

**STERLING RANCH COMMUNITY AUTHORITY BOARD  
DOUGLAS COUNTY, COLORADO**

This notice is given by order of the Board of Directors of the Authority.

By: /s/ Denise Denslow  
Manager

**STERLING RANCH COMMUNITY AUTHORITY BOARD "CAB"**  
**REGULAR MEETING AGENDA**

**Board of Directors:**

**Term Expires:**

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James Yates, President (representing Sterling Ranch Colorado MD No. 2)	January 15, 2023
Harold R. Smethills, Jr., Vice President (representing Sterling Ranch Colorado MD No. 1)	January 15, 2020
Diane H. Smethills, Treasurer (representing Sterling Ranch Colorado MD Nos. 3-7)	January 15, 2020
David Little, Assistant Secretary (representing Sterling Ranch Colorado MD No. 1)	November 20, 2022
Darrell J. Schulte, Assistant Secretary (representing Sterling Ranch Colorado MD No. 1)	January 15, 2023
Denise Denslow, Secretary	N/A
6 VACANCIES	

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**Date:** February 19, 2019 - Tuesday  
**Time:** 3:00 p.m.  
**Location:** Sterling Ranch Civic Center  
Siemens 2<sup>nd</sup> Floor Conference Room  
8155 Piney River Avenue  
Suite 2100  
Littleton, CO 80125

1. CALL TO ORDER / DECLARATION OF QUORUM

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2. DISCLOSURE OF CONFLICTS OF INTEREST

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3. REVIEW AND APPROVE AGENDA AND MEETING LOCATION; APPOINT ACTING SECRETARY FOR MEETING, IF NECESSARY

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4. PUBLIC COMMENTS

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5. MANAGEMENT MATTERS / Tom Martinez

A. General Updates

1. Operations Report (to be distributed)
  - a. Civic Center Project
  - b. Providence Village Recreation Center

2. Committee Formation
3. Consider Approval of Prefunding CCMC Lifestyle Budget

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B. General Construction Updates / Tim Mangnall

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6. LEGAL MATTERS

- A. FIRST READING - Review and Discuss Proposed Revisions to Rules and Regulations (chart enclosed)

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- B. Review and Consider Approval of Settlement Agreement and Release between the CAB and Forterra Precast Concepts, LLC (enclosed)

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- C. Discuss Proposals for Codifier Service Agreement (enclosures)

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- D. Review and Consider Approval of In-Tract Improvements Agreement – Sterling Ranch – Filing 2 Superblock by and among the CAB, First American Title Insurance Company, DFH Mandarin, LLC, and Sterling Ranch Development Company (enclosed)

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- E. Review and Consider Adoption of Resolution No. 2019-02-\_\_\_\_, Resolution of the Board of Directors of the Sterling Ranch Community Authority Board Encumbering and Committing Funds for the Completion of Improvements and Landscape and Park Improvements for Sterling Ranch Filing No. 2 (enclosed)
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- F. Discuss a Resolution to Amend Closing Costs to Include Landscaping Fees
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- G. Presentation of Work Order Tracker / Ben Both (enclosed)
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- H. Review and Consider Approval of Work Orders and Change Orders under Existing Master Service Agreements:

1. Aztec Consultants, Inc. – Filing No. 1 - Change Order No. 1 to Work Order No. 4 - \$2,458.00 (enclosed)
  2. Aztec Consultants, Inc. – Filing No. 2 - Change Order No. 1 to Work Order No. 5 – Decrease of (\$500.00) (enclosed)
  3. Aztec Consultants, Inc. – Filing No. 3A/3B – Change Order No. 1 to Work Order No. 3 - \$3,900.00 (enclosed)
  4. CORE Consultants, Inc. – Filing No. 4 (Super Lots 124 & 125 in Filing 4B) - Work Order No. 1 - \$96,000.00 (enclosed)
  5. Dewberry Engineers, Inc. – Filing No. 4C – Work Order No. 1 - \$15,120.00 (enclosed)
  6. Matrix Design Group, Inc. – Filing No. 2 - Work Order No. 10 - \$124,560.00 (enclosed)
  7. Matrix Design Group, Inc. – Filing No. 5 – Work Order No. 2 - \$96,770.00 (enclosed)
  8. Siemens Industry, Inc. – Filing No. 2 – Change Order No. 2 to Work Order No. 20 - \$1,795.00 (enclosed)
  9. Siemens Industry, Inc. – Filing No. 2 – Change Order No. 3 to Work Order No. 20 - \$4,510.00 (enclosed)
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I. Review and Consider Approval of Change Orders under Existing Awarded Contracts:

1. Brightview Landscape Development, Inc. – Filing No. 1 – Change Order No. 13 - \$7,605.00 (enclosed)
  2. Brightview Landscape Development, Inc. – Filing No. 2 – Change Order No. 3 - \$5,640.00 (enclosed)
  3. Brightview Landscape Development, Inc. – Filing No. 2 – Change Order No. 4 - \$204.70 (enclosed)
  4. MLL Concrete, Inc. – Filing No. 4A – Change Order No. 1 - \$384,932.00 (enclosed)
  5. R.E. Monks Construction Company, LLC – Filing No. 2 – Change Order No. 7 - \$53,798.11 (enclosed)
  6. R.E. Monks Construction Company, LLC – Filing No. 2 – Change Order No. 8 - \$8,082.53 (enclosed)
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7. FINANCIAL MATTERS

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8. BOARD MATTERS

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9. ADMINISTRATIVE MATTERS

- A. Review and Consider Approval of the Minutes of the December 18, 2018 Regular Meeting, Minutes of the January 7, 2019 Work Session, and Minutes of the January 15, 2019 Regular Meeting (enclosed)
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- B. Confirm Quorum for Next Board Meeting to be Held Tuesday, March 19, 2019 at 3:00 p.m. at the Sterling Ranch Civic Center, Siemens 2<sup>nd</sup> Floor Conference Room, 8155 Piney River Avenue, Suite 2100, Littleton, CO 80125
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- C. Other
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10. CONSENT AGENDA

**Consider Ratifying Approval and Execution of the Following Items, All Discussed and Reviewed at the February 12, 2019 Work Session Meeting:**

- A. Master Service Agreement for Utility Locating Services between the CAB and Aztec Surveying and Locating Inc. (enclosed)
- B. Work Orders and Change Orders under **Existing Master Service Agreements:**
  - 1. A.G. Wassenaar – Filing No. 1, Work Order No. 5 - \$25,868.00 (enclosed)
  - 2. A.G. Wassenaar – Filing No. 6, Change Order No. 1 to Work Order No. 1 - \$4,200 (enclosed)
  - 3. Atwell – Filing No. 2, Change Order No. 2 to Work Order No. 1 - \$8,660.00 (enclosed)
  - 4. Atwell – Filing No. 4A, Change Order No. 1 to Work Order No. 2 - \$4,996.00 (enclosed)
  - 5. Aztec Consultants – Filing No. General, Work Order No. 1 - \$128,000 (enclosed)
  - 6. Aztec Consultants – Filing No. 1, Work Order No. 6 - \$8,800.00 (enclosed)
  - 7. Aztec Consultants – Filing No. 2, Work Order No. 5 - \$2,000.00 (enclosed)
  - 8. Aztec Consultants – Filing No. 5, Work Order No. 1 - \$2,240.00 (enclosed)
  - 9. Aztec Consultants – Filing No. 6, Work Order No. 1 - \$3,570.00 (enclosed)
  - 10. EV Studio, LLC – Filing No. 2, Work Order No. 2 - \$30,000 (enclosed)
  - 11. LT Environmental – Filing No. 2, Change Order No. 3 to Work Order No. 1 - \$37,131.92 (enclosed)
  - 12. Manhard Consulting – Filing No. General, Change Order No. 1 to Work Order No. 1 - \$24,000.00 (enclosed)
  - 13. Matrix – Filing No. 2, Change Order No. 1 to Work Order No. 5 - \$9,000.00 (enclosed)
  - 14. Redland Consulting – Filing No. 1, Work Order No. 44 - \$3,500.00 (enclosed)
  - 15. Redland Consulting – Filing No. 3, Work Order No. 1 - \$75,000.00 (enclosed)
  - 16. Redland Consulting – Filing No. 4A, Work Order No. 13 - \$16,000.00 (enclosed)
  - 17. Redland Consulting – Filing No. 4B, Work Order No. 14 - \$19,000.00 (enclosed)
  - 18. Redland Consulting – Filing No. 4C, Work Order No. 15 - \$34,000.00 (enclosed)
  - 19. Total Property – Filing No. 1, Change Order No. 2 to Work Order No. 1 - \$50,000.00 (enclosed)
  - 20. Total Property – Filing No. 2, Work Order No. 2 - \$50,000.00 (enclosed)
  - 21. Total Property – Filing No. General, Work Order No. 1 - \$25,474.06 (enclosed)
- C. Change Orders under **Existing Awarded Contracts:**
  - 1. Advanced Concrete – Filing No. 2, Change Order No. 6 - \$26,497.46 (enclosed)
  - 2. Advanced Concrete – Filing No. 2, Change Order No. 7 - \$2,663.19 (enclosed)

3. Brightview Landscape – Filing No. 1, Change Order No. 12 - \$483.53 (enclosed)
  4. Iron Woman – Filing No. 2, Change Order No. 8 - \$229,395.61 (enclosed)
  5. JBS Pipeline – Filing No. 4B, Change Order No. 1 - \$1,081,597.29 (enclosed)
  6. JBS Pipeline – Filing No. 4C, Change Order No. 1 - \$1,482,592.06 (enclosed)
  7. Martin Marietta – Filing No. 2, Change Order No. 10 – (\$712.95) (enclosed)
  8. Martin Marietta – Filing No. 2, Change Order No. 11 – \$53,795.00 (enclosed)
  9. Martin Marietta – Filing No. 2, Change Order No. 12 - \$13,798.98 (enclosed)
  10. Thoutt Bros. – Filing No. General, Change Order No. 1 - \$191.75 (enclosed)
  - D. Acceptance of Construction Contract versus 2019 Budget Allocation Report / Ben Both (enclosed)
  - E. Cost Certifications and Pay Applications for **Filing No. 1:**
    1. Manhard – Filing No. 1 - Cost Certification No. 10 for Brightview - (January 2019) - \$27,213.64 (enclosed)
      - a. Brightview - Filing No. 1 – Pay Application No. 10 – \$27,213.64 (enclosed)
  - F. Pay Applications and Cost Certifications for **Filing No. 2:**
    1. CORE – Filing No. 2 - Cost Certification No. 12 - (January 2019) \$376,487.66 (enclosed)
      - a. Advanced Concrete Construction - Filing No. 2 - Pay Application No. 6 (January 2019) - \$103,886.34 (included with Cost Cert)
      - b. Brightview Landscape Development, Inc. - Filing No. 2 - Pay Application No. 3 (January 2019) - \$11,756.25 (included with Cost Cert)
      - c. Iron Woman Construction and Environmental Services, LLC - Filing No. 2 - Pay Application No. 10 (January 2019) - \$110,562.90 (included with Cost Cert)
      - d. Martin Marietta – Filing No. 2 – Pay Application No. 6 (January 2019) - \$87,338.91 (included with Cost Cert)
      - e. R.E. Monks Construction Company, LLC – Filing No. 2 – Pay Application No. 12 (January 2019) - \$62,943.26 (included with Cost Cert)
  - G. Pay Applications and Cost Certifications for **Filing No. 4:**
    1. CORE – Filing No. 4 (4A, 4B and 4C) - Cost Certification No. 3 (January 2019) - \$142,566.08 (enclosed)
      - a. R.E. Monks – Filing No. 4 (4A) - Pay Application No. 3 (January 2019) - \$142,566.08 (included with Cost Cert)
  - H. Ratify Notice of Award of Contract to MLL, Inc. for Concrete Work in Sterling Ranch Filing Nos. 4A, 4B and 4C, in the Amount of \$977,979.87
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11. EXECUTIVE SESSION, IF NECESSARY
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12. ADJOURNMENT
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**NEXT SCHEDULED BOARD MEETING**  
**Tuesday, March 19, 2019 – 3:00 p.m.**

**DEFERRED/PENDING ITEMS:**

Discuss Ownership of Water Meters (early 2019)



**REGULAR MEETINGS ARE HELD AT 3:00 P.M. AT:**

Sterling Ranch Civic Center  
 Siemens 2<sup>nd</sup> Floor Conference Room  
 8155 Piney River Avenue  
 Suite 2100  
 Littleton, CO 80125

**WORK SESSIONS ARE HELD AT 2:30 P.M. AT:**

Sterling Ranch Civic Center  
 Siemens 2<sup>nd</sup> Floor Conference Room  
 8155 Piney River Avenue  
 Suite 2100  
 Littleton, CO 80125

**2019 Meeting Calendar**

January						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

February						
Su	M	Tu	W	Th	F	Sa
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24	25	26	27	28		

March						
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31						

April						
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28	29	30				

May						
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June						
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30						

July						
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28	29	30	31			

August						
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September						
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29	30					

October						
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27	28	29	30	31		

November						
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December						
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29	30	31				

\*Holidays in pink