

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Tuesday, April 2, 2024
TIME: 9:00 a.m.

LOCATION: DaVita Inc.
 2000 16th Street
 Denver, CO 80202

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

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

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

ACCESS:

B. To attend via telephone, dial 1-415-655-0001
 Enter the following Passcode: 801164611#

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

I. ADMINISTRATIVE MATTERS

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

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

II. CONSENT AGENDA

- A. Review and consider approval of the Minutes of the March 5, 2024 Special Meeting (enclosure).
- B. Accept February 29, 2024 Unaudited Financial Statements and Cash Position Report (enclosure).
- C. Ratify March 2024 Interim Checks Totaling \$234,682.94 (enclosure).
- D. Review February 2024 Monthly Security Report from DDP BID (enclosure).

III. MANAGER ITEMS

- A. Review Maintenance Coordination Report – EWUM, Brandon Fries (enclosure).
 - 1. Update on Hello Darling permit process
 - 2. Consider Approval of Artificial Turf on Wewatta Street
 - a. DCPS Landscaping - \$6,666.11
 - b. Turfscapes of Colorado - \$7,739.15
- B. 17th Street Gardens follow up:
 - 1. Update on Projects.
 - 2. WSP Project Oversight (to be distributed).
- C. Update on Phase II Tree Planting.
- D. Nine Dot Arts Update.
- E. Update on Holiday Lighting.
- F. Update on Music Concepts.
- G. Area Wide Event Planning and Communications.

IV. FINANCIAL ITEMS

V. PROJECT UPDATES

VI. DIRECTOR ITEMS

VII. ATTORNEY ITEMS

VIII. OTHER BUSINESS

IX. ADJOURNMENT

**The next regular meeting is scheduled for Tuesday, April 2, 2024 at 9:00 a.m. at DaVita Inc.
(2000 16th Street, Denver, CO 80202) and via WebEx.**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT (THE “DISTRICT”)

MARCH 5, 2024

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, March 5, 2024, at 10:30 a.m. at Davita, 2000 16th Street, Denver, CO 80202 and via WebEx videoconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

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

Also In Attendance Were:

Anna Jones, Shauna D’Amato 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
John Tryba; WSP
Andy Rockmore; Shears Adkins Rockmore Architects (SAR)
Andrea Barry and Valeria Serrano; NINE dot ARTS

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Director Dorfman called the meeting to order at 10:41 a.m. Upon a motion duly made by Director Dorfman, seconded by Director Kind 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.

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

RECORD OF PROCEEDINGS

Public comment: None

CONSENT
AGENDA

**Minutes of the February 6, 2024 Regular Meeting:
January 31, 2023 Unaudited Financial Statements and Cash Position
Report:
Interim Checks Totaling \$179,331.80:
January 2024 Monthly Security Report from DDP BID:**

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

MANAGER ITEMS

17th Street Gardens:

Update on Projects: There were no updates.

Nine Dot Arts Discussion Regarding Kick-off Meeting: Ms. Serrano and Ms. Barry reported on the public art selection and placement process and suggested that the Board appoint a committee to attend the visioning sessions and discuss with the City's Arts and Venues Department to receive feedback.. Additionally, the District need to determine if there is a stakeholder committee requirement of non-Board meeting members.

Director Dorfman recommended a visioning session be organized for the Board to set further vision/direction. CLA staff will coordinate.

Director Cara indicated she would like to organize a meeting with CLA and Attorney Miller to discuss more of the specifics and legalities. CLA staff will coordinate.

Review Maintenance Coordination Report – EWUM, Brandon Fries: Mr. Fries reviewed his report with the Board.

- **Hello Darling Permit Process:** There was no update.

Discuss 17th St. Gardens 2024 Lunchtime Music proposal in the amount of NTE \$60,000: Ms. D'Amato reviewed with the Board. Following review, upon a motion duly made by Director Cara, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the 17th St. Gardens 2024 Lunchtime Music proposal in the amount NTE \$60,000, as presented.

RECORD OF PROCEEDINGS

Discuss 2024 LV Events proposal in the amount of NTE \$20,000: Ms. D'Amato reviewed with the Board. Following review, upon a motion duly made by Director Cara, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the 2024 LV Events proposal in the amount NTE \$20,000, as presented.

FINANCIAL ITEMS None.

PROJECT UPDATES None.

DIRECTOR ITEMS None.

ATTORNEY ITEMS None.

OTHER BUSINESS None.

ADJOURNMENT There being no further business to come before the Board at this time, upon a motion duly made and seconded, the Board adjourned the meeting at 12:39 p.m.

Respectfully submitted,

Secretary for the Meeting

CPV COORDINATION METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

FEBRUARY 29, 2024

**Central Platte Valley Coord Metro Dist
Balance Sheet - Governmental Funds
February 29, 2024**

	General	Total
Assets		
Checking Account	\$ 55,160.67	\$ 55,160.67
Due from Other Districts	376,000.00	376,000.00
Accounts Receivable	8,078.70	8,078.70
Total Assets	\$ 439,239.37	\$ 439,239.37
Liabilities		
Accounts Payable	\$ 401,207.03	\$ 401,207.03
Event Deposits	1,500.00	1,500.00
Total Liabilities	402,707.03	402,707.03
Fund Balances	36,532.34	36,532.34
Liabilities and Fund Balances	\$ 439,239.37	\$ 439,239.37

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 February 29, 2024

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Intergovernmental Revenues	\$ 2,850,000.00	\$ 341,000.00	\$ 2,509,000.00
Transfers from other districts - Capital	350,000.00	-	350,000.00
Total Revenue	<u>3,200,000.00</u>	<u>341,000.00</u>	<u>2,859,000.00</u>
Expenditures			
General government			
Accounting	85,000.00	12,000.00	73,000.00
Auditing	5,000.00	-	5,000.00
Contingency	11,542.00	-	11,542.00
Directors' fees	6,000.00	700.00	5,300.00
District management	125,000.00	23,458.54	101,541.46
Dues and membership	4,500.00	1,237.50	3,262.50
Insurance	7,500.00	6,834.00	666.00
Legal	55,000.00	4,741.50	50,258.50
Miscellaneous	3,000.00	211.09	2,788.91
Onsite Management	120,000.00	13,362.51	106,637.49
Payroll taxes	458.00	-	458.00
Professional services - PR and communication	18,000.00	-	18,000.00
Operations and maintenance			
Landscaping and other maintenance	800,000.00	40,647.72	759,352.28
17th Street Gardens	365,000.00	17,809.62	347,190.38
Security	700,000.00	98,523.83	601,476.17
Millennium Bridge maintenance	285,000.00	30,622.88	254,377.12
Union Gateway Bridge maintenance	205,000.00	66,048.34	138,951.66
Engineering - repairs and maintenance			
Repairs and maintenance	50,000.00	-	50,000.00
Engineering - repairs and maintenance	<u>50,000.00</u>	<u>-</u>	<u>50,000.00</u>
Capital			
Art Funds	350,000.00	43,031.00	306,969.00
Total Expenditures	<u>3,196,000.00</u>	<u>359,228.53</u>	<u>2,836,771.47</u>
Net Change in Fund Balances	4,000.00	(18,228.53)	22,228.53
Fund Balance - Beginning	13,644.00	54,760.87	(41,116.87)
Fund Balance - Ending	<u>\$ 17,644.00</u>	<u>\$ 36,532.34</u>	<u>\$ (18,888.34)</u>

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SUPPLEMENTARY INFORMATION

CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT
Schedule of Cash Deposits & Investments
February 29, 2024
Updated as of March 25, 2024

	<u>General Fund</u>
<u>Wells Fargo Bank - Checking Account</u>	
Balance as of 02/29/24	\$ 55,160.67
Subsequent activities:	
03/01/24 Deposit	984.00
03/05/24 Transfer from CPVMD	180,000.00
03/05/24 Denver Water ACH	(255.68)
03/06/24 Bill.com payables	(174,431.85)
03/07/24 Xcel ACH	(4,313.42)
03/15/24 CenturyLink ACH	(250.40)
03/22/24 Bill.com payables	(3,256.14)
Anticipated transfer from CPVMD	235,000.00
Anticipated vouchers payable	(234,682.94)
<i>Anticipated Balance</i>	<u><u>\$ 53,954.24</u></u>

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Central Platte Valley Coordination Metropolitan District - General Fund									
Schedule of Maintenance Costs									12
				2023	2024	2/29/24	2024	Budget	
				Actual	Budget	Actual	Estimated	Variance	
Acct No.	Account Name:	Vendor/Description	Notes						
107606		Denver Police - Off Duty (RPA)		296,641	360,000	39,962	360,000	-	
		DDPBID Security		271,679	260,000	46,190	260,000	-	
		Stealth Monitoring		72,470	70,000	12,340	70,000	-	
		Additional Security		-	10,000	33	10,000	-	
				640,790	700,000	98,524	700,000	-	
	Landscaping and Other Maintenance								
107585	Landscaping and repairs	DCPS/Genesis	Annual contract	108,914	90,000	38,042	90,000	-	
107584		Landscaping - Tree maintenance	DDBID	-	40,000	-	40,000	-	
107584		Landscaping - Tree replacement		91,978	120,000	-	120,000	-	
107586		Other - Irrigation and other repairs		8,223	10,000	-	10,000	-	
107587	Lighting	Xcel	Pedestrian lights	15,365	20,000	2,213	20,000	-	
107588	General maintenance/cleanup	DDPBID	Base contract	188,117	260,000	-	260,000	-	
		Other	Encore	-	25,000	-	25,000	-	
107593		Snow removal	DDBID	4,202	40,000	-	40,000	-	
107589	Irrigation	Denver Water		6,784	6,000	393	6,000	-	
107590	Fossil filters	Komac	Base contract - 55% to District	39,720	30,000	-	30,000	-	
		Komac	Replacement	-	20,000	-	20,000	-	
107592	Storm drainage	Annual storm drainage	2 locations	3,440	5,000	-	5,000	-	
107591	Other	Gallegos/MGT/Encore	Granite repairs/electrical	42,398	50,000	-	50,000	-	
		Seasonal/Holiday Lighting		-	80,000	-	80,000	-	
		Contingency		-	4,000	-	4,000	-	
				509,141	800,000	40,648	800,000	-	
	17th Street Gardens								
107810	Landscaping	Landscape design/renovations	Includes temporary fencing	95,000	95,000	7,480	95,000	-	
		Denver Commercial Property Services - annual contract		30,000	30,000	-	30,000	-	
107812	Repairs and maintenance	DDBID		80,000	80,000	10,049	80,000	-	
		Other repairs and maintenance	Orkin/stantec	40,000	40,000	257	40,000	-	
		Seasonal lighting		12,000	12,000	-	12,000	-	
107820		Activation		30,000	30,000	-	30,000	-	
107815		Other	Musicians	75,000	75,000	-	75,000	-	
107811	Irrigation	Denver Water	35% of 1678 Chestnut Place	3,000	3,000	24	3,000	-	
				365,000	365,000	17,810	365,000	-	

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Central Platte Valley Coordination Metropolitan District - General Fund									
Schedule of Maintenance Costs									13
				2023	2024	2/29/24	2024	Budget	
				Actual	Budget	Actual	Estimated	Variance	
Acct No.	Account Name:	Vendor/Description	Notes						
	Millennium Bridge/Mall/Fountain								
107601	General Maintenance/Cleanup	EWUM/RPA		55,022	65,000	10,705	65,000	-	
		DDPBID - Bridge maintenance		43,395	55,000	15,791	55,000	-	
		Other		-	1,000	-	1,000	-	
107602	Elevator	ThyssenKrupp	Maintenance contract	10,812	12,000	932	12,000	-	
		ThyssenKrupp	Other repairs	16,367	25,000	-	25,000	-	
		Other repairs	Gallegos/RPA	2,872	2,500	-	2,500	-	
		JT Specialty Services	Graffiti	3,794	5,000	235	5,000	-	
		Long Mechanical		9,374	6,000	-	6,000	-	
		Reflection Windows	Housing glass cleaning	6,000	10,000	1,000	10,000	-	
		Fire Alarm system		4,014	7,000	-	7,000	-	
		Integra phone charges		540	4,000	208	4,000	-	
		Elevator permits/inspections		-	1,500	-	1,500	-	
107603	Lighting	Xcel	16th Street A&B - Power to bridge	15,640	16,000	1,668	16,000	-	
107604	Irrigation	16th Street Fountain		4,808	3,000	83	3,000	-	
		Promenade Lofts/Western Proscapes		745	2,500	-	2,500	-	
107605	Snow removal	DDPBID		-	15,000	-	15,000	-	
107609	Other	68 West - Bridge maintenance		-	-	-	-	-	
		Landscaping		-	10,000	-	10,000	-	
		Encore Electric/Mathias/Connect		-	10,000	-	10,000	-	
		Fountain repair/deck repairs		-	5,000	-	5,000	-	
		Gallegos/Stantec/Commercial Lighting		12,884	20,000	-	20,000	-	
		Millennium Bridge inspection		-	-	-	-	-	
		Wood refinishing	Railing and benches	-	-	-	-	-	
		Bridge painting		-	-	-	-	-	
		Contingency		-	9,500	-	9,500	-	
				186,267	285,000	30,623	285,000	-	

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

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Acct No.	Account Name:	Vendor/Description	Notes	2023	2024	2/29/24	2024	Budget
				<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Estimated</u>	<u>Variance</u>
Union Gateway Bridge								
107701	General Maintenance/Cleanup	EWUM		48,711	60,000	10,954	60,000	-
		DDPBID - Bridge maintenance		33,694	50,000	7,897	50,000	-
		Other		466	2,000	-	2,000	-
107702	Elevator	Century Link		3,995	5,000	682	5,000	-
		ThyssenKrupp	Maintenance contract	10,440	13,000	1,801	13,000	-
		ThyssenKrupp	Other repairs	47,217	20,000	18,435	20,000	-
		JT Specialty	Graffiti	3,130	3,000	390	3,000	-
		Long Mechanical		870	5,000	-	5,000	-
		Reflection Windows	Housing glass cleaning	6,000	7,000	1,000	7,000	-
		Elevator permits/inspections		-	1,000	-	1,000	-
		Fire Alarm system		540	1,500	1,044	1,500	-
		Other		400	1,500	-	1,500	-
107703	Lighting	Xcel		22,021	27,000	5,412	27,000	-
107704	Other	Other repairs	Encore	-	4,000	-	4,000	-
		68 West - Bridge maintenance		-	-	-	-	-
		Contingency		-	5,000	-	5,000	-
				177,484	205,000	47,614	205,000	-
				1,878,682	2,355,000	235,220	2,355,000	-
				(118,150)	50,000			
		DDPBID		708,863	880,000	79,927	880,000	-
		Denver Commercial Property Services		138,914	130,000	38,042	130,000	-
		EWUM/RPA		103,733	125,000	21,659	125,000	-
		68 West		-	-	-	-	-
		ThyssenKrupp		84,836	70,000	21,168	70,000	-
		JT Specialty		6,924	8,000	625	8,000	-
		Long Mechanical		10,244	11,000	-	11,000	-
		Reflection Windows		12,000	17,000	2,000	17,000	-
		Gallegos		55,282	70,000	-	70,000	-
		Livable Cities/MGT		95,000	95,000	7,480	95,000	-

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
2024 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
2024 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 2024, it is anticipated that the District will receive \$3,200,000 from CPV MD - \$2,850,000 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 2024 include the security and maintenance of areas within the District and the excluded area, including the 17th 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 2024 anticipated capital expenditures include amounts for art funds within CPV MD as detailed on page 1 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 2024 Budget. Therefore, the Emergency Reserve related to the District's revenue is reported in CPV MD.

Central Platte Valley Coordination Metropolitan District
 Schedule of Payables as of March 25, 2024
 Paid April 2, 2024

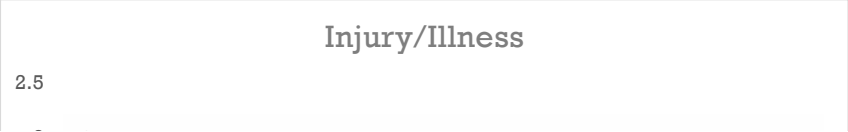
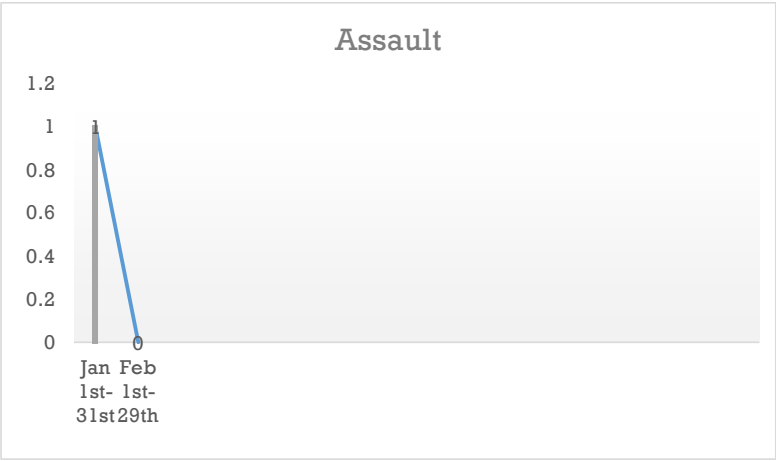
Vendor	Invoice #	Date	Approval Status	Payment Status	Open Balance	
Century Link	303-436-9655FEB24	2/25/2024	Approving	Unpaid	\$ 250.40	
Century Link	303-629-9660MAR24	3/4/2024	Approving	Unpaid	90.95	341.35
CliftonLarsonAllen LLP	L241137172	2/29/2024	Approving	Unpaid	12,314.59	12,314.59
DENVER WATER	0592267648MAR24	3/12/2024	Approving	Unpaid	18.40	
DENVER WATER	4987054226MAR24	3/12/2024	Approving	Unpaid	135.55	
DENVER WATER	8489380088MAR24	3/12/2024	Approving	Unpaid	18.40	
DENVER WATER	3804050000MAR24	3/12/2024	Approving	Unpaid	41.58	
DENVER WATER	8291430350MAR24	3/12/2024	Approving	Unpaid	18.40	
DENVER WATER	4661150000MAR24	3/12/2024	Approving	Unpaid	18.40	250.73
Diversified Underground Inc	29274	2/29/2024	Approving	Unpaid	90.00	90.00
Downtown Denver BID	SEC 39002-24-02/02/24-02/15/24	2/26/2024	Approving	Unpaid	8,326.19	
Downtown Denver BID	CM-39065-24	2/29/2024	Approving	Unpaid	35,888.30	
Downtown Denver BID	SEC 39056-24-02/16/24-02/29/24	2/29/2024	Approving	Unpaid	9,731.50	
Downtown Denver BID	SEC-39174-24-3/01/24-03/14/24	3/19/2024	Approving	Unpaid	9,353.76	63,299.75
East West Urban Management	East West Reconciliation	12/31/2023	Approving	Unpaid	25,208.60	
East West Urban Management	02/29 Mgmt	2/29/2024	Approving	Unpaid	6,673.13	
East West Urban Management	02/29 UB	2/29/2024	Approving	Unpaid	5,027.50	
East West Urban Management	02/29 MB	2/29/2024	Approving	Unpaid	4,419.33	
East West Urban Management	Office Supplies 02/29/24	2/29/2024	Approving	Unpaid	15.00	
East West Urban Management	Access 03/01	3/1/2024	Approving	Unpaid	6.97	41,350.53
JT Specialty Services	21933	2/21/2024	Approving	Unpaid	215.00	
JT Specialty Services	21935	3/19/2024	Approving	Unpaid	165.00	380.00
Komac	231213	12/15/2023	Approving	Unpaid	11,347.00	
Komac	240309	3/1/2024	Approving	Unpaid	12,759.00	24,106.00
Livable Cities Studio, Inc	2134	1/31/2024	Approving	Unpaid	3,472.50	
Livable Cities Studio, Inc	2152	2/29/2024	Approving	Unpaid	4,007.50	7,480.00
Miller and Associates Law Offices	1034	2/29/2024	Approving	Unpaid	2,228.50	2,228.50
NINE dot ARTS	INV-00002541	2/22/2024	Approving	Unpaid	43,031.00	43,031.00
Orkin Denver Commercial	255193175	1/5/2024	Approving	Unpaid	88.99	88.99
Riverfront Park Association	SEC 02/25/24-02-18-24	2/20/2024	Approving	Unpaid	12,920.00	
Riverfront Park Association	ADT 1047548385	3/5/2024	Approving	Unpaid	118.36	
Riverfront Park Association	SEC 02/19/24-03/03/24	3/5/2024	Approving	Unpaid	14,131.25	
Riverfront Park Association	Allstream 02/11/24-03/10/24	3/6/2024	Approving	Unpaid	208.25	
Riverfront Park Association	9957571975 Verizon	3/6/2024	Approving	Unpaid	32.77	27,410.63
Stantec Architecture Inc.	2206001	3/13/2024	Approving	Unpaid	712.25	712.25
Stealth Monitoring Inc	IN376326	2/16/2024	Approving	Unpaid	280.00	
Stealth Monitoring Inc	IN376789	2/29/2024	Approving	Unpaid	280.00	
Stealth Monitoring Inc	IN377402	3/12/2024	Approving	Unpaid	5,750.00	6,310.00
Utility Notification Center of Coloradac	224020326	2/29/2024	Approving	Unpaid	23.22	23.22
Xcel Energy	53-2026712-7MAR24	3/1/2024	Approving	Unpaid	813.12	
Xcel Energy	53-0010034496-2MAR24	3/14/2024	Approving	Unpaid	182.25	
Xcel Energy	53-2026711-6MAR24	3/18/2024	Approving	Unpaid	1,132.43	
Xcel Energy	53-9105366-2MAR24	3/18/2024	Approving	Unpaid	3,137.60	5,265.40
Grand Total					<u>\$ 234,682.94</u>	<u>\$ 234,682.94</u>

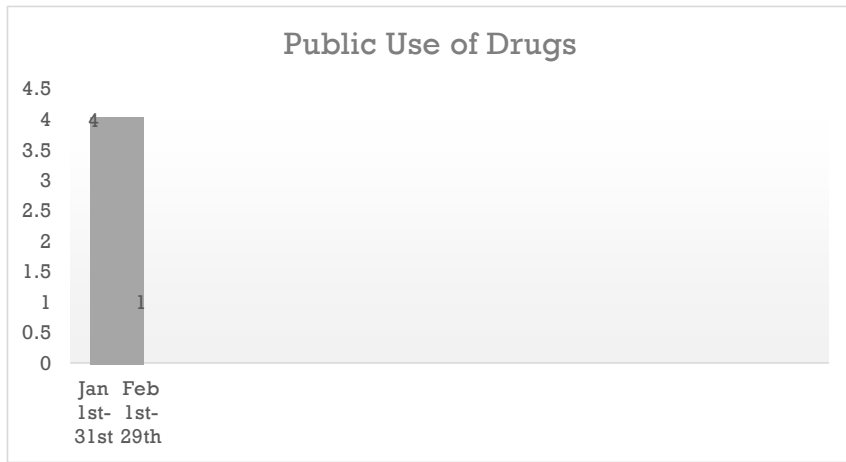
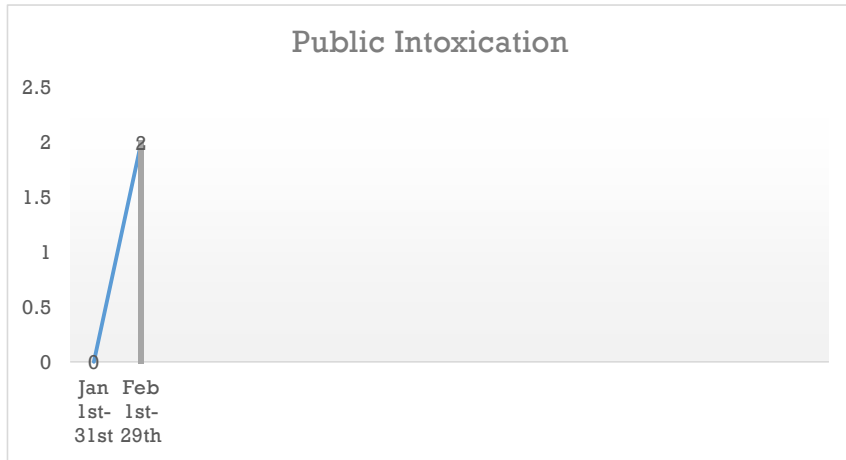
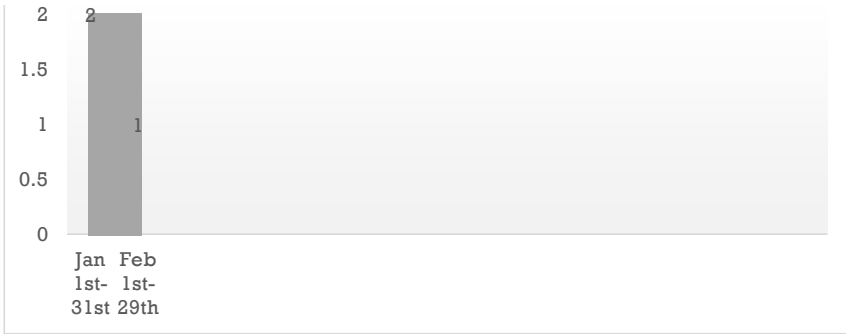
No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

Allied Universal Security Report

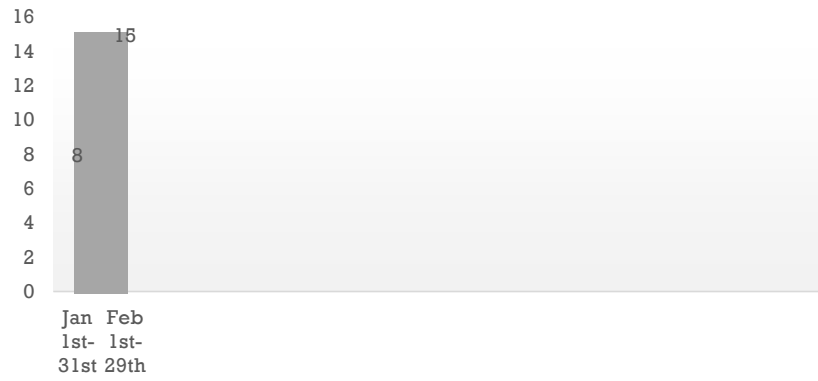
Tracking Spreadsheet

Incident Response	Jan 1st-31st	Feb 1st-29th																		Monthly Total	Monthly Average
Aggressive Panhandling	0	0																		0	0
Assault	1	0																		1	1
Disturbance	20	34																		54	27
Injury/Illness	2	1																		3	2
Park Curfew Violations	0	0																		0	0
Public Intoxication	0	2																		2	1
Public Urination	0	0																		0	0
Public Use of Drugs	4	1																		5	3
Trespass	14	19																		33	17
Unauthorized Camping	8	15																		23	12
Vandalism	9	14																		23	12
Welfare Checks	60	79																		139	70
Totals	118	165	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	283	142

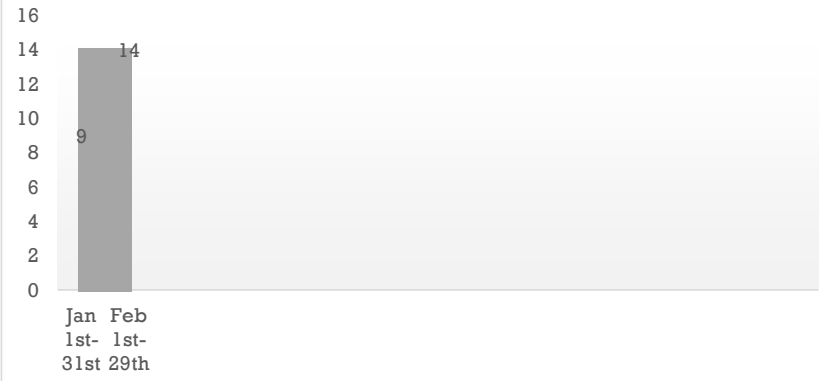




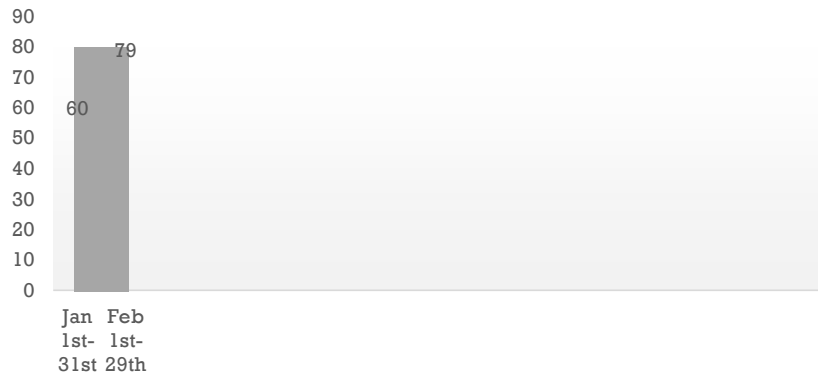
Unauthorized Camping



Vandalism



Welfare Checks

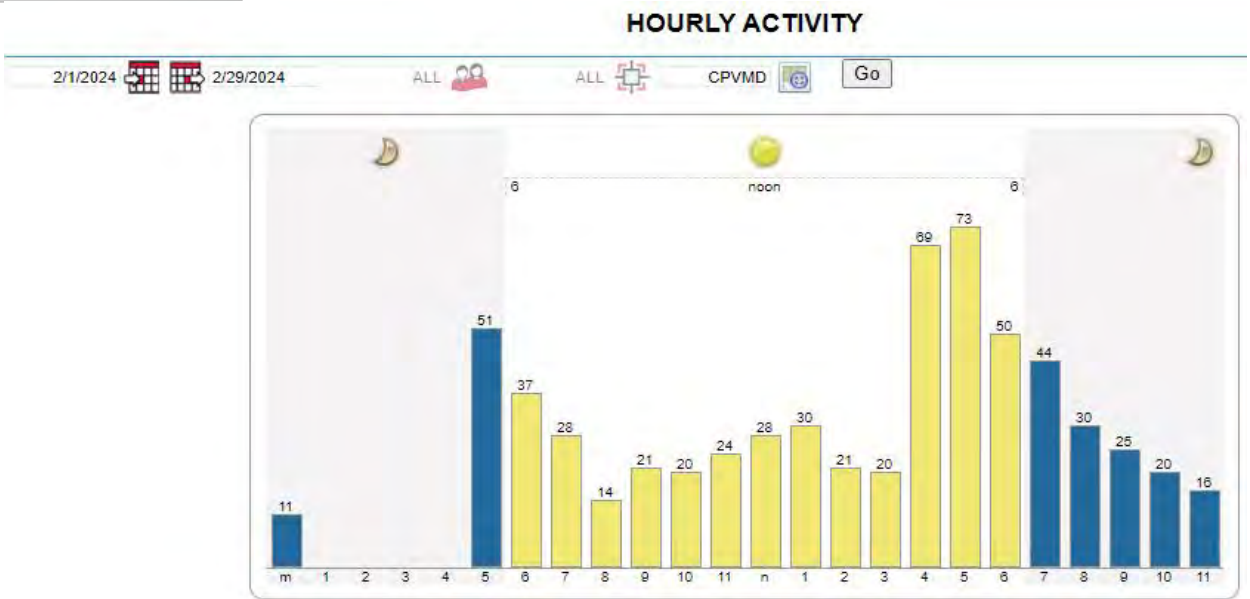
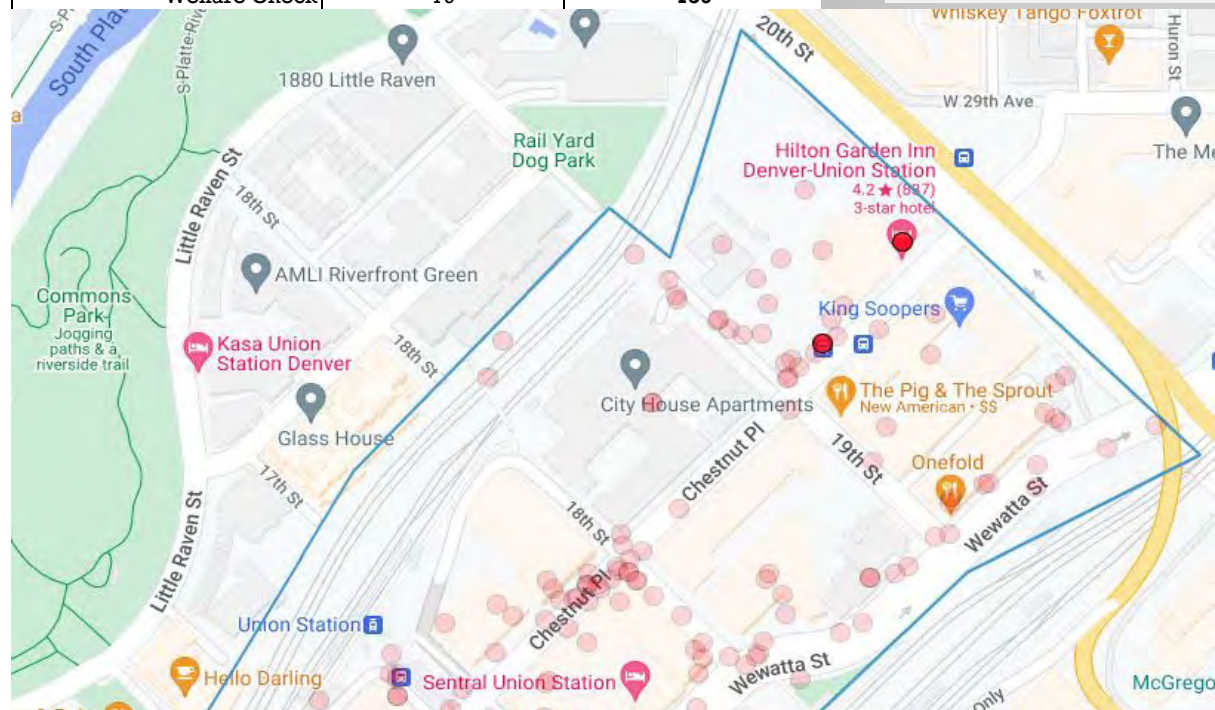
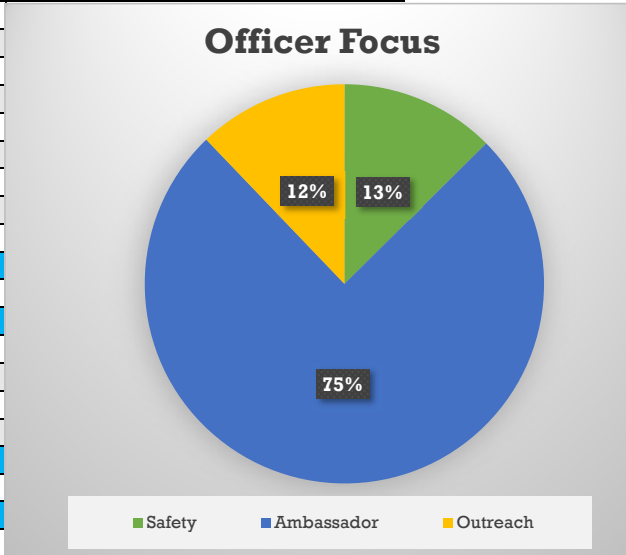


Allied Universal Security Report

Safety	Feb 1st-29th	YTD	Safety	144
Aggressive Panhandling	0	0	Ambassador	861
Assault	0	1	Outreach	139
Disturbance	34	54		
Injury/Illness	1	3		
Park Curfew Violation	0	0		
Public Intoxication	2	2		
Public Urination	0	0		
Public Use of Drugs	1	5		
Trespass	19	33		
Unauthorized Camping	15	23		
Vandalism	14	23		
Totals	86	144		

Ambassador		
Assistance (Directions/Info)	60	101
Business Checks	397	754
Lost property	0	0
Positive Comment	1	6
Totals	458	861

Outreach		
Welfare Check	79	139





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

April 2, 2024

Bridge Elevators: There were three (3) service calls to TKE for the Millennium Bridge elevators and none for the Union Gateway Bridge in March.

Bridge Camera Monitoring System (Stealth Monitoring): There were 64 incidents reported by Stealth Monitoring in the month of February in and around the elevators, which is lower than February 2024.

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 (8 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.
- Programming of the Millennium Bridge lights according to 2024 schedule.

General Items

- Quarterly preventative maintenance program completed by Long Mechanical on March 26th.
- Down payment for elevator modernization sent to Elevator Technicians.
- Met with 17th Street Gardens vendors for DUG project.
- Met with Encore Electric to discuss heat trace replacement for UGB west storm drains.

Plaza Fountain

- None

Eponic Reporting and DPD Incidents

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

- Vandalism/Graffiti.

There were 6 incidents reported by DPD.

- 1601 Wewatta St - Arrest/ Felony Charges- Paramedics and DPD responded to 1601Wewatta St. on male having chest pain. He assaulted paramedics and threw a heart monitor to the ground, destroying it. The estimated cost of the monitor came to \$45,000.
- 1850 Chestnut Pl - Assisted detail and responded to a disturbance, possible domestic violence incident. Unit had caution note for the tenants having access to rifles and handguns. Unable to make contact with subjects.
- 16th St - Chestnut Pl - Removed one male from sleeping in elevator.
- 16th St - Chestnut Pl Removed one male from elevator.

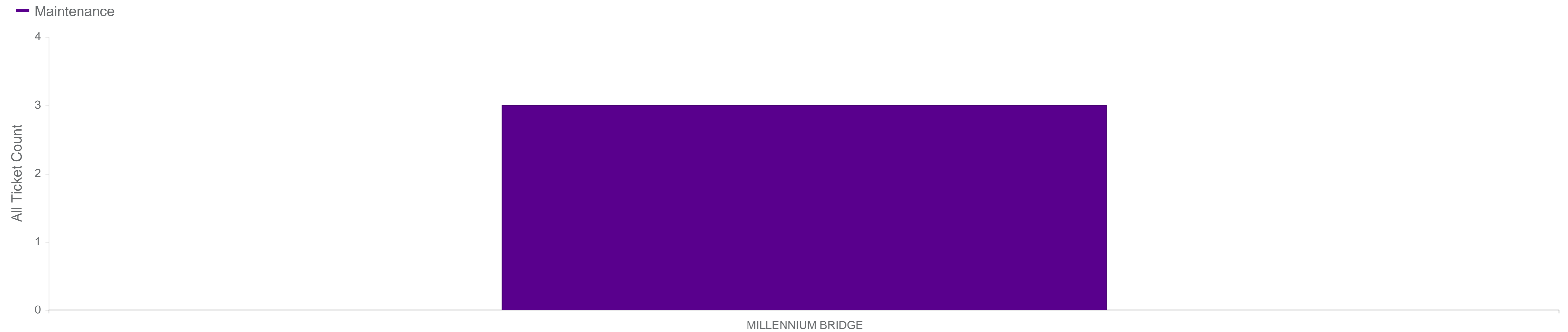
- Stealth Monitoring call: 18th and Chesnut St Bridge - Male closed himself into the shut down elevator to the bridge. Officers contacted the male who refused to exit. Officers pulled the doors open and had the male exit. Subject is a registered sex offender. He was trespassed from the property.
- Officers responded to 1801 Chestnut St on a report of a Burglary in Progress, security advised that they caught a Suspect described as a White male in his late 40's early 50's, with a scruff beard, blond hair wearing a blue and white polo breaking into mailboxes at the location. Before Police arrived, Security tried to detain the suspect, after a scuffle with security the suspect was able to break free and flee the location on foot. Officers searched the area for the suspect but were unable to locate him.

Respectfully submitted by Brandon Fries, CMCA, AMS

All Ticket Types aggregated by Building

Customer: EAST WEST URBAN MANAGEMENT - Millennium Bridge

Timerange : March 1, 2024 12:00 AM - March 28, 2024 11:59 PM



Incident ID	Customer Email	Escalation Reason	Site Identifier	Incident Datetime
483374	An individual was observed loitering and using an unknown substance on NVR-1, camera 11 at approximately 11:05. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. Another individual who appeared to be a security officer was observed making contact with the individual, and appeared to direct them to leave the area. The police officers were not observed arriving.	Loitering/Trespassing	COMillenniumGate	3/3/2024 10:53:00 AM
483503	An individual was observed loitering on NVR-1, camera 11 at approximately 19:49. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individual and appeared to direct them to leave the area. 	Loitering/Trespassing	COMillenniumGate	3/3/2024 7:29:00 PM
483581	An individual was observed using an unknown substance on NVR-1, camera 16 at approximately 22:05. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. A voicemail was left with the security officer notifying them of the activity. The individual appeared to leave the area with no further incident. The responding officers were observed making contact with another individual and appeared to direct them to leave the area.	Alcohol/Drug Activity	COMillenniumGate	3/3/2024 10:02:00 PM
483620	Three individuals were observed loitering and appeared to be using an unknown substance on NVR-1, camera 11 at approximately 23:35. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area with no further incident observed. The security officer was not observed on camera.	Alcohol/Drug Activity	COMillenniumGate	3/3/2024 11:28:00 PM
483716	An individual was observed loitering on NVR-1, camera 11 at approximately 02:27. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	COMillenniumGate	3/4/2024 12:50:00 AM
483807	An individual was observed loitering on NVR-1, camera 16 at approximately 06:55. The audible alarms were activated. The individuals appeared to leave the area with no further incidents.	Loitering/Trespassing	COMillenniumGate	3/4/2024 6:38:00 AM

<p>An individual was observed loitering on NVR-1, camera 6 at approximately 01:16. The security officer was contacted and made aware of the situation. The security officer was observed making contact with the individual and appeared to direct them to leave the area.</p>	Loitering/Trespassing	COMillenniumGate	3/5/2024 1:08:00 AM
<p>An individual was observed loitering on NVR-1, camera 11 at approximately 03:09. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area after audible alarms were activated. The security officer was not observed on camera.</p>	Loitering/Trespassing	COMillenniumGate	3/6/2024 3:04:00 AM
<p>An individual was observed loitering and appearing to use an unknown substance on NVR-1, camera 11 at approximately 08:14. The audible alarms were activated. Denver police were dispatched due to the nature of the activity observed. The individual appeared to leave with no further incidents observed. The police officers were not observed arriving.</p>	Alcohol/Drug Activity	COMillenniumGate	3/6/2024 8:09:00 AM
<p>An individual was observed loitering and using an unknown substance on NVR-1, camera 24 at approximately 14:28. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to leave the area, with no further incidents observed. The officers were not observed arriving.</p>	Alcohol/Drug Activity	COMillenniumGate	3/6/2024 2:16:00 PM
<p>An individual was observed engaging in a lewd activity on NVR-1, camera 23 at approximately 00:31. The security officer was contacted and made aware of the activity. The individual appeared to leave the area shortly with no further incident. The security officer was not observed on camera.</p>	Loitering/Trespassing	COMillenniumGate	3/7/2024 12:30:00 AM
<p>Two individuals were observed using an unknown substance on NVR-1, camera 16 at approximately 19:25. The audible alarms were activated. The security officer was contacted, and made aware of the activity. The individuals appeared to leave the area, with no further incidents observed. The security officer was observed patrolling the area.</p>	Alcohol/Drug Activity	COMillenniumGate	3/7/2024 7:23:00 PM

485617	An individual was observed loitering on NVR-1, camera 5 at approximately 15:45. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The responding officer was observed making contact with the individual and appeared to direct them to leave the area. The individual appeared to move to a different location on the property after the police left the area. Soon after, the individual leave the area without any further incident.	Loitering/Trespassing	COMillenniumGate	3/8/2024 3:34:00 PM
485762	Two individuals were observed vandalizing the property on NVR-1, camera 19 at approximately 21:36. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area without further incident observed. The security officer was not observed arriving.	Misc/Other	COMillenniumGate	3/8/2024 9:29:00 PM
485849	Multiple individuals were observed taking an unknown substance on NVR-1, camera 6 at approximately 00:08. The audible alarms were activated. The individuals appeared to leave the area after the audible alarms were activated.	Alcohol/Drug Activity	COMillenniumGate	3/9/2024 12:06:00 AM
485884	Two individuals were observed loitering on NVR-1, camera 10, at approximately 02:01. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area without further incident. The security officer was not observed on camera.	Abnormal People Behavior	COMillenniumGate	3/9/2024 12:06:00 AM
485888	An individual was observed loitering on NVR-1, camera 5, at approximately 01:13. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individual and appeared to escort them from the property.	Loitering/Trespassing	COMillenniumGate	3/9/2024 1:03:00 AM
485918	Two individuals were observed loitering on NVR-1, camera 6 at approximately 02:04. The audible alarms were activated. The security officer was contacted and made aware of the situation. The individuals appeared to leave the area without further incidents. The security officer was not observed on camera.	Loitering/Trespassing	COMillenniumGate	3/9/2024 1:57:00 AM

<p>Two individuals were observed loitering and using an unknown substance on NVR-1 camera 11 at approximately 02:28. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individuals appeared to remain in the area with no further incident. The security officer was not observed camera.&nbsp;</p>	Alcohol/Drug Activity	COMillenniumGate	3/9/2024 2:20:00 AM
<p>Two individuals were observed accessing the property and appeared to be taking unknown substances on NVR-1 camera 11 at approximately 03:56. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. One of the individuals appeared to leave the area without further incident. The responding police officers were observed making contact with the remaining individual and directed them to leave the area.</p>	Alcohol/Drug Activity	COMillenniumGate	3/10/2024 3:00:00 AM
<p>An individual was observed loitering on NVR- 1, camera 5 at approximately 06:20. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to leave the area without any further incident. Responding officers were not observed arriving.&nbsp;</p>	Loitering/Trespassing	COMillenniumGate	3/10/2024 6:14:00 AM
<p>An individual was observed&nbsp;loitering on&nbsp;NVR-1, camera 9 at approximately 21:29. The audible alarms were activated.&nbsp;Denver&nbsp;police were dispatched due to the nature of the activity observed. An attempt to contact the security officer but there was no answer. A voicemail was left instead. The individual was observed leaving the area with no further incident. Responding officers were not observed arriving.&nbsp;</p>	Loitering/Trespassing	COMillenniumGate	3/10/2024 9:15:00 PM
<p>Two individuals were observed loitering on NVR-1, camera 9 at approximately 01:16. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individuals and appeared to direct them to leave the area.</p>	Loitering/Trespassing	COMillenniumGate	3/11/2024 1:02:00 AM
<p>An individual was observed loitering on NVR-1, camera 11 at approximately 02:04. The audible alarms were activated. The security officer was contacted and made aware of the situation. The security officer was observed making contact with the individual and appeared to direct them to leave the property.</p>	Loitering/Trespassing	COMillenniumGate	3/11/2024 1:59:00 AM

487000	<p><p>An individual was observed loitering on NVR-1, camera 6 at approximately 03:29. The security officer was contacted and made aware of the activity.&nbsp;The security officer was observed making contact with the individual and appeared to direct them to leave the area.</p></p>	Loitering/Trespassing	COMillenniumGate	3/11/2024 2:51:00 AM
486831	<p>Two individuals were observed engaging in a lewd activity on NVR-1, camera 16 at approximately 22:18. The audible alarms were activated.&nbsp;Denver Police were dispatched due to the nature of the activity observed. The security officer was contacted and made aware of the situation. The individuals appeared to leave the area without further incidents. Responding police and security officers were not observed arriving.</p>	Loitering/Trespassing	COMillenniumGate	3/11/2024 10:16:00 PM
487363	<p><p>An individual was observed using an unknown substance on NVR-1, camera 11 at approximately 23:18. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individual and appeared to direct them to leave the area.</p></p>	Alcohol/Drug Activity	COMillenniumGate	3/11/2024 10:58:00 PM
487483	<p>An individual was observed taking an unknown substance on NVR-1, camera 11 at approximately 01:01.The audible alarms were activated. The individual appeared to leave the area after the audible alarms were activated.&nbsp;</p>	Alcohol/Drug Activity	COMillenniumGate	3/12/2024 12:52:00 AM
487487	<p>An individual was observed loitering on NVR-1, camera 11 at approximately 01:27. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individual and escorted them off the property.</p>	Loitering/Trespassing	COMillenniumGate	3/12/2024 1:27:00 AM
487763	<p>Two individuals were observed loitering on NVR-1, camera 9 &nbsp;at approximately 21:11. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area without further incident. The security officer was not observed arriving.</p>	Loitering/Trespassing	COMillenniumGate	3/12/2024 7:46:00 PM

487789	An individual was observed loitering on NVR-1, camera 25 at approximately 21:47. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer appeared to make contact with the individual and directed them off the area with no further incident.	Loitering/Trespassing	COMillenniumGate	3/12/2024 9:31:00 PM
487803	An individual was observed loitering on NVR-1, camera(s) 17 at approximately 22:27. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual was no longer observed on camera before the officer could arrive. The security officer was observed patrolling the area.	Loitering/Trespassing	COMillenniumGate	3/12/2024 10:23:00 PM
487862	Multiple individuals were observed loitering on NVR-1, cameras 11 and 25 at approximately 00:58. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officers were observed making contact with the individuals and appeared to direct them to leave the area. 	Loitering/Trespassing	COMillenniumGate	3/13/2024 12:26:00 AM
487858	Two individuals were observed loitering on NVR-1, camera 25 at approximately 00:33. The audible alarms were activated. The individuals appeared to leave the area with no further incident observed. 	Loitering/Trespassing	COMillenniumGate	3/13/2024 12:26:00 AM
487909	An individual was observed loitering on NVR-1, camera 11 at approximately 02:35. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officers were observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	COMillenniumGate	3/13/2024 2:15:00 AM
487959	An individual was observed accessing the property and loitering on NVR-1, camera 11, at approximately 04:11. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area without further incidents. The security officers were observed patrolling the area.	Loitering/Trespassing	COMillenniumGate	3/13/2024 4:07:00 AM
488217	An individual was observed loitering on NVR-1, camera 11 at approximately 21:27. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individual and appeared to direct them to leave the area. 	Loitering/Trespassing	COMillenniumGate	3/13/2024 9:17:00 PM

488378	Two individuals were observed loitering on NVR-1, camera 11 at approximately 01:43. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individuals and appeared to direct them to leave the area.	Loitering/Trespassing	COMillenniumGate	3/14/2024 1:22:00 AM
488618	Multiple individuals were observed using an unknown substance on NVR-1, camera 11 at approximately 19:29. The audible alarms were activated. The security officer was contacted and made aware of the activity. The responding officer was observed making contact with the individuals and appeared to escort them from the area.	Alcohol/Drug Activity	COMillenniumGate	3/14/2024 7:26:00 PM
488819	Two individuals were observed using an unknown substance and started a fire on NVR-1, camera 6 at approximately 00:59. The audible alarms were activated. The security officers were contacted and made aware of the activity. The individuals appeared to leave the area before the security officers could arrive. The responding security officers were observed patrolling the area.	Alcohol/Drug Activity	COMillenniumGate	3/15/2024 12:50:00 AM
488937	An individual was observed loitering on NVR-1, camera 11 at approximately 6:23. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. Responding officer was observed making contact with the individual and directed them to leave the area.	Loitering/Trespassing	COMillenniumGate	3/15/2024 5:51:00 AM
488966	An individual was observed taking an unknown substance on NVR 1, camera 16 at approximately 11:45. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The individual appeared to leave the property without further incidents. Responding officers were not observed arriving.	Loitering/Trespassing	COMillenniumGate	3/15/2024 11:27:00 AM
489012	An individual was observed using an unknown substance on NVR-1, camera 16 at approximately 17:39. The audible alarms were activated. The security officer was contacted, and made aware of the activity. The security officer was not observed on camera. The individual appeared to remain in the area, with no further incidents observed.	Alcohol/Drug Activity	COMillenniumGate	3/15/2024 5:30:00 PM

489031	Two individuals were observed using an unknown substance on NVR-1, camera 5 at approximately 18:35. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area without any further incident. The security officer were not observed on camera.	Alcohol/Drug Activity	COMillenniumGate	3/15/2024 6:31:00 PM
489169	Two individuals were observed loitering on NVR-1, camera 16 at approximately 22:56. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer appeared to make contact with the individuals and direct them to leave the area.	Alcohol/Drug Activity	COMillenniumGate	3/15/2024 10:55:00 PM
489600	Multiple individuals were observed accessing the property on NVR-1, camera 17 at approximately 20:14. One of the individuals was observed tampering the vehicle. The audible alarms were actiivated. The security officer was contacted, and made aware of the activity. The individuals appeared to leave the area, with no further incidents observed. The security officer was not observed on camera.	Loitering/Trespassing	COMillenniumGate	3/16/2024 8:09:00 PM
489641	An individual appeared to be damaging the elevator on NVR-1, camera 20 at approximately 21:18. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area after the audible alarms were activated. The security officer was not observed on camera. 	Vandalism/Property Damage	COMillenniumGate	3/16/2024 9:13:00 PM
489728	An individual was observed using an unknown substance on NVR- 1, camera 16 at approximately 00:14. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area after the audible alarms were activated. The officer was not observed on camera.	Alcohol/Drug Activity	COMillenniumGate	3/17/2024 12:05:00 AM
489916	Multiple individuals were observed loitering on NVR-1, camera 11, at approximately 06:22. The audible alarms were activated. Denver police were dispatched due to the nature of the activity observed. The individuals appeared to leave the area without further incident. Responding officers were not observed on camera.	Alcohol/Drug Activity	COMillenniumGate	3/17/2024 6:17:00 AM

490288	Two individuals were observed loitering and using an unknown substance on NVR-1, camera 11 at approximately 00:37. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individuals and appeared to direct them to leave the area.	Alcohol/Drug Activity	COMillenniumGate	3/18/2024 12:32:00 AM
490329	An individual was observed relieving themselves on NVR-1, camera 11 at approximately 01:38. The audible alarms were activated. The security officer was contacted and made aware of the situation. The security officer was observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	COMillenniumGate	3/18/2024 1:28:00 AM
490516	We observed a damaged elevator on NVR-1, camera 16 at approximately 15:51. The security officer was contacted and made aware of the activity. It was determined that the elevator malfunctioned when an individual was exiting the elevator. The security officer was observed responding to the area.	Vandalism/Property Damage	COMillenniumGate	3/18/2024 10:36:00 AM
490787	An individual was observed loitering on NVR-1, camera 11 at approximately 00:12. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individual and appeared to escort them off the property.	Loitering/Trespassing	COMillenniumGate	3/18/2024 11:23:00 PM
491098	Two individuals were observed loitering on NVR-1, camera 20 at approximately 20:35. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area with no further incident. The security officer was not observed on camera.	Loitering/Trespassing	COMillenniumGate	3/19/2024 8:35:00 PM
491149	Two individuals were observed loitering on NVR 1, camera 20 at approximately 22:09. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individuals appeared to leave the property without further incidents. The security officer was not observed on camera.	Loitering/Trespassing	COMillenniumGate	3/19/2024 10:03:00 PM

491228	An individual was observed loitering on NVR-1, camera 5 at approximately 00:45. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officers were observed making contact with the individual and appeared to direct them off the property. The individual was observed leaving the area with no further incident.	Loitering/Trespassing	COMillenniumGate	3/20/2024 12:28:00 AM
491324	An individual was observed accessing the property and loitering on NVR-1, camera 11, at approximately 04:25. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officers were observed making contact with the individual and appeared to direct them to leave the area.	Loitering/Trespassing	COMillenniumGate	3/20/2024 2:04:00 AM
491456	An individual was observed loitering on NVR-1, camera 11 at approximately 17:31. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further incident. The security officer was observed patrolling the area.	Loitering/Trespassing	COMillenniumGate	3/20/2024 5:24:00 PM
491171	An individual was observed loitering on NVR-1, camera 25 at approximately 23:08. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer was observed making contact with the individual and directed them to leave the area.	Loitering/Trespassing	COMillenniumGate	3/20/2024 10:56:00 PM
491708	An individual was observed loitering on NVR-1, camera 6 at approximately 00:34. The audible alarms were activated. The security officer was contacted and made aware of the activity. The security officer appeared to make contact with the individual and appeared to direct them to leave the area. 	Loitering/Trespassing	COMillenniumGate	3/21/2024 12:29:00 AM
491958	Two individuals were observed using an unknown substance on NVR-1, camera 11 at approximately 17:50. The audible alarms were activated. Denver Police were dispatched due to the nature of the activity observed. The responding officers were observed making contact with the individuals and appeared to direct them to leave the area. 	Alcohol/Drug Activity	COMillenniumGate	3/21/2024 5:03:00 PM

<p>Two individuals were observed loitering on NVR-1, cameras 5 and 10 at approximately 00:35. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individuals appeared to leave the area with no further incident. The security officers were observed patrolling the 492198 area.</p>	Alcohol/Drug Activity	COMillenniumGate	3/22/2024 12:29:00 AM
<p>An individual was observed loitering on NVR-1, camera 11 at approximately 03:16. The audible alarms were activated. The security officer was contacted and made aware of the activity. The individual appeared to leave the area with no further 492712 incident observed.&nbsp;The security officer was not observed arriving.</p>	Loitering/Trespassing	COMillenniumGate	3/23/2024 2:18:00 AM
<p>An individual was observed loitering on NVR-1, camera 6 at approximately 02:11. The audible alarms were activated. The security officer was contacted and made aware of the situation. The security officer was observed making contact with the 493753 individual and appeared to direct them to leave the area.</p>	Loitering/Trespassing	COMillenniumGate	3/25/2024 1:59:00 AM

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
134988	CPV-16	MKRU	Completed		3/4/2024	3/3/2024	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.
135030	CPV-16	EHERBERT	Completed		3/4/2024	3/4/2024	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
135058	CPV-16	EHERBERT	Completed		3/5/2024	3/5/2024	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
135090	CPV-16	EHERBERT	Completed		3/6/2024	3/6/2024	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
135110	CPV-16	EHERBERT	Completed		3/7/2024	3/7/2024	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
135142	CPV-16	EHERBERT	Completed		3/8/2024	3/8/2024	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 Listing Report

WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
135188	CPV-16	EHERBERT	Completed		3/11/2024	3/11/2024	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
135212	CPV-16	MKRU	Completed		3/12/2024	3/10/2024	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.
135230	CPV-16	EHERBERT	Completed		3/12/2024	3/12/2024	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
135252	CPV-16	EHERBERT	Completed		3/13/2024	3/13/2024	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
135321	CPV-16	MKRU	Completed		3/14/2024	3/14/2024	12:00 AM	0.50	Shoveled a path on the bridge for people to use till the purple guys show up to shovel, & made sure elevators are working due to snow getting packed in the door not letting it close. Cleaned out snow & tested elevator door.
135345	CPV-16	EHERBERT	Completed		3/14/2024	3/14/2024	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
135581	CPV-16	MKRU	Completed		3/25/2024	3/24/2024	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 Listing Report

WO Number	Unit Ref. Number	Service Provider	Status	Fixed Asset Serial #	Entry Date	Scheduled Date	Scheduled Time	Estimated Hours	Work Order Description
135420	CPV-16	EHERBERT	Completed		3/18/2024	3/18/2024	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
135455	CPV-16	EHERBERT	Completed		3/19/2024	3/19/2024	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
135472	CPV-16	EHERBERT	Completed		3/20/2024	3/20/2024	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
135508	CPV-16	EHERBERT	Completed		3/21/2024	3/21/2024	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
135523	CPV-16	MKRU	Completed		3/21/2024	3/17/2024	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.
135538	CPV-16	EHERBERT	Completed		3/22/2024	3/22/2024	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
135616	CPV-16	EHERBERT	Completed		3/25/2024	3/25/2024	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
135717	CPV-16	MF	Completed		3/26/2024	3/4/2024	12:00 AM	5.00	3/4/24 to 3/8/24. Checked the bridge and elevators for trash and graffiti.

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
135743	CPV-16	EHERBERT	Completed		3/26/2024	3/26/2024	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
135779	CPV-16	DL	Completed		3/27/2024	3/23/2024	12:00 AM	0.25	Checked the elevators for trash and proper function.
135801	CPV-16	MF	Completed		3/27/2024	3/11/2024	12:00 AM	5.00	3/11/24 to 3/15/24. Checked the bridge and elevators for trash and graffiti.
135840	CPV-16	MF	Completed		3/27/2024	3/18/2024	12:00 AM	5.00	3/18/24 to 3/22/24. Checked the bridge and elevators for trash and graffiti.
134987	CPV-18	MKRU	Completed		3/4/2024	3/3/2024	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. East side still down
135028	CPV-18	EHERBERT	Completed		3/4/2024	3/4/2024	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 the elevator cab in the west side is not working
135029	CPV-18	EHERBERT	Completed		3/4/2024	3/4/2024	12:00 AM	1.00	Removed the Graffiti in the west side stairs and in the east side elevator cab is well
135056	CPV-18	EHERBERT	Completed		3/5/2024	3/5/2024	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 the elevator cab in the west side is not working
135057	CPV-18	EHERBERT	Completed		3/5/2024	3/5/2024	12:00 AM	0.50	Removed the graffiti in the west side by the stairs
135089	CPV-18	EHERBERT	Completed		3/6/2024	3/6/2024	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
135109	CPV-18	EHERBERT	Completed		3/7/2024	3/7/2024	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 the elevator cab in the west side is not working

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
135186	CPV-18	EHERBERT	Completed		3/11/2024	3/11/2024	12:00 AM	0.50	Removed the Graffiti in the west side by the stairs west side by the elevator cab
135187	CPV-18	EHERBERT	Completed		3/11/2024	3/11/2024	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 the elevator in the west side is not working
135211	CPV-18	MKRU	Completed		3/12/2024	3/10/2024	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, Elevators are still down, waiting for parts, checked, & looked for any graffiti, trash, damage, vandalism.
135228	CPV-18	EHERBERT	Completed		3/12/2024	3/12/2024	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 the elevator in the west side is not working
135250	CPV-18	EHERBERT	Completed		3/13/2024	3/13/2024	12:00 AM	0.50	removed the Graffiti in the west side stairs area
135251	CPV-18	EHERBERT	Completed		3/13/2024	3/13/2024	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 the elevator cab in the west side is not working
135344	CPV-18	EHERBERT	Completed		3/14/2024	3/14/2024	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
135580	CPV-18	MKRU	Completed		3/25/2024	3/24/2024	12:00 AM	0.25	Bridge Walk...Checked bridge elevators to make sure they are operating correctly, Elevators are still down, waiting for parts, checked, & looked for any graffiti, trash, damage, vandalism.
135417	CPV-18	EHERBERT	Completed		3/18/2024	3/18/2024	12:00 AM	0.50	Removed the Graffiti in the west side out side elevator cab
135419	CPV-18	EHERBERT	Completed		3/18/2024	3/18/2024	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
135453	CPV-18	EHERBERT	Completed		3/19/2024	3/19/2024	12:00 AM	1.00	Removed the Graffiti in the west side elevator by the stairs west side

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
135454	CPV-18	EHERBERT	Completed		3/19/2024	3/19/2024	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 the elevator cabs are not working
135471	CPV-18	EHERBERT	Completed		3/20/2024	3/20/2024	12:00 AM	0.50	removed the Graffiti in the west side by the stairs area
135521	CPV-18	MKRU	Completed		3/21/2024	3/17/2024	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.
135613	CPV-18	EHERBERT	Completed		3/25/2024	3/25/2024	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 the elevator cab in the west side is not working
135718	CPV-18	MF	Completed		3/26/2024	3/4/2024	12:00 AM	5.00	3/4/24 to 3/8/24. Checked the bridge and elevators for trash and graffiti.
135730	CPV-18	MF	Completed		3/26/2024	3/26/2024	12:00 AM	0.75	Met Curtis w/ Encore Electric to discuss heat trace replacement in west storm drains.
135742	CPV-18	EHERBERT	Completed		3/26/2024	3/26/2024	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 the elevator in the west side is not working
135802	CPV-18	MF	Completed		3/27/2024	3/11/2024	12:00 AM	5.00	3/11/24 to 3/15/24. Checked the bridge and elevators for trash and graffiti.
135815	CPV-18	EHERBERT	Completed		3/27/2024	3/27/2024	12:00 AM	0.50	Removed the Graffiti in the bridge by the west side elevator cabs
135841	CPV-18	MF	Completed		3/27/2024	3/18/2024	12:00 AM	5.00	3/18/24 to 3/23/24. Checked the bridge and elevators for trash and graffiti.
135854	CPV-18	MF	Completed		3/27/2024	3/22/2024	12:00 AM	0.50	Verified and called in East elevator for service. Stopped at street level, doors closed and sunk below street level.

REPORT CRITERIA:

Date Range: 3/1/2024 to 3/4/2024

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

GeoFence: CPVMD



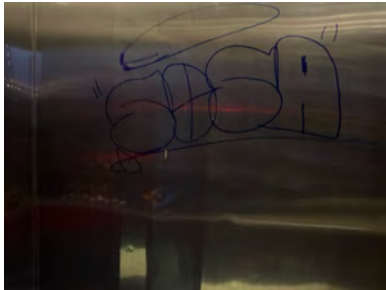
2 logs found

Saturday March 2

 <p>Saturday March 2 6:09 AM 18th St & 18th St Bridge (Zone: ???) 1m 40s</p>	<p>Tom McNassor 26204489</p>
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Safety : Vandalism/Graffiti

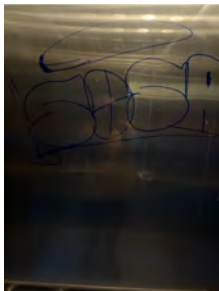
Tagging/graffiti east elevator pedestrian bridge. Picture taken and tagging reported to Eastwest Urban Management, Clean Team. CS: 18th St & Broadway



 <p>Saturday March 2 6:05 PM near 2084 18th St (Zone: ???) 2m 55s</p>	<p>Sanford Tischler 26208919</p>
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Safety : Vandalism/Graffiti

Graffiti on wall inside the East side elevator at Union Gateway bridge CS: 18th St & Chestnut Pl



REPORT CRITERIA:

Date Range: 3/15/2024 to 3/18/2024

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

GeoFence: CPVMD



2 logs found

Saturday March 16

	<p>Saturday March 16 4:02 PM near 2051 16th Street Mall (Zone: ???) 3m 53s</p>	<p>Sanford Tischler 26302119</p>
<p>Safety : Vandalism/Graffiti</p>		
<p>Graffiti on second floor of Millenium Bridge, says NS and the words Allied Universal CS: 17th St & Chestnut PI</p>		

Sunday March 17

	<p>Sunday March 17 5:40 PM near 1777 Chestnut PI (Zone: ???) 1m 15s</p>	<p>Zach Nichols 26308011</p>
<p>Safety : Vandalism/Graffiti</p>		
<p>Found graffiti on the Ashley by 18th and chestnut CS: 18th St & Chestnut PI</p>		

REPORT CRITERIA:

Date Range: 3/21/2024 to 3/22/2024


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

GeoFence: CPVMD



1 log found

Thursday March 21

 Thursday March 21 4:12 PM near 2051 16th Street Mall (Zone: Millennium Bridge) 2m 13s	Wolfgang Meeseburg 26334828
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Safety : Vandalism/Graffiti

New graffiti on the Millennium Bridge large pole in purple marker. Old graffiti on the pole's base in yellow marker. CS: 17th St & Chestnut Pl



REPORT CRITERIA:

Date Range: 3/21/2024 to 3/22/2024


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

GeoFence: CPVMD



1 log found

Thursday March 21

 Thursday March 21 4:12 PM near 2051 16th Street Mall (Zone: Millennium Bridge) 2m 13s	Wolfgang Meeseburg 26334828
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Safety : Vandalism/Graffiti

New graffiti on the Millennium Bridge large pole in purple marker. Old graffiti on the pole's base in yellow marker. CS: 17th St & Chestnut Pl



YOUR TRUSTED EXPERTS FOR LANDSCAPE MAINTENANCE

PREPARED FOR:
EAST WEST URBAN MANAGEMENT
THE COLORADAN

PREPARED BY:
DANIEL CIOLEK

PRESENTED BY:
DANIEL CIOLEK

PROJECT:
THE COLORADAN
1750 WEWATTA ST
DENVER, CO 80202



LANDSCAPING

OUR INDEPENDENTLY OPERATED DIVISIONS ⁴⁷

DCPS has leveraged unparalleled customer service to become the largest, privately owned provider of services to commercial property owners and managers across Colorado.

ASPHALT & CONCRETE

Repairs
Maintenance
Installation

PAINT & CONSTRUCTION

Stucco & Stone
Siding
Painting & Drywall

SNOW REMOVAL

Snow Management
Ice Abatement
Risk Assessment

WATERPROOFING

Traffic Coatings
Specialty Coatings
Sealants & Restoration

LANDSCAPING

Maintenance
Plant Health Care
Irrigation

COMMERCIAL CLEANING

Commercial Cleaning
Carpet & Floor Care
LEED/Green Cleaning

ROOFING

Low Slope
Steep Slope
Service

SWEEPING

Parking Lot Sweeping
Seasonal Debris Cleanup
Preventative Maintenance



LANDSCAPE ENHANCEMENT CONTRACT

Customer

East West Urban Management
 The Coloradan
 1750 Wewatta Street
 Denver, Colorado
 80202

Property

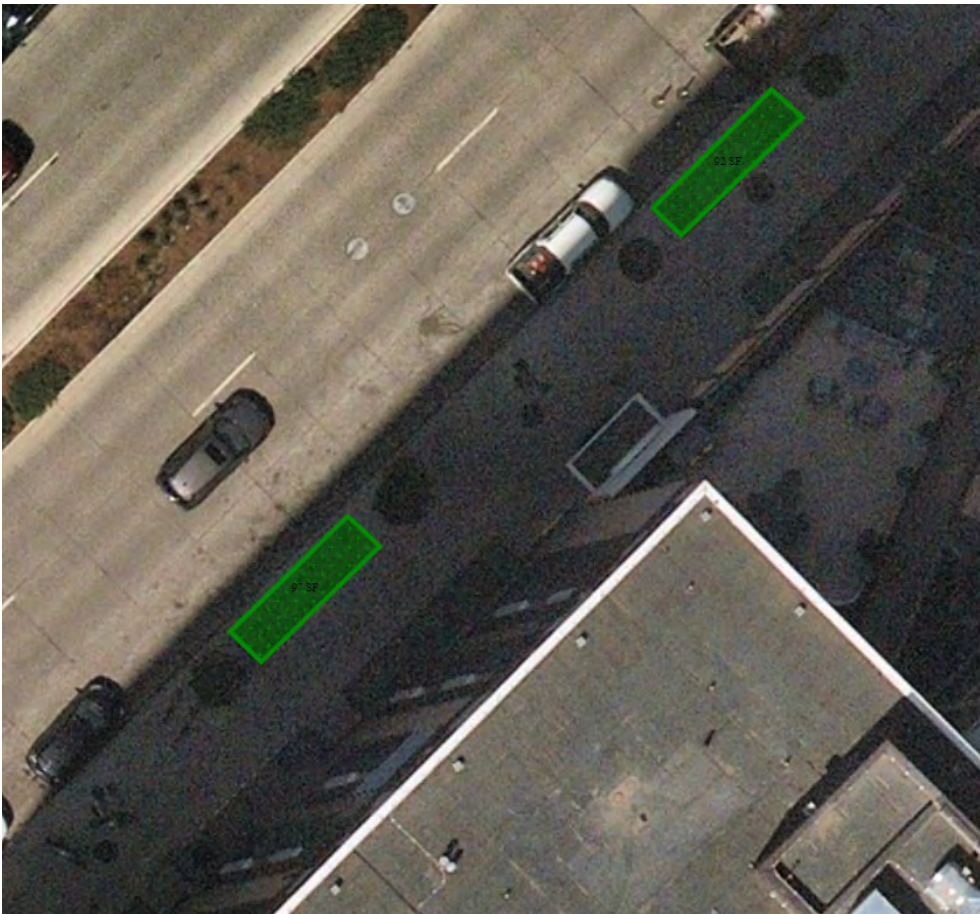
The Coloradan
 1750 Wewatta St
 Denver, Colorado
 80202

Date

3/16/2024

Artificial Turf Install

- Remove material in the areas and dispose of offsite
- Install subgrade material and compact
- Install High end commercial artificial turf
- Clean up and remove debris upon completion.



Artificial Turf

Artificial turf install

\$6,666.11

Proposal Total: \$6,666.11



LANDSCAPE ENHANCEMENT CONTRACT

Terms & Conditions

- This bid is valid for thirty (30) days from the date above.
- This bid does not include traffic control.
- Only one (1) mobilization is included in the pricing. Additional mobilizations will be at the unit price.
- Private locates by owner.
- Warranty not valid if landscape recommendations are not followed.
- Warranty does not cover Extreme Weather-Related Events (such as but not limited to): Sever Hail Damage, High Winds, and Rapid/Significant Temperature Changes as well as Unavoidable Circumstances Beyond Ones Control (such as but not limited to): Vandalism, Accidents, or Any Type of Damages other than Direct Damages made by DCPS Employees.

Warranty includes Trees Up to 1 year, Perennials and Shrubs will be warranted for a preiod of (90) days from date of installation as long as a contract is in place and/or DCPS has control of irrigation system. Failure to approve recommended irrigation repairs could result in voiding of warranty.



By _____
Daniel Ciolek

By _____
East West Urban Management

Date _____
Denver Commercial Property Services

Date _____
1750 Wewatta St

SERVING PROPERTIES. FACILITATING SUCCESS.



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AARON ARELLANO
OPERATIONS MANAGER
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p. 303-906-4127



LANDSCAPING





Turfscapes of Colorado, Inc.
 12656 East Jamison Place Unit 10
 Englewood, CO 80112

Proposal #8645
 Created: 03/21/2024
 From: Ray Deichsel

Proposal For

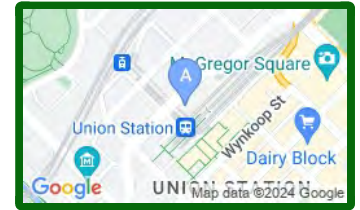
Mattia Sammuri

1750 Wewatta St.
 Denver, CO 80202

mobile: 7205800071
msammuri@eastwestum.com

Location

1750 Wewatta St
 Denver, CO 80202



Residential Lawn Installation

Terms

50% deposit, 50% upon completion

ACCEPT	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
✓	1) SYNTipede 243 Included SYNTipede 243	315 Sq Ft	\$ 6.07	\$ 1,912.05
✓	2) Turf Installation Included Installation includes: Base material installed and compacted, turf, sand infill and seams as needed.	205 SQFT	\$ 6.99	\$ 1,432.95
✓	3) Demo Included Demo includes: removing up to 4" existing material (i.e. sod or turf) to prepare for turf installation base. Does not include concrete or recycled concrete removal.	205 SQFT	\$ 1.54	\$ 315.70
✓	4) Envirofill 16/30 Included Green antibacterial silica sand grass infill	205 SQFT	\$ 1.09	\$ 223.45
✓	9) Nailer Board: 2x2 Composite Included Nailerboard: 2x2 Composite	100 LF	\$ 3.18	\$ 318.00
✓	8) Nailer Board Installation Included Nailer Board	100 LF	\$ 11.99	\$ 1,199.00
<input type="checkbox"/>	7) SYNAugustine 847 Optional SYNAugustine 847	315 SQFT	\$ 7.20	\$ 2,268.00
<input type="checkbox"/>	6) OxyTurf Optional One gallon with battery powered applicator. OxyTurf's hydrogen peroxide-based formula kills 99.9% of germs & bacteria that take up residence in your turf.	1	\$ 70.00	\$ 70.00



Client Notes

SYNLawn Responsibilities:

- * Demo existing gravel areas
- * Install crusher fines
- * Install Turf
- * Install Infill Envirofill

Client/GC Responsibilities:

- * Remove the metal fencing area on both areas
- * Client to have sprinkler water lines installed. We recommend a sprinkler vs. a soaker. Soaking the turf can cause damage to the base overtime.

Reference Project Plan for turf layout

Estimate valid for 30 days after date of issue.

We look forward to working with you!

Please use the checkbox to mark items as accepted.

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

Signature

x

Date:

Please sign here to accept the terms and conditions

Assigned To

Ray Deichsel
Mobile: 303-903-9689
ray.deichsel@synlawn.com

Sales Reps

Ray Deichsel
Mobile: 303-903-9689
ray.deichsel@synlawn.com



PROJECTXPLANNER

Project-NO. 20843

COLORADAN CONDOS

1750 Wewatta St
80202 Denver
CO
USA

DATE
21.03.2024

PROJECT-NO.
20843

PROJECT
Coloradan condos

CLIENT

1750 Wewatta St
80202 Denver
CO
USA

CLIENT CONTACT

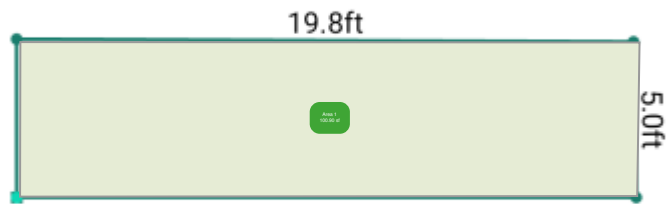
Mr. Mattia Sammuri



✉ msammuri@eastwestum.com

YOUR PLANNING CONTACT
Mr. Ray Deichsel

☎ +1303-903-9689
✉ ray.deichsel@synlawn.com



 moasure

49.8ft (100.0ft²)
Colo west

PLACE OF INSTALLATION

1750 Wewatta St
80202 Denver
CO, USA

PROJECT DETAILS

Total area: 100.90 sf
Area divisions: 1

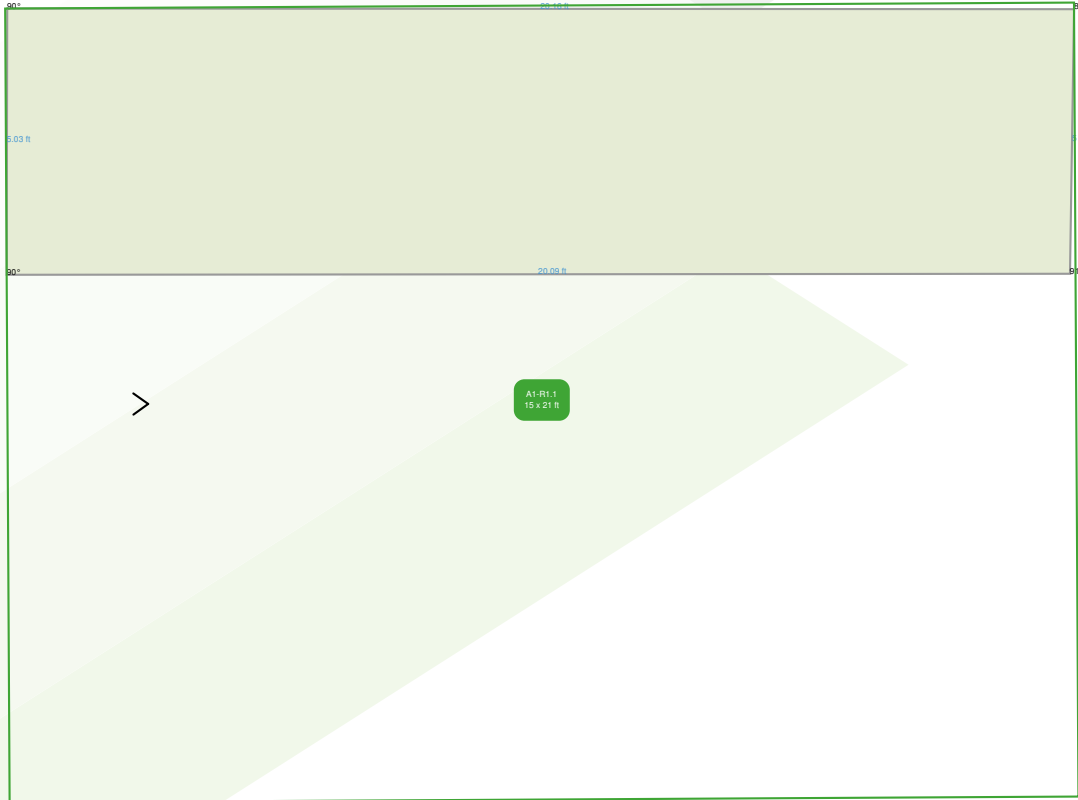
Area 1: 100.90 sf, Artificial Turf, SYNAugustine 347

AREA 1 - LAYOUT

Dimension (W x L): 20.17 x 5.03 ft
Perimeter: 50.27 ft



This arrow shows the laying direction of the lawn.



SECTION	DIMENSION (W x L)	OVER-SIZE (L)	TOTAL DIMENSION (W x L)	AREA
A1-R1.1	15 x 21 ft	+0 ft	15 x 21 ft	315 sf
sum	15 x 21 ft	+0 ft	15 x 21 ft	315 sf

DATE
21.03.2024

PROJECT-NO.
20843

PROJECT
Coloradan condos

AREA 1 - MATERIAL BREAKDOWN / OVERVIEW

ARTIFICIAL TURF



SYNAugustine 347
Item no.: **347SA**

Primary Color(s): Field
Green+Olive+Apple
Finished Pile Height: 1 7/8"
Tuft Machine Gauge: 3/8"
Max Width x Length: 15 ft x 100 ft

DATE
21.03.2024

PROJECT-NO.
20843

PROJECT
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AREA 1 - SYSTEM CALCULATION OVERVIEW

ARTIFICIAL TURF	SYNAugustine 347 Item no.: 347SA	Required sf total:	315
		Required sf area:	100.9
		Waste in sf:	214.1
		Total required ft:	21

DATE
21.03.2024

PROJECT-NO.
20843

PROJECT
Coloradan condos

PROJECT CALCULATION OVERVIEW ARTIFICIAL TURF PRODUCTS

AREA 1	Artificial Turf SYNAugustine 347 Item no.: 347SA	15 x 21 ft = 315 sf
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PROJECT CALCULATION OVERVIEW CONSUMABLES



SYNLAWN®

Plant-Based Artificial Grass

PRODUCT SPECIFICATIONS



SYNAUGUSTINE 847

Pound-for-pound, the thickest, most dense artificial turf style available. With a low pile-height, close-knit thatch, and realistic grass blades packed with Super Yarn™ Technology. An ideal turf option for Pet owners, Commercial Pet facilities, and Golfers.

SKU	SA847
Grass Zone Yarn/Color	PE / Field Green / Olive / Apple
Grass Zone Denier	9,900 / 9
Thatch Zone Yarn/Color	PE / Field Green / Beige
Thatch Zone Denier	5,000 / 8
Grass Zone Yarn Shape	Soft Omega
Finished Pile Height	1 1/4"
Finished Pile Weight	80 oz.
Backing	13PP/18PET 2pt / 22oz. EnviroLoc+™
Tuft Gauge	3/8"
Total Weight	108 oz.
Tuft Bind	> 8 lbs.
Permeability	> 1,000 inches p/hr
Features	Sanitized®, EnviroLoc+™, StatBlock™ Anti-Static, DualChill™ IR Reflective, Deluster, UV Stabilizers
Test Data	USDA SYSTEM, ASTM D2859, E648, F1292, F1951, CAL 1350, PFA-FREE



SUPER YARN™ TECHNOLOGY

SANITIZED®
ANTIMICROBIAL

DUALCHILL™
IR REFLECTIVE

STATBLOCK™
ANTI-STATIC



UNMATCHED LIFETIME WARRANTY



OPTIMAL DRAINAGE >1,000" P/HR



IDEAL FOR PETS AND GOLF FRINGE



PLANT-BASED ENVIROLOC+ BACKING

ASK ABOUT OUR...
**USDA CERTIFIED
ORGANIC INFILL
SYSTEM**



SYNAugustine 847 is a USDA Certified Bio-Based artificial grass system in combination with organic infill, able to display a unique USDA label highlighting its percentage of biobased content.



LANDSCAPE



PETS



PLAY



ROOFTOP



GOLF



SYNLAWN®
a sportgroup company

SYNLAWN.COM • SYNLAWNGOLF.COM • (866) 796-5296



SPECIFICATIONS SUBJECT TO CHANGE

12/01/2022

Primary Yarn Polymer	Polyethylene	Primary Backing	13PP/18PET 2pt
Yarn Cross Section	Soft Omega	Coating Type	22 oz. EnviroLoc+
Standard Color	Field Green / Olive / Apple	PE Yarn Denier / Ends	9,900 / 9
Fabric Construction	Tufted	Texturized Thatch Denier / Ends	5,000 / 8
Second Yarn Polymer Thatch	Polyethylene	Warranty Period	Limited Lifetime
Secondary Yarn Color	Field Green / Beige		

FINISH FABRIC	ENGLISH SYSTEM		ASTM TEST
	Nominal Specification	Value	Units
Pile Height (Nominal)	1 1/4"	inches	D-5823
Face Weight	80	oz/yd ²	D-5848
Total Fabric Weight	108	oz/yd ²	D-5848
Primary Backing Weight	6	oz/yd ²	D-5848
Secondary Coating Weight	22	oz/yd ²	D-5848
Tuft Bind	> 8	lbs.	D-1335
Grab Tear Strength (Average)	> 200	lbs.	D-5034
Total Yarn Linear Density	14,900	Denier	D-1577
Elongation to Break	> 30	%	D-2256
Yarn Breaking Strength	> 20	lbs.	D-5793
Machine Gauge	3/8	inches	D-5793
Flammability	Passed	-	D-2859
Water Permeability	> 1,000	in/hr	D-1551
Fabric Width	15	ft	-