



TO: Jolon Clark, Executive Director
FROM: Mark Bernstein, Director of Policy & Strategic Initiatives
SUBJECT: Executive Order 8 Bidding Exception
DATE: December 30, 2025

Re: Maintenance Agreement with Consolidated Services Group 2 LLC for Skyline Park Local Maintenance District

Dear Jolon,

Per Executive Order 8, I am seeking your approval to enter directly into a one-year agreement with Consolidated Services Group 2 LLC (referred to as “CSG”) to provide necessary maintenance services to Skyline Park, which will be funded by the Skyline Park Local Maintenance District (LMD). Per City Ordinance No. 2021-0921, (the LMD “Creation Ordinance”), City Council authorized the creation of the Skyline Park Local Maintenance District to provide for the continuing care, operation, security, repair, maintenance, and replacement of public improvements located within its boundaries, which encompass the entirety of Skyline Park.

In June 2020, DPR’s executive director and DOTI’s executive director agreed to and executed a Memorandum of Understanding describing inter-departmental roles and responsibilities regarding the operation of the LMD. Pursuant to the MOU, DPR has the authority to contract, coordinate and supervise contracted services for the purpose of fulfilling the responsibilities of the Skyline Park LMD.

Currently, CSG has a one-year agreement, PARKS-202578490, that will expire on March 12, 2026. As a result of CSG’s demonstrated success over the past year in providing quality maintenance services in blocks one and three of Skyline Park, the Skyline Park Local Maintenance Board has expressed interest in funding and continuing services to support the Downtown Park Operations team and its immediate needs. To effectively and efficiently service Skyline Park, it is determined that “CSG” is the most qualified contractor to provide maintenance services for one-year while DPR develops an RFP solicitation to competitively select a contractor for future maintenance services in the park.

Parks and Recreation

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The reasons listed below provide justification for this exception to Executive Order 8. CSG's history and familiarity with Skyline Park, the Downtown Denver environment and the challenges it presents is invaluable. CSG is currently providing daily maintenance services in Skyline Park, which presents optimal operational efficiencies. In addition, CSG has the staff, equipment, and experience that is needed to effectively service Skyline Park, thus resulting in cost savings for the LMD and city. Additionally, the following experience and qualifications provide justification for the exception to Executive Order 8:

- 2026 will be the 12th year that CSG has held the Downtown Clean Team contract via the Downtown Denver Partnership and Downtown Denver Business Improvement District (DDBID).
- CSG is also the DDBID's contractor for custodial and maintenance services in the Central Platte Valley MD, Denver Union Station (DUS) metro district, Wynkoop Plaza at DUS and has their own contracts with the Five Points BID and for RTD's Central Corridor for similar services.
- CSG has a non-profit arm that works with 2nd Chance individuals to connect them with services and to be work-ready, as well as a commitment to being a low barrier employment opportunity.
- CSG's warehouse and yard is in the Lower Highlands and near the park.

These examples reinforce the invaluable knowledge, skill, and expertise that CSG can provide to DPR and the Skyline Park LMD. Therefore, I am seeking approval for DPR to contract CSG's services immediately for one year. In the meantime, DPR will issue an RFP to competitively select a new vendor within that year. Please let me know if you have any questions or concerns regarding my request to grant an exception.

Thank you for your consideration.

Sincerely,



Mark Bernstein, Director of Policy & Strategic Initiatives

Signed by: Romana Kurevija 1/20/2026
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 Approved: Romana Kurevija, Contracts & Procurement Manager

Signed by: John Martinez 1/20/2026
1CE328A4A54D432...
 Approved: John Martinez, Deputy Executive Director

Signed by: Jolon Clark 1/20/2026
242C9E4FC48D456...
 Approved: Jolon Clark, Executive Director of Parks & Recreation