

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE CONCORD METROPOLITAN DISTRICT HELD APRIL 30, 2013

A special meeting of the Board of Directors of the Concord Metropolitan District was held on April 30, 2013, at 8:30 a.m. at the offices of CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 500, Greenwood Village, CO 80111. The meeting was open to the public.

Attendance

In attendance were Directors:

Dan Bess; Chairman and President
Brian Mott, Secretary/Treasurer
Jeff Dean; Assistant Secretary

Also in attendance were:

Bob Blodgett; CliftonLarsonAllen LLP
Ned White; Intergroup Architects
Chris Grundy; Mortenson Construction
Jason Scandrol; Viawest
Michael Mulhern, The Mulhern Group, Ltd.

Call to Order

Director Bess called the meeting to order at 8:40 a.m.

ACC Item

Architectural Control Committee Review of Viawest Project Submittal

Mr. Blodgett distributed copies of the Viawest project plans for review by the Board.

Mr. White indicated the two primary issues to discuss are the exposed ducts and the landscape. He indicated that civil work is fine. At this point in time, the District is not accepting any of the streets or other improvements for maintenance by the District.

The Board asked that Mr. Blodgett obtain a copy of this project referral from Douglas County for the District.

Regarding the landscaping plan, Mr. White expressed concerned about the non-irrigated native seed. He said this will not work. Turf should be provided along the right-of-way of Peoria and Compark Blvd., adjacent to the building. This corner is the major entrance to the District and development project. He expressed concern that there are only six trees being provided as part of the landscaping plan.

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RECORD OF PROCEEDINGS

The Board asked that Viawest review the landscaping provided in other areas of the Concord Commons Park and provide landscaping consistent with those buildings.

Mr. White indicated he is fine with the building elevations.

Regarding the exposed duct work, the issues are the color of the ducts, and the fact that they are not screened. Mr. Mulhern indicated that these should be considered architectural elements because of their unique features. The color will provide a contrast to the remainder of the building and be an appealing architectural feature. The Board expressed concern that they are not architectural features, but they are simply ducts that are necessary components of the building design.

After discussion, Mr. Mulhern agreed to provide examples of other similar ducts which have an off-setting color for review by the Board. The Board discussed the possibility of allowing the blue ducts in the first phase of the project with the understanding that the color and additional screening could be changed if they were later deemed inappropriate for the project.

Mr. Mulhern recommended that the rectangular ducts continue in the design, a round duct will not work.

After additional discussion, and upon a motion duly made by Director Mott, seconded by Director Dean, and upon a vote, unanimously carried, the Architectural Control Committee (ACC) approved the proposed design subject to modifications to the landscaping along the Peoria and Compark right-of-way and adjacent to the buildings, for the additional trees and shrubs, and subject to further evaluation of the design of the exposed ducts and the color that is used for the ducts, with the ACC reserving the right to modify the color and require some screening at a later date.

Mr. White will send the letter of conditional approval to Viawest within the next week to ten days.

Mr. Scandrol reported the market value of Phase I of the project is approximately \$40,000,000 for construction and land. With the inclusion of the data center components inside the building, the total value approximates \$100,000,000.

The Board thanked Viawest for an outstanding project and addition to the business park.

Mr. Blodgett's office will coordinate with the other consultants and calculate the total fees required for the processing of the proposal to the

RECORD OF PROCEEDINGS

ACC and District Board meeting, and provide a cost estimate to Viawest this week. A final cost will be known within the next two to three weeks.

Adjournment

The Board confirmed the Tuesday, May 7, 2013 regular Board meeting. With there being no further business before the Board, and upon a motion duly made by Director Mott, seconded by Director Dean, and upon a vote, unanimously carried, the Board adjourned the meeting at 9:45 a.m.

Respectfully submitted,


Secretary for the Meeting