

RAMPART RANGE METROPOLITAN DISTRICT NOS. 4, 5, 6 & 8

8390 E. Crescent Pkwy., Suite 300

Greenwood Village, CO 80111

Phone: 303-779-5710

www.rrmd.org

NOTICE OF REGULAR MEETING AND AGENDA

DATE: February 26, 2025

TIME: 3:00 p.m.

LOCATION: Coventry Development Corp.
9977 Sky Ridge Ave., Suite 415
Lone Tree, Colorado 80124

And virtually via Teams

[Join the meeting now](#)

Meeting ID: 226 990 330 180

Passcode: mD7HG2pf

Dial in by phone

+1 518-414-3429,,885445136# United States, Albany

[Find a local number](#)

Phone conference ID: 885 445 136#

Board of Directors

Keith D. Simon

Elizabeth Matthews

Darryl Jones

Ken Linhardt

Jennifer Hepp (RRMD No. 5 only)

Vacant (RRMD Nos. 4, 6 & 8)

Office

President

Secretary

Treasurer

Assistant Secretary

Assistant Secretary

Term Expires

May, 2027

May, 2025

May, 2025

May, 2027

May, 2027

May, 2027

I. ADMINISTRATIVE MATTERS

A. Confirm quorum, call to order and present disclosures of potential conflicts of interest.

B. Approve agenda, confirm location of meeting, posting of meeting notices and designate 24-hour posting locations.

C. Public Comment.

Members of the public may express their views to the Board on matters that affect the Districts that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

II. CONSENT AGENDA

These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the item(s) will be removed from the consent Agenda and considered in the Regular Agenda:

- A. Review and consider approval of RRMD Nos. 4, 5, 6 & 8 minutes from the December 4, 2025 Annual Meeting and Special Meeting (enclosures).
- B. Ratify approval of Intergovernmental Agreement between the City of Lone Tree and RRMD No. 5 Regarding Dedication and Maintenance of the Parks in the Central Village Couplet District Park and Easement Agreement (enclosure).
- C. Ratify approval of Change Order No. 02 to Service Agreement for Progressive Design-Build Services for MD5-027 Badger Gulch Bridge between RRMD No. 5 and Concrete Express, Inc. dba CEI Constructors, in the amount of \$3,168.00 (enclosure).
- D. Ratify approval of Change Order No. 01 to Service Agreement for Construction Documentation, Bidding and Observation Services between RRMD No. 5 and Design Workshop, Inc. (additional design exploration and City review process) in the amount of \$11,678.00 (enclosure).
- E. Ratify approval of Change Order No. 01 to Service Agreement for Engineering Consultation and Construction Services (2024 East Side Miscellaneous Services) between RRMD No. 5 and Diverse Project Consultants, LLC for additional construction services, in the amount of \$5,495.58 (enclosure).
- F. Ratify approval of Change Order No. 01 to Construction Contract (Filing 4 Roadway and Utility Project) to reconcile quantities per the updated design that was approved for construction, between RRMD No. 5 and Fiore & Sons, in the deductive amount of (-\$251,403.38) (enclosure).
- G. Ratify approval of Change Order No. 05 to Construction Contract (Filing 2 and 3 Roadway and Utility Project) to reconcile quantities associated with signal and lighting quantities for Filing 3, between RRMD No. 5 and Fiore & Sons, in the amount of \$403,060.93 (enclosure).
- H. Ratify approval of Change Order No. 06 to Construction Contract (Filing 2 and 3 Roadway and Utility Project) for Filing 2 sidewalk work, between RRMD No. 5 and Fiore & Sons, in the amount of \$100,403.96 (enclosure).
- I. Ratify approval of Change Order No. 02 to Service Agreement for 2024 East Side Miscellaneous Services, between RRMD No. 5 and Merrick & Company, in the amount of \$3,316.11 (enclosure).
- J. Ratify approval of Change Order No. 01 to Service Agreement for RidgeGate Havana Street Bikeway Project, between RRMD No. 5 and Merrick & Company, in the amount of \$160,000.000 (enclosure).

- K. Ratify approval of Change Order No. 01 to Service Agreement for Bid and Construction Services (RidgeGate East Filing 4), between RRMD No. 5 and Merrick & Company, in the amount of \$55,000.00 (enclosure).
- L. Ratify approval of Change Order No. 02 to Service Agreement for Materials Testing and Special Inspection Services (Ridgegate East Filing No. 2), between RRMD No. 5 and Ground Engineering Consultants, Inc., in the amount of \$1,500 (enclosure).

III. ENGINEER/CONSTRUCTION MATTERS

- A. Engineering/Design Report (Carson Besgrove).
- B. Construction Report (Ernie Warzecha).

IV. FINANCIAL MATTERS

- A. Review and ratify approval of RRMD No. 5 prior claims, current claims and other cash disbursements (enclosure).
- B. Review RRMD No. 5 cash position report – informational only (to be distributed).

V. LEGAL MATTERS

- A. Discuss status of inclusions under Inclusion Agreement.
- B. Discuss Intergovernmental Agreement between RRMD No. 5 and Parker Water and Sanitation District for well sites.
- C. Update regarding May 6, 2025 Regular Elections.

VI. MANAGER MATTERS

- A. Review and consider approval of Task Order No. 3 under Master Service Agreement between RRMD No. 5 and THK Associates, Inc., for Ridgegate Parkway & Highnote Avenue Streetscape at the Justice Center in the amount of \$17,600 (enclosure).
- B. Review and consider approval of Task Order No. 4 under Master Service Agreement between RRMD No. 5 and THK Associates, Inc., for Ridgegate Parkway, Havana St., & Highnote Avenue Streetscape at Filing No. 1, Lot 2-A-3 in the amount of \$34,200 (enclosure).
- C. Review and consider approval of Task Order No. 5 under Master Service Agreement between RRMD No. 5 and THK Associates, Inc., for Nexcore-Highnote Avenue & Havana Street in the amount of \$5,450 (enclosure).

VII. BOARD MEMBER ITEMS

VIII. OTHER BUSINESS

- A. Discuss rescheduling regular Board meetings to the fourth Thursday each month.

IX. ADJOURNMENT

The next meeting is scheduled for March 26, 2025 at 3:00 p.m.