



Bill Mosher
8/6/09

WINTER PARK MARY JANE® VASQUEZ WINTER PARK MARY JANE® VASQUEZ WINTER PARK

August 19, 2009

William E. Mosher
Denver Union Station Project Authority
1225 Broadway, Suite 3050
Denver, CO 80202

Dear Bill,

The Ski Train to Winter Park is an institution in the state of Colorado. Ski Trains have run continuously from Denver's Union Station to Winter Park for the past 69 years. Generations of Coloradoans and visitors from around the world have enjoyed this cultural icon during its long-standing history. We need your help to preserve it.

In April 2009, Mr. Phil Anschutz's train company, Ansko, sold the Ski Train cars to Canadian National Railway and made the decision to cease Ski Train operations. Up until that point, it is our understanding that the DUSPA had plans to fund as well as accommodate the parking, loading and unloading of the Ski Train near Coors Field on a temporary basis during the redevelopment of Union Station.

Within the past several weeks we have been working closely with Iowa Pacific, a company that operates six railway routes throughout the country including the San Luis & Rio Grande Railroad in Southern Colorado, to step in and operate a new version of the Ski Train this upcoming winter.

One of the obstacles to overcome is to solve the temporary parking and siding issue for the Ski Train. The temporary fix should be easier to solve than originally anticipated because the Iowa Pacific train would have a maximum length of 1,200 feet compared to the Ansko train at 1,500 feet. Each Iowa Pacific car is 85 feet long and no more than 15' 10" feet tall (same as Ansko's dome car) but has nearly double the capacity (175 people/car compared to Ansko's 70 people/car). We also have the ability to make the train even shorter if necessary.

Therefore, we formally request the DUSPA Board of Directors to reinstitute this important part of the overall project which is completely consistent with the Denver Union Station redevelopment vision as outlined below:

Denver Union Station will be a multimodal transportation hub of international significance and a prominent and distinctive gateway to downtown Denver and the region.

The station will bring critical elements of the public and private local, regional, statewide and national transportation systems, both existing and future, together with private development and inspiring civic features.

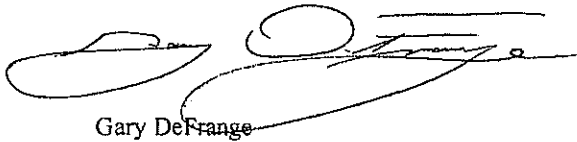
Union Station will create an exciting setting that will improve the connections between all transportation modes, respect the character and historical significance of the station and its adjacent neighborhoods and provide a stimulating environment for public activity and economic vitality.

WINTER PARK RESORT P.O. BOX 36, WINTER PARK, COLORADO 80482
(970) 726-5514 DENVER LINE (303) 892-0961 DENVER FAX (303) 892-5823
www.winterparkresort.com

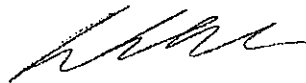
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Denver Union Station Project Authority
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Thank you in advance for your consideration of this unique public/private opportunity to be a model for alternative modes of transportation while preserving such a rich historical and cultural icon for Union Station, the City of Denver, the state of Colorado and Winter Park Resort.

Sincerely,



Gary DeFrango
President & Chief Operating Officer
Winter Park Resort
Office: (970) 726-1510
Mobile: (303) 888-0073



Ed Ellis
President
Iowa Pacific
Office: (312) 466-0900
Mobile: (312) 545-7245

**DENVER UNION STATION PROJECT AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE TWO MONTHS ENDED JULY 31, 2009**

Cash Flows From Nonoperating Activities

Interest Received	720
General & Administrative Expenses	0
Net Cash Provided By Nonoperating Activities	<u>720</u>

Cash Flows From Capital and Related Financing Activities

Loans From City & County Of Denver	500,000
Loans From RTD	1,500,000
Loan From Mosher Sullivan Development Partners	250
Paid In Capital - RTD	1,571,103
Payments For Capital Assets	<u>(2,345,799)</u>
Net Cash Provided By Capital and Related Financing Activities	<u>1,225,554</u>

Net Increase (Decrease) In Cash	1,226,274
Cash, March 31, 2009	0
Cash, July 30, 2009	<u>1,226,274</u>

DENVER UNION STATION PROJECT BUDGET

Project Name:	Denver Union Station
Project Address:	Denver, Colorado
	\$499,985,173

Budget Item Description	Budget
KIEWIT GMP COSTS	
LRT	\$20,781,197
CRT	\$74,783,382
Bus Box	\$113,125,932
Streets	\$26,072,592
Plaza	\$20,511,656
100 Year Storm	\$5,325,241
Contingency	\$20,000,000
Escalation	\$12,000,000
Project Specific R&O (non OCIP)	\$785,000
Additional Bond Cost for 3 year warranty	\$150,000
Warranty Call Back Costs for 3 year warranty	\$300,000
G&A	\$19,099,273
Fee	\$23,470,000
TOTAL GMP	\$336,404,275
FINANCING COSTS	
TOTAL FINANCING COSTS	\$1,000,000
OWNER'S ALLOCATED CONTINGENCY	
Asbestos	\$300,000
Contaminated Soil	\$1,800,000
Utility Relocates	\$2,000,000
Decontamin Treatment	\$425,000
Like Lockers	\$300,000
RTD Furniture for Sales & Marketing	\$150,000
Shuttle Starter Booth	\$50,000
Ticket Vending Machines	\$750,000
Additional Snow Melt	\$0
EIS Mitigation	\$650,000
Water and Sewer Stubbs	\$500,000
Water and Sewer Taps	\$669,600
Fire Suppression in Train Room	\$0
HOV Detour	\$350,000
RR Flagging	\$1,000,000
Threat and Vulnerability Requirements	\$2,000,000
Parking Spaces in Lot G Garage	\$4,500,000
Additional Amtrak Requirements	\$1,300,000
subtotal	\$18,644,650
OWNER'S UNALLOCATED CONTINGENCY	\$20,000,000
TOTAL OWNER'S CONTINGENCY	\$38,644,650
RTD COSTS AS OF 30 APRIL 2009	
Spent to Date (NOTE: CML Land Purchase is also Spent To Date)	
Architectural/Engineering	NOTE THRU APRIL 2009 \$12,023,088
Public Process (CRL)	\$544,865
RTD Staff Costs to Date	\$419,543
USNC Developer Fees	NOTE THRU DECEMBER 2008 \$4,200,000
Kiewit Preconstruction Fees	\$1,946,717
18th Street Tunnel	\$1,824,589
Xcel / Denver Water Early Utility Relocations	\$1,520,798
Early Environmental Work	\$1,979,900
EIS Prep (PH)	\$671,521
Systems Design to 30%	\$2,322,271
subtotal	\$19,063,292
Additional RTD Costs	
UM Office Space	\$600,000
RTD Construction Management Fees	\$11,020,526
Union Station Overhead	\$2,000,000
PH Amendment #13	NOTE For Design from January 2009 thru April 2009 \$5,204,000
Comm at LRT	\$500,000
CRT Signals	\$12,000,000
Shuttle Vehicles	\$1,905,000
subtotal	\$33,225,526
TOTAL RTD COSTS	\$62,288,818
DUSPA COSTS	
Insurer (OCIP)	\$7,500,000
Legal Fees	\$2,000,000
Financial Advisor	\$250,000
Directors & Officers Insurance for DUSPA	\$240,000
Board Counsel	\$300,000
DUS Reinsurance	\$17,000,000
Lot A Overbuild	\$0
Lot B Overbuild	\$0
Lot G Overbuild	\$0
Project Management Fees	\$5,940,000
Permit/Lifts	\$5,000,000
Public Art	\$2,000,000
USNC Developer Fees starting January 09	\$6,200,000
TOTAL DUSPA COSTS	\$46,630,000
LAND	
Amtrak Storage Track	\$2,000,000
Cross Field/Light Rail/Parking Lot	\$1,000,000
Ice House	\$500,000
Temporary Basements	\$500,000
CML Land Purchase	\$11,017,420
TOTAL LAND COST	\$15,017,420

TOTAL PROJECT COSTS	\$499,985,173
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Tasks & Developer Fee Payments - as of 8/1/05

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CATEGORY	BUDGET	BUDGET REVISIONS	REVISED BUDGET	CONTRACT AMOUNT	NON-CONTRACT ESTIMATE	PAID TO DATE	ESTIMATE TO COMPLETE	TOTAL FORECAST	VARIANCE
NEW GMP	336,404,275	0	336,404,275	116,404,275	0	0	336,404,275	336,404,275	0
OWNER'S ALLOWANCES:	0	0	0	0	0	0	0	0	0
Asbestos	300,000	0	300,000	0	300,000	0	300,000	300,000	0
Contaminated Soil	3,500,000	0	3,500,000	0	3,500,000	0	3,500,000	3,500,000	0
Utility Relocation	2,000,000	0	2,000,000	0	2,000,000	0	2,000,000	2,000,000	0
Decontamination Treatment	425,000	0	425,000	0	425,000	0	425,000	425,000	0
Bike Lockers	100,000	0	100,000	0	100,000	0	100,000	100,000	0
RTD Furniture for Sales & Marketing	150,000	0	150,000	0	150,000	0	150,000	150,000	0
Shuttle Starter Booth	50,000	0	50,000	0	50,000	0	50,000	50,000	0
Ticket Vending Machines	750,000	0	750,000	0	750,000	0	750,000	750,000	0
Additional Snow Melt	0	0	0	0	0	0	0	0	0
RIS Mitigation	650,000	0	650,000	0	650,000	0	650,000	650,000	0
Water & Sewer Shuts	500,000	0	500,000	0	500,000	0	500,000	500,000	0
Water & Sewer Taps	669,660	0	669,660	0	669,660	0	669,660	669,660	0
RIS Supervision in Trail Room	0	0	0	0	0	0	0	0	0
HQV Drawn	350,000	0	350,000	0	350,000	0	350,000	350,000	0
RR Flagging	1,000,000	0	1,000,000	0	1,000,000	0	1,000,000	1,000,000	0
Threat and Vulnerability Assessments	2,000,000	0	2,000,000	0	2,000,000	0	2,000,000	2,000,000	0
Parking Spaces in Lot C Garage	4,500,000	0	4,500,000	0	4,500,000	0	4,500,000	4,500,000	0
Add Amtrak & Ski Train Requirements	1,500,000	0	1,500,000	0	1,500,000	0	1,500,000	1,500,000	0
FINANCING COSTS:	1,000,000	0	1,000,000	1,000,000	0	85,000	915,000	1,000,000	0
OWNER'S CONTINGENCY:	20,000,000	0	20,000,000	0	0	0	0	0	20,000,000
RTD SPENT TO DATE:	12,023,088	0	12,023,088	12,023,088	0	12,023,088	12,023,088	12,023,088	0
Arch/Eng Title Acq. 2009	544,265	0	544,265	544,265	0	544,265	544,265	544,265	0
Public Process (CRL)	419,543	0	419,543	419,543	0	419,543	419,543	419,543	0
RTD Staff Costs	4,200,000	0	4,200,000	4,200,000	0	4,200,000	4,200,000	4,200,000	0
USNC Developer Fees (thru Dec. 2008)	1,546,717	0	1,546,717	1,546,717	0	1,546,717	1,546,717	1,546,717	0
Kiewit Preconstruction Costs	1,874,589	0	1,874,589	1,874,589	0	1,874,589	1,874,589	1,874,589	0
18th Street Tunnel	1,520,798	0	1,520,798	1,520,798	0	1,520,798	1,520,798	1,520,798	0
West/Deerwater Water Entry Utility Relocation	3,979,900	0	3,979,900	3,979,900	0	3,979,900	3,979,900	3,979,900	0
Early Environmental Work	671,521	0	671,521	671,521	0	671,521	671,521	671,521	0
RTD Prep (PB)	2,332,271	0	2,332,271	2,332,271	0	2,332,271	2,332,271	2,332,271	0
Systems Design to 20%	0	0	0	0	0	0	0	0	0
RTD ADDITIONAL COSTS:	0	0	0	0	0	0	0	0	0
CM Office Space	600,000	0	600,000	600,000	0	600,000	600,000	600,000	0
RTD Construction Mgmt Fees	11,020,526	0	11,020,526	11,020,526	0	11,020,526	11,020,526	11,020,526	0
Union Station Overhead	2,000,000	0	2,000,000	2,000,000	0	2,000,000	2,000,000	2,000,000	0
PH Amendment #13 (Jan-Apr. 2009 Design)	5,200,000	0	5,200,000	5,200,000	0	5,200,000	5,200,000	5,200,00	

Loan From CAC of Denver	500,000
Loan From RTD	1,500,000
Interest Income - City Acct	720
Interest Income - Const Acct	
Deposit From Muehle/Sullivan	250
RTD Draw Funding	1,571,101
	0
Total Sources	3,572,013
Project Costs	(2,345,299)
Cash On Hand @ 7/31/09	1,226,274

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Case Type: Litigation