



PJMD
J3
GFN

July 9, 2009

Parker Jordan Metro District
c/o Mr. Bob Blodgett
R.S. Wells, LLC
8390 E. Crescent Parkway, Suite 500
Greenwood Village, CO 80111

RE: Vermillion Creek Open Space Proposal and Scope of Services

Dear Mr. Blodgett:

J3 Engineering Consultants, Inc. is providing this letter to the Parker Jordan Metropolitan District (PJMD) to provide additional detail that the proposal to complete engineering services for the Cherry Creek Restoration did not include previously invoiced engineering work completed for the Vermillion Creek Metropolitan District (VCMD). Detailed information is provided to document the work completed for the VCMD, contract proposal fees and the amounts billed to and paid by the VCMD.

J3 previously conducted various engineering services for the VCMD under multiple contracts. The services included conceptual design along Cherry Creek, background research, land development assistance, and numerous meetings with jurisdictional and project stakeholders to evaluate feasible solutions for the site and processing of applications. The previous work completed for Cherry Creek was conceptual in nature but provide the foundation for the work the PJMD is contemplating with the restoration and open space enhancements of the Cherry Creek corridor.

Additional J3 had contracts with the Fetter family to complete land development projects including the west side condominium project. Those contracts are not listed on the subsequent matrix as they do not specifically relate to Cherry Creek but they have helped to provide valuable insight to the project. The issued contracts along with the contract amount, billed amount and a brief description of the contract are provided below:

CONTRACT	CONTRACT AMOUNT	AMOUNT BILLED	APPLICABILITY TO CHERRY CREEK	DESCRIPTION
FLOODPLAIN AND DECISION MATRIX EXHIBITS	\$37,446	\$26,805.67	Yes	Verify the effective and existing conditions hydraulic models, develop conceptual channel improvements and develop conceptual hydraulic models, develop exhibits
CONSTRUCTION DOCUMENTS & CLOMR	\$180,993	\$5,112.00	Yes	Data Collection, Project Coordination and Meetings, 90% Final Construction, Final Construction Documents, CLOMR, Construction Administration
CLOMR REVIEW	\$3,620	\$3,617.00	Partially	Review the previously prepared CLOMR Application by another engineering firm for Cherry Creek



Additional items of clarification for complete understanding are necessary for the above table:

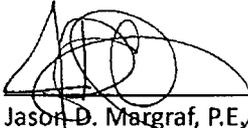
- Construction Documents and CLOMR – The contract amount did not include a LOMR or sub-consultants necessary for permitting and approval (i.e. Landscape Planner, Ecologist, Surveyor, Geotechnical Engineer, etc.). The majority of the time billed on that contract was due to numerous meetings with municipalities and project stakeholders to assist with determining appropriate procedure of processing due to the complexity of the project and regulations and the geomorphologic analysis, general project constraints, and conceptual design consensus building.
- CLOMR Review – The CLOMR Review was initiated by Vermilion Creek after comments from the reviewing agency noted insufficiencies in the initial CLOMR application created by another engineering firm. The peer review was to validate concerns expressed by the initial reviewing agencies based on engineering criteria and our previous experience processing CLOMR's. The peer review was partially applicable to the PJMD proposed project because it provided background information and identified concerns expressed by the governing agencies; granting J3 additional details utilized for subsequent contracts.

The proposal to the PJMD totaled \$244,787 to complete the restoration of Cherry Creek and included the LOMR and sub-consultants not previously included in the VCMD Construction Document and CLOMR contract. When the sub-consultants and LOMR are removed from the PJMD contract for comparison to the Construction Document and CLOMR contract with VCMD, the remaining task fee is \$153,038, which is approximately \$27,955 less than the previous contract with VCMD. When comparing the previous amount billed to VCMD of \$35,534.67 (of which a portion of the CLOMR Review task order was not applicable but still included for comparison) to the \$27,955.00, a difference of \$7,539.67 is realized with the new contract. The \$7,539.67 is directly attributable to the reinitiating of several meetings with reviewing agencies and project stakeholders previously conducted for Vermilion Creek, project kick-offs, and effort to reengage the project and all associated entities.

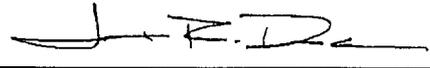
We believe the work previously conducted for the VCMD by J3 provides a valuable resource for the PJMD. We have gained insight and knowledge during the stages of the project with the VCMD that directly relate to the completion of this project. We look forward to working with the PJMD and appreciate being considered for this potential project. If additional questions or concerns exist after review of this letter, we strongly encourage the PJMD to contact Jason Margraf or Josh Duncan and we would be happy to address any item.

Respectfully submitted,

J3 Engineering Consultants, Inc.



Jason D. Margraf, P.E.
Principal



Josh R. Duncan, P.E., CFM
Associate