



Capital Project Update June 30, 2026

Summary

- 1) On Budget
 - a. Change Requests pending-minor
- 2) On Schedule
 - a. Pace in Pearls moving well
 - b. Little/No activity at Daybreak (escalation to Hall)
 - c. Westridge park – concrete poured / some trees moved
 - d. Monument Sign at Culebra has been permitted and is in the shop drawing phase.

Discussion

- 1) Westridge Park
 - a. Concrete poured
 - b. Neighbors continue to take down orange barrier fencing. Andy to ask Hall to put up more durable perimeter fencing / routinely maintain
 - c. Benches- façade peeling and chipping on benches that are under constant sun are heavily peeled. True at Daybreak as well. City position is that they will leave as is until all park benches are eventually replaced. City ok with LR performing 'maintenance' or replacement – with prior agreement.
 - i. Andy to explore options to remove the façade (keep the all-white primer).
 - d. Engaged City Parks and secured commit from city to address pullback on the pour in place (PIP) that has peeled back and contracted from the concrete around the playground. Westridge to be complete by October.
 - e. One (1) tree has been relocated and one (1) tree still to be relocated.
- 2) Pearls

- a. Parcels 1 and 6 are virtually complete with irrigation and vegetation. Mulch on site and going down this week.
 - b. Sod is installed in Parcel 2, remaining sod upcoming. Aggressive watering to be performed. Hall expected to get 21 day extension/waiver from Denver Water.
 - c. Change order pending for movement of existing mainline irrigation from original contractor that was not accurately documented in the plans obtained by Architerra. Will need to move about 40-50 feet of 2" PVC tubing. Quote request submitted.
 - d. Removal of slack line makes a 'barren' space around 40-50 feet by 15-20 feet. Seeking board suggestions on what to do with existing space. Andy to engage Lesanne on additional suggestions.
- 3) Daybreak
- a. Very limited work. Becoming a concern. Continues to be minor safety concern as kids drawn to (smaller) pile of dirt and minor drop off into recently poured concrete. Daybreak also has inadequate fencing. Andy escalating with Hall.
 - b. LR will assume responsibility for removing and replacing existing PIP (pour in place) to provide continuous surface which makes future maintenance easier and not seam between existing and designed addition. This eliminates risk for seam pullback as well. Change Order signed.
- 4) Additional table available for LR property (removed and available immediately) – no activity. Ideas??