Valley Coordination Metropolitan District

### Manager's and Property Update

7/28/22

**Bridge Elevators:** Reports from ThyssenKrupp are attached for both the Millennium Bridge Elevators and the Union Gateway Bridge Elevators. There were five (5) service calls on the Millennium Bridge and none for the Union Gateway Bridge.

**Bridge Camera Monitoring System: We had 51 incidents reported by Stealth Monitoring in the month of July in and around the elevators, which is up slightly from June.**

**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.
- Elevator inspections two times per day.
- Graffiti on Union Gateway Bridge and Millennium Bridge higher in July with eight (8) removals. The East West maintenance team will continue to work with the Downtown Denver Partnership team on graffiti removal.
- Weekly exterior lighting check on both bridges completed by East West maintenance.
- Security Coordination including payroll and scheduling adjustments as needed.
- Bridge lights changed to red, white, and blue in honor of the July 4<sup>th</sup> holiday.
- Reset west side elevator and resolved an entrapment.
- Checked bridge elevators and discovered they were not operating correctly. TKE called to repair. Returned to service on 7/7.
- Horizon Glass installed replacement glass pane on West elevator. Contacted John Whitley to film new glass ASAP.
- Met John Whitley - shutdown west elevator to refilm upper exterior doors. Returned to service on 7/7.
- Called in West elevator for service. Oil cooling fan and security cameras have no power. Replaced 20A fuse. Reset fan cooler and hard drive.
- Spoke with Andrew with TKE. Heat is affecting selector board on the West elevator. Need to source a replacement board with unknown ETA. Updated AJ Zabbia.
- Met AJ. to discuss filming glass to protect the selector board on order. Turned on both shaft fans to test if the air temp would drop. Lowest temp reached at 91.7 degrees.
- Met AJ and Steve w/ TKE on 7/20 to discuss heat issues in the West elevator shaft and discussed UV film. Steve verified parts were on order.
- Organized and cleaned out first landing storage room. Checked all fencing on 18th and 19th.
- Cleaned filter for the fountain.
- Used power washer to try to get the paint off of the front of the fountain.
- The elevator was not running on 7/24. Also the door handle lock seems to have been broken.
- Met with AJ Zabbia to discuss replanting trees in front of 1750 Wewatta. A quote was requested from SavATree. Source of electricity in tree rings needs to be discovered.
- Measured decibel readings for summer concert series and reported that sound levels are typically higher than permitted. Contacted event planner Megan Burt and informed her performers need to turn amplification down. Shows will be acoustic now.
- Observed the garden area during the summer concert series and spoke to several passerby and attendees. More signage would be beneficial as well as engaging with nearby residential communities. Sponsored events by surrounding businesses should be considered, such as coffee and pastries from Ink Coffee (or similar) and perhaps a poetry reading, painting classes, writers

rounds, book signings, book readings, chess events/tournaments or other board game themed events, and food trucks. It's good that events at the same time daily, but the space could also be used earlier or later in the day for other events as mentioned above. Residents also liked the banners that were hung on the fence around the garden and thought more might be appropriate to help shield the fence.

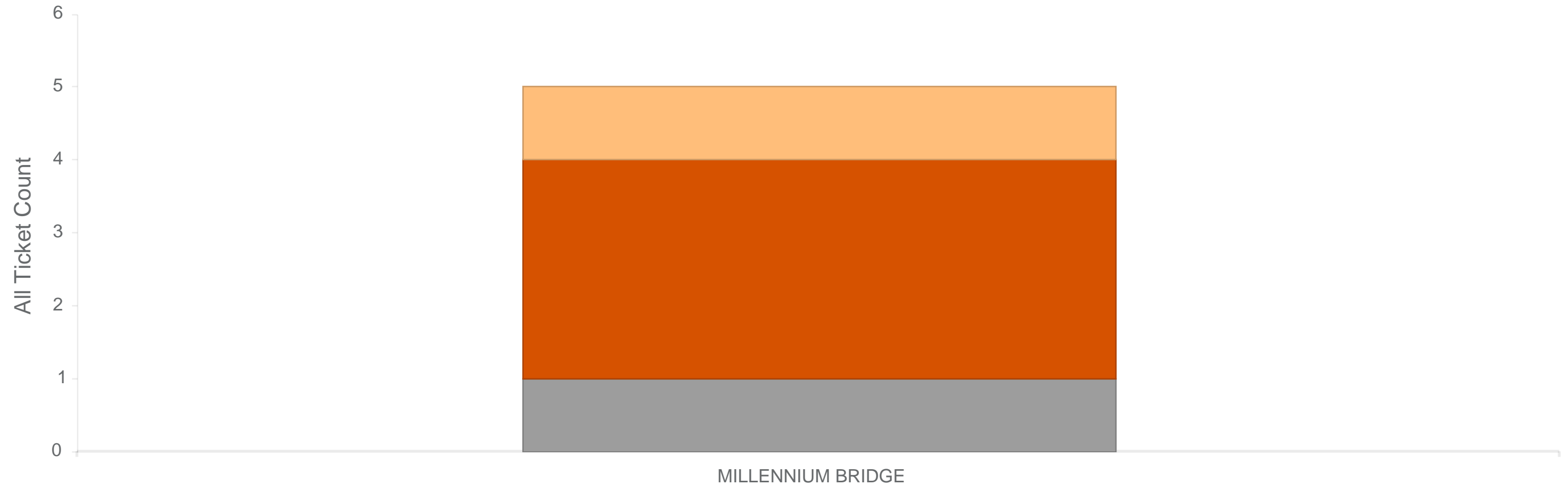
Submitted by  
Brandon Fries, CMCA, AMS  
East West Urban Management, LLC

# All Ticket Types aggregated by Building

Customer: EAST WEST URBAN MANAGEMENT - ALL UNITS

Timerange : June 28, 2022 12:00 AM - July 28, 2022 10:43 AM

Callback (Billable)   Callback (Contract)   Repair



## Work Order Listing Report

WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
113996	RPA-BRDG	EHERBERT	Closed		6/27/2022	6/27/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114037	RPA-BRDG	EHERBERT	Closed		6/28/2022	6/28/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114107	RPA-BRDG	MKRU	Closed		6/29/2022	6/26/2022	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.
114108	RPA-BRDG	EHERBERT	Closed		6/29/2022	6/29/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114113	RPA-BRDG	EHERBERT	Closed		6/29/2022	6/29/2022	12:00 AM	0.50	Removing the Graffiti in the west side elevator cab
114166	RPA-BRDG	EHERBERT	Closed		6/30/2022	6/30/2022	12:00 AM	0.50	Removed the Graffiti in the east side elevator cab
114167	RPA-BRDG	EHERBERT	Closed		6/30/2022	6/30/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114348	RPA-BRDG	EHERBERT	Closed		7/7/2022	7/7/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114249	RPA-BRDG	MKRU	Completed		7/5/2022	7/3/2022	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.
114285	RPA-BRDG	EHERBERT	Closed		7/5/2022	7/5/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114325	RPA-BRDG	EHERBERT	Closed		7/6/2022	7/6/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114377	RPA-BRDG	EHERBERT	Closed		7/8/2022	7/8/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114400	RPA-BRDG	JP	Completed		7/9/2022	7/9/2022	12:00 AM	0.50	Reset west side elevator. Let out entrapment.
114401	RPA-BRDG	JP	Completed		7/9/2022	7/9/2022	12:00 AM	0.50	Bridge walk. Tested elevators.
114411	RPA-BRDG	MKRU	Completed		7/10/2022	7/10/2022	12:00 AM	0.50	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism, both elevators down, called TK for service.
114418	RPA-BRDG	MF	Closed		7/11/2022	7/1/2022	12:00 AM	5.00	6/6/22 to 6/10/22. Checked the bridge and elevators for trash and graffiti.
114419	RPA-BRDG	CFITZ	Closed		7/11/2022	7/1/2022	12:00 AM	0.25	6/8: Checked on a report of an entrapment in the elevators. It was an false report and the elevators were working fine.
114452	RPA-BRDG	EHERBERT	Closed		7/11/2022	7/11/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114454	RPA-BRDG	EHERBERT	Closed		7/11/2022	7/11/2022	12:00 AM	0.50	Removed the graffiti in the east side elevator cab by the electrical room elevator room .
114469	RPA-BRDG	EHERBERT	Closed		7/12/2022	7/12/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114522	RPA-BRDG	EHERBERT	Closed		7/13/2022	7/13/2022	12:00 AM	0.50	Cleaned the graffiti in the east side elevator cab
114523	RPA-BRDG	EHERBERT	Closed		7/13/2022	7/13/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114533	RPA-BRDG	EHERBERT	Closed		7/14/2022	7/14/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.

## Work Order Listing Report

WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
114591	RPA-BRDG	MKRU	Completed		7/17/2022	7/17/2022	12:00 AM	0.50	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, it was not, I called the elevator in, & found out that they were supposed to come out and never did. checked, & looked for any graffiti, trash, damage, vandalism.
114609	RPA-BRDG	EHERBERT	Closed		7/18/2022	7/18/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114637	RPA-BRDG	EHERBERT	Closed		7/19/2022	7/19/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114669	RPA-BRDG	EHERBERT	Closed		7/20/2022	7/20/2022	12:00 AM	0.50	Swept, wiped & mopped the elevators cabs.
114690	RPA-BRDG	EHERBERT	Closed		7/21/2022	7/21/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114766	RPA-BRDG	MKRU	Completed		7/24/2022	7/24/2022	12:00 AM	25.00	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism...West side still down.
114780	RPA-BRDG	MF	Closed		7/25/2022	6/27/2022	12:00 AM	5.00	6/27/22 to 7/1/22. Checked the bridge and elevators for trash and graffiti.
114784	RPA-BRDG	MF	Completed		7/25/2022	7/5/2022	12:00 AM	4.00	7/5/22 to 7/8/22. Checked the bridge and elevators for trash and graffiti.
114786	RPA-BRDG	MF	Completed		7/25/2022	7/11/2022	12:00 AM	4.00	7/11/22 to 7/14/22. Checked the bridge and elevators for trash and graffiti.
114788	RPA-BRDG	MF	Completed		7/25/2022	7/19/2022	12:00 AM	4.00	7/19/22 to 7/22/22. Checked the bridge and elevators for trash and graffiti.
114794	RPA-BRDG	EHERBERT	Completed		7/25/2022	7/25/2022	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA clean the cabs in the elevators by the 16 St bridge removed debris sweep and mop the elevators and wipe the walls now elevators cabs are clean and ready to use.
114948	RPA-BRDG	MF	Completed		7/27/2022	7/5/2022	12:00 AM	0.75	Horizon Glass installed replacement glass pane on West elevator. Contacted John Whitley to film new glass ASAP.
114956	RPA-BRDG	MF	Completed		7/27/2022	7/7/2022	12:00 AM	0.75	Met John Whitley - shutdown west elevator to refilm upper exterior doors. Returned to service.
114962	RPA-BRDG	MF	Completed		7/27/2022	7/13/2022	12:00 AM	1.50	Called in West elevator for service. Oil cooling fan and security cameras have no power. Replaced 20A fuse. Reset fan cooler and hard drive. Charge \$5.39

## Work Order Listing Report

WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
114963	RPA-BRDG	MF	Completed		7/27/2022	7/19/2022	12:00 AM	0.50	Spoke with Andrew with TKE. He is checking the contract. Heat is affecting selector board on the West elevator. Need to source a replacement board with unknown ETA. Updated AJ Zabbia.
114965	RPA-BRDG	MF	Completed		7/27/2022	7/19/2022	12:00 AM	0.50	Met AJ. to discuss filming glass to protect the selector board on order. Turned on both shaft fans to test if the air temp would drop. Lowest temp reached at 91.7 degrees.
114966	RPA-BRDG	MF	Completed		7/27/2022	7/20/2022	12:00 AM	0.50	Met AJ and Steve w/ TKE to discuss heat issues in the West elevator shaft. UV film on the glass was discussed. Steve verified parts were on order.
114974	RPA-BRDG	MF	Completed		7/27/2022	7/25/2022	12:00 AM	0.50	Contacted service tech Jim Todd with TKE. Updated him on the current situation with the West elevator as it was his first day back from vacation. He located the selector board and returned the elevator back into service.
113993	RPA-18BDG	EHERBERT	Closed		6/27/2022	6/27/2022	12:00 AM	0.50	Removed the graffiti in the east side elevator cab out side door
113995	RPA-18BDG	EHERBERT	Closed		6/27/2022	6/27/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114030	RPA-18BDG	JP	Closed		6/28/2022	6/28/2022	12:00 AM	1.75	Organized and cleaned out first landing storage room. Checked all fencing on 18th and 19th.
114038	RPA-18BDG	EHERBERT	Closed		6/28/2022	6/28/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114102	RPA-18BDG	EHERBERT	Closed		6/29/2022	6/29/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114105	RPA-18BDG	MKRU	Closed		6/29/2022	6/26/2022	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.
114145	RPA-18BDG	EHERBERT	Closed		6/29/2022	6/29/2022	12:00 AM	0.50	Removed the Graffiti in the east side elevator cab
114168	RPA-18BDG	EHERBERT	Closed		6/30/2022	6/30/2022	12:00 AM	0.50	Swept, wiped & mopped the elevators cabs.
114347	RPA-18BDG	EHERBERT	Closed		7/7/2022	7/7/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114248	RPA-18BDG	MKRU	Completed		7/5/2022	7/3/2022	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.
114284	RPA-18BDG	EHERBERT	Closed		7/5/2022	7/5/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114324	RPA-18BDG	EHERBERT	Closed		7/6/2022	7/6/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114375	RPA-18BDG	EHERBERT	Closed		7/8/2022	7/8/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114402	RPA-18BDG	JP	Completed		7/9/2022	7/9/2022	12:00 AM	0.50	Bridge walk. Tested elevators.

## Work Order Listing Report

WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
114410	RPA-18BDG	MKRU	Completed		7/10/2022	7/10/2022	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.
114451	RPA-18BDG	EHERBERT	Closed		7/11/2022	7/11/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114453	RPA-18BDG	EHERBERT	Closed		7/11/2022	7/11/2022	12:00 AM	0.50	Removed the Graffiti in the west side elevator cab outside of the by the door
114470	RPA-18BDG	EHERBERT	Closed		7/12/2022	7/12/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114524	RPA-18BDG	EHERBERT	Closed		7/13/2022	7/13/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114532	RPA-18BDG	EHERBERT	Closed		7/14/2022	7/14/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114590	RPA-18BDG	MKRU	Completed		7/17/2022	7/17/2022	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.
114608	RPA-18BDG	EHERBERT	Closed		7/18/2022	7/18/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114636	RPA-18BDG	EHERBERT	Closed		7/19/2022	7/19/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114670	RPA-18BDG	EHERBERT	Closed		7/20/2022	7/20/2022	12:00 AM	0.50	Swept, wiped & mopped the elevators cabs.
114689	RPA-18BDG	EHERBERT	Closed		7/21/2022	7/21/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114736	RPA-18BDG	EHERBERT	Closed		7/22/2022	7/22/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
114765	RPA-18BDG	MKRU	Completed		7/24/2022	7/24/2022	12:00 AM	0.50	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, the elevator was not running so will call it in monday morning, also the door handle lock seems to have checked, & looked for any graffiti, trash, damage, vandalism.
114782	RPA-18BDG	MF	Closed		7/25/2022	6/27/2022	12:00 AM	5.00	6/27/22 to 7/1/22. Checked the bridge and elevators for trash and graffiti.
114785	RPA-18BDG	MF	Completed		7/25/2022	7/5/2022	12:00 AM	4.00	7/5/22 to 7/8/22. Checked the bridge and elevators for trash and graffiti.
114787	RPA-18BDG	MF	Completed		7/25/2022	7/11/2022	12:00 AM	4.00	7/11/22 to 7/14/22. Checked the bridge and elevators for trash and graffiti.
114789	RPA-18BDG	MF	Completed		7/25/2022	7/19/2022	12:00 AM	4.00	7/19/22 to 7/22/22. Checked the bridge and elevators for trash and graffiti.
114792	RPA-18BDG	EHERBERT	Completed		7/25/2022	7/25/2022	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
114210	RPA-CPVMD	RBURDI	Completed		7/1/2022	7/1/2022	12:00 AM	1.75	Cleaned filter and added chlorine to the fountain. Also cleaned the front of the fountain.



## Work Order Listing Report

WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
114254	RPA-CPVMD	MKRU	Completed		7/5/2022	7/3/2022	12:00 AM	1.25	Drove to Home depot to get a new chain to lockup the fence by whole foods.
114370	RPA-CPVMD	RBURDI	Completed		7/8/2022	7/8/2022	12:00 AM	1.50	Cleaned filter and added salt and choline for the fountain.
114371	RPA-CPVMD	RBURDI	Completed		7/8/2022	7/8/2022	12:00 AM	0.75	Used power washer to try to get the paint off of the front of the fountain.
114449	RPA-CPVMD	RBURDI	Completed		7/11/2022	7/11/2022	12:00 AM	1.25	Cleaned filter and cleaned the front of the fountain.
114483	RPA-CPVMD	RBURDI	Completed		7/12/2022	7/12/2022	12:00 AM	1.25	Cleaned filter and added chlorine to the fountain.
114512	RPA-CPVMD	RBURDI	Completed		7/13/2022	7/13/2022	12:00 AM	1.25	Cleaned filter and front of the fountain.
114779	RPA-CPVMD	JSNIDE	Completed		7/25/2022	7/25/2022	12:00 AM	1.00	Cleaned fountain and added chemicals.
114673	RPA-CPVMD	RBURDI	Completed		7/20/2022	7/20/2022	12:00 AM	1.25	Cleaned the filter and added salt for the fountain.
114687	RPA-CPVMD	RBURDI	Completed		7/21/2022	7/21/2022	12:00 AM	1.25	Cleaned filter and cleaned the front of the fountain.
114756	RPA-CPVMD	RBURDI	Completed		7/22/2022	7/22/2022	12:00 AM	1.00	Cleaned filter for the fountain.
114791	RPA-CPVMD	MF	Closed		7/25/2022	6/27/2022	12:00 AM	1.00	Met AJ Zabbia to discuss options on securing the fencing to the garden area.
114859	RPA-CPVMD	MF	Closed		7/26/2022	6/28/2022	12:00 AM	1.00	Purchased hardware and repaired fencing in the garden area to make more secure after musicians play in the afternoon.



5717 W 11th Ave  
Lakewood, CO 80214  
(303) 232-0666 Fax: (303) 232-0711

**For Service At:**  
Central Platte Valley Metro District  
DDBID  
1601 Chestnut Pl  
Denver, CO 80202  
**Account Key: 1694746**

**Prepared For:**  
Downtown Denver BID  
Amanda Miller  
1515 Arapahoe St Tower 3 #100  
Denver, CO 80202

*General Tree Care Proposal*

Landscape Planting \$ 3,800.00  
Install two (2) 2" caliper Band B Armstrong  
Gold Maples in the two open pits located in  
front of 1750 Wewatta St.

\*the district will need to ensure the irrigation  
is functional to receive the 1 year warranty.

obstacles and hazards:

- traffic
- parking
- pedestrians
- electricity in pit
- irrigation in pit
- metal grates

\*savatree is not responsible for damage to  
utility lines that can't be marked by locate  
services such as power outlets and irrigation  
lines.

Total for 1 services	\$ 3,800.00
Tax	\$ 0.00
<b>Total</b>	<b>\$ 3,800.00</b>

**Prepared By:**  
Craig Little  
ISA Certified Arborist & Branch Manager

**Authorization**

I authorize the work described above and agree to the terms and conditions that follow.

Authorized By: \_\_\_\_\_ Date: \_\_\_\_\_

Central Platte Valley Metro District  
DDBID

1601 Chestnut Pl  
Denver, CO 80202  
Account Key: 1694746

# TERMS AND CONDITIONS

[VIEW FULL TERMS AND CONDITIONS](#)

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