

# SUNFLOWER

Development Group

**To: Mr. David Corliss, Town Manager, Castle Rock, CO and Mr. Kevin Tilson, Director-Castle Rock Downtown Development Authority**

**From: Jason Swords and Banks Floodman, Sunflower Development Group  
Aaron Mesmer, Block Real Estate Services**

**Date: 6/2/23**

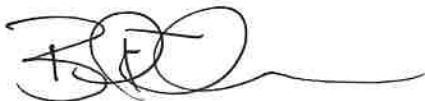
**Subject: The View at Castle Rock- RDA Extension Request**

Mr. Corliss and Mr. Tilson,

Castle Rock View Investors has been working diligently to complete this exciting project in the most timely and efficient manner. Unfortunately, the current environment has created some headwinds leading to a delay on the overall delivery of the project. We can assure you every step has and will continue to be taken to make up as much time as possible, but to meet the high standards we hold ourselves to and standards we believe the Town will be very happy with for years to come, we are requesting an extension to section 2.12 of the First Amendment to The View at Castle Rock Redevelopment and Financing Agreement. We would specifically request a 8-month extension from the May 1<sup>st</sup>, 2024 date, which would give us until December 31<sup>st</sup>, 2024 for Certificate of Occupancy for the first Residential Unit(s). Below is a list of items we have encountered that have led to this request:

1. Unforeseen Site Issues- Dewatering, Sanitary Installation and bypass and shoring/demo of the retaining wall on the eastside of the property.
2. Groundwater- affected pier installation and the sanitary line installation.
3. Binding Insurance with the Condo component for the public parking
4. Supply Chain Management/Price Escalation
5. CORE burying utilities and design for offsite improvements and the increase in cost associated with updated design.

We appreciate the opportunity and looking forward to continuing our work with the Town of Castle Rock on this project.



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