



"Your Project, Our Pride"™

April 24, 2012

Parker Jordan Metro District
c/o United Development Companies, LLC
5750 DTC Parkway, Suite 210
Greenwood Village, Colorado 80111
Attention: Dan Sheldon

RE: Construction Administration/Oversight
Request for additional funds

Dear Mr. Sheldon,

The stream improvements at Parker Jordan Centennial Open Space are progressively approaching completion. It is anticipated that Fiore will be completed with the major earthwork activities and stream bank protections by the end of this week. The anticipated plan is to return the water into Phase 3 on Friday, which will mean Cherry Creek is flowing along the stream corridor throughout the entire project. This is a major milestone that we are looking forward to immensely.

Getting to this pivotal point has been difficult and required a substantial amount of time and effort far beyond what J3 could have originally anticipated. We are all aware of the hurdles that have needed to be overcome in order to construct the improvements according to plan. The project has required J3 provide essential supporting information and recommendations to assist the District, Construction Manager and Contractor. The Board approved an additional scope amount in January of \$25,000 for our construction administration services, at which time our original budget was exhausted. However, subsequent to our February and March billing, we calculated that we had approximately \$6,374.75 remaining for CA services attributable to the PJCOS Stream Improvements for the remainder of the project.

I expressed concern with our remaining budget at the beginning of April, noting that as-built (record) drawings per our original scope were still required and that there is approximately 3-4 weeks of major active construction within the stream corridor remaining based on Fiore's schedule. We were hopeful that the remaining amount would be enough to finish the construction oversight and prepare as-built drawings. Unfortunately, at the end of this week J3 will have exhausted the remainder of this budget.

J3 Engineering Consultants has attempted to estimate the time and budget for the construction administrative services. This has been difficult due to unforeseen conditions generated by the contractor. Prior to our scope being established, we requested our contract be on a time and material basis. However, the contract required that J3 provide a time and materials cost with a not to exceed value. The nature of this project has made it impossible to accurately predict this.



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Although a major milestone will be achieved on Friday, construction oversight is still required for the remaining improvements with the main channel corridor outside of the low flow section, final punchlist items to ensure the project is fully complete for owner acceptance and maintenance eligibility, and coordination. Additionally, the as-built documents need to be generated once the project is complete. We estimate approximately 10 hours per week for the additional four weeks of anticipated construction along the main channel will be required to see the project to final completion. This will include time and effort for final walk-throughs, punchlist items, coordination and meetings. In addition, we anticipate the cost to produce the as-built documents (after we receive all of the required information from the contractor as established in the contract documents) will be approximately \$5,000. We are requesting an additional \$10,000 be budgeted for the time and effort.

Respectfully Submitted,

J3 Engineering Consultants, Inc.

A handwritten signature in green ink that reads 'J.R. Duncan'.

Josh R. Duncan, P.E., CFM
Project Manager

cc: file
Bob Blodgett
Ken Cecil, P.E., CFM