

**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 1, 2023

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

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

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

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

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

**ACCESS:**

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

Passcode: 801164611#

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

**I. ADMINISTRATIVE MATTERS**

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

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

- E. Discuss vacancy on the Board and consider the appointment of District eligible elector to the Board of Directors of the District. (Notice of Vacancy published May 5, 2023). Administer Oath of Office.

**II. CONSENT AGENDA**

- A. Review and consider approval of the minutes of the July 18, 2023 Special Meeting (enclosed).
- B. Accept June 30, 2023 Financial Statements and Cash Position Report (enclosed).
- C. Approve current claims (enclosed).

**III. MANAGER ITEMS**

- A. 17<sup>th</sup> Street Gardens follow up:
  - 1. Updates from Livable Cities Studios:
    - i. Anticipated budget and schedule.
    - ii. Bidding process, preferred providers and potential contractors.
    - iii. Fencing.
  - 2. Updates from Stantec.
    - i. Electrical drawings.
    - ii. Update on Millennium Bridge Due Diligence Report action items.
  - 3. Updates from Denver Urban Gardens (DUG).
  - 4. Update on solicitation of PR proposal from FEED Media (enclosed).

B. Review Maintenance Coordination Report – EWUM, Brandon Fries (enclosed).

1. Update on Hello Darling permit process.

**IV. FINANCIAL ITEMS**

**V. PROJECT UPDATES**

A. Update on holiday lighting in Gardens and throughout District and review ESRI map (enclosed).

B. Review and consider approval of proposal from CDR Construction, LLC (enclosed).

**VI. DIRECTOR ITEMS**

**VII. ATTORNEY ITEMS**

A. Update on CliftonLarsonAllen LLP Statements of Work for 2023.

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**

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

## RECORD OF PROCEEDINGS

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MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN  
DISTRICT (THE “DISTRICT”)  
HELD  
JULY 18, 2023

A special 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 18, 2023, at 12:00 p.m. at 2000 16<sup>th</sup> Street, Denver, CO 80202 and via WebEx. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

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

#### Also, In Attendance Were:

Anna Jones, Shauna D’Amato, Rachel Alles, Jason Carroll, Yelena Primachenko and Jenna Trujillo; CliftonLarsonAllen LLP  
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law Offices, P.C.  
Brandon Fries; East West Urban Management  
Dave Huntsinger; WSP USA  
Jordan Kind; Hines  
Nessa Mogharreban; Denver Urban Gardens  
Steph Powell, Rachel Fitzgerald and Vannessa Pederson; Stantec Architecture Inc.  
Todd Wenskoski; Livable Cities Studio

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Cara called the District meeting to order at 12:36 p.m. Following review, upon a motion duly made by Director Walker, seconded by Director Dorfman and, upon vote, unanimously carried, the Board approved the agenda, as presented.

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

## RECORD OF PROCEEDINGS

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

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

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

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.

**Board Vacancy and Appointment of District Eligible Elector:** The Board discussed the vacancy. Director Geiger noted he will set up a meeting with Ms. Kind to discuss candidacy.

## RECORD OF PROCEEDINGS

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**Appointment of Officers:** Following discussion, upon motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the following slate of officers were appointed for the District:

President: Jason Dorfman  
 Secretary: Michael Geiger  
 Treasurer: Derrick Walker  
 Assistant Secretary: Amy Cara  
 Assistant Secretary: Vacant

### CONSENT AGENDA

#### **Minutes of the June 26, 2023 Special Meeting:**

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

#### **Current Claims:**

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

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

### MANAGER ITEMS

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

##### **Livable Cities Studios:**

**Anticipated Budget and Schedule:** Mr. Wenskoski reviewed the anticipated project budget with the Board. Mr. Carroll noted that this budget exceeds the allocated budget for 2023. Discussion ensued.

**Bidding Process, Preferred Providers and Potential Contractors:** Mr. Wenskoski noted that the bid package is nearly complete and that Tier III encroachment will be required by the City of Denver for the project. It was noted Mr. Wenskoski will confirm if the bidding process will run parallel with the City's permitting process at the August meeting.

**Fencing:** This item was not discussed.

##### **Stantec:**

**Electrical Drawings:** Ms. Pederson noted that the final electrical drawings will be transmitted to CLA and the Board by August 4, 2023.

## RECORD OF PROCEEDINGS

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**Draft Millennium Bridge Due Diligence Report:** Ms. Pederson reviewed the report. Discussion ensued. The Board requested an overview of critical replacements and immediate needs. It was noted that CLA, Mr. Fries and Ms. Pederson will provide next steps and discussion items from the report at the August meeting.

### **Denver Urban Gardens (DUG):**

**Harvard Graduate School of Design Study Participation:** The Board discussed participation in the Harvard Graduate School of Design study. Attorney Miller noted the limitations of special district contribution to private organization efforts. Following discussion, the Board determined not to contribute funds to the Harvard Graduate School of Design Study.

**Press Release:** Ms. Mogharreban provided an update to the Board on the press release, noting it is scheduled to be distributed on July 25, 2023. It was noted that she will provide the final version for review before distribution.

The Board discussed DUG's request for \$9,000 for two months of PR efforts regarding the 17<sup>th</sup> Street Gardens and downtown revitalization projects. It was noted that CLA will coordinate with FEED Media directly to provide a scope of work for PR and marketing services for the District for review at the August meeting. Following discussion, upon a motion duly made by Director Geiger, seconded by Director Walker and, upon vote, unanimously carried, the Board authorized an amendment to the service agreement with DUG to include marketing services in the amount of \$4,500, subject to receipt of an updated scope of services.

**Maintenance Coordination Report - EWUM:** Mr. Fries provided his report updates to the Board.

**Hello Darling Permit Process:** This item was deferred.

### **FINANCIAL ITEMS**

**Bill.com Approvals:** Mr. Carroll provided an update to the Board, noting that CLA continues to work through troubleshooting Bill.com issues.

**Long-Term Project Budget Planning:** Mr. Carroll and Ms. Jones provided an update to the Board.

## RECORD OF PROCEEDINGS

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- PROJECT UPDATES      **Holiday Lighting in Gardens and Throughout District and ESRI Map:** This item was deferred.
- Proposal from CDR Construction, LLC:** This item was deferred.
- DIRECTOR ITEMS      None.
- ATTORNEY ITEMS      **Update on CliftonLarsonAllen LLP Statements of Work for 2023:** Ms. Jones provided an update to the Board on the CliftonLarsonAllen LLP Statements of Work for 2023.
- OTHER BUSINESS      None.
- ADJOURNMENT      There being no further business to come before the Board at this time, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board adjourned the meeting at 1:56 p.m.

Respectfully submitted,

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Secretary for the Meeting



**CPV COORDINATION METROPOLITAN DISTRICT**

**FINANCIAL STATEMENTS**

**JUNE 30, 2023**

**Central Platte Valley Coord Metro Dist**  
**Balance Sheet - Governmental Funds**  
**June 30, 2023**

	<u>General</u>	<u>Total</u>
Assets		
Checking Account	\$ 56,594.84	\$ 56,594.84
Due from Other Districts	314,550.00	314,550.00
Accounts Receivable	21,242.40	21,242.40
Total Assets	<u>\$ 392,387.24</u>	<u>\$ 392,387.24</u>
Liabilities		
Accounts Payable	\$ 305,006.58	\$ 305,006.58
Event Deposits	1,500.00	1,500.00
Total Liabilities	<u>306,506.58</u>	<u>306,506.58</u>
Fund Balances	<u>85,880.66</u>	<u>85,880.66</u>
Liabilities and Fund Balances	<u>\$ 392,387.24</u>	<u>\$ 392,387.24</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 Coord Metro Dist**  
**General Fund Statement of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending June 30, 2023**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Other revenue	\$ -	\$ 115.52	\$ (115.52)
Transfers from other districts	3,180,000.00	1,047,353.50	2,132,646.50
Transfers from other districts - Capital	350,000.00	-	350,000.00
Total Revenue	<u>3,530,000.00</u>	<u>1,047,469.02</u>	<u>2,482,530.98</u>
Expenditures			
General government			
Accounting	65,000.00	39,883.27	25,116.73
Auditing	4,000.00	-	4,000.00
Contingency	9,542.00	-	9,542.00
Directors' fees	6,000.00	2,100.00	3,900.00
District management	95,000.00	66,464.93	28,535.07
Dues and membership	4,500.00	4,237.50	262.50
Election	2,500.00	1,477.50	1,022.50
Engineering	10,000.00	31,200.00	(21,200.00)
Insurance	7,500.00	6,719.00	781.00
Legal	46,000.00	26,048.50	19,951.50
Miscellaneous	3,000.00	1,431.33	1,568.67
Onsite Management	80,000.00	33,966.30	46,033.70
Payroll taxes	458.00	38.25	419.75
Website	1,500.00	-	1,500.00
Operations and maintenance			
Landscaping and other maintenance	700,000.00	183,836.57	516,163.43
17th Street Gardens	380,000.00	70,720.25	309,279.75
Security	665,000.00	325,609.05	339,390.95
Millennium Bridge maintenance	860,000.00	77,884.83	782,115.17
Union Gateway Bridge maintenance	195,000.00	101,610.02	93,389.98
Capital			
Art Funds	350,000.00	-	350,000.00
Total Expenditures	<u>3,485,000.00</u>	<u>973,227.30</u>	<u>2,511,772.70</u>
Net Change in Fund Balances	5,000.00	56,535.81	(51,535.81)
Fund Balance - Beginning	14,811.00	29,344.85	(606.85)
Fund Balance - Ending	<u>\$ 19,811.00</u>	<u>\$ 85,880.66</u>	<u>\$ (52,142.66)</u>

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## **SUPPLEMENTARY INFORMATION**

**CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT**  
**Schedule of Cash Deposits & Investments**  
**June 30, 2023**  
Updated as of July 25, 2023

	<b>General Fund</b>
<b><u>Wells Fargo Bank - Checking Account</u></b>	
Balance as of 06/30/23	\$ 56,594.84
Subsequent activities:	
07/06/23 Denver Water ACH	(393.98)
07/06/23 Xcel ACH	(2,667.52)
07/14/23 Century Link ACH	(240.12)
07/18/23 Transfer from CPVMD	230,000.00
07/24/23 Bill.com Payables	(197,158.01)
Anticipated transfer from CPVCMD	135,000.00
Anticipated vouchers payable	(135,209.28)
<i>Anticipated Balance</i>	\$ 85,925.93

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Central Platte Coordination Metropolitan District  
 Schedule of July Payables as of July 25, 2023  
 Paid August 1, 2023

Vendor	Invoice #	Date	Approval Status	Payment Status	Open Balance	
Antonio Martinez Lopez	7/19/2023	7/19/2023	Approving	Unpaid	\$ 500.00	\$ 500.00
Brandon Sipes	7/20/2023	7/20/2023	Approving	Unpaid	250.00	250.00
Casey Sidwell	7/17/2023	7/17/2023	Approving	Unpaid	500.00	500.00
Century Link	303-436-9655 792Jun23	6/25/2023	Approving	Unpaid	240.12	
Century Link	303-629-9660 658Jul23	7/4/2023	Approving	Unpaid	90.95	331.07
Charles Blenzig	7/21/2023	7/21/2023	Approving	Unpaid	500.00	500.00
Citadel Group LLC	7/12/2023	7/12/2023	Approving	Unpaid	250.00	250.00
CliftonLarsonAllen LLP	3798154	6/30/2023	Approving	Unpaid	7,430.05	
CliftonLarsonAllen LLP	3800147	6/30/2023	Approving	Unpaid	14,519.31	21,949.36
Denver Commercial Property Services	407	6/30/2023	Approving	Unpaid	2,735.04	2,735.04
DENVER WATER	8291430350Jul23	7/13/2023	Approving	Unpaid	42.38	
DENVER WATER	3804050000Jul23	7/13/2023	Approving	Unpaid	219.25	
DENVER WATER	0592267648Jul23	7/13/2023	Approving	Unpaid	30.14	
DENVER WATER	8489380088Jul23	7/13/2023	Approving	Unpaid	605.42	
DENVER WATER	4661150000Jul23	7/13/2023	Approving	Unpaid	189.26	
DENVER WATER	4987054226Jul23	7/13/2023	Approving	Unpaid	17.90	1,104.35
Diversified Underground, Inc.	27895	6/30/2023	Approving	Unpaid	85.00	85.00
Downtown Denver BID	SEC-36999-23	6/8/2023	Approving	Unpaid	9,486.02	
Downtown Denver BID	SEC-37106-23	6/22/2023	Approving	Unpaid	7,711.38	
Downtown Denver BID	SEC-37123-23	7/6/2023	Approving	Unpaid	9,964.35	27,161.75
East West Urban Management	06/23 MB	6/30/2023	Approving	Unpaid	4,925.88	
East West Urban Management	REIM 06/23	6/30/2023	Approving	Unpaid	21.85	
East West Urban Management	06/23 UG	6/30/2023	Approving	Unpaid	4,019.50	
East West Urban Management	23-Jun	6/30/2023	Approving	Unpaid	5,661.05	14,628.28
Events & PR	2023-022	7/5/2023	Approving	Unpaid	1,432.50	1,432.50
Fire Alarm Services, Inc	146501	7/6/2023	Approving	Unpaid	2,643.76	2,643.76
Genesis Landscape & Irrigation	181	5/31/2023	Approving	Unpaid	3,050.00	3,050.00
Joel Ansett	7/18/2023	7/18/2023	Approving	Unpaid	250.00	250.00
JT Specialty Services	21901	6/28/2023	Approving	Unpaid	815.00	815.00
Kaitlyn J Williams	7/14/2023	7/14/2023	Approving	Unpaid	500.00	500.00
Livable Cities Studio, Inc	1964	6/30/2023	Approving	Unpaid	4,680.00	4,680.00
LONG Building Technologies, Inc	SCPAY0064212	7/10/2023	Approving	Unpaid	984.00	984.00
Megan Burt	1687	7/3/2023	Approving	Unpaid	3,300.00	
Megan Burt	7/11/2023	7/11/2023	Approving	Unpaid	500.00	3,800.00
Miller and Associates Law Offices	718	6/30/2023	Approving	Unpaid	2,819.50	2,819.50
Orkin Denver Commercial	246723897	7/10/2023	Approving	Unpaid	88.96	88.96
Reflection Windows & Doors LLC	92018	6/28/2023	Approving	Unpaid	500.00	
Reflection Windows & Doors LLC	92019	6/28/2023	Approving	Unpaid	500.00	
Reflection Windows & Doors LLC	92132	7/11/2023	Approving	Unpaid	500.00	
Reflection Windows & Doors LLC	92130	7/11/2023	Approving	Unpaid	500.00	2,000.00
Riverfront Park Association	SEC05/29/23-06/11/23	6/20/2023	Approving	Unpaid	450.00	
Riverfront Park Association	SEC 06/12/23-06/25/23	6/25/2023	Approving	Unpaid	10,050.00	
Riverfront Park Association	SEC 06/12/23-06/25/23	6/25/2023	Approving	Unpaid	600.00	
Riverfront Park Association	SEC 06/26/23-07/09/23	7/9/2023	Approving	Unpaid	13,800.00	
Riverfront Park Association	Allstream 19684632	7/12/2023	Approving	Unpaid	129.29	25,029.29
Stantec Architecture Inc.	2100904	7/5/2023	Approving	Unpaid	3,496.50	
Stantec Architecture Inc.	2101817	7/10/2023	Approving	Unpaid	3,393.75	6,890.25
Stealth Monitoring Inc	IN338179	6/23/2023	Approving	Unpaid	280.00	
Stealth Monitoring Inc	IN338162	6/27/2023	Approving	Unpaid	280.00	
Stealth Monitoring Inc	IN340680	7/1/2023	Approving	Unpaid	280.00	
Stealth Monitoring Inc	IN340287	7/7/2023	Approving	Unpaid	5,580.00	6,420.00
Utility Notification Center of Colorado	223060361	6/30/2023	Approving	Unpaid	3.87	3.87
Xcel Energy	53-2026712-7Jul23	7/3/2023	Approving	Unpaid	784.53	
Xcel Energy	53-9105366-2Jul23	7/13/2023	Approving	Unpaid	1,215.47	
Xcel Energy	53-0010034496-2Jul23	7/13/2023	Approving	Unpaid	237.59	
Xcel Energy	53-2026711-6Jul23	7/13/2023	Approving	Unpaid	1,569.71	3,807.30
					<u>\$ 135,209.28</u>	<u>\$ 135,209.28</u>

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Central Platte Valley Coordination Metropolitan District - General Fund								
Schedule of Maintenance Costs								
				2022	2023	6/30/23	2023	15
				Actual	Budget	Actual	Estimated	Budget
Acct No.	Account Name:	Vendor/Description	Notes					Variance
107606		Denver Police - Off Duty		291,282	350,000	233,682	350,000	-
		DDPBID Security		219,022	250,000	56,067	250,000	-
		Stealth Monitoring		59,341	65,000	35,860	65,000	-
		Additional Security		-	-	-	-	-
				<b>569,645</b>	<b>665,000</b>	<b>325,609</b>	<b>665,000</b>	<b>-</b>
	<b>Landscaping and Other Maintenance</b>							
107585	Landscaping and repairs	DCPS/Genesis	Annual contract	87,907	85,000	13,510	85,000	-
107584		Landscaping - Tree maintenance	DDBID	-	40,000	-	40,000	-
107584		Landscaping - Tree replacement		51,713	100,000	65,000	100,000	-
107586		Other - Irrigation and other repairs		7,045	10,000		10,000	-
107587	Lighting	Xcel	Pedestrian lights	11,410	12,000	8,583	12,000	-
107588	General maintenance/cleanup	DDPBID	Base contract	277,317	250,000	41,932	250,000	-
		Other	Encore	-	25,000	-	25,000	-
107593		Snow removal	DDBID	7,181	40,000	-	40,000	-
107589	Irrigation	Denver Water		6,838	6,000	1,151	6,000	-
107590	Fossil filters	Komac	Base contract - 55% to District	18,526	25,000	14,162	25,000	-
		Komac	Replacement	-	20,000	-	20,000	-
107592	Storm drainage	Annual storm drainage	2 locations	2,772	2,000	1,499	2,000	-
107591	Other	Gallegos/MGT/Encore	Granite repairs/electrical	16,694	50,000	38,000	50,000	-
		Seasonal Lighting		-	30,000	-	30,000	-
		Contingency		-	5,000	-	5,000	-
				<b>487,403</b>	<b>700,000</b>	<b>183,837</b>	<b>700,000</b>	<b>-</b>
	<b>17th Street Gardens</b>							
107810	Landscaping	Landscape design/renovations	Includes temporary fencing	17,978	100,000	52,729	100,000	-
		Western Proscap - annual contract		5,066	25,000	-	25,000	-
107812	Repairs and maintenance	DDBID		72,464	70,000	10,696	70,000	-
		Other repairs and maintenance	Orkin/stantec	38,006	45,000	7,257	45,000	-
		Seasonal lighting		12,968	12,000	-	12,000	-
107820		Activation		59,209	50,000	-	50,000	-
107815		Other	Musicians	61,081	75,000	-	75,000	-
107811	Irrigation	Denver Water	35% of 1678 Chestnut Place	2,090	3,000	38	3,000	-
				<b>268,862</b>	<b>380,000</b>	<b>70,720</b>	<b>380,000</b>	<b>-</b>

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

Central Platte Valley Coordination Metropolitan District - General Fund								
Schedule of Maintenance Costs								
				2022	2023	6/30/23	2023	16
				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		48,136	65,000	32,690	65,000	-
		DDPBID - Bridge maintenance		57,084	55,000	8,625	55,000	-
		Other		-	1,000	-	1,000	-
107602	Elevator	ThyssenKrupp	Maintenance contract	10,455	12,000	5,406	12,000	-
		ThyssenKrupp	Other repairs	22,367	25,000	10,051	25,000	-
		Other repairs	Gallegos/RPA	5,748	2,500	129	2,500	-
		JT Specialty Services	Graffiti	4,275	5,000	1,885	5,000	-
		Long Mechanical		10,419	5,000	1,968	5,000	-
		Reflection Windows	Housing glass cleaning	6,500	15,000	3,000	15,000	-
		Fire Alarm system		1,080	6,000	-	6,000	-
		Integra phone charges		-	1,000	540	1,000	-
		Elevator permits/inspections		-	1,500	-	1,500	-
107603	Lighting	Xcel	16th Street A&B - Power to bridge	15,565	16,000	7,036	16,000	-
107604	Irrigation	16th Street Fountain		4,593	2,000	683	2,000	-
		Promenade Lofts/Western Proscapes		2,472	1,500	745	1,500	-
107605	Snow removal	DDPBID		3,667	15,000	-	15,000	-
107609	Other	68 West - Bridge maintenance		41,831	40,000	-	40,000	-
		Landscaping		7,808	10,000	-	10,000	-
		Encore Electric/Mathias/Connect		17,422	10,000	-	10,000	-
		Fountain repair/deck repairs		857	5,000	-	5,000	-
		Gallegos		1,100	5,000	5,475	5,000	-
		Millennium Bridge inspection		-	55,000	-	55,000	-
		Wood refinishing	Railing and benches	-	-	-	-	-
		Bridge painting		-	500,000	-	500,000	-
		Contingency		-	6,500	-	6,500	-
				<b>261,379</b>	<b>860,000</b>	<b>78,233</b>	<b>860,000</b>	<b>-</b>

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



Central Platte Valley Coordination Metropolitan District - General Fund								
Schedule of Maintenance Costs								
				2022	2023	6/30/23	2023	17
				Actual	Budget	Actual	Estimated	Budget
								Variance
Acct No.	Account Name:	Vendor/Description	Notes					
	<b>Union Gateway Bridge</b>							
107701	General Maintenance/Cleanup	EWUM		43,618	45,000	32,786	45,000	-
		DDPBID - Bridge maintenance		38,519	40,000	8,280	40,000	-
		Other		-	3,000	-	3,000	-
107702	Elevator	Century Link		3,833	4,000	1,994	4,000	-
		ThyssenKrupp	Maintenance contract	12,180	12,000	6,121	12,000	-
		ThyssenKrupp	Other repairs	6,767	15,000	34,419	15,000	-
		JT Specialty	Graffiti	3,365	3,000	1,575	3,000	-
		Long Mechanical		870	5,000	-	5,000	-
		Reflection Windows	Housing glass cleaning	6,500	6,000	3,000	6,000	-
		Elevator permits/inspections		1,000	1,000	-	1,000	-
		Fire Alarm system		540	1,500	-	1,500	-
		Other		-	1,500	-	1,500	-
107703	Lighting	Xcel		23,381	25,000	13,087	25,000	-
107704	Other	Other repairs	Encore	2,445	4,000	-	4,000	-
		68 West - Bridge maintenance		30,225	25,000	-	25,000	-
		Contingency		-	4,000	-	4,000	-
				<b>173,243</b>	<b>195,000</b>	<b>101,262</b>	<b>195,000</b>	<b>-</b>
				<b>1,760,532</b>	<b>2,800,000</b>	<b>759,661</b>	<b>2,800,000</b>	<b>-</b>
				-	-	-	-	-
		DDPBID		719,786	820,000	190,600	820,000	-
		Denver Commercial Property Services		100,781	120,000	13,510	120,000	-
		EWUM/RPA		91,754	110,000	65,476	110,000	-
		68 West		72,056	65,000	-	65,000	-
		ThyssenKrupp		51,769	64,000	55,997	64,000	-
		JT Specialty		7,640	8,000	3,460	8,000	-
		Long Mechanical		11,289	10,000	1,968	10,000	-
		Reflection Windows		13,000	21,000	6,000	21,000	-
		Gallegos		17,794	55,000	43,475	55,000	-
		Livable Cities/MGT		17,978	100,000	52,729	100,000	-

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

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

**Services Provided**

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

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

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

The District has no power to issue any debt and no authority to impose a mill levy upon any property within or without its boundaries. Rather, the primary source of revenue available to the District is based upon its ability to enter into inter-governmental agreements with other governmental entities (IGAs). The basic nature of these IGAs would be for a governmental entity with taxing or other revenue-generating authority, such as the Central Platte Valley Metropolitan District (CPV MD) to transfer revenues to the District, which would then use the funds to provide for the operation and maintenance of all of the improvements and the provision of public services not otherwise dedicated to third party entities.

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

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

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

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

**Revenues**

**Intergovernmental Revenue**

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

During 2023, it is anticipated that the District will receive \$3,500,000 from CPV MD - \$180,000 will be used for general government, operations and maintenance expenditures, and \$350,000 will be used for administrative capital costs.

**Expenditures**

**Administrative and Operational Expenditures**

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

**Capital Expenditures**

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

**Debt and Leases**

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

**Reserves**

**Emergency Reserve**

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

**Alles, Rachel**

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**From:** Stefanie Jones <Stefanie@feedmedia.com>  
**Sent:** Thursday, July 27, 2023 11:53 AM  
**To:** Alles, Rachel  
**Subject:** [External] Re: FEED Media Proposal

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

Hi Rachel!

Please accept my apologies for the delayed response. As I mentioned, I had a few people to chat with and client things to look into, and as a result it looks like we won't have the necessary resources available to take on CPVMD as a new client at the moment. I'm so very sorry, as I thoroughly enjoyed our conversation, but in looking at our team allocations we simply aren't able to give you our best based on existing client needs.

We do very much look forward to our close collaboration around the DUG garden project and ongoing promotion of that. If it would be helpful, I'd love to provide you with a reference to another PR group that we know and admire for your consideration.

Again, so sorry for the unfortunate timing on our side, but very excited to work with you through our DUG partnership.

Best,  
Stef

Stefanie Jones, President + Founder  
**FEED MEDIA**

303.324.0857  
[Stefanie@feedmedia.com](mailto:Stefanie@feedmedia.com)  
[www.feedmedia.com](http://www.feedmedia.com)

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**From:** Alles, Rachel <Rachel.Alles@claconnect.com>  
**Date:** Thursday, July 27, 2023 at 11:39 AM  
**To:** Stefanie Jones <Stefanie@feedmedia.com>  
**Subject:** FEED Media Proposal

Good morning Stefanie!

As a follow up to the group's meeting last Friday, can you please provide a proposal for the projects/work we discussed to be included in the next CPVMD Board meeting packet? We are shooting to distribute it before tomorrow afternoon.



Thank you!



**Rachel Alles (she/her/hers)**  
Public Management Analyst  
Business Operations (BizOps)

**Direct 303-265-7952**  
CLA (CliftonLarsonAllen LLP)



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

**August 1, 2023**

**Bridge Elevators:** There were no service calls to TKE for the Millennium Bridge and the Union Gateway Bridge in June. Each bridge will temporarily close the elevators on August 4<sup>th</sup> to complete repairs to the cooling system. The bridge elevators will not be shut down simultaneously.

**Bridge Camera Monitoring System (Stealth Monitoring): There were 47 incidents reported by Stealth Monitoring in the month of July in and around the elevators, which is down significantly from June 2023.**

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

- Daily walks of the Central Platte Valley Metropolitan District Areas.
- Daily cleaning of the elevator including vacuuming the tracks and removal of graffiti (3 graffiti removals)
- Elevator inspections two times per day.
- Weekly exterior lighting check on both bridges completed by East West maintenance.
- Security Coordination including payroll and scheduling adjustments as needed.

### **General Items**

- Coordinated trimming of landscaping in medians on Wewatta.
- Coordinated landscaping cleanup of 17<sup>th</sup> Street Garden with DCPS.
- The Millennium Bridge lighting controller has been ordered and will be delivered shortly. A meeting was held with an electrician and with IT to coordinate installation and set-up.

### **Plaza Fountain**

- Performed testing on the water in the fountain.
- Cleaned the fountain filter and added chlorine.

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

2 incidents were reported by Eponic. The reported issues were:

- Vandalism/Graffiti.

1 incident was reported by DPD. The reported issues were:

- 2240 hours, 19th St/ Chestnut Pl, contacted subject checking door handles. The subject was found to be wanted in Denver for Trespassing. No vehicles were entered or damaged.

Submitted by Brandon Fries, East West Urban Management, LLC.

## Work Order History Report

WO Number	Unit Ref. Number	Service Provider	Status	Classification	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
127165	CPV-16	EHERBERT	Completed	General Service	7/24/2023	7/24/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
126596	CPV-16	EHERBERT	Completed	General Service	7/6/2023	7/6/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
126485	CPV-16	MKRU	Completed	General Service	7/2/2023	7/2/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
126517	CPV-16	EHERBERT	Completed	General Service	7/3/2023	7/3/2023	12:00 AM	0.50	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
126552	CPV-16	EHERBERT	Completed	General Service	7/5/2023	7/5/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
126658	CPV-16	EHERBERT	Completed	General Service	7/7/2023	7/7/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
126707	CPV-16	MKRU	Completed	General Service	7/10/2023	7/9/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.

## Work Order History Report

WO Number	Unit Ref. Number	Service Provider	Status	Classification	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
126717	CPV-16	EHERBERT	Completed	General Service	7/10/2023	7/10/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
126755	CPV-16	EHERBERT	Completed	General Service	7/11/2023	7/11/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
126796	CPV-16	EHERBERT	Completed	General Service	7/12/2023	7/12/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
126847	CPV-16	EHERBERT	Completed	General Service	7/13/2023	7/13/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
126869	CPV-16	EHERBERT	Completed	General Service	7/14/2023	7/14/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
126937	CPV-16	MKRU	Completed	General Service	7/17/2023	7/16/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
126957	CPV-16	EHERBERT	Completed	General Service	7/17/2023	7/17/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use

## Work Order History Report

WO Number	Unit Ref. Number	Service Provider	Status	Classification	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
126996	CPV-16	EHERBERT	Completed	General Service	7/19/2023	7/19/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
127029	CPV-16	EHERBERT	Completed	General Service	7/20/2023	7/20/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
127214	CPV-16	EHERBERT	Completed	General Service	7/25/2023	7/25/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
127238	CPV-16	EHERBERT	Completed	General Service	7/26/2023	7/26/2023	12:00 AM	0.50	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
127305	CPV-16	EHERBERT	Completed	General Service	7/27/2023	7/27/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use
127129	CPV-16	DL	Completed	General Service	7/24/2023	7/4/2023	12:00 AM	0.25	Holiday. Checked the elevators to make sure they are working properly. Also looked to make sure there was no graffiti.
127068	CPV-16	EHERBERT	Completed	General Service	7/21/2023	7/21/2023	12:00 AM	1.00	# 16 BRIDGE ELEVATORS CABS AT PLAZA # 16 St bridge elevator cabs at the plaza in 16 St bridge cleaning the elevator cabs removing debris sweep and mop the elevators and wipe the elevator cabs now the elevator cabs are clean and ready to use



## Work Order History Report

WO Number	Unit Ref. Number	Service Provider	Status	Classification	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
127115	CPV-16	MKRU	Completed	General Service	7/23/2023	7/23/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
127113	CPV-16	MKRU	Completed	General Service	7/23/2023	7/22/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
126657	CPV-18	EHERBERT	Completed	General Service	7/7/2023	7/7/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
127164	CPV-18	EHERBERT	Completed	General Service	7/24/2023	7/24/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
126595	CPV-18	EHERBERT	Completed	General Service	7/6/2023	7/6/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
126484	CPV-18	MKRU	Completed	General Service	7/2/2023	7/2/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
126516	CPV-18	EHERBERT	Completed	General Service	7/3/2023	7/3/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
126551	CPV-18	EHERBERT	Completed	General Service	7/5/2023	7/5/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
126553	CPV-18	EHERBERT	Completed	General Service	7/5/2023	7/5/2023	12:00 AM	2.00	Removing the Graffiti in the west side by the stairs in the bridge Removed the All Graffiti and Removed the Graffiti in the side is well
126706	CPV-18	MKRU	Completed	General Service	7/10/2023	7/9/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
126716	CPV-18	EHERBERT	Completed	General Service	7/10/2023	7/10/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs

## Work Order History Report

WO Number	Unit Ref. Number	Service Provider	Status	Classification	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
126754	CPV-18	EHERBERT	Completed	General Service	7/11/2023	7/11/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
126794	CPV-18	EHERBERT	Completed	General Service	7/12/2023	7/12/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
126995	CPV-18	EHERBERT	Completed	General Service	7/19/2023	7/19/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
126846	CPV-18	EHERBERT	Completed	General Service	7/13/2023	7/13/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
126868	CPV-18	EHERBERT	Completed	General Service	7/14/2023	7/14/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
126936	CPV-18	MKRU	Completed	General Service	7/17/2023	7/16/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
126956	CPV-18	EHERBERT	Completed	General Service	7/17/2023	7/17/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
127026	CPV-18	EHERBERT	Completed	General Service	7/20/2023	7/20/2023	12:00 AM	1.00	Removed the Graffiti in the east side elevator cab at 18 bridge elevator cabs
127027	CPV-18	EHERBERT	Completed	General Service	7/20/2023	7/20/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
127213	CPV-18	EHERBERT	Completed	General Service	7/25/2023	7/25/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs

## Work Order History Report

WO Number	Unit Ref. Number	Service Provider	Status	Classification	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
127237	CPV-18	EHERBERT	Completed	General Service	7/26/2023	7/26/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
127304	CPV-18	EHERBERT	Completed	General Service	7/27/2023	7/27/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
127067	CPV-18	EHERBERT	Completed	General Service	7/21/2023	7/21/2023	12:00 AM	1.00	Cleaning the elevators cabs in the # 18 bridge elevators cabs sweeping and moping the elevators cabs and wiping the elevators cabs in the #18 bridge elevators cabs
127112	CPV-18	MKRU	Completed	General Service	7/23/2023	7/22/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
127128	CPV-18	DL	Completed	General Service	7/24/2023	7/4/2023	12:00 AM	0.25	Holiday. Checked the elevators for graffiti and to make sure they are working properly..
127114	CPV-18	MKRU	Completed	General Service	7/23/2023	7/23/2023	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, checked, & looked for any graffiti, trash, damage, vandalism.
126469	CPV-DIST	DL	Completed	General Service	7/2/2023	7/2/2023	12:00 AM	0.50	Cleaned the fountain strainer and added more chlorine and salt.
126674	CPV-DIST	JP	Completed	General Service	7/7/2023	7/7/2023	12:00 AM	1.00	Cleaned out filter for fountain. put chlorine pucks in fountain.
127139	CPV-DIST	DL	Completed	General Service	7/24/2023	7/24/2023	12:00 AM	0.50	Cleaned the fountain strainer and added chlorine.
126861	CPV-DIST	TMALCOLM	Completed	General Service	7/14/2023	7/14/2023	12:00 AM	0.75	Delivered the water softener. Time includes some Home Depot travel time.
126887	CPV-DIST	DL	Completed	General Service	7/16/2023	7/16/2023	12:00 AM	0.75	Cleaned and added chlorine to the plaza fountain.
126894	CPV-DIST	DL	Completed	General Service	7/16/2023	7/12/2023	12:00 AM	0.75	Installed a new tent in the gardens. Charge consumables.
127008	CPV-DIST	MKRU	Completed	General Service	7/20/2023	7/20/2023	12:00 AM	1.00	Installed, hung up two large banner signs on the fence around the small park next to Whole Foods for the music bands date/times they would be there playing. Consumables used "Zip Ties" \$5.00
127199	CPV-DIST	DL	Completed	General Service	7/25/2023	7/25/2023	12:00 AM	0.25	Cleaned the fountain strainer.

**REPORT CRITERIA:**

Date Range: 7/19/2023 to 7/20/2023


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

GeoFence: CPVMD



**2 logs found**

**Wednesday July 19**

 <p><b>Wednesday July 19 8:49 AM</b>  <b>1922 1/2 17th St (Zone: Central Platte Valley)</b>          2m 1s</p>	<p><b>Tom McNassor</b>          24978567</p>
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**Safety : Vandalism/Graffiti**

17th Street Gardens (1922 1/2 17th St)

New graffiti/tagging observed on one of the benches located in the Gardens area. Picture taken and data entered into Clean & Safe app. CS: 17th St & Chestnut Pl



**Thursday July 20**

 <p><b>Thursday July 20 7:40 AM</b>  <b>18th St &amp; 18th St Bridge (Zone: ???)</b>          1m 22s</p>	<p><b>Tom McNassor</b>          24983842</p>
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**Safety : Vandalism/Graffiti**

Graffiti located east elevator pedestrian bridge. Picture taken and East West Clean Team contacted. CS: 18th St & Broadway







### **CDR SCOPE OF SERVICES**

Upon prior approval of the District Manager, the Consultant will perform general maintenance and property upkeep of the District's property, including, but not limited to, paver repairs, table/bench and other furnishing repairs, cleaning, and maintaining public areas, vendor coordination, painting projects, HVAC preventative maintenance, fence maintenance, small construction projects, property welfare checks, general clean-up of areas of need or due to vandalism, and such other maintenance as directed by the District Manager.

### **CDR SERVICES RATE SCHEDULE**

A rate of Seventy Dollars (\$70.00) per hour (with no charge for the first 15 minutes of travel time), with a minimum charge of One Hundred and Fifty Dollars (\$150.00) plus cost of materials. Services require prior approval of the District Manager.