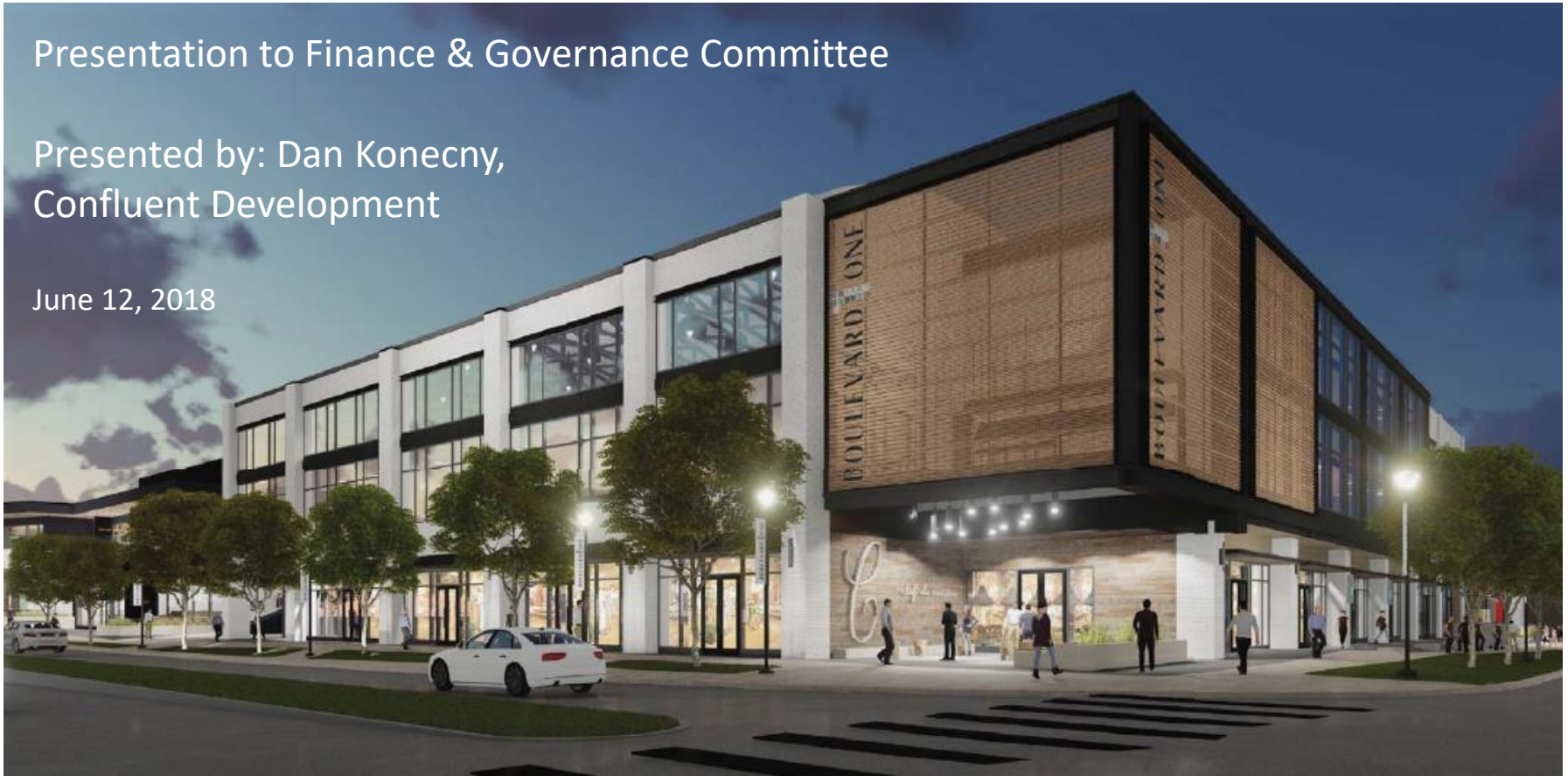


Boulevard at Lowry Metropolitan District

Presentation to Finance & Governance Committee

Presented by: Dan Konecny,
Confluent Development

June 12, 2018





BOULEVARD ONE

Boulevard at Lowry

Proposed Public Improvements

Boulevard at Lowry Metropolitan District



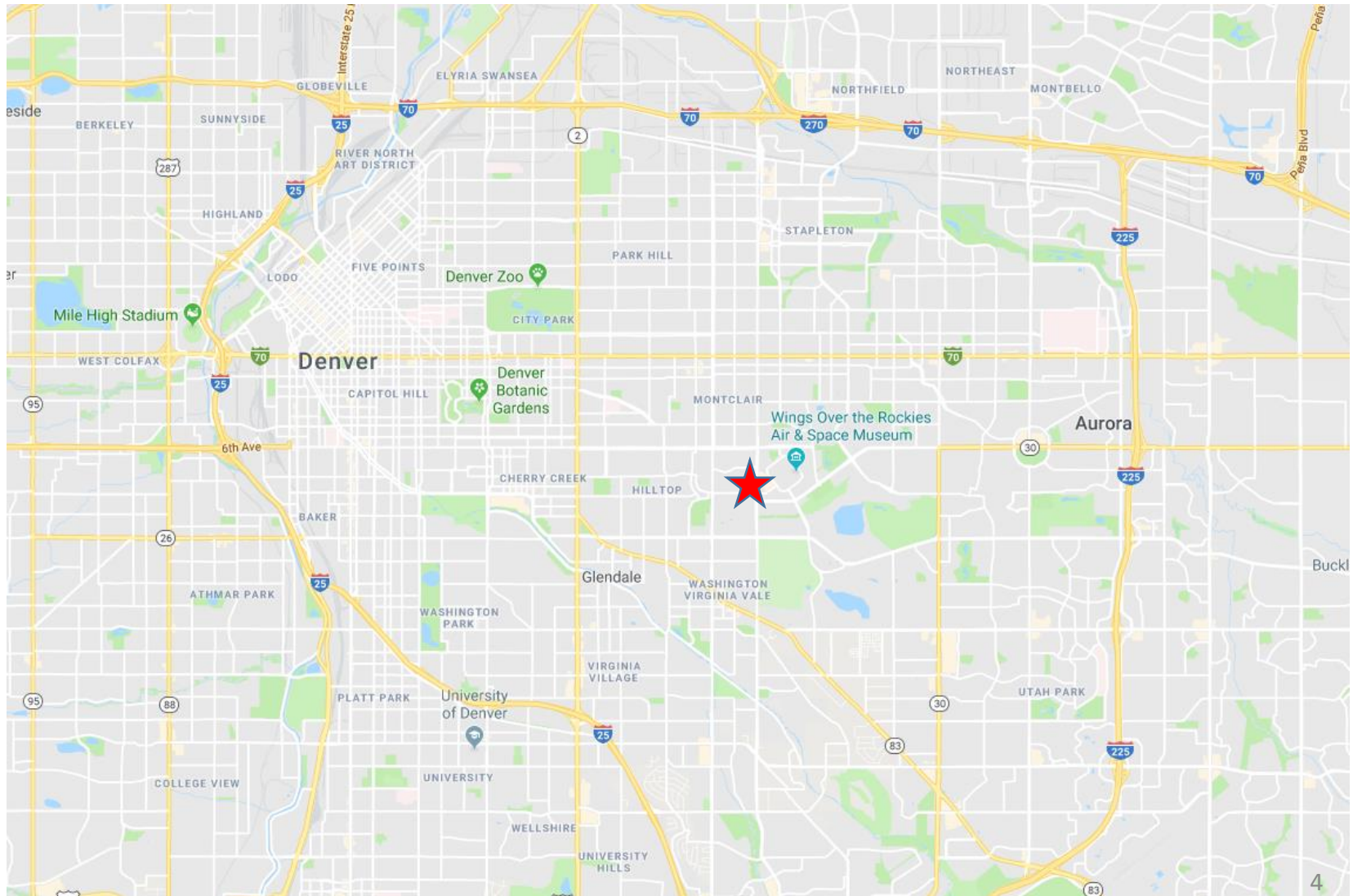
BOULEVARD ONE

Boulevard at Lowry

Proposed Public Improvements

Boulevard at Lowry Metropolitan District

Vicinity Map

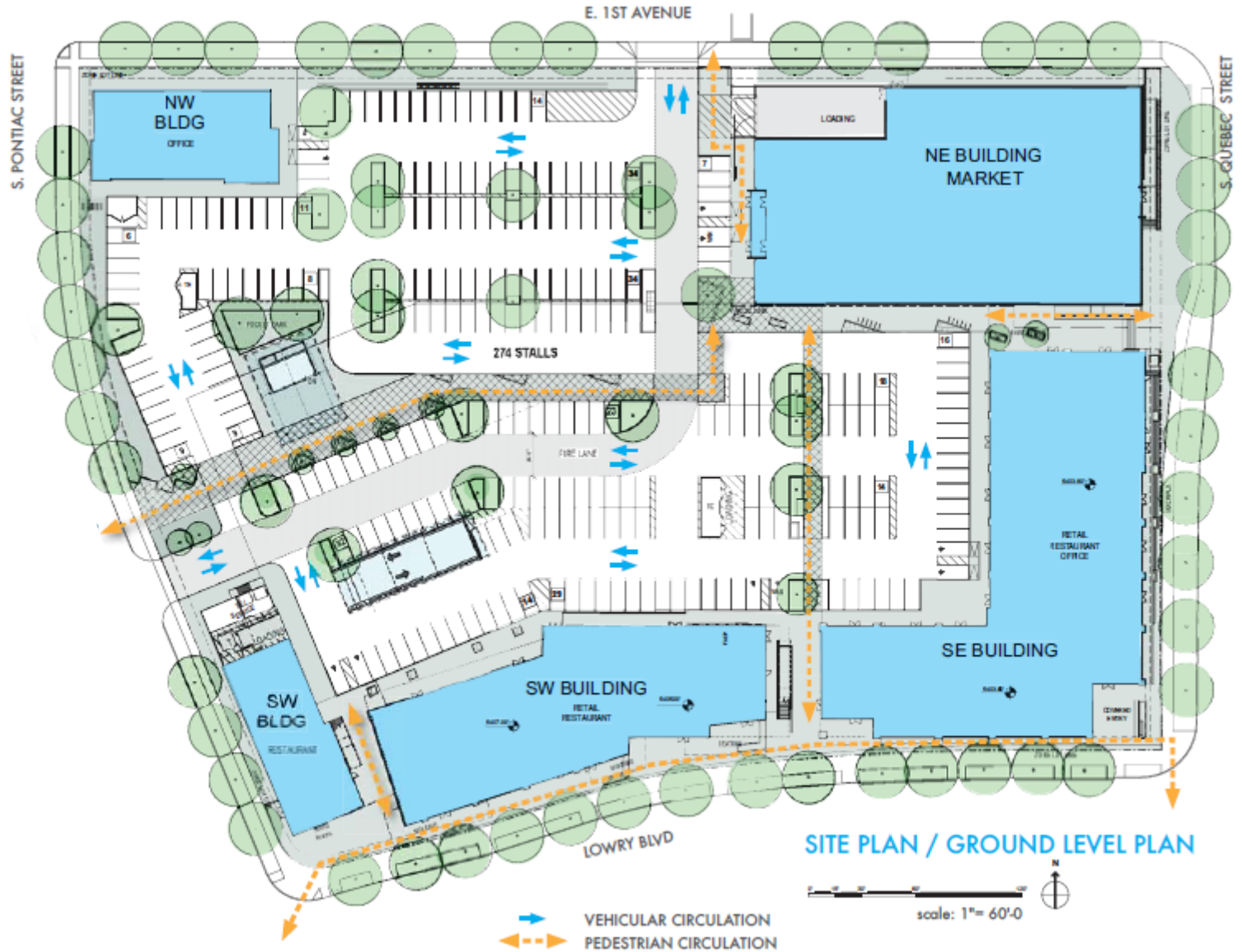


Surrounding Area





Lot 7 Site Plan





Lot 6 Site Plan





Renderings – Lot 7



PARKING LOT LOOKING EAST



PEDESTRIAN PASS THROUGH-LOOKING SOUTH





Renderings – Lot 7





Renderings – Lot 6





Renderings – Lot 6





Total Project Costs

Project Costs - Lot 7			
	Total	per GSF	per LSF
Land	\$2,718,266	\$26.24	\$11.58
Hard Costs:			
Garage	\$8,014,936	\$77.36	
Site	\$293,095	\$2.83	
Utilities	\$3,059,620	\$29.53	
Landscaping	\$0	\$0.00	
Building Core	\$16,854,267	\$162.69	
Work Letters	\$255,188	\$2.46	
Other	\$75,000	\$0.72	
Contingency	2.0% \$571,042	\$5.51	
Total Hard Costs	\$29,123,148	\$281.11	
Soft Costs:			
Design & Engineering	\$1,730,480	\$16.70	
Leasing Commissions	\$1,566,530	\$15.12	
Tenant Improvements	\$4,773,224	\$46.07	
Diligence & Legal	\$274,350	\$2.65	
Permits, Fees, Taxes, Insurance	\$1,236,000	\$11.93	
Sales & Marketing	\$35,000	\$0.34	
Financing	\$595,811	\$5.75	
Construction Interest / Op Deficit Reserve	\$1,333,412	\$12.87	
Contingency	3.0% \$346,344	\$3.34	
Development Fee	3.5% \$1,530,640	\$14.77	
Total Soft Costs	\$13,421,791	\$129.56	
Total Project Costs	\$45,263,205	\$436.91	

Project Costs - Lot 6			
	Total	per GSF	per LSF
Land	\$627,439	\$16.30	\$11.58
Hard Costs:			
Construction	\$4,478,824	\$116.33	
Contingency	3.0% \$134,365	\$3.49	
Total Hard Costs	\$4,613,188	\$119.82	
Soft Costs:			
Design & Engineering	\$210,000	\$5.45	
Tenant Improvements	\$3,080,000	\$80.00	
Broker Commissions	\$128,999	\$3.35	
Diligence, Financing & Legal	\$235,467	\$6.12	
Permits, Fees, Taxes, Insurance	\$261,995	\$6.81	
Construction Interest	\$453,408	\$11.78	
Operating Deficit Reserve	\$0	\$0.00	
Contingency	2.0% \$87,397	\$2.27	
Development Fee	2.5% \$242,447	\$6.30	
Total Soft Costs	\$4,699,713	\$122.07	
Total Project Costs	\$9,940,341	\$258.19	



BOULEVARD ONE

Boulevard at Lowry

Proposed Public Improvements

Boulevard at Lowry Metropolitan District



Public Improvements

Rights-of-Way

- Vehicular Access, Asphalt Paving
- Sidewalks within ROW

Utilities

- Sanitary Sewer
- Water
- Storm Sewer

Parking Facility

- Pedestrian Access Points (incl. stairways and elevators)
- Parking Decks
- Vehicle Access Points
- Fire Safety System

Miscellaneous

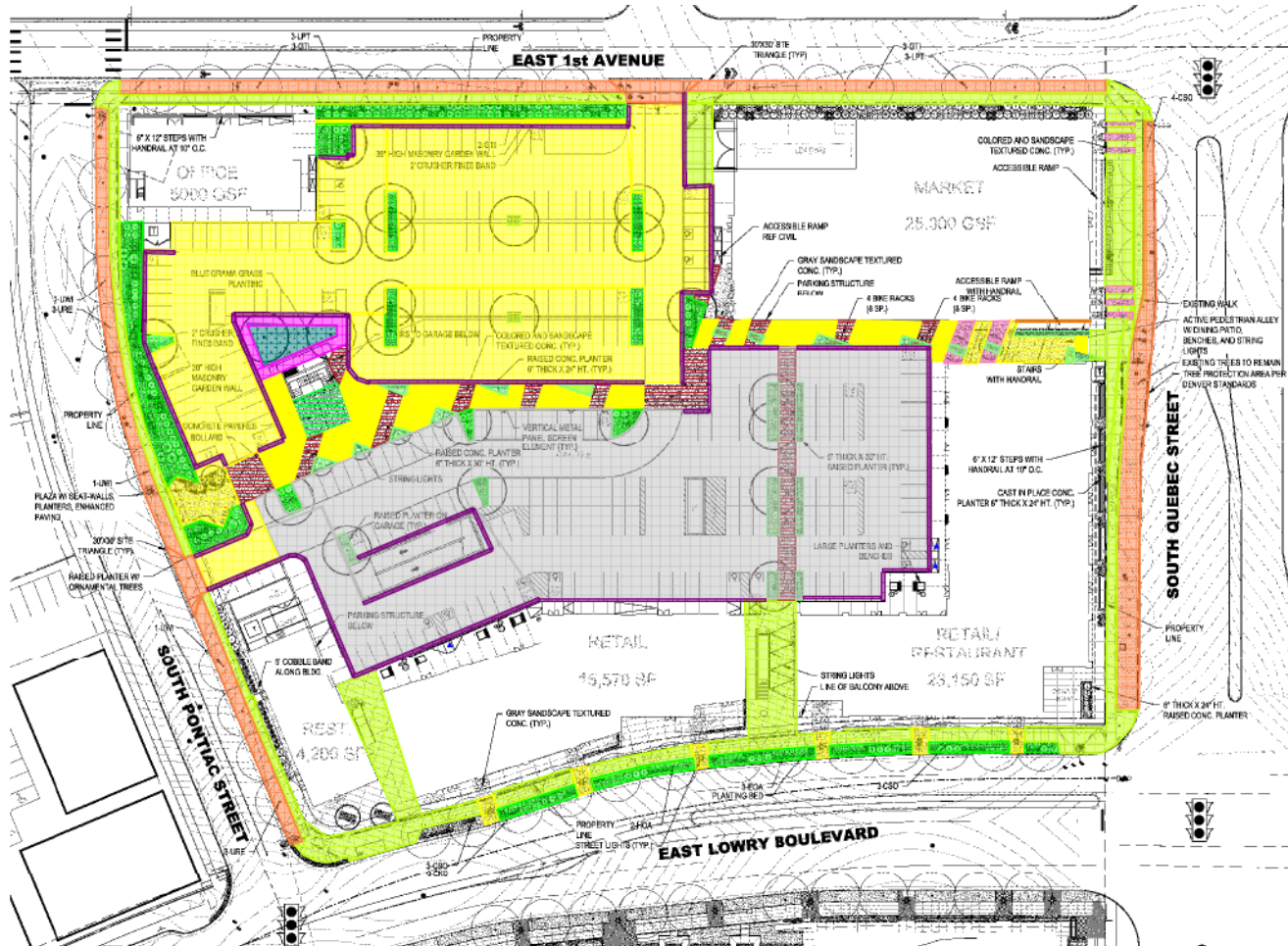
- Landscaping
- Monuments and Signage
- Walkways and Pedestrian Access
- Pedestrian Plaza and Appurtenances
- Access and Safety Lighting

Public Art



Public Improvements – Lot 7

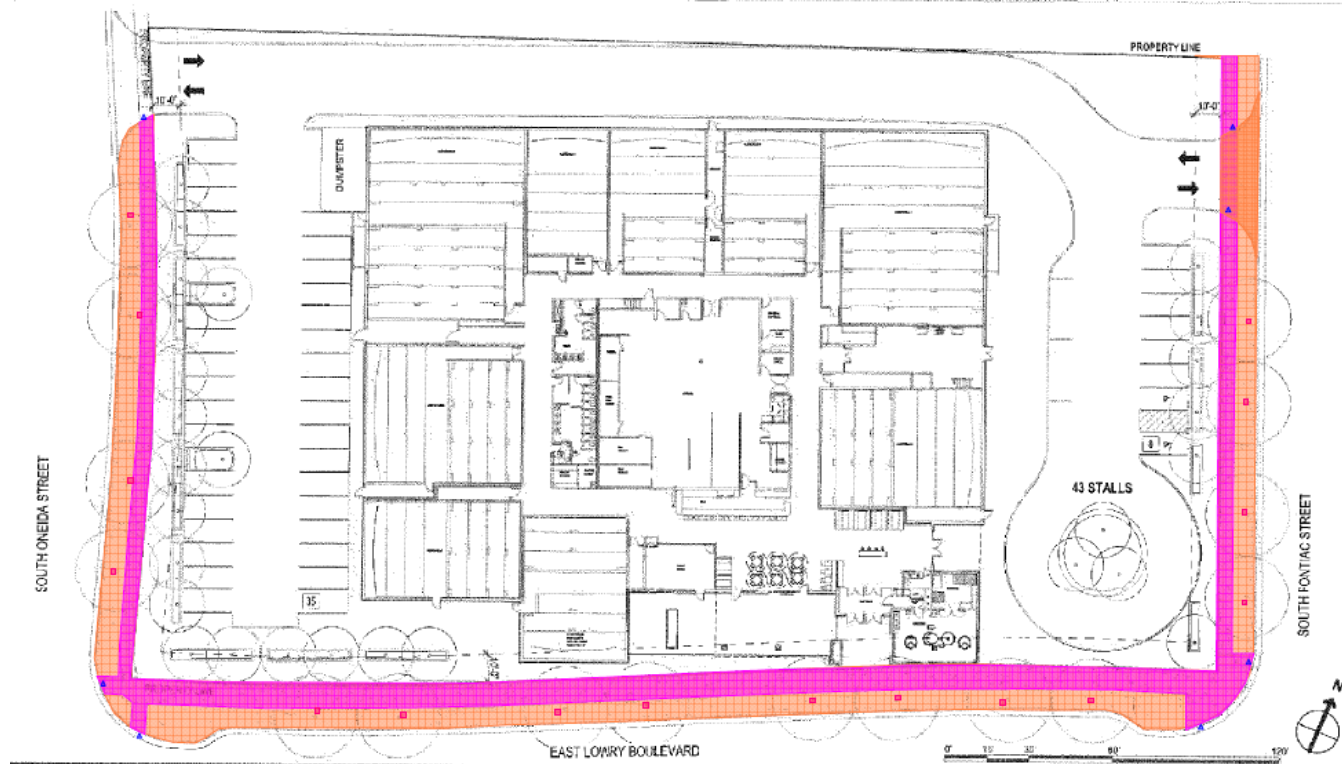
- 9 - Concrete Paving - 4" - 988 SF
- 10 - Concrete Drive - 6" Paving - 45,242 SF
- 11 - Concrete Sidewalk - HC Ramp - 3 EA
- 22 - Concrete Sidewalk - HC Ramp - 5' wide - 47 LF
- 72 - Concrete Sidewalk - Steps - 66 LF
- 88 - Landscape - Sod - 853 SF
- 93 - Concrete Sidewalk - 4" Decorative - 21,209 SF
- 94 - Concrete Drive - 8" Drive Pan - 975 SF
- 95 - Curb/Gutter - 18" - 2,067 LF
- 175 - Landscape - Medium - 12,018 SF
- 188 - Podium - PT - 14" - 50,812 SF
- 291 - Paving - Crusher Fines - 630 SF
- 372 - Pavers - Above Garage - 764 SF
- 373 - Concrete Sidewalk - 4" Gray Sandstone - 3,055 SF
- 374 - Concrete Sidewalk - 4" Enhanced Paving #1 - 994 SF
- 376 - Concrete Sidewalk - 4" Gray Sandstone - Over Garage - 5,850 SF
- 377 - Concrete Sidewalk - 4" Enhanced Paving #1 - Above Garage - 5,321 SF
- 378 - Landscape - Heavy - Over Garage - 3,797 SF
- 379 - Landscape - CIP Planters - 2,303 SF
- 176 - Landscape - Heavy - 5,772 SF





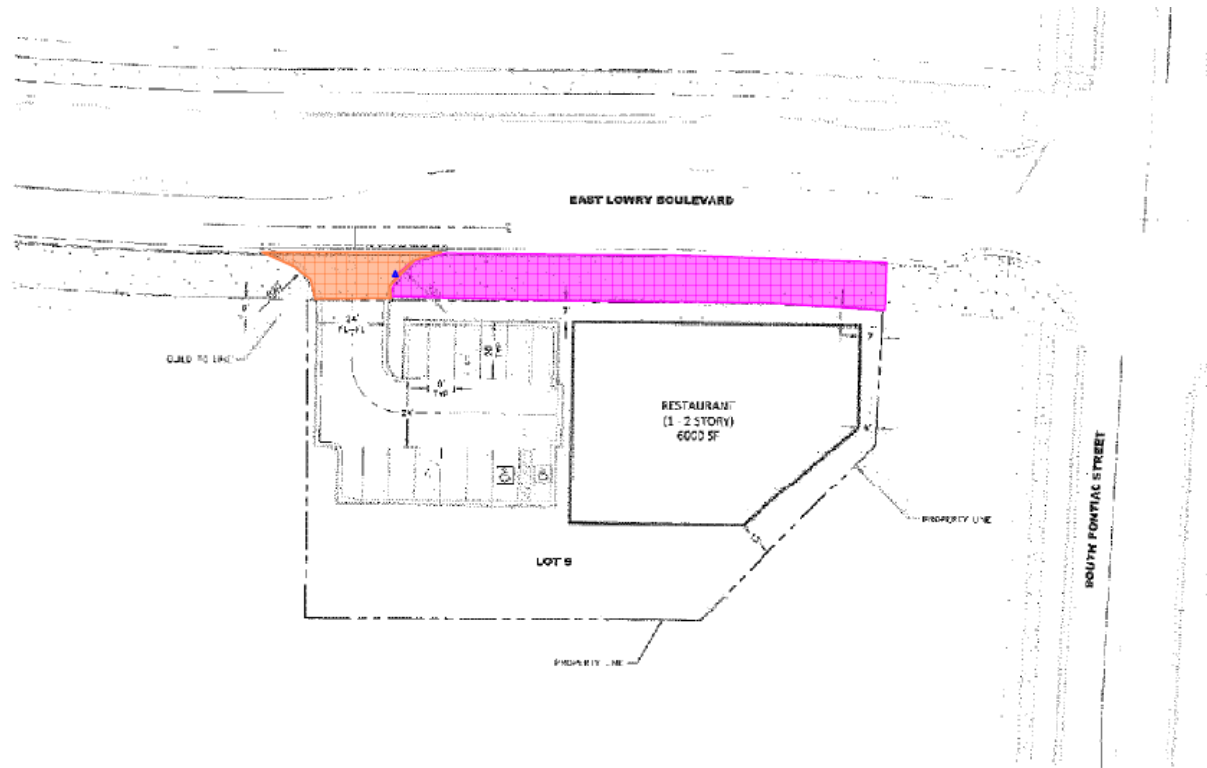
Public Improvements – Lot 6

-  9 - Concrete Paving - 4" - 7,945 SF
-  11 - Concrete Sidewalk - HC Ramp - 7 EA
-  94 - Concrete Drive - 8" Drive Pan - 657 SF
-  175 - Landscape - Medium - 16,026 SF
-  187 - Landscape - Trees - 16 EA





Public Improvements – Lot 9





BOULEVARD ONE

Boulevard at Lowry

Proposed Public Improvements

Boulevard at Lowry Metropolitan District



Key Characteristics of District

Service Plan: Based on Denver Model Service Plan (2018).

Purpose: To provide initial capital contributions toward the project's essential public infrastructure as well as its operation and maintenance over time.

Includes: only commercial property; no residential property.

Proposed Mill Levies:

- Debt Service – 10.5 mills
- O&M – 4.5 mills

Aggregate Mill Levy Cap: 30.0 mills

Proposed Debt Issuance: \$6,060,000

Maximum Debt Mill Levy Imposition Term: 40 years



City Council Schedule

- Tuesday, June 12:** Presentation at Finance & Governance Committee
- Monday, June 25:** First Reading at City Council
- Monday, July 9:** Public Hearing and Second Reading at City Council