

## **NOTICE OF REGULAR MEETING**

### **RAMPART RANGE METROPOLITAN DISTRICT NOS. 1, 2 & 7 of DOUGLAS COUNTY, COLORADO**

**NOTICE IS HEREBY GIVEN** that the Board of Directors of the Rampart Range Metropolitan District Nos. 1, 2 & 7 of the County of Douglas, State of Colorado, will hold a regular meeting on Wednesday, May 24, 2017 at the hour of 3:00 p.m., at Coventry Development Corp, 10270 Commonwealth Street, Ste. B., Lone Tree, Colorado 80124, for the purpose of conducting any business which may come before the Board.

**This meeting is open to the public.**

**BY ORDER OF THE BOARD OF  
DIRECTORS OF THE RAMPART  
RANGE METROPOLITAN DISTRICT  
NOS. 1, 2 & 7**

**By /s/ Denise Denslow**

#### **Agenda:**

1. Call to Order
2. Declaration of Quorum
3. Present Disclosures of Potential Conflicts of Interest
4. Approve Agenda and Confirm Location of Meeting and Posting of Meeting
5. Public Comments
6. 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 February 22, 2017 Regular Meeting Minutes (enclosed)
- B. Ratify Approval of Change Order No. 6 to MD2-075 Promenade Park and Filing 21 Project between RRMD No. 1 and Designscaapes of Colorado, Inc. for additional sidewalk at Sky Ridge Avenue in the amount of \$9,744 (enclosed)
- C. Ratify Approval of Change Order No. 7 to MD2-075 Promenade Park and Filing 21 Project between RRMD No. 1 and Designscaapes of Colorado, Inc. to reconcile quantities of the retaining walls and add additional work on the shade structure and along concrete stairs in the credit amount of <\$6,970.51> (enclosed)

- D. Ratify Approval of Temporary Construction Easement Agreement by and between RRMD No. 1 and The Retreat at RidgeGate, LLC, incorporating Tract D into the temporary construction Area
  - E. Review and Ratify Approval of Service Agreement for 2017 RidgeGate Cabela Trail Design/Build between RRMD No. 1 and Tony Boone Trails, Inc. in the amount of \$17,343.30 (enclosed)
  - F. Review and Consider Approval of Change Order No. 1 to Work Order No. 1 to the Master Service Agreement for lighting installation between RRMD No.1 and Sturgeon Electric Company, Inc. for additional mobilization to set delayed Type D streetlight in the amount of \$500.
  - G. Review and Consider Approval of Work Order No. 2 and LAP No. 1/Work No. 2 to the Master Service Agreement for lighting installation between RRMD No.1 and Sturgeon Electric Company, Inc. for installation of lighting components along Sky Ridge Avenue just west of Bellwether in the amount of \$61,536.25 (enclosed)
  - H. Review and Consider Approval of Work Order No. 3 and LAP No. 1/Work No. 3 to the Master Service Agreement for lighting installation between RRMD No.1 and Sturgeon Electric Company, Inc. for provision and installation of street lighting along south side of Sky Ridge Avenue from Bismark to Park Meadows Boulevard in the amount of \$50,760 (enclosed)
7. Items from the Engineer/Construction Manager
- A. Engineering/Design Report (Carson Besgrove)
  - B. Construction Report (Ernie Warzecha)
8. Landscape Update – Michael Crespin /BrightView (enclosed)
9. Items from the Attorney
- A. Discuss and Consider Approval of Landscape and Maintenance Easement between RRMD No. 1 and NT RidgeGate MF LLC to erect and maintain hardscape and landscape (to be distributed)
  - B. Discuss and Consider Approval of Operation and Maintenance Easement Agreement (Wall Geogrid) between RRMD No. 1 and BH Urban Villas (to be distributed)
  - C. Discuss and Consider Approval of Bargain and Sale Deed from RidgeGate Investments, Inc. to RRMD No. 1 for the Conveyance of Lot 3-A, RidgeGate East Filing No. 1, 1<sup>st</sup> Amendment (enclosed)
10. Financial Items
- A. Review and Ratify Approval of Prior Claims (enclosed)
  - B. Review and Consider Approval of Current Claims (to be distributed)
  - C. Review and Ratify Approval of Monthly Pledged Revenue Transfers to the Custodial Accounts for the 2013A and 2013B Loans (enclosed)
  - D. Review Cash Position Report – Informational Only (to be distributed)
  - E. Review and Ratify Approval of Engagement of Piper Jaffray as Financial Advisor for Rampart Range Metropolitan District Nos. 1, 2 and 7 for anticipated 2017 debt refinancing (enclosed)
  - F. Review and Ratify Approval of Engagement of Piper Jaffray as Swap Advisor for Rampart Range Metropolitan District No. 1 for anticipated 2017 debt refinancing (enclosed)
11. Items from the Manager
- A. Discuss and Consider Approval of Change Order No. 5 to MD2-075 Promenade Park Filing 21 Project between RRMD No. 1 and Designscapes Colorado, Inc. to reconcile quantities and amendment of approved materials to be used in the amount of \$6,134.00 (enclosed)
  - B. Discuss and Consider Approval of Change Order No. 1 to LAP No. 3/Work Order No. 2 to Master Service Agreement for Infrastructure Planning and Design – East Side - RidgGate City Center Wastewater Collection and Conveyance System Infrastructure between RRMD No. 1 and Merrick & Company for scope clarification/expansion in the amount of \$309,200 (enclosed)
  - C. Discuss and Consider Approval of Change Order No. 1 to LAP No. 1/Work Order No. 1 to Master Service Agreement for RidgeGate East Side 2020 and 2030 Master Water System Study between RRMD No. 1 and Merrick & Company for additional coordination with PWSO in the amount of \$10,473.25 (enclosed)
  - D. Review and Consider Approval of Work Order No. 4 and LAP No. 1/Work Order No. 4 to Master Service Agreement for Infrastructure Planning and Design – East Side – With Merrick & Company Regarding the RidgeGate East RidgeGate Parkway Expansion Bridge in the amount of \$681,372 which includes services by Subcontractors FHU, ERO and Ground Engineering (enclosed)
  - E. Review and Consider Approval of Service Agreement between Michael Baker International, Inc. and RRMD No. 1 for bridge design services related to RidgeGate Parkway Expansion in the amount of \$443,487.44 (enclosed)

- F. Review and Consider Approval Work Order No. 2 and LAP No. 1/Work Order No. 2 to Master Service Agreement for Engineering Services – East Side between RRMD No. 1 and Ground Engineering Consultants, Inc. in the amount of \$15,500 (enclosed)
  - G. Review and Consider Approval of Work Change Directive No. 1 between RRMD No. 1 and Arrow-J Landscape & Design, Inc. for irrigation installation system per Filing 19 streetscape plans in the amount of \$20,005 (enclosed)
  - H. Review and Consider Approval of LAP No. 3/Work Order No. 1 to Master Service Agreement for Infrastructure Planning and Design-Water System between Merrick & Company with RRMD No. 1 for RidgeGate East Phase II water main in the amount of \$140,430 (enclosed)
  - I. Review and Consider Approval of Work Change Directive No. 10 to MD2-075 between RRMD No. 1 and Designscares Colorado, Inc. for grass pavers and concrete pad for maintenance access in the amount of \$12,241.80 (enclosed)
  - J. Master Service Agreement for Engineering Consultation and Construction Services – West Side between RRMD No. 1 and Diverse Project Consultants, LLC (“Diverse MSA”)
    - i. Discuss and Consider Approval of Work Order No. 2 and LAP No. 1/Work Order No. 2 to Diverse MSA in Relation to MD2-076 Lincoln Commons Park Construction Services in the amount of \$30,000 (enclosed)
  - K. Review and Consider Approval of Master Service Agreement between RRMD No. 1 and Martin/Martin, Inc. (“M/M MSA”) for structural engineering services (enclosed)
    - i. Review and Consider Approval of Change Order No. 1 under M/M MSA for parking garage repairs at 10003 Commons Street Garage in the amount of \$53,000 (enclosed)
  - L. Discuss RidgeGate Parkway Widening Project and Potential Intergovernmental Agreement with the City of Lone Tree regarding same
12. Board Member Items
13. Adjournment