

NOTICE OF REGULAR MEETING

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

NOTICE IS HEREBY GIVEN that the Board of Directors of Sterling Ranch Community Authority Board (the "CAB"), Douglas County, Colorado, will hold a regular meeting on Wednesday, June 19, 2019 at the hour of 12:00 p.m. at the Sterling Ranch Civic Center, Siemens 2nd Floor Conference Room, 8155 Piney River Avenue, Suite 2100, Littleton, CO 80125. At this meeting the Board will take up regular business of the Authority as reflected on the agenda attached, and any other matters as may come before the Board. These meetings are open to the public.

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

STERLING RANCH COMMUNITY AUTHORITY
BOARD
DOUGLAS COUNTY, COLORADO

By: /s/ Denise Denslow
Manager

STERLING RANCH COMMUNITY AUTHORITY BOARD "CAB"
REGULAR MEETING AGENDA

Board of Directors:

Term Expires:

Harold R. Smethills, Jr., President (representing Sterling Ranch Colorado MD No. 1)	January 15, 2020
James L. Yates, Vice-President (representing Sterling Ranch Colorado MD No. 2)	January 15, 2023
Diane H. Smethills, Treas./Asst. Sec. (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	

Date: June 19, 2019 - Wednesday
Time: 12:00 p.m. to 5:00 p.m.
Location: Sterling Ranch Civic Center
Siemens 2nd Floor Conference Room
8155 Piney River Avenue
Suite 2100
Littleton, CO 80125

1. CALL TO ORDER / DECLARATION OF QUORUM

2. DISCLOSURE OF CONFLICTS OF INTEREST

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

4. PUBLIC COMMENTS (5 minutes per person)

5. CAB MANAGEMENT MATTERS (15 minutes)
 - A. General Manager Updates
 1. Operations Report / Questions & Answers (enclosed)
 2. July Forward-Looking

6. CAB CONSTRUCTION COMMITTEE UPDATE AND RECOMMENDATIONS (45 minutes)

A. Director of Construction Update

1. Construction Overview (see Operations Report enclosed)
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B. General Manager

1. Providence Village Recreation Center Update
 - a. Schedule Update
 - b. Building Permit Status
 - c. Budget Update
 2. Review and Consider Providence Village Recreation Center Fire Suppression System between the CAB and MW Golden Constructors (enclosed)
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C. Construction Committee Chairman Update

1. Recommendation to Approve Cost Certifications, Construction Pay Applications, Work Orders, and Change Orders against Budgets on Consent Agenda (Item 13)
 2. Recommendation to Approve Master Service Agreements on Consent Agenda (Item 13)
 3. Recommendation to Approve Filing 4A, 4B, and 4C Bid Review – Landscape
 4. Recommendation to Approve Filing 4A Town Homes, Filing No. 2 Town Homes and Providence Village Recreation Center Bid Review – Concrete on Public Sidewalk and Entry
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7. CAB FINANCE COMMITTEE UPDATE AND RECOMMENDATIONS (30 minutes)

A. Finance Committee Chairman Update

1. Review and Consider Approval of 2018 Audit (enclosed)
 2. Review and Ratify the Approval of Payment of Current and Prior Claims
 3. Review and Accept Unaudited Financial Statements through March 31, 2019
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8. CAB Resident Experience Committee Update and Recommendations (30 minutes)

A. Resident Experience Committee Chairman Update

9. CAB LEGAL MATTERS (30 minutes)

A. Other

B. FIRST READING - Review and Discuss Proposed Revisions to Rules and Regulations (to be distributed)

C. Review and Consider Approval of Third Amendment to Lease between the CAB and Sterling Ranch Civic Center, LLC Related to the Use of Audio and Visual Equipment in Public Space, Subject to Final Legal Review (to be distributed)

D. Review and consider approval of Pipeline Lease Agreement by and between Roxborough Water and Sanitation District, Dominion Water & Sanitation District, and the CAB (enclosed).

10. CAB BUSINESS CONSIDERATIONS (10 minutes)

A. Review and Consider Accepting Scope of Services for CAB Legal Services for Bidding Purposes (to be distributed)

- B. Consider Formation of Committee for Vetting of Proposals from Legal Firms to Provide Legal Services for the CAB
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11. CAB BOARD / ADMINISTRATIVE MATTERS (5 minutes)

- A. Confirm Quorum for Next Board Meeting to be Held Wednesday, July 17, 2019 at 12:00 p.m. at the Sterling Ranch Civic Center, Siemens 2nd Floor Conference Room, 8155 Piney River Avenue, Suite 2100, Littleton, CO 80125
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- B. Sign and Execute Approved Documents
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12. EXECUTIVE SESSION, IF NECESSARY (30 minutes)

13. CONSENT AGENDA ITEMS (RATIFY/APPROVAL):

- A. A.G. Wassenaar, Inc. – Filing No. 2 – Change Order No. 1 to Work Order No. 4 – Increase of \$14,789.50 (enclosed)
- B. A.G. Wassenaar, Inc. – Filing No. 2 – Change Order No. 1 to Work Order No. 6 – Decrease of (\$24,167.50) (enclosed)
- C. A.G. Wassenaar, Inc. – Filing No. 4A – Change Order No. 1 to Work Order No. 10 – Decrease of (\$24,167.50)
- D. Aztec Consultants, Inc. – Filing No. 1 – Change Order No. 4 to Work Order No. 3 – Increase of \$810.00 (enclosed)
- E. Aztec Consultants, Inc. – Filing No. 1 – Change Order No. 3 to Work Order No. 4 – Increase of \$1,080.00 (enclosed)
- F. Aztec Consultants, Inc. – Filing No. 1 – Work Order No. 7 - \$4,000.00 (enclosed)
- G. Aztec Consultants, Inc. – Filing No. 2 – Change Order No. 4 to Work Order No. 1 – Increase of \$2,790.00 (enclosed)
- H. Aztec Consultants, Inc. – Filing No. 2 – Work Order No. 7 - \$49,200.00 (enclosed)
- I. Aztec Consultants, Inc. – Filing No. 2 – Work Order No. 8 - \$800.00 (enclosed)
- J. Aztec Consultants, Inc. – Filing No. 3 – Change Order No. 2 to Work Order No. 3 – Increase of \$1,200.00 (enclosed)
- K. Aztec Consultants, Inc. – Filing No. 3 – Work Order No. 4 - \$452,155.00 (enclosed)
- L. Aztec Consultants, Inc. – Filing No. 3 – Work Order No. 5 - \$56,500.00 (enclosed)
- M. Aztec Consultants, Inc. – Filing No. 3 – Work Order No. 6 - \$397,840.00 (enclosed)
- N. Aztec Consultants, Inc. – Filing No. 4 – Change Order No. 3 to Work Order No. 11 – Increase of \$90.00 (enclosed)

- O. Aztec Consultants, Inc. – Filing No. 4 – Change Order No. 1 to Work Order No. 14 – Increase of \$720.00 (enclosed)
- P. Aztec Consultants, Inc. – Filing No. 4A – Work Order No. 16 - \$29,000.00 (enclosed)
- Q. Aztec Consultants, Inc. – Filing No. 4B – Work Order No. 17 - \$13,000.00 (enclosed)
- R. Aztec Consultants, Inc. – Filing No. 4C – Work Order No. 18 - \$13,000.00 (enclosed)
- S. Brightview Landscape Development Inc. – Filing No. 2 – Change Order No. 12 – Decrease of (\$3,861.00) (enclosed)
- T. CORE Consultants, Inc. – Filing No. 1 – Change Order No. 7 to Work Order No. 3 – Increase of \$2,500.00 (enclosed)
- U. CORE Consultants, Inc. – Filing No. 2, Recreation Center – Work Order No. 1 - \$80,000.00 (enclosed)
- V. CORE Consultants, Inc. – Filing No. 2 – Change Order No. 3 to Work Order No. 5 – Increase of \$15,000.00 (enclosed)
- W. CORE Consultants, Inc. – Filing No. 3A, B & C – Work Order No. 1 - \$60,000.00 (enclosed)
- X. CORE Consultants, Inc. – Filing No. 4C – Work Order No. 1 - \$25,000.00 (enclosed)
- Y. ERO Resources Corporation – Filing No. General – Work Order No. 2 - \$3,250.00 (enclosed)
- Z. ERO Resources Corporation – Filing No. 3 – Work Order No. 3 - \$15,500.00 (enclosed)
- AA. ERO Resources Corporation – Filing No. 3 – Work Order No. 4 - \$8,000.00 (enclosed)
- BB. Genesis Home Team LLC – Filing No. General – Change Order No. 1 to Work Order No. 1 – Increase of \$200.00 (enclosed)
- CC. Iron Woman Construction – Filing No. 2 – Change Order No. 9 – Increase of \$85,469.74 (enclosed)
- DD. LT Environmental, Inc. – Filing No. 3 – Work Order No. 1 - \$32,800.00 (enclosed)
- EE. Manhard Consulting Ltd. – Filing No. General – Change Order No. 2 to Work Order No. 1 – Increase of \$35,000.00 (enclosed)
- FF. Martin Marietta Materials, Inc. – Filing No. 2 – Change Order No. 20 – Increase of \$12,057.78 (enclosed)
- GG. Martin / Martin Inc. – Filing No. 3 – Change Order No. 3 to Work Order No. 1 – Increase of \$14,410.00 (enclosed)
- HH. MetroStudy, Inc. – Filing No. General – Work Order No. 2 - \$20,000.00 (enclosed)
- II. MLL Concrete, Inc. – Filing No. 4C – Change Order No. 3 – Increase of \$16,895.88 (enclosed)
- JJ. R.E. Monks Construction Company, LLC – Filing No. Recreation Center – Change Order No. 100-02 – Increase of \$3,105.75 (enclosed)
- KK. R.E. Monks Construction Company, LLC – Filing No. 2 – Change Order No. 14 – Increase of \$90,686.89 (enclosed)
- LL. R.E. Monks Construction Company, LLC – Filing No. 2 – Change Order No. 15 – Increase of \$24,920.30 (enclosed)
- MM. R.E. Monks Construction Company, LLC – Filing No. 2 – Change Order No. 16 – Increase of \$96,957.90 (enclosed)
- NN. R.E. Monks Construction Company, LLC – Filing No. 4A – Change Order No. 2A – Increase of \$5,829.72 (enclosed)

- OO. R.E. Monks Construction Company, LLC – Filing No. 4C – Change Order No. 4 – Increase of \$206,906.88 (enclosed)
- PP. Redland Consulting Group – Filing No. 2 – Change Order No. 1 to Work Order No. 8 – Increase of \$2,300.00 (enclosed)
- QQ. Redland Consulting Group – Filing No. 4A – Change Order No. 1 to Work Order No. 22 – Increase of \$1,700.00 (enclosed)
- RR. Redland Consulting Group – Filing No. 4A – Work Order No. 23 - \$7,000.00 (enclosed)
- SS. Redland Consulting Group – Filing No. 4B – Work Order No. 24 - \$4,000.00 (enclosed)
- TT. Redland Consulting Group – Filing No. 4C – Work Order No. 25 - \$16,000.00 (enclosed)
- UU. Redland Consulting Group – Filing No. 5 – Work Order No. 3 - \$80,000.00 (enclosed)
- VV. Siemens Industry, Inc. – Filing Nos. 2-5 – Change Order No. 4 to Work Order No. 20 – Increase of \$25,500.00 (enclosed)
- WW. Siemens Industry, Inc. – Filing Nos. 1-5 – Change Order No. 5 to Work Order No. 20 – Increase of \$4,181.00 (enclosed)
- XX. Siemens Industry, Inc. – Filing Nos. 1-5 – Change Order No. 6 to Work Order No. 20 – Increase of \$5,975.00 (enclosed)
- YY. Total Property, Inc. – Filing No. 2 – Change Order No. 7 – Increase of \$75,352.00 (enclosed)
- ZZ. CORE Consultants, Inc. – Filing No. 2 – REVISED Cost Certification No. 15 - (April 2019) \$812,862.54 (enclosed)
 - 1. RESCIND Approval of Filing No. 2, Recreation Center – Pay Application No. 1 (April 2019) - \$53,760.50 (included with Cost Cert) REMOVED and put on separate Cost Certification
- AAA. CORE Consultants, Inc. – Filing No. 2 – Cost Certification No. 16 - (May 2019) \$1,068,707.41 (enclosed)
 - a. Brightview Landscape Development, Inc. - Filing No. 2 - Pay Application No. 7 (May 2019) - \$270,532.72 (included with Cost Cert)
 - b. Total Property, Inc. - Filing No. 2 - Pay Application No. 8 (May 2019) - \$87,749.00 (included with Cost Cert)
 - c. Martin Marietta Materials, Inc. – Filing No. 2 – Pay Application No. 10 (May 2019) - \$480,338.71 (included with Cost Cert)
 - d. R.E. Monks Construction Company, LLC - Filing No. 2 – Pay Application No. 16 (May 2019) - \$93,861.51 (included with Cost Cert)
 - e. Advanced Concrete Construction – Filing No. 2 – Pay Application No. 9 (May 2019) - \$82,707.12 (included with Cost Cert)
 - f. Iron Woman Construction, LLC – Filing No. 2 – Pay Application No. 13 (May 2019) - \$53,518.35 (included with Cost Cert)
- BBB. CORE Consultants, Inc. – Filing No. 1 (Recreation Center) – Cost Certification No. 1 (April 2019) - \$53,760.50 (enclosed)
 - a. R.E. Monks Construction Company, LLC – Filing No. 1 (Recreation Center) – Pay Application No. 1 (April 2019) - \$53,760.50 (enclosed)
- CCC. CORE Consultants, Inc. – Filing No. 1 (Recreation Center) – Cost Certification No. 2 (May 2019) - \$361.43 (enclosed)

- a. R.E. Monks Construction Company, LLC – Filing No. 1 (Recreation Center) – Pay Application No. 2 (May 2019) - \$361.43 (included with Cost Cert)
- DDD. CORE Consultants, Inc. – Filing No. 4 (4A, 4B and 4C) - Cost Certification No. 7 (May 2019) - \$661,114.99 (enclosed)
 - a. R.E. Monks Construction Company, LLC:
 - 1. Filing No. 4A - Pay Application No. 7 (May 2019) - \$97,632.69 (included with Cost Cert)
 - 2. Filing No. 4B – Pay Application No. 2 (May 2019) - \$23,541.00 (included with Cost Cert)
 - 3. Filing No. 4C – Trunk – Pay Application No. 2 (May 2019) - \$132,048.97 (included with Cost Cert)
 - 4. Filing No. 4C – In-Tract – Pay Application No. 2 (May 2019) - \$6,008.75 (included with Cost Cert)
 - b. JBS Pipeline – Filing No. 4 – Pay Application No. 2 (May 2019) - \$288,657.06 (included with Cost Cert)
 - c. MLL, Inc. – Filing No. 4 – Pay Application No. 3 (May 2019) - \$113,226.51 (included with Cost Cert)
- EEE. Manhard Consulting – Filing No. 1 – Cost Certification No. 12 for Brightview (April 2019) - \$_____ (enclosed)
 - a. Brightview Landscape Development – Filing No. 1 – Pay Application No. 12 (April 2019) - \$_____ (enclosed)
- FFF. CORE Consultants, Inc. – Filing No. 3 – Cost Certification No. 1 (May 2019) - \$26,554.87 (enclosed)
 - a. R.E. Monks Construction Company, LLC – Filing No. 3 – Pay Application No. 1 (May 2019) - \$26,554.87 (included with Cost Cert)
- GGG. Ratify Approval of Master Service Agreement for Codification Services between the CAB and Municipal Code Corporation (enclosed)
- HHH. Ratify Municipal Code Corporation - Filing No. General, Work Order No. 1 - \$18,000 (enclosed)
- III. Ratify Approval of Construction Contract for Electric Services between the CAB and APCO Electric, Inc. (enclosed)
- JJJ. Approve Master Service Agreement for Prairie Management and Educational Programming Services between the CAB and Rocky Mountain Bird Observatory d/b/a Bird Conservancy of the Rockies (enclosed)
- KKK. Bird Conservancy of the Rockies – Filing No. General – Work Order No. 1 - \$10,300.00 (enclosed)
- LLL. Bird Conservancy of the Rockies – Filing No. General – Work Order No. 2 - \$8,743.00 (enclosed)
- MMM. Review and Consider Ratifying Approval of Claims (May 2019) in the Amount of \$2,949,554.68, Represented by Check Numbers 1373 through 1376, 1378 through 1381, 1837 through 1884, and ACH (enclosed)
- NNN. Approve Unaudited Financial Statements as of March 31, 2019 (enclosed)
- OOO. Review and Consider Approval of the Minutes of the May 15, 2019 Regular Meeting Minutes (enclosed)

PPP. Ratify Designation of Tom Martinez as Authorized Representative of the CAB
(enclosed)

QQQ. Ratify Acceptance of Committee Charter of the Residential Experience Committee

14. ADJOURNMENT

NEXT SCHEDULED BOARD MEETING
Wednesday, July 17, 2019 – 12:00 p.m.

REGULAR MEETINGS ARE HELD AT 12:00 P.M. AT:
Sterling Ranch Civic Center
Siemens 2nd Floor Conference Room
8155 Piney River Avenue, Suite 2100
Littleton, CO 80125

2019 Meeting Calendar 3rd Wednesday of Every Month

January						
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December						
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