

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

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Greenwood Village, CO 80111
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NOTICE OF SPECIAL MEETING AND AGENDA

DATE: Tuesday, February 13, 2024
TIME: 1:00 p.m.
LOCATION: Coventry Development Corp.
9878 Schwab Way, Suite 415
Lone Tree, Colorado 80124

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Keith D. Simon	President	May, 2027
Elizabeth Matthews	Secretary	May, 2025
Darryl Jones	Treasurer	May, 2025
Ken Linhardt	Assistant Secretary	May, 2027
Jennifer Miller (RRMD No. 5 only)	Assistant Secretary	May, 2027
Vacancy (RRMD Nos. 4, 6, & 8)		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 and posting of meeting notices.
- C. Public Comment.

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 minutes from the December 6, 2023 Special Meeting (enclosure).
- B. Ratify approval of Change Order No. 1 to Service Agreement for Lighting and Electrical Design Consulting between RRMD No. 5 and Clanton & Associates, Inc. in the amount of \$30,000 (enclosure).

- C. Ratify approval of Change Order No. 01 to Task Order No. 003 to MSA 23-04 for Design and Construction Administration Services between RRMD No. 5 and Consilium Design, Inc. (Ridgegate Station TOD – additional services) in the amount of \$10,000.00 (enclosure).
- D. Ratify approval of Change Order No. 01 to Task Order No. 004 to MSA 23-04 for Design and Construction Administration Services between RRMD No. 5 and Consilium Design, Inc. (Nexcore Finalization of Design and contract documents, ongoing construction administration and observation) in the amount of \$5,000.00 (enclosure).
- E. Ratify approval of Change Order No. 02 to Task Order No. 003 to MSA 23-04 for Design and Construction Administration Services between RRMD No. 5 and Consilium Design, Inc. (Ridgegate Station TOD, additional services) in the amount of \$5,000.00 (enclosure).
- F. Ratify approval of Change Order No. 05 to Agreement for East Side Concrete Projects between RRMD No. 5 and CTF Construction (reconcile contract price) in the deductive amount of (\$1,710.50) (enclosure).
- G. Ratify approval of Change Order No. 04 to Service Agreement for Construction Management Services for Ridgegate East Multiple Landscape Projects (Additional construction services to closeout RidgeGate East Landscape – Koebel ROW Project, contractor Landscape Task Order 1.2) between RRMD No. 5 and Diverse Project Consultants in the amount of \$750.00 (enclosure).
- H. Ratify Change Order No. 06 to Service Agreement for Traffic Signal Design (Ridgegate Parkway Couplet) between RRMD No. 5 and FHU (Design of traffic signals for six intersections along RidgeGate Parkway one-way couplet) in the amount of \$10,000.00 (enclosure).
- I. Ratify approval of Change Order No. 01 to Construction Contract (Filing 2 and 3 Roadway and Utility Project) between RRMD No. 5 and Fiore & Sons (reconcile work) in the deductive amount of (\$61,643.38) (enclosure).
- J. Ratify approval of Work Change Directive No. 01 to Construction Contract (Filing 2 Roadway and Improvement Project) between RRMD No. 5 and Fiore & Sons (Start procurement of long lead items for additional work to be issued) in the amount of \$46,000.00 (enclosure).
- K. Ratify approval of Service Agreement for Bid and Construction Support Services (Badger Gulch Trunk Sanitary Sewer) between RRMD No. 5 and Merrick & Company (Filing 3 and 4 Final Design) in the amount of \$150,000.00 (enclosure).
- L. Ratify approval of Change Order No. 07 to Construction Agreement for MD5-018 Lyric Street Traffic Signal Project between RRMD No. 5 and Sturgeon Electric Company, Inc. (reconcile contract price) in the deductive amount of (\$365,919.00) (enclosure).

III. ENGINEER/CONSTRUCTION MATTERS

- A. Engineering/Design Report (Carson Besgrove).
 - i. Discuss Ridgeway SW Filing No. 4 Street and Utilities Project (Project MD5-026), review bid tabulation, and ratify Award of Contract and authorizing Notice to Proceed to Fiore & Sons, Inc.
 - ii. Discuss RidgeGate – Badger Gulch Trunk Sanitary Sewer Project (Project MD5-007), review bid tabulation, and ratify Award of Contract and authorizing Notice to Proceed to SMH West LLC.
- B. Construction Report (Ernie Warzecha).

IV. LEGAL MATTERS

- A. Discuss status of inclusions under Inclusion Agreement.
- B. Conduct Public Hearing on Petition to Include Real Property (Tracts A and B, Lots 2 and 3, Ridgeway SW Filing No. 4) owned by Ridgeway Investments, Inc. into District No. 8 and consider adoption of Resolution for Inclusion of Real Property (enclosures – Petition for Inclusion and Resolution for Inclusion of Real Property).
- C. Review and consider adoption of Second Amendment to Joint Resolution of Rampart Range Metropolitan District Nos. 1, 5 and 8 to Impose Water Resource Credit Fees (Tracts A and B, Lots 2 and 3, Ridgeway SW Filing No. 4) (enclosure).
- D. Review and consider approval of Fifth Amendment to Joint Resolution of Rampart Range Metropolitan District Nos. 5 and 8 Concerning the Imposition of Development Fees (Tracts A and B, Lots 2 and 3, Ridgeway SW Filing No. 4) (enclosure).
- E. Review and consider adoption of Resolution Authorizing Adjustment District Mill Levy in Accordance with the Service Plan (RRMD Nos. 6 and 8) (to be distributed).
- F. Review and consider approval of District Infrastructure Agreement among RRMD No. 5, Ridgeway Investments, Inc., and CD Holdings Company LLC (Confluent Development – Lot 2-A-3, Filing No. 1) (enclosure).
- G. Review and consider approval of Amendment to District Infrastructure Agreement among RRMD No. 5, Ridgeway Investments, Inc., and Century Land Holdings, LLC (Century Living) (to be distributed).
- H. Discuss and consider approval of License Agreement for Lone Tree Mobility HUB (Train Station) between RRMD No. 5 and HS&G, Inc. (to be distributed).

V. MANAGER MATTERS

- A. Review and consider approval of Service Agreement for 2024 Landscape Maintenance and Snow Removal Services between RRMD No. 5 and BrightView Landscape Services, Inc. (to be distributed).
- B. Review and consider approval of Change Order No. 3 to Service Agreement for Badger Gulch Park Landscape Architecture between RRMD No. 5 and Consilium Design, Inc. in the amount of \$6,500.00 (enclosure).
- C. Review and consider approval of Service Agreement for Engineering Consultation and Construction Services (2024 East Side Miscellaneous Services) between RRMD No. 5 and Diverse Project Consultants, LLC in the amount of \$73,500.00 (enclosure).
- D. Review and consider approval of Service Agreement for Environmental Services (Badger Gulch Sanitary Sewer Line Project) between RRMD No. 5 and ERO Resource Corporation in the amount of \$4,200.00 (enclosure).
- E. Review and consider approval of Service Agreement for Materials Testing and Special Inspection Services (Badger Gulch Trunk Sanitary Sewer) between RRMD No. 5 and Ground Engineering Consultants, Inc. in the amount of \$35,510.00 (enclosure).
- F. Review and consider approval of Service Agreement for Materials Testing and Special Inspection Services (Filing 4 Streets and Utilities) between RRMD No. 5 and Ground Engineering Consultants, Inc. in the amount of \$69,800.00 (enclosure).
- G. Review and consider approval of Change Order No. 4 to Service Agreement for Professional Engineering and Design Services (Ridgegate Parkway Couplet Development Roadway and Utility Design) between RRMD No. 5 and Merrick & Company in the amount of \$146,000.00 (enclosure).
- H. Review and consider approval of Change Order No. 1 to LAP No. 1 to Work Order No. 4 under Master Service Agreement for Engineering and Surveying Services (Ridgegate Badger Gulch Sanitary) between RRMD No. 5 and Merrick & Company in the amount of \$29,280.00 (enclosure).
- I. Review and consider approval of Service Agreement for Bid and Construction Support Services (Ridgegate East Filing 4) between RRMD No. 5 and Merrick & Company in the amount of \$165,000.00 (enclosure).

VI. BOARD MEMBER ITEMS

VII. OTHER BUSINESS

- A. Discuss need for February 28, 2024 regular meeting.

B. ADJOURNMENT

The next regular meeting is scheduled for February 28, 2024 at 3:00 p.m.