

**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.cpvemd.org](http://www.cpvemd.org)

**NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** Tuesday, October 4, 2022

**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:

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
Derrick Walker	Secretary/Treasurer	May 2025
Michael Geiger	Assistant Secretary	May 2023
Lindsay Belluomo	Assistant Secretary	May 2023
Jason Dorfman	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 September 6, 2022 Special Meeting (enclosed).
- B. Accept August 31, 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. Review and discuss draft 2023 Budget (enclosed).
- B. Other.

**IV. MANAGER ITEMS**

- A. 17<sup>th</sup> Street Gardens:
  - 1. Events update:
    - i. Lunchtime music series, yoga, art in the park.
  - 2. Redesign discussion.
    - i. Discuss design approach and scope.
    - ii. Denver Urban Gardens (DUG) discussion.
- B. Update on communication protocol (enclosed).
- C. Review Maintenance Coordination Report – EWUM, Brandon Fries (enclosed).
- D. 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: \_\_\_\_\_  
\_\_\_\_\_

**VIII. OTHER BUSINESS**

A. Other.

**IX. ADJOURNMENT**

**The next regular meeting is scheduled for Tuesday, November 1, 2022 at 9:00 a.m. at DaVita, Inc. (2000 16<sup>th</sup> Street, Denver, CO 80202) and via Zoom.**

## 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  
SEPTEMBER 6, 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, September 6, 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, Secretary/Treasurer  
Michael Geiger, Assistant Secretary  
Lindsay Belluomo, Assistant Secretary

#### Also, In Attendance Were:

Anna Jones, Shauna D’Amato and Deb Sedgeley; CliftonLarsonAllen LLP  
Dianne Miller, Esq., Rhonda Bilek, Esq. and Sonja Steele, Esq.; Miller & Associates Law Offices, P.C.  
A.J. Zabbia; 68 West Engineers  
Cole Kralik; Allied Universal  
Amanda Miller and Sabina Valencia-Chavez; Downtown Denver Partnership  
Jason Dorfman; McWhinney Real Estate Development  
Brandon Fries and Jordan Kincaid; East West Urban Management

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** The meeting was called to order at 9:02 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 amended to move appointment of officers to the beginning of the agenda.

**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 Cara disclosed that she is an owner of property located in the District

## RECORD OF PROCEEDINGS

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

Director 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 disclosed 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.

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

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

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

**Public Comment:** None.

**CONSENT AGENDA**

**Minutes of the August 2, 2022 Special Meeting:**

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

**Current Claims:**

## RECORD OF PROCEEDINGS

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### **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 Geiger and, upon vote, unanimously carried, the Board approved and/or accepted the Consent Agenda items.

At this time, Director Cara introduced Jason Dorfman to the Board as a Board candidate, who is the Vice President of Asset Management for the Indigo Hotel and McWhinney, who oversees the hospitality portfolio. It was noted that Ms. Jones and Attorney Miller will coordinate schedules to meet with Mr. Dorfman for an informal orientation.

### **ATTORNEY ITEMS**

**Vacancy on the Board and Appointment of District Eligible Elector to Board of Directors of the District:** The Board discussed the vacancy on the Board. It was noted that pursuant to Section 32-1-808(2)(a)(I), C.R.S., publication of a Notice of Vacancy on the Board was published in a newspaper having general circulation in the District and that no Letters of Interest from qualified eligible electors were received within ten (10) days of the date of such publication.

As such, eligible elector, Jason Dorfman, was nominated to serve on the Board. Following discussion, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board appointed Jason Dorfman to fill the vacancy on the Board.

**Appointment of Officers:** Attorney Miller stated that she will administer Mr. Dorfman's Oath of Office outside of the meeting. Appointing officers was deferred to the October meeting.

### **FINANCIAL ITEMS**

**Draft 2023 Budget:** Ms. Sedgeley reviewed the District's mill levy valuation with the Board. Director Cara provided an overview of the budget process. Ms. Sedgeley informed the Board that she will present the draft 2023 Budget at the October meeting.

**Other:** None.

### **MANAGER ITEMS**

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

**Kiosk Update:** Ms. D'Amato informed the Board that the CupBop kiosk is still not open and that the lease expires at the end of September.

## RECORD OF PROCEEDINGS

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The Board discussed the kiosk and directed staff to reach out to the vendor to determine if they will be opening this year.

### **Events Update:**

**Lunchtime Music Series, Yoga, Art in the Park:** Ms. D’Amato provided an update to the Board regarding the music series, yoga, and art in the park events. Discussion ensued regarding communication to residents and surrounding businesses about the events.

**Pumpkin Patch Event Budget Approval:** It was noted that the cost of this event is within the District’s budget and no formal motion is required.

### **Redesign Discussion:**

**DDP Discussion Catch-Up:** This item was not discussed.

**Design Approach and Scope:** The Board discussed and reviewed design ideas. It was noted that new design concepts will continue to be explored.

**Communication Protocol:** Attorney Miller informed the Board that the 18<sup>th</sup> Street Bridge is owned by the District and the elevator is currently closed from 10:00 p.m. to 7:00 a.m. Discussion ensued regarding communication strategies with residents and other stakeholders.

**Maintenance Coordination Report – EWUM, Brandon Fries:** Mr. Fries reviewed the Maintenance Coordination Report and the incorporated tree trimming proposal with the Board. It was noted that the cost of this event is within the District’s budget and no formal motion is required. The Board approved the tree trimming proposal in the amount of \$7,581.60. No action was taken.

**Other:** None.

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

**Other:** Mr. Zabbia informed the Board that the east elevator threshold needs to be replaced, which will require the elevator to be closed for a couple of days. He stated that he is coordinating the parts and the labor for this work.

### **DIRECTOR ITEMS**

**Other:** None.

### **OTHER BUSINESS**

**Other:** None.

### **ADJOURNMENT**

There being no further business to come before the Board at this time, upon a

## RECORD OF PROCEEDINGS

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motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board adjourned the meeting at 10:17 a.m.

Respectfully submitted,

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Secretary for the Meeting



**CPV COORDINATION METROPOLITAN DISTRICT**  
**FINANCIAL STATEMENTS**  
**AUGUST 31, 2022**

**CPV COORDINATION METROPOLITAN DISTRICT  
BALANCE SHEET - GOVERNMENTAL FUNDS  
AUGUST 31, 2022**

		<u>General</u>
<b>ASSETS</b>		
Cash - Checking	\$	28,015
Prepaid expense		450
Due from Central Platte Valley MD		250,550
Accounts receivable		9,586
<b>TOTAL ASSETS</b>	<b>\$</b>	<b><u>288,601</u></b>
<b>LIABILITIES AND FUND BALANCES</b>		
<b>CURRENT LIABILITIES</b>		
Accounts payable	\$	248,271
Total Liabilities		<u>248,271</u>
<b>FUND BALANCES</b>		
Total Fund Balances		<u>40,330</u>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$</b>	<b><u>288,601</u></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 EIGHT MONTHS ENDED AUGUST 31, 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	39,210	18,790
Auditing	3,700	-	3,700
Directors' fees	6,000	3,400	2,600
Dues and licenses	4,500	4,238	262
Insurance and bonds	7,500	6,752	748
District management	35,000	65,491	(30,491)
Onsite management	78,000	45,288	32,712
Legal services	27,000	28,223	(1,223)
Website Maintenance	1,200	260	940
Miscellaneous	5,000	1,642	3,358
Engineering - administrative	8,000	5,446	2,554
Payroll taxes	458	38	420
Election expense	2,500	1,914	586
Operations and maintenance			
Landscaping and other maintenance	630,000	283,806	346,194
17th Street Gardens	250,000	177,070	72,930
Engineering - repairs and maintenance	45,000	26,670	18,330
Security	570,000	363,065	206,935
Millenium Bridge maintenance	460,000	176,508	283,492
Union Gateway Bridge maintenance	180,000	107,309	72,691
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>1,336,481</u>	<u>1,398,519</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(2,735,000)	(1,336,481)	1,398,519
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers from CPV MD - General	2,380,000	1,362,849	(1,017,151)
Transfers from CPV MD - Capital	355,000	151	(354,849)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>2,735,000</u>	<u>1,363,000</u>	<u>(1,372,000)</u>
<b>NET CHANGE IN FUND BALANCES</b>	-	26,519	26,519
<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>\$ 40,330</u>	<u>\$ 26,403</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**  
**August 31, 2022**  
Updated as of September 26, 2022

	<u><b>General Fund</b></u>
<b><u>Wells Fargo Bank - Checking Account</u></b>	
Balance as of 08/31/22	\$ 28,014.93
Subsequent activities:	
09/01/22 Xcel	(1,678.59)
09/06/22 Denver Water	(1,159.94)
09/07/22 Transfer from CPVMD	161,000.00
09/08/22 Bill.com payables	(155,954.98)
09/14/22 Century Link	(321.99)
09/15/22 ADP - Payment of Directors Fees	(645.90)
09/16/22 Deposit - Riverfront Park Association, KoMac Q-2 2022	9,585.85
<i>Bill.com Payables</i>	(196,379.83)
<i>Transfer from CPVMD</i>	197,000.00
<i>Anticipated Balance</i>	<u><u>\$ 39,459.55</u></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  
 Schedule of September Payables as of September 26, 2022  
 Paid October 4, 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	682436	9/14/2022	Approving	Unpaid	\$ 17,869.64	\$ 17,869.64
Adam D Bodine	91322	9/13/2022	Approving	Unpaid	250.00	
Adam D Bodine	91922	9/19/2022	Approving	Unpaid	250.00	500.00
Antonio Martinez Lopez	92322	9/23/2022	Approving	Unpaid	650.00	650.00
Century Link	303-436-9655 792	September 22	8/25/2022	Approving	Unpaid	231.04
Century Link	303-629-9660 658	September 22	9/4/2022	Approving	Unpaid	90.95
Christopher James Koza	90622	9/6/2022	Approving	Unpaid	250.00	250.00
CliftonLarsonAllen LLP	3405116	8/31/2022	Approving	Unpaid	8,454.42	
CliftonLarsonAllen LLP	3406124	8/31/2022	Approving	Unpaid	5,965.22	14,419.64
Colorado Special Districts Property and Liability Pool	23WC-61194-0087	8/26/2022	Approving	Unpaid	450.00	450.00
David Tamkin	91222	9/12/2022	Approving	Unpaid	250.00	
David Tamkin	92822	9/28/2022	Approving	Unpaid	250.00	500.00
Dechen Hawk , LLC	90122	9/1/2022	Approving	Unpaid	250.00	250.00
Denver Commercial Property Services	9714	7/31/2022	Approving	Unpaid	873.00	
Denver Commercial Property Services	9715	8/31/2022	Approving	Unpaid	873.00	
Denver Commercial Property Services	INV9429	8/31/2022	Approving	Unpaid	2,535.26	
Denver Commercial Property Services	9716	9/30/2022	Approving	Unpaid	873.00	5,154.26
DENVER WATER	0592267648-Sep22	9/13/2022	Approving	Unpaid	34.48	
DENVER WATER	8489380088-Sep22	9/13/2022	Approving	Unpaid	1,324.72	
DENVER WATER	4661150000-Sep22	9/13/2022	Approving	Unpaid	155.44	
DENVER WATER	8291430350-Sep22	9/13/2022	Approving	Unpaid	63.28	
DENVER WATER	3804050000-Sep22	9/13/2022	Approving	Unpaid	269.46	
DENVER WATER	4987054226-Sep22	9/13/2022	Approving	Unpaid	166.96	2,014.34
Downtown Denver BID	SEC-34304-22	7/7/2022	Approving	Unpaid	9,650.04	
Downtown Denver BID	SEC-34476-22	7/21/2022	Approving	Unpaid	9,698.76	
Downtown Denver BID	SEC-34579-22	8/4/2022	Approving	Unpaid	9,593.37	
Downtown Denver BID	SEC-34751-22	8/18/2022	Approving	Unpaid	9,337.92	
Downtown Denver BID	SEC-34761-22	9/7/2022	Approving	Unpaid	8,605.38	
Downtown Denver BID	CM-34785-22	9/14/2022	Approving	Unpaid	4,115.99	
Downtown Denver BID	CM-34784-22	9/14/2022	Approving	Unpaid	33,335.95	84,337.41
East West Urban Management	08/22 Mgmt Fee	8/31/2022	Approving	Unpaid	5,661.05	
East West Urban Management	08/22 UG	8/31/2022	Approving	Unpaid	4,129.76	
East West Urban Management	08/22 MB	8/31/2022	Approving	Unpaid	4,877.02	14,667.83
Emma Finders	91422	9/14/2022	Approving	Unpaid	450.00	450.00
Eric Moon	93022	9/30/2022	Approving	Unpaid	450.00	450.00
Events & PR	2022-032	9/6/2022	Approving	Unpaid	1,390.00	1,390.00
FASTSIGNS	221-101183	8/30/2022	Approving	Unpaid	115.52	115.52
Fire Alarm Services, Inc	122074	9/1/2022	Approving	Unpaid	540.00	
Fire Alarm Services, Inc	122075	9/1/2022	Approving	Unpaid	1,080.00	1,620.00
Genesis Landscape & Irrigation	154	8/22/2022	Approving	Unpaid	548.50	
Genesis Landscape & Irrigation	152	8/31/2022	Approving	Unpaid	65.00	
Genesis Landscape & Irrigation	151	9/13/2022	Approving	Unpaid	253.00	
Genesis Landscape & Irrigation	155	9/13/2022	Approving	Unpaid	1,090.00	
Genesis Landscape & Irrigation	149	9/13/2022	Approving	Unpaid	458.00	
Genesis Landscape & Irrigation	150	9/13/2022	Approving	Unpaid	345.00	
Genesis Landscape & Irrigation	148	9/13/2022	Approving	Unpaid	420.00	
Genesis Landscape & Irrigation	157	9/15/2022	Approving	Unpaid	1,500.00	4,679.50
Give 5 Productions, Inc.	90722	9/7/2022	Approving	Unpaid	650.00	650.00
James Speiser	90522	9/5/2022	Approving	Unpaid	650.00	650.00
Jennifer Korte	90222	9/2/2022	Approving	Unpaid	250.00	250.00
JT Specialty Services	21870	9/17/2022	Approving	Unpaid	865.00	865.00
Kaitlyn J Williams	90822	9/8/2022	Approving	Unpaid	450.00	
Kaitlyn J Williams	91622	9/16/2022	Approving	Unpaid	450.00	900.00
King Cardinal LLC	91522	9/15/2022	Approving	Unpaid	450.00	450.00
LPJ Entertainment	90922	9/9/2022	Approving	Unpaid	450.00	
LPJ Entertainment	92122	9/21/2022	Approving	Unpaid	450.00	900.00
Megan Burt	92022	9/20/2022	Approving	Unpaid	450.00	450.00
Miller and Associates Law Offices	309	8/31/2022	Approving	Unpaid	2,495.50	2,495.50
Mudhead Music Inc	92222	9/22/2022	Approving	Unpaid	450.00	450.00
Orkin Denver Commercial	231633021	8/31/2022	Approving	Unpaid	150.00	150.00
Rachel Taulbee LLC	92922	9/29/2022	Approving	Unpaid	250.00	250.00
Reflection Windows & Doors LLC	87769	6/3/2022	Approving	Unpaid	100.00	
Reflection Windows & Doors LLC	88658	8/15/2022	Approving	Unpaid	500.00	
Reflection Windows & Doors LLC	88659	8/15/2022	Approving	Unpaid	500.00	
Reflection Windows & Doors LLC	88987	9/9/2022	Approving	Unpaid	500.00	
Reflection Windows & Doors LLC	88986	9/9/2022	Approving	Unpaid	500.00	2,100.00
Rekha Ohal	92722	9/27/2022	Approving	Unpaid	650.00	650.00
Riverfront Park Association	Sec08/08/22-08/21/22	8/23/2022	Approving	Unpaid	9,675.00	
Riverfront Park Association	9911993340 Verizon	8/23/2022	Approving	Unpaid	53.81	
Riverfront Park Association	Sec 08/22/22-09/04/22	9/6/2022	Approving	Unpaid	10,950.00	
Riverfront Park Association	9914325308 Verizon	9/8/2022	Approving	Unpaid	82.08	
Riverfront Park Association	940114452ADT	9/10/2022	Approving	Unpaid	118.36	
Riverfront Park Association	Allstream 18790535	9/19/2022	Approving	Unpaid	96.84	20,976.09
Samuel Armstrong-Zickefoose	92622	9/26/2022	Approving	Unpaid	250.00	250.00
Stealth Monitoring Inc	IN309001	8/26/2022	Approving	Unpaid	280.00	
Stealth Monitoring Inc	IN 310395	9/3/2022	Approving	Unpaid	5,380.00	5,660.00
TK Elevator Corporation	5001883362	7/25/2022	Approving	Unpaid	1,000.32	
TK Elevator Corporation	5001884988	7/26/2022	Approving	Unpaid	298.83	
TK Elevator Corporation	3006791778	9/1/2022	Approving	Unpaid	870.47	
TK Elevator Corporation	3006791371	9/1/2022	Approving	Unpaid	870.42	3,040.04
Utility Notification Center of Colorado	222080353	8/31/2022	Approving	Unpaid	100.10	100.10
Wastewater Management Division	02332-21-549-000 SEP22	9/22/2022	Approving	Unpaid	897.08	
Wastewater Management Division	02332-21-550-000	9/22/2022	Approving	Unpaid	489.06	1,386.14
Xcel Energy	53-2026712-7SEP22	9/1/2022	Approving	Unpaid	778.28	
Xcel Energy	53-2026711-6SEP22	9/12/2022	Approving	Unpaid	1,569.27	
Xcel Energy	53-0010034496-2SEP22	9/12/2022	Approving	Unpaid	92.41	
Xcel Energy	53-9105366-2SEP22	9/12/2022	Approving	Unpaid	1,226.87	3,666.83
Grand Total					\$ 196,379.83	\$ 196,379.83

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	8/31/22	2022	17
				Actual	Budget	Actual	Estimated	Budget
Acct No.	Account Name:	Vendor/Description	Notes					Variance
107606		Denver Police - Off Duty		227,049	215,000	212,748	320,000	(105,000)
		DDPBID Security		221,944	210,000	113,656	200,000	10,000
		Stealth Monitoring		41,776	45,000	36,661	60,000	(15,000)
		Additional Security		-	100,000	-	-	100,000
				<b>490,769</b>	<b>570,000</b>	<b>363,065</b>	<b>580,000</b>	<b>(10,000)</b>
	<b>Landscaping and Other Maintenance</b>							
107585	Landscaping and repairs	WPS/Genesis/Denver Commercial Prop	Annual contract	38,442	68,000	51,922	75,000	(7,000)
107584		Landscaping - Tree maintenance	DDBID/68 West	20,936	20,000	20,321	35,000	(15,000)
107584		Landscaping - Tree replacement		-	90,000	-	25,000	65,000
107586		Other - Irrigation and other repairs		6,225	3,000	6,242	10,000	(7,000)
107587	Lighting	Xcel	Pedestrian lights	11,324	12,000	6,712	10,000	2,000
107588	General maintenance/cleanup	DDPBID	Base contract	231,192	220,000	164,503	246,000	(26,000)
		Other	Encore/EWUM	17,666	9,000	-	50,000	(41,000)
107593		Snow removal	DDBID	6,772	40,000	7,181	30,000	10,000
107589	Irrigation	Denver Water		5,217	6,000	2,625	4,000	2,000
107590	Fossil filters	Komac	Base contract - 55% to District	23,374	24,000	9,333	19,000	5,000
		Komac	Replacement	-	20,000	-	-	20,000
107592	Storm drainage	Annual storm drainage	2 locations	2,688	2,000	1,386	1,500	500
107591	Other	Gallegos/MGT/Encore	Granite repairs/electrical	76,705	80,000	13,581	20,000	60,000
		Seasonal Lighting		-	30,000	-	-	-
		Contingency		-	6,000	-	4,500	1,500
				<b>440,541</b>	<b>630,000</b>	<b>283,806</b>	<b>530,000</b>	<b>70,000</b>
	<b>17th Street Gardens</b>							
107810	Landscaping	Landscape design/renovations	Includes temporary fencing	26,465	60,000	2,700	30,000	30,000
		Western Proscap - annual contract		13,512	23,000	12,130	18,000	5,000
107812	Repairs and maintenance	DDBID		61,630	52,000	42,791	65,000	(13,000)
		Other repairs and maintenance	68 West/Orkin	31,581	7,000	26,284	40,000	(33,000)
		Seasonal lighting		6,600	10,000	-	11,300	(1,300)
107820		Activation		-	-	54,535	75,000	(75,000)
107815		Other	Musicians	40,508	90,000	38,170	75,000	15,000
107811	Irrigation	Denver Water	35% of 1678 Chestnut Place	890	8,000	460	700	7,300
				<b>181,186</b>	<b>250,000</b>	<b>177,070</b>	<b>315,000</b>	<b>(65,000)</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	8/31/22	2022	18
				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	38,952	60,000	(20,000)
		DDPBID - Bridge maintenance		71,927	63,000	33,741	50,000	13,000
		Other		897	1,000	-	-	1,000
107602	Elevator	ThyssenKrupp	Maintenance contract	10,959	12,000	6,960	10,500	1,500
		ThyssenKrupp	Other repairs	23,470	15,000	16,896	25,000	(10,000)
		Other repairs	Gallegos/RPA	923	5,000	-	-	5,000
		JT Specialty Services	Graffiti	2,795	5,000	2,925	4,500	500
		Long Mechanical		9,261	6,000	9,435	14,000	(8,000)
		Reflection Windows	Housing glass cleaning	5,500	6,000	4,500	6,000	-
		Fire Alarm system		1,080	1,000	-	1,000	-
		Integra phone charges		-	-	1,825	2,200	(2,200)
		Elevator permits/inspections		-	1,000	1,550	1,550	(550)
107603	Lighting	Xcel	16th Street A&B - Power to bridge	16,280	16,000	9,746	15,000	1,000
107604	Irrigation	16th Street Fountain		2,548	5,000	1,076	1,600	3,400
		Promenade Lofts/Western Proscapes		2,022	100	1,445	1,500	(1,400)
107605	Snow removal	DDPBID		3,571	15,000	3,667	10,000	5,000
107609	Other	68 West - Bridge maintenance		41,748	40,000	26,654	40,000	-
		Landscaping		5,732	-	7,808	8,000	(8,000)
		Encore Electric/Mathias/Connect		3,351	5,000	7,616	8,000	(3,000)
		Fountain repair/deck repairs		8,516	5,000	612	1,000	4,000
		Gallegos		6,504	5,000	1,100	2,000	3,000
		Millennium Bridge inspection		54,517	9,000	-	-	9,000
		Wood refinishing	Railing and benches	181	-	-	-	-
		Bridge painting		-	200,000	-	-	200,000
		Contingency		-	4,900	-	3,150	1,750
				<b>312,261</b>	<b>460,000</b>	<b>176,508</b>	<b>265,000</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.

Central Platte Valley Coordination Metropolitan District - General Fund								
Schedule of Maintenance Costs								
				2021	2022	8/31/22	2022	19
				Actual	Budget	Actual	Estimated	Budget
Acct No.	Account Name:	Vendor/Description	Notes					Variance
	<b>Union Gateway Bridge</b>							
107701	General Maintenance/Cleanup	EWUM		40,405	38,000	26,909	40,000	(2,000)
		DDPBID - Bridge maintenance		40,647	36,000	24,016	36,000	-
		Other		-	3,000	-	-	3,000
107702	Elevator	Century Link		3,937	4,000	2,552	3,900	100
		ThyssenKrupp	Maintenance contract	10,116	10,000	7,830	11,000	(1,000)
		ThyssenKrupp	Other repairs	11,870	15,000	6,283	10,000	5,000
		JT Specialty	Graffiti	5,980	6,300	1,585	2,500	3,800
		Long Mechanical		750	5,000	870	2,000	3,000
		Reflection Windows	Housing glass cleaning	6,000	6,000	4,500	6,000	-
		Elevator permits/inspections		700	1,000	1,000	1,000	-
		Fire Alarm system		540	1,500	-	1,500	-
		Other		850	1,500	-	-	1,500
107703	Lighting	Xcel		23,870	26,000	15,259	23,000	3,000
107704	Other	Other repairs	Encore	795	4,000	-	-	4,000
		68 West - Bridge maintenance		20,620	15,000	16,505	25,000	(10,000)
		Contingency		-	7,700	-	3,100	4,600
				<b>167,080</b>	<b>180,000</b>	<b>107,309</b>	<b>165,000</b>	<b>15,000</b>
				<b>1,591,837</b>	<b>2,090,000</b>	<b>1,107,758</b>	<b>1,855,000</b>	<b>205,000</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, September 26, 2022 10:44 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] 09-26-22 CPVMD Weekly Security Report  
**Attachments:** 09-26-22 CPVMD Weekly Security Report.xlsx

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

All,

The Central Platte Valley Security team reported no significant increase specific log types. We observed no significant decrease in specific log types. All other 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.




# HOURLY ACTIVITY

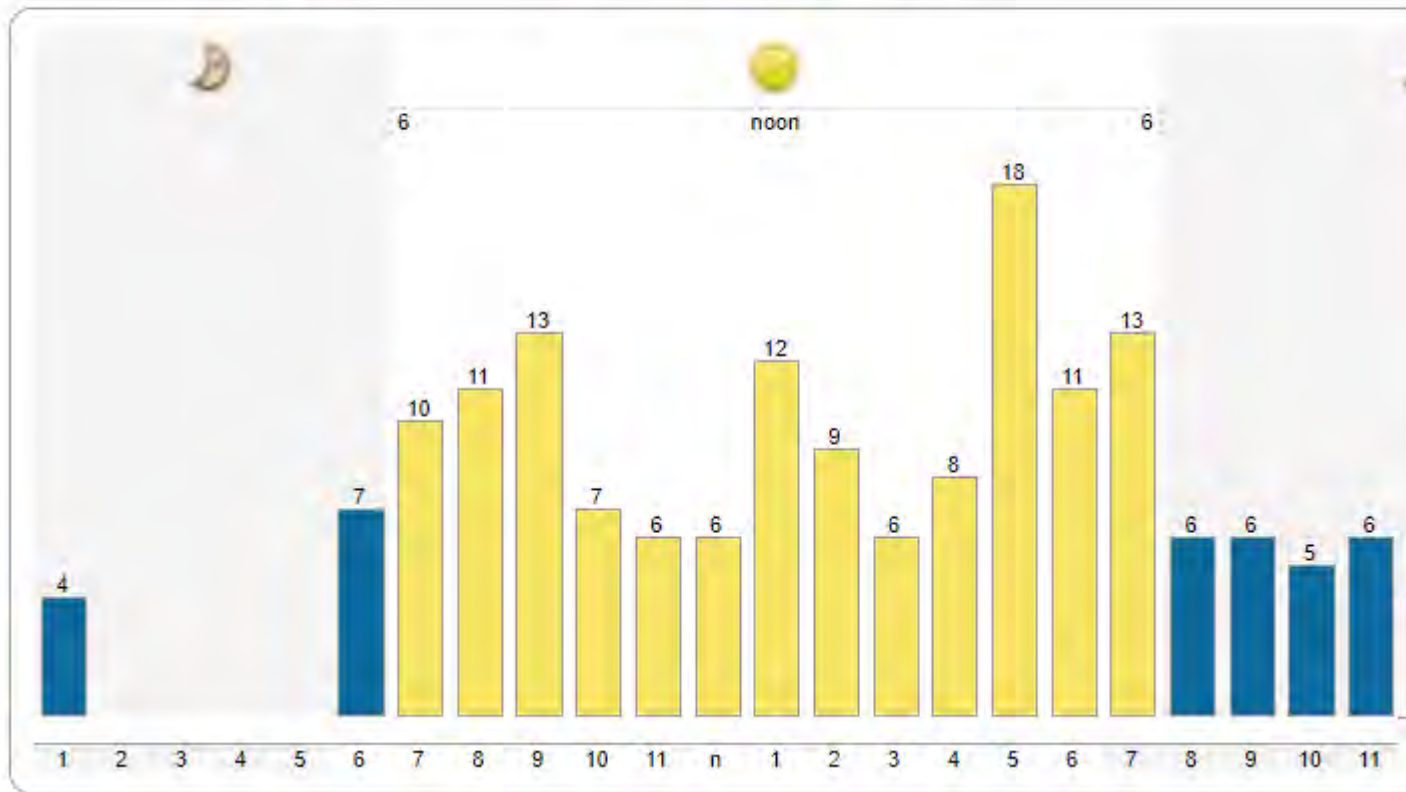
4/2022

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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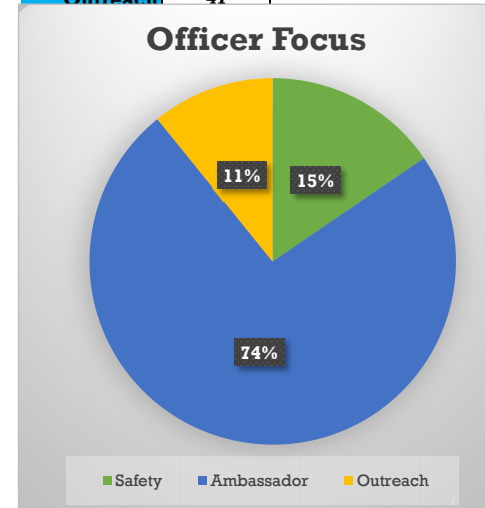
# Allied Universal Security Report

Safety	Sept 4-10	Sept 11-17	Sept 18-24	Sept 25-Oct 1	Totals	YTD	Wk Avg
Aggressive Panhandling	0	0	0		0	0	0
Assault	0	0	0		0	3	0
Disturbance	6	5	9		20	280	7
Injury/Illness	0	0	0		0	24	0
Park Curfew Violation	0	0	0		0	1	0
Public Intoxication	0	1	1		2	10	1
Public Urination	0	0	0		0	2	0
Public Use of Drugs	10	8	5		23	159	8
Trespass	9	3	3		15	273	5
Unauthorized Camping	2	2	2		6	119	2
Vandalism	0	1	0		1	82	0
<b>Totals</b>	<b>27</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>67</b>	<b>953</b>	

Safety	67
Ambassador	319
Outreach	47

Ambassador							
Assistance (Directions/Info)	35	64	81		180	2043	60
Business Checks	45	47	46		138	1794	46
Lost property	0	0	0		0	3	0
Positive Comment	0	1	0		1	12	0
<b>Totals</b>	<b>80</b>	<b>112</b>	<b>127</b>	<b>0</b>	<b>319</b>	<b>3852</b>	

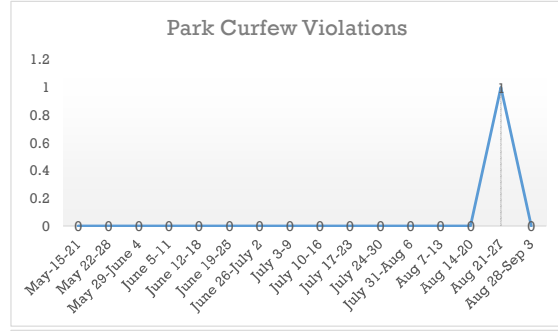
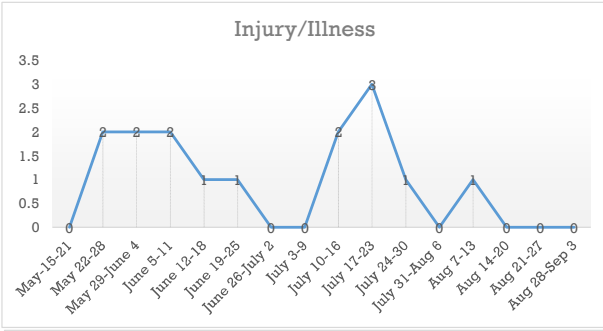
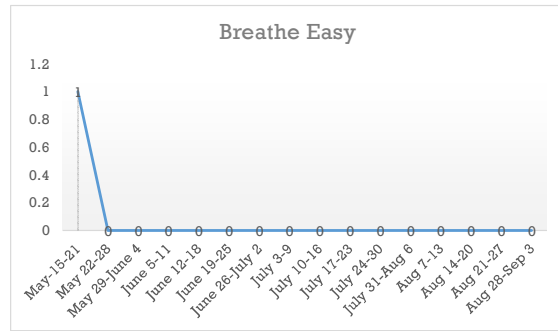
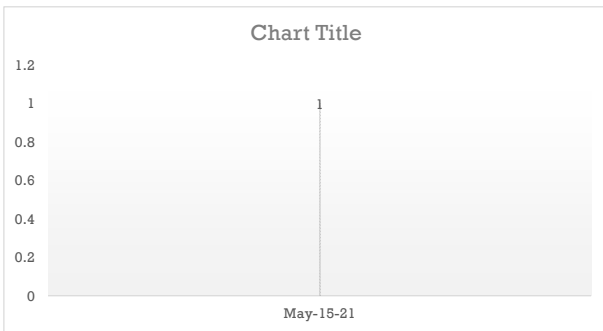
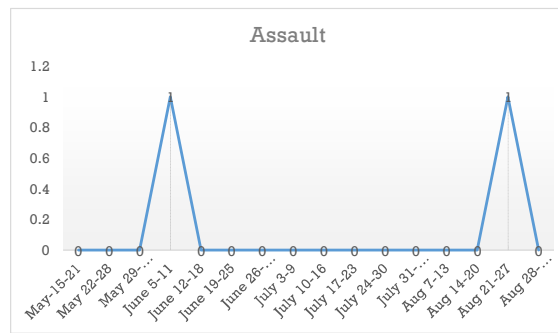
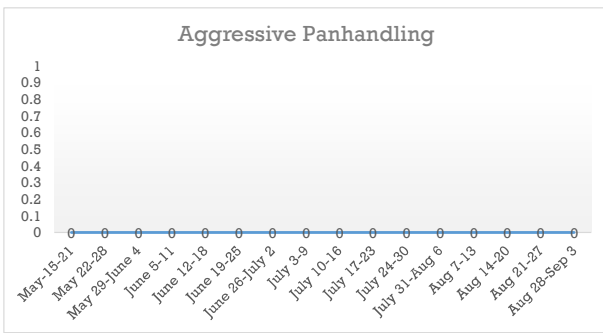
Outreach							
Welfare Check	17	17	13		47	463	16



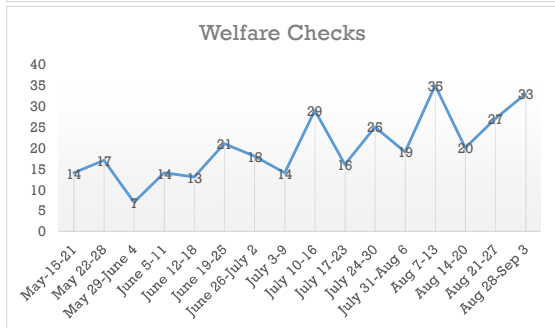
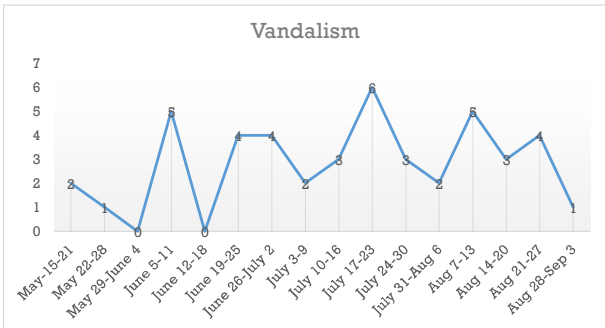
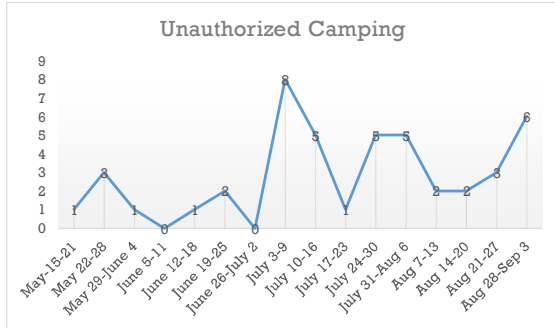
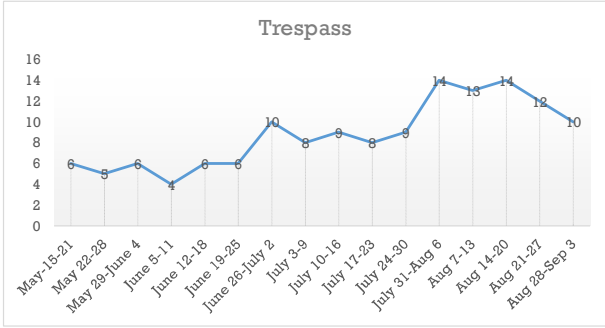
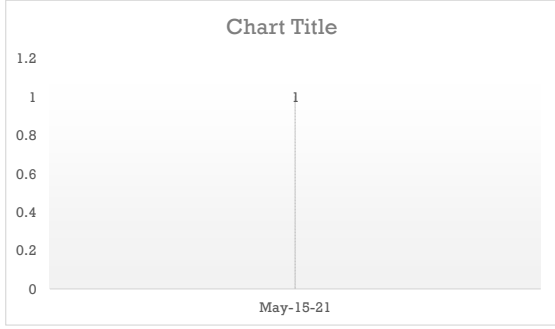
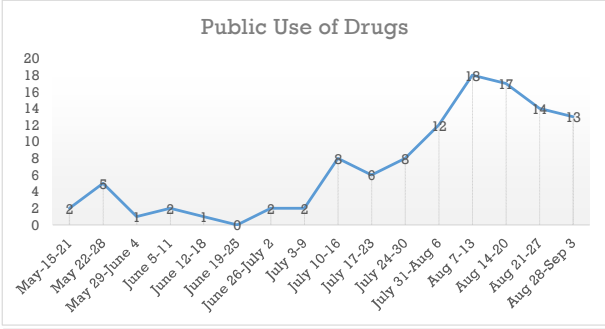
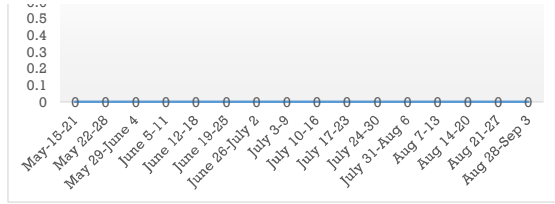
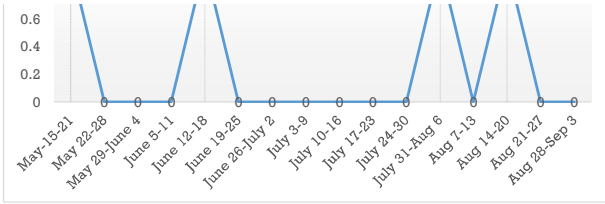
# Allied Universal Security Report

## Tracking Spreadsheet

Incident Response	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	July 31-Aug 6	Aug 7-13	Aug 14-20	Aug 21-27	Aug 28-Sep 3	Sept 4-10	Sept 11-17	Sept 18-24	Sept 25-Oct 1	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	0
Assault	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	2	0
Disturbance	5	5	2	6	2	4	2	25	21	17	32	25	6	5	6	10	6	5	9		179	11	
Injury/Illness	0	2	2	2	1	1	0	0	2	3	1	0	1	0	0	0	0	0	0	0	0	15	1
Park Curfew Violations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	
Public Intoxication	1	0	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	1	1	4	0	
Public Urination	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Public Use of Drugs	2	5	1	2	1	0	2	2	8	6	8	12	18	17	14	13	10	8	5		121	7	
Trespass	6	5	6	4	6	6	10	8	9	8	9	14	13	14	12	10	9	3	3		149	9	
Unauthorized Camping	1	3	1	0	1	2	0	8	5	1	5	5	2	2	3	6	2	2	2		47	3	
Vandalism	2	1	0	5	0	4	4	2	3	6	3	2	5	3	4	1	0	1	0		45	3	
Welfare Checks	14	17	7	14	13	21	18	14	29	16	25	19	35	20	27	33	17	17	13		369	19	
<b>Totals</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>83</b>	<b>78</b>	<b>80</b>	<b>62</b>	<b>68</b>	<b>73</b>	<b>44</b>	<b>37</b>	<b>33</b>	<b>0</b>	<b>932</b>	<b>53</b>	







CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT  
ANNUAL BUDGET  
FOR THE YEAR ENDING DECEMBER 31, 2023

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT  
GENERAL FUND  
2023 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

9/28/22

	ACTUAL 2021	BUDGET 2022	ACTUAL 8/31/22	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 427	\$ 13,927	\$ 13,811	\$ 13,811	\$ 54,311
REVENUE					
Other revenue	5,522	-	-	-	-
Payment from CPV Metro District - GF	1,867,552	2,380,000	1,362,849	2,250,000	2,930,000
Payment from CPV Metro District - CP Fund	6,248	355,000	151	500	350,000
Total revenue	<u>1,879,322</u>	<u>2,735,000</u>	<u>1,363,000</u>	<u>2,250,500</u>	<u>3,280,000</u>
Total funds available	<u>1,879,749</u>	<u>2,748,927</u>	<u>1,376,811</u>	<u>2,264,311</u>	<u>3,334,311</u>
EXPENDITURES					
General government					
Accounting	51,735	58,000	39,210	58,000	65,000
Audit	3,500	3,700	-	3,800	4,000
Director fees	5,300	6,000	3,400	4,600	6,000
Dues and licenses	3,838	4,500	4,238	4,238	4,500
Election costs	-	2,500	1,914	1,914	2,500
Engineering - administrative	9,136	8,000	5,446	8,000	8,000
Insurance and bonds	6,761	7,500	6,752	6,752	7,500
Legal	28,024	27,000	28,223	42,500	45,000
Management	41,137	35,000	65,491	95,000	85,000
Miscellaneous	5,386	5,000	1,642	2,500	3,000
OnSite management	65,000	78,000	45,288	78,000	80,000
Payroll taxes	405	458	38	351	458
Web site maintenance	1,533	1,200	260	500	1,500
Operations and maintenance					
Engineering - repairs and maintenance	45,888	45,000	26,670	40,000	40,000
Landscape and other maintenance	440,751	630,000	283,806	530,000	700,000
17th Street Gardens	181,186	250,000	177,070	315,000	380,000
Millennium bridge maintenance	312,261	460,000	176,508	265,000	660,000
Security services	490,769	570,000	363,065	580,000	665,000
Union Gateway bridge maintenance	167,080	180,000	107,309	165,000	195,000
Capital					
Art Funds	-	350,000	-	-	350,000
Development coordination	6,248	5,000	151	500	-
Contingency	-	8,142	-	8,345	22,542
Total expenditures	<u>1,865,938</u>	<u>2,735,000</u>	<u>1,336,481</u>	<u>2,210,000</u>	<u>3,325,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,865,938</u>	<u>2,735,000</u>	<u>1,336,481</u>	<u>2,210,000</u>	<u>3,325,000</u>
ENDING FUND BALANCE	<u>\$ 13,811</u>	<u>\$ 13,927</u>	<u>\$ 40,330</u>	<u>\$ 54,311</u>	<u>\$ 9,311</u>

No assurance provided. See summary of significant assumptions.

**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 \$3,280,000 from CPV MD - \$2,930,000 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.

**This information is an integral part of the accompanying budget.**

Central Platte Valley Coordination Metropolitan District - General Fund									
Maintenance Budget Detail									30
			2021	2022	8/31/22	2022	2023		
			Actual	Budget	Actual	Estimated	Budget		
Account Name:	Vendor/Description	Notes							
<b>Security</b>									
	Denver Police - Off Duty		227,049	215,000	212,748	320,000	350,000		
	DDPBID Security		221,944	210,000	113,656	200,000	250,000		
	Stealth Monitoring		41,776	45,000	36,661	60,000	65,000		
	Additional Security		-	100,000	-	-	-		
			<b>490,769</b>	<b>570,000</b>	<b>363,065</b>	<b>580,000</b>	<b>665,000</b>		
<b>Landscaping and Other Maintenance</b>									
Landscaping and repairs	Landscaping	Annual contract	38,442	68,000	51,922	75,000	85,000		
	Landscaping - Tree maintenance	DDBID	20,936	20,000	20,321	35,000	40,000		
	Landscaping - Tree replacement		-	90,000	-	25,000	100,000		
	Other - Irrigation and other repairs		6,435	3,000	6,242	10,000	10,000		
Lighting	Xcel	Pedestrian lights	11,324	12,000	6,712	10,000	12,000		
General maintenance/cleanup	DDPBID	Base contract	231,192	220,000	164,503	246,000	250,000		
	Other	Encore/EWUM	17,666	9,000	-	50,000	25,000		
	Snow removal	DDBID	6,772	40,000	7,181	30,000	40,000		
Irrigation	Denver Water		5,217	6,000	2,625	4,000	6,000		
Fossil filters	Komac	Base contract - 55% to District	23,374	24,000	9,333	19,000	25,000		
	Komac	Replacement	-	20,000	-	-	20,000		
Storm drainage	Annual storm drainage	2 locations	2,688	2,000	1,386	1,500	2,000		
Other	Gallegos/MGT	Granite repairs	76,705	80,000	13,581	20,000	50,000		
	Seasonal lighting		-	30,000	-	-	30,000		
	Contingency		-	6,000	-	4,500	5,000		
			<b>440,751</b>	<b>630,000</b>	<b>283,806</b>	<b>530,000</b>	<b>700,000</b>		
<b>17th Street Gardens</b>									
Landscaping	Landscape design/renovations	Temporary and permanent fencing	26,465	60,000	2,700	30,000	100,000		
	Annual contract		13,512	23,000	12,130	18,000	25,000		
Repairs and maintenance	DDBID		61,630	52,000	42,791	65,000	70,000		
	Other repairs and maintenance/68 West		31,581	7,000	26,284	40,000	45,000		
	Seasonal lighting		6,600	10,000	-	11,300	12,000		
	Activation		-	-	54,535	75,000	50,000		
	Other	Musicians	40,508	90,000	38,170	75,000	75,000		
Irrigation	Denver Water	35% of 1678 Chestnut Place	890	8,000	460	700	3,000		
			<b>181,186</b>	<b>250,000</b>	<b>177,070</b>	<b>315,000</b>	<b>380,000</b>		

Central Platte Valley Coordination Metropolitan District - General Fund							
Maintenance Budget Detail							
			2021	2022	8/31/22	2022	2023
			Actual	Budget	Actual	Estimated	Budget
Account Name:	Vendor/Description	Notes					
<b>Millennium Bridge/Mall/Fountain</b>							
General Maintenance/Cleanup	EWUM/RPA		40,479	40,000	38,952	60,000	65,000
	DDPBID - Bridge maintenance		71,927	63,000	33,741	50,000	55,000
	Other		897	1,000	-	-	1,000
Elevator	ThyssenKrupp	Maintenance contract	10,959	12,000	6,960	10,500	12,000
	ThyssenKrupp	Other repairs	23,470	15,000	16,896	25,000	25,000
	Integra phone charges		-	-	1,825	2,200	2,500
	Other repairs	Gallegos/RPA	923	5,000	-	-	5,000
	JT Specialty Services	Graffiti	2,795	5,000	2,925	4,500	5,000
	Long Mechanical		9,261	6,000	9,435	14,000	15,000
	Reflection Windows	Housing glass cleaning	5,500	6,000	4,500	6,000	6,000
	Fire Alarm system		1,080	1,000	-	1,000	1,000
	Elevator permits/inspections		-	1,000	1,550	1,550	1,500
Lighting	Xcel	16th Street A&B - Power to bridge	16,280	16,000	9,746	15,000	16,000
Irrigation	16th Street Fountain		2,548	5,000	1,076	1,600	2,000
	Promenade Lofts/Western Proscapes		2,022	100	1,445	1,500	1,500
Snow removal	DDPBID		3,571	15,000	3,667	10,000	15,000
Other	68 West - Bridge maintenance		41,748	40,000	26,654	40,000	40,000
	Landscaping		5,732	-	7,808	8,000	10,000
	Encore Electric/Connect Solutions		3,351	5,000	7,616	8,000	10,000
	Fountain repair/deck repairs		8,516	5,000	612	1,000	5,000
	Gallegos		6,504	5,000	1,100	2,000	5,000
	Millennium Bridge inspection		54,517	9,000	-	-	55,000
	Wood refinishing	Railing and benches	181	-	-	-	-
	Bridge painting		-	200,000	-	-	300,000
	Contingency		-	4,900	-	3,150	6,500
			<b>312,261</b>	<b>460,000</b>	<b>176,508</b>	<b>265,000</b>	<b>660,000</b>

Central Platte Valley Coordination Metropolitan District - General Fund							
Maintenance Budget Detail							
			2021	2022	8/31/22	2022	2023
			Actual	Budget	Actual	Estimated	Budget
Account Name:	Vendor/Description	Notes					
<b>Union Gateway Bridge</b>							
General Maintenance/Cleanup	EWUM		40,405	38,000	26,909	40,000	45,000
	DDPBID - Bridge maintenance		40,647	36,000	24,016	36,000	40,000
	Other		-	3,000	-	-	3,000
Elevator	Century Link		3,937	4,000	2,552	3,900	4,000
	ThyssenKrupp	Maintenance contract	10,116	10,000	7,830	11,000	12,000
	ThyssenKrupp	Other repairs	11,870	15,000	6,283	10,000	15,000
	JT Specialty	Graffiti	5,980	6,300	1,585	2,500	3,000
	Long Mechanical		750	5,000	870	2,000	5,000
	Reflection Windows	Housing glass cleaning	6,000	6,000	4,500	6,000	6,000
	Elevator permits/inspections		700	1,000	1,000	1,000	1,000
	Fire Alarm system		540	1,500	-	1,500	1,500
	Other		850	1,500	-	-	1,500
Lighting	Xcel		23,870	26,000	15,259	23,000	25,000
Other	Other repairs	Encore	795	4,000	-	-	4,000
	68 West - Bridge maintenance		20,620	15,000	16,505	25,000	25,000
	Contingency		-	7,700	-	3,100	4,000
			<b>167,080</b>	<b>180,000</b>	<b>107,309</b>	<b>165,000</b>	<b>195,000</b>
			<b>1,592,047</b>	<b>2,090,000</b>	<b>1,107,758</b>	<b>1,855,000</b>	<b>2,600,000</b>



# Central Platte Valley Metropolitan District

To: CPVMD & CPVCMD Board of Directors  
From: CPV Management Team  
Date: September 29, 2022  
Re: Elevator Maintenance Communication Plan – Union Gateway and Millennium Bridges

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The following plan outlines steps that the District and property management teams will endeavor to undertake in the event of a planned disruption of elevator service.

## Scheduled Maintenance

- If elevator maintenance is planned and will disrupt service, signs that inform the public will be hung as soon as possible in advance of the work being performed. Signs will be placed at the elevators and entrance to the bridges.
- East West Urban Management will notify the CPVMD/CPVCMD District Management team as soon as possible prior to work being initiated.
- District and property management teams will send elevator outage notifications to property management distribution lists within the District. Additional organizations will be contacted outside the District as needed.
- Detour options will be included on both the in-person signage and email notifications.

## Emergency Maintenance

- Once property management is made aware of an outage, TKE is called immediately. After hours emergencies can be reported at 720.904.6904.
- Signs that inform the public are put up immediately at both the elevator locations and entrance to the bridges.
- Once TKE responds, if the outage is going to last more than a few hours, property management and district management teams will send an email notification out as outlined above.
- Additional organizations will be contacted outside the district as needed.
- Detour options will be included on both the in-person signage and email notifications.



## Central Platte Valley Coordination Metropolitan District

### Manager's and Property Update

**10/4/22**

**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 two (2) for the Union Gateway Bridge.

**Bridge Camera Monitoring System:** **There were 85 incidents reported by Stealth Monitoring in the month of August in and around the elevators, which is down approximately 10% from August.**

**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 was higher in September with seven (7) 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.
- Removed the paint in the east side elevator cab.
- Created and placed out of order signs on both elevators, top and bottom, to notify that the East Side elevator is down.
- Tested elevators. Reset east side elevator.
- Leveled the threshold of the East side elevator. Cleaned up debris after.
- Spoke to CSG and showed graffiti pics on lighting on East side of bridge and light bollard. Will require graffiti remover and pressure washing to restore.
- Met AJ and Stealth Monitoring to walk East side for camera and siren installation and additional camera replacements.
- Made key and gave to Stealth Monitoring contractor to install cameras and siren on East side of bridge.
- Called East elevator in for service as it was non-responsive.
- Electrical audit for meeting with AJ and Encore. Emailed (14) line items of repairs and/or concerns to AJ Zabbia.
- Meet AJ and Encore - walked bridge and discussed line items reported to AJ Zabbia.
- Reprogrammed timers to extend hours of operation for East and West elevators.
- Purchased a Morton 40D system water softener and a chain to secure the gate at Whole Foods Plaza.
- Investigated camera downtime and activity in elevators.
- Fountain maintenance – cleaned the filter, cleared algae, purchased and added salt, and added chlorine.

Submitted by

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

## 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
115989	RPA-BRDG	EHERBERT	Closed		8/26/2022	8/26/2022	12:00 AM	0.50	Swept, wiped & mopped the elevators cabs.
116023	RPA-BRDG	JP	Closed		8/27/2022	8/27/2022	12:00 AM	0.50	Bridge walk. Checked and tested elevators.
116065	RPA-BRDG	MKRU	Closed		8/29/2022	8/28/2022	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.
116106	RPA-BRDG	EHERBERT	Closed		8/29/2022	8/29/2022	12:00 AM	0.50	Removing the Graffiti in the east side elevator cab
116180	RPA-BRDG	EHERBERT	Closed		8/30/2022	8/30/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116200	RPA-BRDG	EHERBERT	Closed		8/31/2022	8/31/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116206	RPA-BRDG	EHERBERT	Closed		8/31/2022	8/31/2022	12:00 AM	0.50	Removing the Graffiti in the east side elevator cab
116833	RPA-BRDG	MF	Closed		9/22/2022	8/29/2022	12:00 AM	5.00	8/29/22 to 9/2/22. Checked the elevators and bridge for trash and graffiti.
116234	RPA-BRDG	EHERBERT	Closed		9/1/2022	9/1/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116291	RPA-BRDG	JP	Closed		9/5/2022	9/3/2022	12:00 AM	0.50	Bridge walk and tested elevators.
116302	RPA-BRDG	JP	Closed		9/5/2022	9/5/2022	12:00 AM	0.75	Bridge walk. Tested elevators.
116322	RPA-BRDG	MKRU	Completed		9/6/2022	9/4/2022	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. East side was down, Shut the elevator down, then cleaned the door sensors with a clean rag, soap & water, cleaned out the tracks with a broom, then turned the elevator back on & it started to operate normally.
116330	RPA-BRDG	EHERBERT	Closed		9/6/2022	9/6/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116347	RPA-BRDG	MKRU	Completed		9/7/2022	9/6/2022	12:00 AM	0.50	Made, & put up out of order signs on both elevators top, & bottom to notify that the East Side elevator is down.
116359	RPA-BRDG	EHERBERT	Closed		9/7/2022	9/7/2022	12:00 AM	0.50	Removed the paint in the east side elevator cab
116361	RPA-BRDG	EHERBERT	Closed		9/7/2022	9/7/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116362	RPA-BRDG	EHERBERT	Closed		9/7/2022	9/7/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116404	RPA-BRDG	EHERBERT	Closed		9/8/2022	9/8/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116655	RPA-BRDG	EHERBERT	Closed		9/19/2022	9/19/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116058	RPA-BRDG	EHERBERT	Closed		8/29/2022	8/29/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116570	RPA-BRDG	EHERBERT	Closed		9/15/2022	9/15/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116606	RPA-BRDG	EHERBERT	Closed		9/16/2022	9/16/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116609	RPA-BRDG	FRTDSK	Closed		9/16/2022	9/1/2022	12:00 AM	0.00	Purchased Pine Sol for 18th St Bridge.

## 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
116641	RPA-BRDG	JP	Completed		9/17/2022	9/17/2022	12:00 AM	1.25	Bridge walk. Tested elevators. Reset east side elevator.
116649	RPA-BRDG	MKRU	Completed		9/19/2022	9/18/2022	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.
116711	RPA-BRDG	EHERBERT	Closed		9/20/2022	9/20/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116779	RPA-BRDG	JP	Completed		9/20/2022	9/20/2022	12:00 AM	1.00	Brought over sledge hammer and cut piece of 2x4 to level out the threshold of the east side elevator. Cleaned up debris after.
116838	RPA-BRDG	RBURDI	Closed		9/22/2022	9/16/2022	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.
116888	RPA-BRDG	MF	Closed		9/22/2022	9/6/2022	12:00 AM	4.00	9/6/22 to 9/9/22. Checked the bridge and elevators for trash and graffiti.
116892	RPA-BRDG	MF	Closed		9/22/2022	9/7/2022	12:00 AM	0.50	Spoke to Luis with CSG and showed graffiti pics on lighting on East side of bridge and light bollard. Will require graffiti remover and Hotsy pressure washing.
116895	RPA-BRDG	MF	Closed		9/22/2022	9/8/2022	12:00 AM	1.00	Met AJ and Stealth Monitoring contractors to walk East side for camera and siren installation and additional camera replacements.
116900	RPA-BRDG	MF	Closed		9/22/2022	9/12/2022	12:00 AM	5.00	9/12/22 to 9/16/22. Checked the bridge and elevators for trash and graffiti.
116903	RPA-BRDG	MF	Closed		9/22/2022	9/12/2022	12:00 AM	0.50	Made key and gave to Stealth Monitoring contractor (Jesse) to install cameras and siren on East side of bridge.
116907	RPA-BRDG	MF	Closed		9/22/2022	9/19/2022	12:00 AM	4.00	9/19/22 to 9/22/22. Checked the bridge and elevators for trash and graffiti.
116909	RPA-BRDG	MF	Closed		9/22/2022	9/19/2022	12:00 AM	0.25	Called East elevator in for service. Non-responsive.
116910	RPA-BRDG	MF	Closed		9/22/2022	9/19/2022	12:00 AM	3.00	Electrical audit for meeting with AJ and Encore. Emailed (14) line items of repairs and/or concerns to AJ Zabbia.
116911	RPA-BRDG	MF	Closed		9/22/2022	9/20/2022	12:00 AM	1.50	Meet AJ and Curtis with Encore - walked bridge and discussed line items reported to AJ Zabbia.
116918	RPA-BRDG	EHERBERT	Closed		9/22/2022	9/22/2022	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
117060	RPA-BRDG	RBURDI	Closed		9/23/2022	9/23/2022	12:00 AM	1.00	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
117076	RPA-BRDG	JP	Completed		9/24/2022	9/24/2022	12:00 AM	1.00	Bridge walk. Tested elevators.
117089	RPA-BRDG	MKRU	Completed		9/26/2022	9/25/2022	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.
116515	RPA-BRDG	EHERBERT	Closed		9/13/2022	9/13/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116503	RPA-BRDG	MKRU	Completed		9/13/2022	9/11/2022	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...Reset the east side elevator to get it operational again.
116530	RPA-BRDG	EHERBERT	Closed		9/14/2022	9/14/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116476	RPA-BRDG	EHERBERT	Closed		9/12/2022	9/12/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116429	RPA-BRDG	EHERBERT	Closed		9/9/2022	9/9/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
115987	RPA-18BDG	EHERBERT	Closed		8/26/2022	8/26/2022	12:00 AM	0.50	Removed the Graffiti in the west side elevator cab out side of the elevator cab
115988	RPA-18BDG	EHERBERT	Closed		8/26/2022	8/26/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116024	RPA-18BDG	JP	Closed		8/27/2022	8/27/2022	12:00 AM	0.50	Bridge walk. Checked and tested elevators.
116060	RPA-18BDG	EHERBERT	Closed		8/29/2022	8/29/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116064	RPA-18BDG	MKRU	Closed		8/29/2022	8/28/2022	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.
116178	RPA-18BDG	EHERBERT	Closed		8/30/2022	8/30/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116199	RPA-18BDG	EHERBERT	Closed		8/31/2022	8/31/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116834	RPA-18BDG	MF	Closed		9/22/2022	8/29/2022	12:00 AM	5.00	8/29/22 to 9/2/22. Checked the elevators and bridge for trash and graffiti.
116232	RPA-18BDG	EHERBERT	Closed		9/1/2022	9/1/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116301	RPA-18BDG	JP	Closed		9/5/2022	9/5/2022	12:00 AM	0.75	Bridge walk. Tested elevators.
116321	RPA-18BDG	MKRU	Closed		9/6/2022	9/4/2022	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.
116402	RPA-18BDG	EHERBERT	Closed		9/8/2022	9/8/2022	12:00 AM	0.50	Removed the Graffiti in the east side elevator cab
116403	RPA-18BDG	EHERBERT	Closed		9/8/2022	9/8/2022	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
116654	RPA-18BDG	EHERBERT	Closed		9/19/2022	9/19/2022	12:00 AM	0.50	Removed the Graffiti in the west side elevator cab and east side elevator cab as well
116656	RPA-18BDG	EHERBERT	Closed		9/19/2022	9/19/2022	12:00 AM	0.50	Swept, wiped & mopped the elevators cabs.
116552	RPA-18BDG	JP	Completed		9/14/2022	9/10/2022	12:00 AM	0.75	Bridge walk. Tested elevators.
116553	RPA-18BDG	JP	Completed		9/14/2022	9/10/2022	12:00 AM	0.75	Bridge walk. Tested elevators.
116568	RPA-18BDG	EHERBERT	Closed		9/15/2022	9/15/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116607	RPA-18BDG	EHERBERT	Closed		9/16/2022	9/16/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116608	RPA-18BDG	FRTDSK	Closed		9/16/2022	9/1/2022	12:00 AM	0.00	Purchased Pine Sol for 18th St Bridge.
116642	RPA-18BDG	JP	Completed		9/17/2022	9/17/2022	12:00 AM	0.75	Bridge walk. Tested elevators.
116648	RPA-18BDG	MKRU	Completed		9/19/2022	9/18/2022	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.
116712	RPA-18BDG	EHERBERT	Closed		9/20/2022	9/20/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116810	RPA-18BDG	EHERBERT	Closed		9/21/2022	9/21/2022	12:00 AM	0.50	Removed the Graffiti in the west side elevator cab
116839	RPA-18BDG	RBURDI	Closed		9/22/2022	9/16/2022	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.
116887	RPA-18BDG	MF	Closed		9/22/2022	9/5/2022	12:00 AM	9.00	Reprogrammed timers to extend hours of operation for East and West elevators.
116889	RPA-18BDG	MF	Closed		9/22/2022	9/6/2022	12:00 AM	4.00	9/6/22 to 9/9/22. Checked the bridge and elevators for trash and graffiti.
116901	RPA-18BDG	MF	Closed		9/22/2022	9/12/2022	12:00 AM	5.00	9/12/22 to 9/16/22. Checked the bridge and elevators for trash and graffiti.
116908	RPA-18BDG	MF	Closed		9/22/2022	9/19/2022	12:00 AM	4.00	9/19/22 to 9/22/22. Checked the bridge and elevators for trash and graffiti.
116913	RPA-18BDG	EHERBERT	Closed		9/22/2022	9/22/2022	12:00 AM	0.50	Removed the Graffiti in the west side elevator cab
116917	RPA-18BDG	EHERBERT	Closed		9/22/2022	9/22/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
117061	RPA-18BDG	RBURDI	Closed		9/23/2022	9/23/2022	12:00 AM	1.00	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
117077	RPA-18BDG	JP	Completed		9/24/2022	9/24/2022	12:00 AM	1.00	Bridge walk. Tested elevators.
117088	RPA-18BDG	MKRU	Completed		9/26/2022	9/25/2022	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.
116514	RPA-18BDG	EHERBERT	Closed		9/13/2022	9/13/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116477	RPA-18BDG	EHERBERT	Closed		9/12/2022	9/12/2022	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
116531	RPA-18BDG	EHERBERT	Closed		9/14/2022	9/14/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116427	RPA-18BDG	EHERBERT	Closed		9/9/2022	9/9/2022	12:00 AM	1.00	Swept, wiped & mopped the elevators cabs.
116502	RPA-18BDG	MKRU	Completed		9/13/2022	9/11/2022	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.
116039	RPA-CPVMD	RBURDI	Closed		8/29/2022	8/26/2022	12:00 AM	1.25	Cleaned filter for the fountain.
116207	RPA-CPVMD	JP	Closed		8/31/2022	8/31/2022	12:00 AM	1.00	Cleaned out fountain filter. Put 2 chlorine pucks in fountain.
116610	RPA-CPVMD	FRTDSK	Closed		9/16/2022	9/1/2022	12:00 AM	0.00	Purchased Morton 40D system water softner, Chain to secure gate @ Whole Foods Plaza.
116722	RPA-CPVMD	JSNIDE	Closed		9/20/2022	9/6/2022	12:00 AM	1.00	Investigated camera downtime and activity in elevators.
116847	RPA-CPVMD	RBURDI	Closed		9/22/2022	9/16/2022	12:00 AM	1.25	Cleaned filter and the front of fountain.
116865	RPA-CPVMD	RBURDI	Closed		9/22/2022	9/14/2022	12:00 AM	1.50	Cleaned filter and added salt.
116953	RPA-CPVMD	RBURDI	Closed		9/23/2022	8/29/2022	12:00 AM	1.25	Cleaned filter for the fountain.
116958	RPA-CPVMD	RBURDI	Closed		9/23/2022	8/30/2022	12:00 AM	1.50	Cleaned front of fountain.
116975	RPA-CPVMD	RBURDI	Closed		9/23/2022	9/2/2022	12:00 AM	1.00	Added chlorine to the fountain.
116983	RPA-CPVMD	RBURDI	Closed		9/23/2022	9/6/2022	12:00 AM	1.50	Cleaned filter on the fountain.
117006	RPA-CPVMD	RBURDI	Closed		9/23/2022	9/9/2022	12:00 AM	1.50	Cleaned filter for the fountain.
117020	RPA-CPVMD	RBURDI	Closed		9/23/2022	9/12/2022	12:00 AM	1.25	Cleaned filter for fountain.
117030	RPA-CPVMD	RBURDI	Closed		9/23/2022	9/13/2022	12:00 AM	1.25	Cleaned filter and added salt for fountain.
117071	RPA-CPVMD	RBURDI	Closed		9/23/2022	9/21/2022	12:00 AM	1.50	Cleaned filter for the fountain.

### All Ticket Types aggregated by Building

Customer: EAST WEST URBAN MANAGEMENT - ALL UNITS

Timerange : August 30, 2022 12:00 AM - September 29, 2022 10:37 AM

■ Maintenance ■ Callback (Contract)

