

ROAM METROPOLITAN DISTRICT NOS. 1, 2 & 3

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 · 800-741-3254
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NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Melinda Besse	President	2022/May 2022
Suzanne Fanch	Treasurer/Secretary	2022/May 2022
Jolene Larson	Assistant Secretary	2022/May 2022
VACANT		2023/May 2023
VACANT		2023/May 2023

DATE: **September 17, 2020**

TIME: 11:00 a.m.

PLACE: DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD MEETING WILL BE HELD BY CONFERENCE CALL WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE CALL IN TO THE CONFERENCE BRIDGE AT **1-877-250-4161** AND WHEN PROMPTED, DIAL IN THE PASSCODE OF **8144161**.

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda; confirm location of the meeting and posting of meeting notices.

C. Review and approve the Minutes of the June 26, 2020 Special Meeting (enclosure - 002).

II. PUBLIC COMMENT

A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.

III. FINANCIAL MATTERS

- A. Review and ratify the approval of the payment of claims for the period ending as follows (enclosures- 003a, 003b):

Fund	Period Ending July 17, 2020	Period Ending Aug. 11, 2020
General	\$ 9,060.55	\$ 7,123.63
Debt	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-
Total	\$ 9,060.55	\$ 7,123.63

-
- B. Status of Application from Exemption for 2018 Audit for District No. 3.
-

IV. LEGAL MATTERS

- A. Discuss mill levies.
-

- B. Update on Town surety/escrow option.
-

V. CAPTIAL PROJECTS/OPERATIONS AND MAINTENANCE MATTERS

- A. Review and consider approval/status of Cost Certification Report No. 3 prepared by Independent District Engineering Services (“IDES”) in the amount of \$1,357,539.83 (enclosure-004).
-

- B. Discuss and consider approval of Work Order No. 2 to the Master Service Agreement, dated September 9, 2020 with IDES (enclosure).
-

- C. Discuss status of park and pedestrian bridge construction.
-

VI. OTHER MATTERS

- A. _____
-

- VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 25, 2020.**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD JUNE 26, 2020

A Special Meeting of the Boards of Directors (the “Boards”) of the Roam Metropolitan District Nos. 1, 2 and 3 (referred to hereafter as “District No. 1”, “District No. 2” and “District No. 3,” and collectively, the “Districts”) was duly held on Friday, the 26th day of June 26, 2020, at 11:00 a.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held by conference call without any individuals (neither District Representatives nor the general public) attending in person. The meeting was open to the public via conference call.

Directors In Attendance Were:

Melinda Besse
Suzanne Fanch

Also In Attendance Was:

Jim Ruthven; Special District Management Services, Inc. (“SDMS”)

Alan Pogue, Esq. and Shannon Johnson, Esq.; Icenogle Seaver Pogue, P.C.

Kim Fiore; Independent District Engineering Services, LLC (“IDES”)

Chip Besse; Fraser River Development Co LLC

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Attorney Johnson discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Boards of Directors to the Secretary of State. The members of the Boards were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Johnson that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors.

RECORD OF PROCEEDINGS

COMBINED MEETING

The Boards of Directors of the Districts determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted herein, all official action reflected in these Minutes shall be deemed to be action of all of the Districts. Where necessary, action taken by an individual District will be so reflected in these Minutes.

ADMINISTRATIVE MATTERS

Agenda: Mr. Ruthven reviewed with the Boards a proposed Agenda for the Districts' Special Meeting.

Following discussion, upon motion duly made by Director Fanch, seconded by Director Besse and, upon vote unanimously carried, the Agenda for the Districts' Special Meeting was approved.

Minutes: The Boards reviewed the Minutes of the April 14, 2020 Special Meeting.

Following discussion, upon motion duly made by Director Fanch, seconded by Director Besse and, upon vote unanimously carried, the Boards approved the Minutes of the April 14, 2020 Special Meeting.

Consideration of Board Appointment After Publication of Notice of Vacancy:

It was noted that pursuant to Section 32-1-808(2)(a)(I), C.R.S., publication of a Notice of Vacancy for each of the Districts' Boards was made on March 26, 2020 in the Middle Park Times. No letters of interest from qualified eligible electors were received within ten (10) days of the date of such publication.

As such, following discussion and upon motion to nominate Jolene Larson to fill a vacant Board seat on the District No. 1 Board of Directors until May 2022 duly made by Director Fanch, seconded by Director Besse and, upon vote, unanimously carried, the Board of Directors of District No. 1 appointed Jolene Larson to fill a vacancy on the Board of Directors of District No. 1.

Following discussion and upon motion to nominate Jolene Larson to fill a vacant Board seat on the District No. 2 Board of Director until May 2022 duly made by Director Fanch, seconded by Director Besse and, upon vote, unanimously carried, the Board of Directors of District No. 2 appointed Jolene Larson to fill a vacancy on the Board of Directors of District No. 2.

Following discussion and upon motion to nominate Jolene Larson to fill a vacant Board seat on the District No. 3 Board of Director until May 2022 duly made by Director Fanch, seconded by Director Besse and, upon vote, unanimously carried, the Board of Directors of District No. 3 appointed Jolene Larson to fill a vacancy on the Board of Directors of District No. 3.

RECORD OF PROCEEDINGS

The Oaths of Director were administered by Director Besse as President of each of the Boards.

Appointment of Officers: The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Fanch seconded by Director Besse and, upon vote, unanimously carried, the following slate of officers was appointed to each of District No. 1, District No. 2, and District No. 3:

President	Melinda Besse
Treasurer/Secretary	Suzanne Fanch
Assistant Secretary	Jolene Larson

PUBLIC COMMENT

There were no public comments at this time.

FINANCIAL MATTERS

Claims: The Board of District No. 1 considered ratifying the approval of the payment of claims through the periods ending as follows:

Fund	Period Ending Apr. 6, 2020	Period Ending May 12, 2020	Period Ending June 17, 2020
General	\$ 36,484.10	\$ 6,414.95	\$ 10,088.64
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 36,484.10	\$ 6,414.95	\$ 10,088.64

Following discussion, upon motion duly made by Director Fanch, seconded by Director Besse and, upon vote, unanimously carried, the Board of District No. 1 ratified approval of the payment of claims, as presented.

Bill.com: Mr. Ruthven discussed with the Board Bill.com. He noted the benefits of using Bill.com for processing District payables.

Following discussion, upon motion duly made by Director Besse, seconded by Director Fanch and, upon vote, unanimously carried, the Boards approved the use of Bill.com and determined that Directors Besse and Larson will be the two approvers for the Boards.

The Boards directed SDMS to set up the service and transmit emails to the approvers explaining the process.

RECORD OF PROCEEDINGS

District No. 1 and District No. 2 - 2019 Applications for Exemption from Audit: The Boards of District Nos. 1 and 2, reviewed the Applications for Exemption from 2019 Audit.

Following review and discussion, upon motion duly made by Director Larson, seconded by Director Fanch and, upon vote, unanimously carried, the Boards of District Nos. 1 and 2 ratified approval of the preparation, execution and filing of the Applications for Exemption from 2019 Audit for District Nos. 1 and 2, respectively.

Application for Exemption from Audit for 2018 and 2019 for District No. 3: The Board discussed the Application from Audit for 2018 and 2019. Mr. Ruthven explained to the Board that the 2018 application had been lost and was recently re-submitted to the State Auditor for approval.

Following discussion, upon motion duly made by Director Besse, seconded by Director Fanch and, upon vote, unanimously carried, the Board approved the Application for Exemption from Audit for 2019.

2021 Budget Preparation: The Board discussed the preparation of the 2021 Budget.

Following discussion, upon motion duly made by Director Fanch, seconded by Director Besse and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2021 Budget. The Boards determined to hold the public hearings to consider adoption of the 2021 Budgets on Friday, November 20, 2020 at 11:00 a.m. at the regular meeting location. It was noted that the Preliminary Assessed Valuation deadlines have been backed up to October 13, 2020 due to COVID-19.

LEGAL MATTERS

Negotiations of a Public Improvement Escrow Agreement: Attorney Pogue provided an update on the status of negotiation of Public Improvement Escrow Agreement with the Town of Winter Park regarding security for public improvement construction.

CAPITAL PROJECTS

Cost Certificate Report No. 2: Ms. Fiore presented the District No. 1 Board the Cost Certificate Report No. 2 prepared by Independent District Engineering Services (“IDES”), in the amount of \$104,637.53.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Fanch, seconded by Director Besse and, upon vote, unanimously carried, the Board of District No. 1 approved Cost Certification No. 1 prepared by IDES, in the amount of \$104,637.53.

OTHER BUSINESS

There were no other business matters at this time.

ADJOURNMENT

There being no further business to come before the Boards at this time, upon motion duly made, seconded and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

**Roam 1-3 Metropolitan District
July-20**

	<u>General</u>	<u>Debt</u>	<u>Enterprise</u>	<u>Totals</u>
Disbursements	\$ 9,060.55	\$ -	\$ -	\$ 9,060.55
				\$ -
Total Disbursements from Checking Acct	\$9,060.55	\$0.00	\$0.00	\$9,060.55

ROAM Metropolitan District No. 1

Jul-20

Vendor	Invoice #	Date	Due Date	Amount	Account Number
IDES, LLC	21809	6/30/2020	7/17/2020	\$ 3,150.00	1690
Icenogle Seaver Pogue	18249	6/30/2020	7/17/2020	\$ 3,467.25	1675
Special District Management Services	D2 06/2020	6/30/2020	7/17/2020	\$ 308.00	1680
Special District Management Services	D2 06/2020	6/30/2020	7/17/2020	\$ 0.20	1685
Special District Management Services	D1 06/2020	6/30/2020	7/17/2020	\$ 686.00	1612
Special District Management Services	D1 06/2020	6/30/2020	7/17/2020	\$ 1,148.00	1680
Special District Management Services	D1 06/2020	6/30/2020	7/17/2020	\$ 21.10	1685
Special District Management Services	D3 06/2020	6/30/2020	7/17/2020	\$ 280.00	1680
				\$ 9,060.55	

Roam 1-3 Metropolitan District
August-20

	<u>General</u>	<u>Debt</u>	<u>Enterprise</u>	<u>Totals</u>
Disbursements	\$ 7,123.63	\$ -	\$ -	\$ 7,123.63
				\$ -
Total Disbursements from Checking Acct	\$7,123.63	\$0.00	\$0.00	\$7,123.63

Roam Metropolitan District No. 1

Aug-20

Vendor	Invoice #	Date	Due Date	Amount	Account Number
IDES, LLC	21810	7/31/2020	8/11/2020	\$ 1,497.91	1690
Icenogle Seaver Pogue	18383	7/31/2020	8/11/2020	\$ 4,045.50	1675
Special District Management Services	D1 07/2020	7/31/2020	8/11/2020	\$ 1,288.00	1612
Special District Management Services	D1 07/2020	7/31/2020	8/11/2020	\$ 84.00	1680
Special District Management Services	D1 07/2020	7/31/2020	8/11/2020	\$ 40.02	1685
Special District Management Services	D1 07/2020	7/31/2020	8/11/2020	\$ 28.00	1615
Special District Management Services	D2 07/2020	7/31/2020	8/11/2020	\$ 42.00	1680
Special District Management Services	D2 07/2020	7/31/2020	8/11/2020	\$ 0.20	1685
Special District Management Services	D2 07/2020	7/31/2020	8/11/2020	\$ 14.00	1615
Special District Management Services	D3 07/2020	7/31/2020	8/11/2020	\$ 56.00	1680
Special District Management Services	D3 07/2020	7/31/2020	8/11/2020	\$ 28.00	1615
				\$ 7,123.63	

Roam Metropolitan District Cost Certification Report



**Report 3
September 2020**

Roam Metropolitan District Cost Certification

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Project Photos Attachment E

September 10, 2020

Roam Metropolitan District
c/o Icenogle Seaver Pogue, PC
4725 S. Monaco Street #360
Denver, CO 80237

RECOMMENDATION FOR COST CERTIFICATION REPORT 3

INTRODUCTION

Independent District Engineering Services, LLC (Engineer) was hired by the Roam Metropolitan District (District) to provide review of expenditures paid by Fraser River Development Co, LLC (Developer). These expenditures are for the Roam Subdivision development located in the Town of Winter Park, Colorado (Project). This report summarizes the Engineer's approach and findings for the Project.

The expenditures for public improvements discussed in this report were paid for by the Developer and are being certified as District eligible in the amount of **\$1,347,451.19**. The public improvements that were paid by the District and are being certified as District eligible are in the amount of **\$10,088.64**. This is a total of **\$1,357,539.83**

This report generally covers the areas shown on Attachment A.

GOVERNING DOCUMENTS

The following governing documents were used in determining recommendations for District eligible expenses:

- Service Plan for Roam Metropolitan District Nos 1, 2 and 3 in the City and County of Winter Park, Colorado. Prepared by Icenogle Seaver Pogue, P.C. dated June 25, 2018.
- 2019 Facilities Funding and Reimbursement Agreement, between the Roam Metropolitan District No. 1 and Fraser River Development Co, LLC, dated December 21, 2018.
- Improvement Acquisition, Advance and Reimbursement Agreement between the Roam Metropolitan District No. 1 and the Fraser River Development Co, LLC, dated December 21, 2018.
- Annexation and Development Agreement between the Town of Winter Park, Fraser River Development Co, LLC and the Roam Metropolitan District Nos 1,2 and 3, dated March 6, 2018.

It should be noted the Engineer used the above governing documents only as a general guideline for eligibility in certification of costs.

ACTIVITIES CONDUCTED

For this report, the following activities were performed:

- Governing documents provided by the District and the Developer were reviewed as the basis for recommendation for this report.
- Invoices provided by the Developer were reviewed. A summary was created and is attached as Attachment C.
- A site visit was conducted. Project improvements were photographed.
- Contact was made with Developer to verify knowledge of the work or services performed.
- Some contract unit items were compared to other projects constructed in the Denver Metropolitan Area.
- The plat was reviewed and it appears some of the improvements included in this report were not on public property or easements. The open space tracts currently are to be deeded to the Home Owner's Association which is a private entity. The District cannot reimburse for improvements that are not on

public property or in public easements. It is understood that the open space tracts will be deeded to the District or placed under District maintenance during the Infrastructure Acquisition process at a later date.

ASSUMPTIONS

Due to the specific scope authorized for this report, the following assumptions were made.

- It is assumed that geotechnical pavement designs have been performed and followed. It is assumed materials testing was performed during construction.
- It is our understanding that the Developer will be responsible for all Storm Water Management Practice (SWMP) activities until the conditions of State and Local permits are met. No SWMP inspections or recommendations were conducted as part of this report.
- It is assumed that the contractors have obtained all SWMP permitting in the name of the Developer.
- It is our understanding that all local jurisdiction acceptances will be completed by the Developer as required by the Facilities Funding and Reimbursement Agreement. The District shall have no obligations for local jurisdiction acceptance of infrastructure acquired by the District.
- It is assumed that the Developer has obtained or will obtain final unconditional lien waivers from all contractors performing work or consultants providing services for the Project. It is our recommendation these lien waivers be provided to the District.
- Costs presented do not represent the entire contract value, but rather a portion of the costs that are attributable to public improvements as defined in the Service Plan. Expenditures that pertain to both District land and private lots are based on land percentage area for the project area. See Attachment C for the percentages. These percentages were used for work such as earthwork, SWMP activities, and planning.
- Expenditures that did not have enough information to be verified with this report may be verified in a future report.
- Nothing in this report shall be construed as acceptance of any public infrastructure by any governmental entity, including but not limited to the District. The Developer remains responsible for completing public improvements according to plan and obtaining the proper acceptance by any applicable governmental entity.
- This report was prepared with a specific scope and an elaborate analysis was not performed, but rather a realistic and reasonable analysis to estimate the public expenditures for the invoices provided. A more detailed analysis or submission of additional expenditures may result in adjustments to our cost certification.

DISCUSSION

This report mostly consists of expenditures from September 2019 to August 2020. The improvements reviewed are generally represented in Attachments A and C.

Vendor Participation

All contractors, consultants, and vendors whose invoice information was submitted, were evaluated for their participation on the Project and services performed, materials provided, or work completed. A summary of vendor participation is included as Attachment B.

Review of Invoices and Summary of Expenditures

To provide a cost certification of District improvements, invoices provided by the Developer were reviewed. Invoice costs were allocated as District or Non-District and a summary is included as Attachment C. Invoices provided were reviewed to determine that the work and cost value were appropriated correctly, and that proof of payment was provided.

SUMMARY OF EXPENDITURES BY CATEGORY AND SERVICE PLAN DIVISION

The table below provides a summary of expenditures by category and Service Plan division. The major elements of the improvements were allocated across these specific categories.

Category	District Eligible Expenses	Percentage
Sanitary Sewer	\$95,908.63	7.1%
Water	\$368,583.96	27.2%
Street Improvements	\$639,245.10	47.1%
Traffic and Safety	\$9,975.23	0.7%
Parks & Recreation	\$243,826.91	18.0%
Public Transportation	\$0.00	0.0%
Television Relay and Translation	\$0.00	0.0%
Mosquito Control	\$0.00	0.0%
Security Improvements	\$0.00	0.0%
Total	\$1,357,539.83	100.0%

FIELD INVESTIGATION RESULTS

Field investigations were conducted in July and September 2020. Photos were taken of the Project to memorialize the construction of infrastructure and are included in Attachment E. From our visual inspection, it appears the completed improvements were constructed in a quality manner consistent with other similar projects and meeting generally accepted construction requirements.

RECOMMENDATION

The plat was reviewed and it appears improvements included in this report were not on public property or easements. It is understood that this will be changed and the open space tracts will be deeded to the District or placed under District maintenance during the Infrastructure Acquisition process at a later date.

In our professional opinion the expenditures for the improvements were reviewed and found to be reasonable. The costs of improvements are comparable to other similar projects in Colorado. At this time and based on the information provided, the Engineer certifies the expenditures provided by the Developer as District eligible expenditures in the amount of **\$1,347,451.19**. The public improvements that were paid by the District and are being certified as District eligible are in the amount of **\$10,088.64**. This is a total of **\$1,357,539.83**.

Should you have any questions or require further information please feel free to contact me.

Respectfully Submitted,
Independent District Engineering Services, LLC



Kim Fiore, PE

Attachments

Attachment A

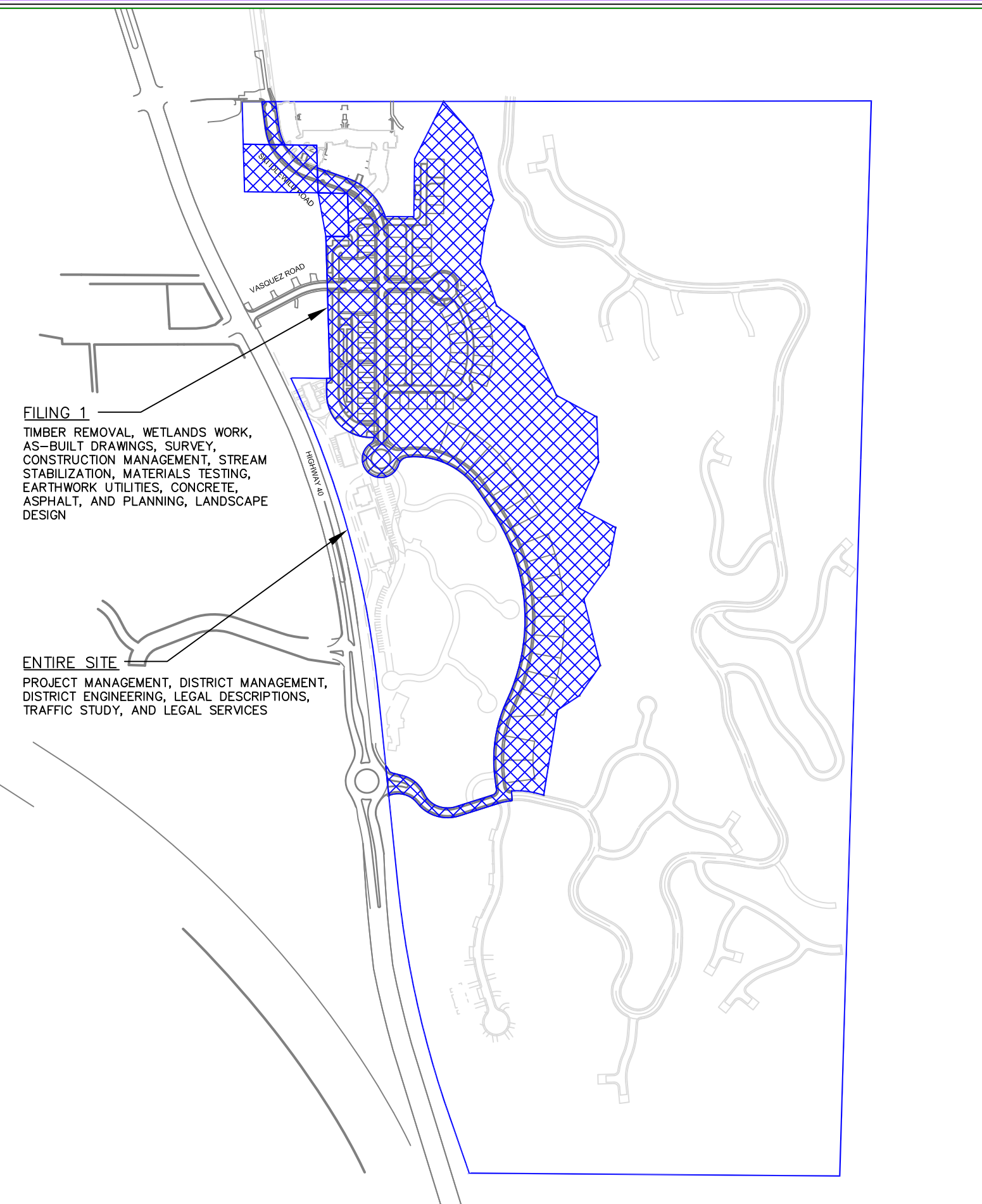
Site Map

FILING 1

TIMBER REMOVAL, WETLANDS WORK,
AS-BUILT DRAWINGS, SURVEY,
CONSTRUCTION MANAGEMENT, STREAM
STABILIZATION, MATERIALS TESTING,
EARTHWORK UTILITIES, CONCRETE,
ASPHALT, AND PLANNING, LANDSCAPE
DESIGN

ENTIRE SITE

PROJECT MANAGEMENT, DISTRICT MANAGEMENT,
DISTRICT ENGINEERING, LEGAL DESCRIPTIONS,
TRAFFIC STUDY, AND LEGAL SERVICES



Attachment B

Vendor Participation

ATTACHMENT B VENDOR PARTICIPATION

Following is a summary of the contractors, consultants and vendor Participation in work and services for the Cost Certification. Notes include any invoice discrepancies, basis of payment, and basis for reimbursement.

Beetle Kill, LLC Provided timber removal services. Two invoices from Cost Certification 1 had included the bridge work at the Filing 1 % when it should have been all District eligible. The difference was added to this cost certification.

Birch Ecology Provided wetlands consultation.

Bowman Colorado Group Two invoices from Cost Certification 1 had included wetland work beyond the wetland assessment. The wetland assessment is assumed to be at the Filing 1 %, but then wetland work was found to only be necessary near the stream. The difference was added to this cost certification.

Core Consultants Provided survey services related to as-built drawings and legal descriptions.

Fly Ry Adventures Provided project management.

Freestone Aquatics Provided stream stabilization services. One invoice from Cost Certification 1 had included wetland work beyond the wetland assessment. The wetland assessment is assumed to be at the Filing 1 %, but then wetland work was found to only be necessary near the stream. The difference was added to this cost certification.

Grand County Water and Sanitation District Collected fees for water and sanitary services and for the Ski Chalet and the construction building (76 Wanderer's Way). Services for the Beavers Ski Chalet are not District eligible.

Icenogle Seaver Pogue Provided district legal services.

IDES, LLC Provided district engineering services.

Kumar and Associates, Inc. Provided materials testing services during construction.

Local Social Provided media marketing services. Marketing is not District eligible.

L.T.D. Engineering Provided construction management services.

McDowell Engineering, LLC Provided engineering services related to the traffic study.

Moody Insurance Agency Provided construction insurance for the developer. This is not District eligible.

Mountain Parks Electric, Inc. Provided electric service and fees were paid for electric service to the construction building (76 Wanderer's Way) and the Ski Chalet. Services for the Beavers Ski Chalet are not District eligible.

Mountain States Snowcats Construction of earthwork, utilities, concrete flatwork and paving.

Origin Marketing Provided marketing services. Marketing is not District eligible.

Otten Johnson Provided marketing signage. This is not District eligible.

Schlosser Provided a review of the Lodge to determine if it could be used as a community center.

Special District Management Services Provided District management services.

Vogel and Associates Provided planning and landscape design services. Work related to lots or condominiums is not District eligible.

Western Ecological Resource Provided a wetland evaluation.

Winter Park and Fraser Chamber Fees for membership were paid. These are not District eligible.

Xcel Energy Provided services for demolition of gas facilities and to rebuild the gas system. This was necessary to build other utilities so it is considered necessary for those public improvements.

Attachment C

Expenditure Data

Attachment C
Roam Metro District
Engineer's Summary for Cost Certification 3

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Filing	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
INVOICES PAID BY FRASER RIVER DEVELOPMENT COMPANY, LLC										
Beetle Kill, LLC										
None	9/19/16	Yes	11/3/16	127	Filing 1	Amount miscalculated in Cost Certification 1	\$0.00	\$1,233.00	-\$1,233.00	Bridge removal
1	2/12/20	Yes	2/24/20	398	Filing 1	Amount miscalculated in Cost Certification 1	\$0.00	\$663.34	-\$663.34	Bridge repair
3	4/15/20	Yes	5/12/20	425	Filing 1	Timber Removal	\$21,595.00	\$15,764.35	\$5,830.65	Assume for all of Filing 1; Filing 1 Site %
4	6/15/20	Yes	8/6/20	444	Filing 1	Timber Removal	\$16,723.16	\$12,207.91	\$4,515.25	Assume for all of Filing 1; Filing 1 Site %
5	8/15/20	Yes	8/28/20	460	Filing 1	Timber Removal	\$9,224.70	\$6,734.03	\$2,490.67	Assume for all of Filing 1; Filing 1 Site %
Subtotal Beetle Kill, LLC							\$47,542.86	\$36,602.63	\$10,940.23	
Birch Ecology										
307	6/23/20	Yes	8/28/20	461	Filing 1	Wetlands Consultation	\$892.50	\$892.50	\$0.00	Assume only along stream corridor
315	7/25/20	Yes	8/28/20	461	Filing 1	Wetlands Consultation	\$2,556.90	\$2,556.90	\$0.00	Assume only along stream corridor
342	8/15/20	Yes	8/28/20	461	Filing 1	Wetlands Consultation	\$3,488.80	\$3,488.80	\$0.00	Assume only along stream corridor
Birch Ecology							\$6,938.20	\$6,938.20	\$0.00	
Bowman Colorado Group										
218051	7/31/16	Yes	12/7/16	136	All	Amount miscalculated in Cost Certification 1	\$0.00	\$1,600.00	-\$1,600.00	Assumes wetland assement found wetlands only near stream
222975	10/31/16	Yes	1/18/17	138	All	Amount miscalculated in Cost Certification 1	\$0.00	\$600.00	-\$600.00	Assumes wetland assement found wetlands only near stream
Subtotal Bowman Colorado Group							\$0.00	\$2,200.00	-\$2,200.00	
Core Consultants										
20030582	3/23/20	Yes	8/6/20	446	Filing 1	Asbuilts and Survey	\$2,030.00	\$2,030.00	\$0.00	
20040873	4/24/20	Yes	8/6/20	446	Filing 1	Asbuilts and Survey	\$2,005.00	\$2,005.00	\$0.00	
20040877	4/24/20	Yes	8/6/20	446	All	Legal Descriptions	\$2,230.00	\$620.00	\$1,610.00	Services, dry util, add plat & bld not District
20051105	5/25/20	Yes	6/30/20	431	Filing 1	Asbuilts and Survey	\$10,430.00	\$8,790.00	\$1,640.00	Services and Dry Util not District eligible
20061229	6/22/20	Yes	8/6/20	446	Filing 1	Asbuilts and Survey	\$21,830.00	\$19,867.75	\$1,962.25	Dry Util not District eligible
Subtotal Core Consultants							\$38,525.00	\$33,312.75	\$5,212.25	
Fly Ry Adventures, LLC										
108	5/24/20	Yes	5/12/20	418	All	Project Management	\$20,000.00	\$15,000.00	\$5,000.00	Overall Site %
109	6/24/20	Yes	6/30/20	432	All	Project Management	\$20,000.00	\$15,000.00	\$5,000.00	Overall Site %
110	7/24/20	Yes	8/6/20	447	All	Project Management	\$20,000.00	\$15,000.00	\$5,000.00	Overall Site %
111	8/27/20	Yes	8/28/20	462	All	Project Management	\$20,000.00	\$15,000.00	\$5,000.00	Overall Site %
Subtotal Fly Ry Adventures, LLC							\$80,000.00	\$60,000.00	\$20,000.00	
Freestone Aquatics										
870	1/27/20	Yes	1/29/20	368	All	Amount miscalculated in Cost Certification 1	\$0.00	\$13,975.00	-\$13,975.00	Assumes wetland assement found wetlands only near stream
870	1/27/20	Yes	8/28/20	463	Filing 1	Stream Stabilization	\$15,500.00	\$15,500.00	\$0.00	
871	5/1/20	Yes	8/6/20	448	Filing 1	Stream Stabilization	\$44,976.98	\$44,976.98	\$0.00	
Subtotal Freestone Aquatics							\$60,476.98	\$74,451.98	-\$13,975.00	
Grand County Water & Sanitation District #1										
Account 1010	5/6/20	Yes	Need	Need	All	Water & Sewer Fees Beavers Lodge	\$1,310.93	\$0.00	\$1,310.93	Lodge not District eligible
Account 1010	6/3/20	Yes	8/6/20	449	All	Water & Sewer Fees Beavers Lodge	\$1,279.18	\$0.00	\$1,279.18	Lodge not District eligible
Account 6028	6/3/20	Yes	8/6/20	449	All	Water & Sewer Fees 76 Wanderers	\$38.00	\$27.74	\$10.26	Filing 1 Site %
Account 1010	7/2/20	Yes	Need	Need	All	Water & Sewer Fees Beavers Lodge	\$1,234.73	\$0.00	\$1,234.73	Lodge not District eligible
Account 1010	8/5/20	Yes	8/28/20	464	All	Water & Sewer Fees Beavers Lodge	\$1,260.13	\$0.00	\$1,260.13	Lodge not District eligible
Account 6028	8/5/20	Yes	8/28/20	464	All	Water & Sewer Fees 76 Wanderers	\$38.00	\$27.74	\$10.26	Filing 1 Site %
Subtotal Grand County Water & Sanitation District #1							\$5,160.97	\$55.48	\$5,105.49	
IDES, LLC										
21807	4/30/20	Yes	5/12/20	419	All	District Engineering	\$920.00	\$920.00	\$0.00	

Attachment C
Roam Metro District
Engineer's Summary for Cost Certification 3

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Filing	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
Subtotal IDES, LLC							\$920.00	\$920.00	\$0.00	
Kumar and Associates, Inc.										
198572	5/6/20	Yes	5/12/20	420	Filing 1	Materials Testing	\$3,247.70	\$2,370.82	\$876.88	Filing 1 Site %
199048	6/4/20	Yes	6/30/20	434	Filing 1	Materials Testing	\$10,957.26	\$7,998.80	\$2,958.46	Filing 1 Site %
199806	7/8/20	Yes	8/6/20	450	Filing 1	Materials Testing	\$11,894.85	\$8,683.24	\$3,211.61	Filing 1 Site %
200336	8/6/20	Yes	44071	465	Filing 1	Materials Testing	\$10,392.40	\$7,586.45	\$2,805.95	Filing 1 Site %
Subtotal Kumar and Associates, Inc.							\$36,492.21	\$26,639.31	\$9,852.90	
Local Social										
1292	7/5/20	Yes	Need	Need	All	Media Marketing	\$1,825.00	\$0.00	\$1,825.00	Not District eligible
1294	8/5/20	Yes	Need	Need	All	Media Marketing	\$1,825.00	\$0.00	\$1,825.00	Not District eligible
Subtotal Local Social							\$3,650.00	\$0.00	\$3,650.00	
LTD Engineering										
9	5/6/20	Yes	5/12/20	421	Filing 1	Construction Management	\$19,170.57	\$14,180.97	\$4,989.60	Street 100%; Remainder Filing 1 Site %
10	6/1/20	Yes	6/30/20	435	Filing 1	Construction Management	\$20,731.28	\$15,174.68	\$5,556.60	Dry util not District; Remainder Filing 1 Site %
11	7/1/20	Yes	8/6/20	451	Filing 1	Construction Management	\$21,046.11	\$13,656.59	\$7,389.52	Dry util not District; Remainder Filing 1 Site %
Subtotal LTD Engineering							\$60,947.96	\$43,012.24	\$17,935.72	
McDowell Engineering, LLC										
947	4/25/20	Yes	6/30/20	436	All	Traffic Study	\$2,590.00	\$2,590.00	\$0.00	
968	5/22/20	Yes	6/30/20	436	All	Traffic Study	\$4,920.00	\$4,920.00	\$0.00	
978	6/12/20	Yes	6/30/20	436	All	Traffic Study	\$512.50	\$512.50	\$0.00	
Subtotal McDowell Engineering, LLC							\$8,022.50	\$8,022.50	\$0.00	
Moody Insurance Agency										
Email	6/26/20	No	Need	Need	Filing 1	Construction Insurance	\$3,332.29	\$0.00	\$3,332.29	Not District eligible
475960	7/1/20	Yes	Need	Need	Filing 1	Construction Insurance	\$3,331.23	\$0.00	\$3,331.23	Not District eligible
Subtotal Moody Insurance Agency							\$6,663.52	\$0.00	\$6,663.52	
Mountain Parks Electric, Inc.										
Account 947005420	4/10/20	Yes	5/12/20	422	Filing 1	Electric for 76 Wanderer Road	\$53.84	\$39.30	\$14.54	Filing 1 Site %
Account 947005420	5/11/20	Yes	6/30/20	437	Filing 1	Electric for 76 Wanderer Road	\$32.47	\$23.70	\$8.77	Filing 1 Site %
Account 1031545	5/11/20	Yes	6/30/20	437	Filing 1	Electric for 40 Main Lodge	\$181.46	\$0.00	\$181.46	Not District eligible; Was Overpaid
Account 1031545	7/10/20	Yes	8/6/20	455	Filing 1	Electric for 40 Main Lodge	\$181.46	\$0.00	\$181.46	Not District eligible
Account 947005420	7/10/20	Yes	8/6/20	455	Filing 1	Electric for 76 Wanderer Road	\$35.07	\$25.60	\$9.47	Filing 1 Site %
Account 1031545	8/10/20	Yes	8/28/20	468	Filing 1	Electric for 40 Main Lodge	\$181.46	\$0.00	\$181.46	Not District eligible
Account 947005420	8/10/20	Yes	8/28/20	468	Filing 1	Electric for 76 Wanderer Road	\$33.07	\$24.14	\$8.93	Filing 1 Site %
Subtotal Mountain Parks Electric, Inc.							\$698.83	\$112.75	\$586.08	
Mountain States Snowcats										
Pay Application 7	4/30/20	Yes	5/12/20	426	Filing 1	Utilities and Overlot Grading	\$169,235.41	\$138,550.94	\$30,684.47	Earthwork F1%; Services/electrical not District
Pay Application 8	5/31/20	Yes	6/30/20	438	Filing 1	Utilities and Overlot Grading	\$366,627.82	\$301,663.96	\$64,963.86	\$366,049.21 paid; Earth F1%; Services/ele \$0
Pay Application 9	6/30/20	Yes	8/6/20	456	Filing 1	Utilities and Overlot Grading	\$311,342.12	\$230,132.45	\$81,209.67	
Pay Application 1	6/10/20	Yes	8/28/20	469	Filing 1	Paving and Flatwork	\$291,948.32	\$291,948.32	\$0.00	
Pay Application 10	7/31/20	Yes	8/28/20	469	Filing 1	Utilities and Overlot Grading	\$127,486.58	\$50,836.81	\$76,649.77	Earthwork at F1%; Electric not District
Subtotal Mountain States Snowcats							\$1,266,640.25	\$1,013,132.48	\$253,507.77	
Orign Marketing										
1	6/11/20	Yes	Need	Need	All	Marketing	\$8,048.51	\$0.00	\$8,048.51	Marketing not District eligible
5	7/21/20	Yes	Need	Need	All	Marketing	\$6,500.95	\$0.00	\$6,500.95	Marketing not District eligible
8	8/24/20	Yes	Need	Need	All	Marketing	\$5,623.00	\$0.00	\$5,623.00	Marketing not District eligible
Subtotal Orign Marketing							\$20,172.46	\$0.00	\$20,172.46	
Otten Johnson										

Attachment C
Roam Metro District
Engineer's Summary for Cost Certification 3

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Filing	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
437411	11/13/19	Yes	12/31/19	356	All	Legal Services - Annexation / Entitlement	\$2,059.00	\$1,544.25	\$514.75	Overall Site %
Subtotal Otten Johnson							\$2,059.00	\$1,544.25	\$514.75	
Schlosser										
9701	12/23/19	Yes	Need	Need	Need	Signage	\$1,000.00	\$0.00	\$1,000.00	Marketing Signage is not District eligible
Subtotal Schlosser							\$1,000.00	\$0.00	\$1,000.00	
Vogel and Associates										
FRD-002-0819	9/5/19	Yes	6/30/20	441	Filing 1	Planning	\$14,646.36	\$10,838.31	\$3,808.05	Lots not District; Undefined work at F1%
FRD-002-0320	4/3/20	Yes	6/30/20	441	Filing 1	Planning	\$3,719.50	\$2,144.91	\$1,574.59	Lots not District; Undefined work at F1%
FRD-002-0420	5/1/20	Yes	6/30/20	441	Filing 1	Planning	\$4,585.25	\$3,408.37	\$1,176.88	Lodge not District; Undefined work at F1%
FRD-002-0520	6/4/20	Yes	6/30/20	441	Filing 1	Planning	\$7,356.11	\$4,838.69	\$2,517.42	Lot and lodge not District; Undefined work F1%
FRD-002-0720	8/3/20	Yes	8/6/20	459	Filing 1	Planning	\$10,288.09	\$7,647.48	\$2,640.61	Lodge 0%; Undefined at F1%
FRD-003-0720	8/3/20	Yes	8/6/20	459	Filing 1	Design Review Committee	\$1,566.25	\$783.13	\$783.12	Lot work not District
FRD-004-0720	8/3/20	Yes	8/6/20	459	Filing 1	Landscape Design	\$3,852.50	\$3,852.50	\$0.00	
FRD-005-0720	8/3/20	Yes	8/6/20	459	Filing 1	Planning - Phase 1 Condominiums	\$4,009.59	\$0.00	\$4,009.59	Not District eligible
Subtotal Vogel and Associates							\$50,023.65	\$33,513.39	\$16,510.26	
Western Ecological Resource										
9779	6/3/20	Yes	6/30/20	442	Filing 1	Wetland Evaluation	\$1,865.00	\$1,361.45	\$503.55	Filing 1 Site %
Subtotal Western Ecological Resource							\$1,865.00	\$1,361.45	\$503.55	
Winter Park & Fraser Chamber										
6771	1/1/20	Yes	Need	Need	Need	Annual Chamber Membership Fee	\$390.00	\$0.00	\$390.00	Not District eligible
Subtotal Winter Park & Fraser Chamber							\$390.00	\$0.00	\$390.00	
Xcel Energy										
Letter and Agreement	4/10/20	Yes	5/12/20	424	Filing 1	Demo Gas at Beavers Lodge	\$379.69	\$379.69	\$0.00	Due to other utilities
Letter and Agreement	4/24/20	Yes	5/12/20	424	Filing 1	Gas Rebuild	\$3,583.22	\$3,583.22	\$0.00	Due to other utilities
684558677	5/12/20	Yes	5/12/20	428	Filing 1	Remove Facilities Acct 53-0012721810-3	\$1,668.87	\$1,668.87	\$0.00	Due to other utilities
Subtotal Xcel Energy							\$5,631.78	\$5,631.78	\$0.00	
SUBTOTAL INVOICES PAID BY FRASER RIVER DEVELOPMENT COMPANY, LLC							\$1,703,821.17	\$1,347,451.19	\$356,369.98	
INVOICES PAID BY THE ROAM METROPOLITAN DISTRICT										
Icenogle Seaver Pogue										
18129	5/31/20	Yes	6/17/20	23	All	District Legal	\$3,165.00	\$3,165.00	\$0.00	
Subtotal Icenogle Seaver Pogue							\$3,165.00	\$3,165.00	\$0.00	
IDES, LLC										
21805	2/29/20	Yes	6/17/20	24	All	District Engineering	\$4,270.00	\$4,270.00	\$0.00	
21808	5/31/20	Yes	6/17/20	24	All	District Engineering	\$1,578.68	\$1,578.68	\$0.00	
Subtotal IDES, LLC							\$5,848.68	\$5,848.68	\$0.00	
Special District Management Services										
ROAMMD1.00	5/31/20	Yes	6/17/20	25	All	District Management	\$895.30	\$895.30	\$0.00	
ROAMMD2.00	5/31/20	Yes	6/17/20	25	All	District Management	\$28.00	\$28.00	\$0.00	
ROAMMD3.00	5/31/20	Yes	6/17/20	25	All	District Management	\$151.66	\$151.66	\$0.00	
Subtotal Special District Management Services							\$1,074.96	\$1,074.96	\$0.00	
SUBTOTAL INVOICES PAID BY THE ROAM METROPOLITAN DISTRICT							\$10,088.64	\$10,088.64	\$0.00	

Attachment C
 Roam Metro District
 Engineer's Summary for Cost Certification 3

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Filing	Description	Invoiced Amount	District Eligible Expenses	Non- Eligible Expenses	Notes
Total							\$1,713,909.81	\$1,357,539.83	\$356,369.98	

Site % is the percentage of total land area that is public land. This is 73% District (public land) for Filing 1.
 The Site percentage for work that pertains to the entire project is 75% District. This was based on concept plans and an adjustment may need to be made in the future once the layout for Filings 2 and 3 is determined.

Attachment D

Summary of Cost Certifications

Attachment D
 Roam Metro District
 Summary of Cost Certifications

Cost Certification	Invoiced Amount	District Eligible Expenses	Non- Eligible Expenses
INVOICES PAID BY FRASER RIVER DEVELOPMENT COMPANY, LLC			
Cost Certification 1	\$6,999,489.23	\$4,483,047.27	\$2,516,441.96
Cost Certification 2	\$647,948.80	\$61,738.48	\$586,210.32
Cost Certification 3	\$1,703,821.17	\$1,347,451.19	\$356,369.98
SUBTOTAL	\$9,351,259.20	\$5,892,236.94	\$3,459,022.26
INVOICES PAID BY THE ROAM METROPOLITAN DISTRICT			
Cost Certification 1	\$0.00	\$0.00	\$0.00
Cost Certification 2	\$42,997.05	\$42,899.05	\$98.00
Cost Certification 3	\$10,088.64	\$10,088.64	\$0.00
SUBTOTAL	\$53,085.69	\$52,987.69	\$98.00
Total	\$9,404,344.89	\$5,945,224.63	\$3,459,120.26

**Attachment D
Roam Metro District
Summary of Cost Certifications by Category**

Cost Certification 1 & 2

Sanitary Sewer	\$1,114,323.36
Water	\$1,630,452.58
Street Improvements	\$1,059,372.93
Traffic and Safety	\$44,627.71
Parks & Recreation	\$738,908.21
Public Transportation	\$0.00
Television Relay and Translation	\$0.00
Mosquito Control	\$0.00
Security Improvements	\$0.00
Total	\$4,587,684.79

Cost Certification 3

Sanitary Sewer	\$95,908.63
Water	\$368,583.96
Street Improvements	\$639,245.10
Traffic and Safety	\$9,975.23
Parks & Recreation	\$243,826.91
Public Transportation	\$0.00
Television Relay and Translation	\$0.00
Mosquito Control	\$0.00
Security Improvements	\$0.00
Total	\$1,357,539.83

Total

Sanitary Sewer	\$1,210,231.99
Water	\$1,999,036.54
Street Improvements	\$1,698,618.03
Traffic and Safety	\$54,602.94
Parks & Recreation	\$982,735.11
Public Transportation	\$0.00
Television Relay and Translation	\$0.00
Mosquito Control	\$0.00
Security Improvements	\$0.00
Total	\$5,945,224.62

Attachment E

Project Photos



Curb Staking



Curb and Gutter



Storm Sewer



Storm Sewer



Storm Sewer



Curb and Gutter



Curb and Gutter



Rock Crushing



Paving

WORK ORDER #2
TO MASTER SERVICES AGREEMENT, DATED SEPTEMBER 9, 2020

This Work Order is made and entered into this ____ day of _____, 2020, by and between **ROAM METROPOLITAN DISTRICT NO. 1** (the "District"), and **INDEPENDENT DISTRICT ENGINEERING SERVICES, LLC** ("Consultant"), collectively, the "Parties." Unless otherwise defined herein, all capitalized terms shall have the meaning given to them in that certain Master Services Agreement between the District and Consultant, dated September 12, 2019 (the "Agreement").

1. Services. The Services to be provided by Consultant pursuant to the terms of the Agreement and this Work Order are set forth in **Exhibit A-1** attached hereto.

2. Compensation. Consultant hereby agrees to perform such Services as set forth in Paragraph 1 to this Work Order and the District hereby agrees to pay Consultant for the satisfactory performance of the Services based on a time and materials basis, not to exceed a total amount of \$21,000, as set forth in **Exhibit A-1** attached hereto. The District's payment obligation set forth in this Paragraph 2 is subject to the annual appropriation of funds by the District, as set forth in Section 13 of the Agreement. The District has appropriated sufficient funds to compensate Consultant for Services rendered pursuant to this Work Order for the current fiscal year. Payment by the District for any Services rendered by Consultant in the subsequent fiscal year shall be subject to the District appropriating such funds for payment for the subsequent fiscal year.

3. Term. The term of this Work Order shall begin on the date set forth above, shall be effective as of such date regardless of the date of execution hereof, and shall terminate on December 31, 2020 or upon the completion of the Services by Consultant.

4. Modification. This Work Order may not be amended, modified or changed, in whole or in part, except by a Change Order executed by the District and the Consultant. Any Change Order resulting in an increase in compensation shall be subject to the appropriation of funds by the District prior to the execution of a Change Order, as set forth in Section 13 of the Agreement.

5. Integrated Agreement. This Work Order has been issued pursuant to, and is hereby made a part of, the Agreement. The terms and conditions of the Agreement remain in full force and effect and shall apply to this Work Order and the Services performed hereunder.

IN WITNESS WHEREOF, the Parties have executed this Work Order as of the ____ day of _____, 2020.

ROAM METROPOLITAN DISTRICT NO. 1

By: _____

Its: _____

**INDEPENDENT DISTRICT ENGINEERING
SERVICES, LLC**

By: _____ *Craig Fisher*

Its: _____ *Manager*

EXHIBIT A-1 TO WORK ORDER #2
SCOPE OF SERVICES AND PAYMENT FOR SERVICES



355 Union Boulevard, Suite 302
Lakewood, CO 80228

September 9, 2020

Roam Metropolitan Districts Nos. 1-3
Attn: Alan D. Pogue
Icenogle Seaver Pogue, P.C.
4725 S. Monaco Street, Suite 360
Denver, CO 80237

ROAM METROPOLITAN DISTRICTS COST CERTIFICATION PROPOSAL FOR TASK ORDER 2

Independent District Engineering Services, LLC (IDES) is pleased to respond to your request to provide Cost Certification Services for the Roam Metropolitan Districts (District) in the Town of Winter Park, Colorado.

SCOPE OF SERVICES

Cost Certification – IDES will continue to review the documentation provided by the District to determine the scope of District eligible improvements and the claimed cost for the improvements. Based on the information provided, IDES will prepare cost certifications of District eligible improvements and expenditures. Invoices will be reviewed for reasonableness and District eligibility. This information will be used to prepare Engineer's Reports for Cost Certification. Each report will be prepared and signed by a Professional Engineer and will contain all necessary information to satisfy the requirements of the District Service Plan. IDES will perform site visits as needed and participate in meetings and conference calls as needed to complete these reports. This proposal is for Cost Certification Reports required in 2020.

Meetings – IDES can participate in Project Meetings as necessary. Meetings may include District Board Meetings, project status meetings, local jurisdiction coordination meetings, construction progress meetings, miscellaneous field meetings and other meetings with Project Stakeholders as required or requested.

Additional Services – Additional Services that are not included in this proposal but can be provided under a separate proposal if desired.

FEE

IDES proposes to perform services on a time and material basis in accordance with the Charge Rate Schedule attached. A firm estimate of the services cannot be provided at this time as cost can vary greatly depending on the number and organization of invoices and pay applications. Based on our experience, a not to exceed amount of \$21,000 should allocate the funds required for the tasks for 2020.

If you have any comments or questions, please feel free to contact me. We appreciate the opportunity to submit this proposal.

Respectfully Submitted,
Independent District Engineering Services, LLC

Greg Toler
Member Manager



355 Union Boulevard, Suite 302
Lakewood, CO 80228

2020 CHARGE RATE SCHEDULE

Services will be provided on a Labor Time and Expenses basis as provided below. The following Charge Rate Schedule shall remain in effect until December 31, 2020.

Billing Rates:

The following Billing Rates shall apply for the Task Order:

District Engineer	\$ 150.00 per hour
Professional Engineer (Office/Field)	\$ 140.00 per hour
Technical Specialist	\$ 125.00 per hour
Contracts Admin. Specialist/Sr. Field Tech	\$ 105.00 per hour
Assistant Engineer/Field Tech	\$ 95.00 per hour
Project Administrator	\$ 75.00 per hour

Reimbursable Expenses

Copies b/w up to 11 x 14	\$0.05
Copies color up to 11 x 14	\$0.10
Copies b/w 11 x 17	\$0.25
Copies color 11 x 17	\$0.25
Mileage	IRS Rate + 10%
Plan Copies, outside copies, other items	at cost + 10%

ROAM METROPOLITAN DISTRICT NOS. 1, 2 & 3

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 · 800-741-3254
Fax: 303-987-2032

NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Melinda Besse	President	2022/May 2022
Suzanne Fanch	Treasurer/Secretary	2022/May 2022
Jolene Larson	Assistant Secretary	2022/May 2022
VACANT		2023/May 2023
VACANT		2023/May 2023

DATE: **September 17, 2020**

TIME: 11:00 a.m.

PLACE: DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD MEETING WILL BE HELD BY CONFERENCE CALL WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE CALL IN TO THE CONFERENCE BRIDGE AT **1-877-250-4161** AND WHEN PROMPTED, DIAL IN THE PASSCODE OF **8144161**.

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda; confirm location of the meeting and posting of meeting notices.

C. Review and approve the Minutes of the June 26, 2020 Special Meeting (enclosure - 002).

II. PUBLIC COMMENT

A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.

III. FINANCIAL MATTERS

- A. Review and ratify the approval of the payment of claims for the period ending as follows (enclosures- 003a, 003b):

Fund	Period Ending July 17, 2020	Period Ending Aug. 11, 2020
General	\$ 9,060.55	\$ 7,123.63
Debt	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-
Total	\$ 9,060.55	\$ 7,123.63

-
- B. Status of Application from Exemption for 2018 Audit for District No. 3.
-

IV. LEGAL MATTERS

- A. Discuss mill levies.
-

- B. Update on Town surety/escrow option.
-

V. CAPTIAL PROJECTS/OPERATIONS AND MAINTENANCE MATTERS

- A. Review and consider approval/status of Cost Certification Report No. 3 prepared by Independent District Engineering Services (“IDES”) in the amount of \$1,357,539.83 (enclosure-004).
-

- B. Discuss and consider approval of Work Order No. 2 to the Master Service Agreement, dated September 9, 2020 with IDES (enclosure).
-

- C. Discuss status of park and pedestrian bridge construction.
-

VI. OTHER MATTERS

- A. _____
-

- VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 25, 2020.**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD JUNE 26, 2020

A Special Meeting of the Boards of Directors (the “Boards”) of the Roam Metropolitan District Nos. 1, 2 and 3 (referred to hereafter as “District No. 1”, “District No. 2” and “District No. 3,” and collectively, the “Districts”) was duly held on Friday, the 26th day of June 26, 2020, at 11:00 a.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held by conference call without any individuals (neither District Representatives nor the general public) attending in person. The meeting was open to the public via conference call.

Directors In Attendance Were:

Melinda Besse
Suzanne Fanch

Also In Attendance Was:

Jim Ruthven; Special District Management Services, Inc. (“SDMS”)

Alan Pogue, Esq. and Shannon Johnson, Esq.; Icenogle Seaver Pogue, P.C.

Kim Fiore; Independent District Engineering Services, LLC (“IDES”)

Chip Besse; Fraser River Development Co LLC

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Attorney Johnson discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Boards of Directors to the Secretary of State. The members of the Boards were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Johnson that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors.

RECORD OF PROCEEDINGS

COMBINED MEETING

The Boards of Directors of the Districts determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted herein, all official action reflected in these Minutes shall be deemed to be action of all of the Districts. Where necessary, action taken by an individual District will be so reflected in these Minutes.

ADMINISTRATIVE MATTERS

Agenda: Mr. Ruthven reviewed with the Boards a proposed Agenda for the Districts' Special Meeting.

Following discussion, upon motion duly made by Director Fanch, seconded by Director Besse and, upon vote unanimously carried, the Agenda for the Districts' Special Meeting was approved.

Minutes: The Boards reviewed the Minutes of the April 14, 2020 Special Meeting.

Following discussion, upon motion duly made by Director Fanch, seconded by Director Besse and, upon vote unanimously carried, the Boards approved the Minutes of the April 14, 2020 Special Meeting.

Consideration of Board Appointment After Publication of Notice of Vacancy:

It was noted that pursuant to Section 32-1-808(2)(a)(I), C.R.S., publication of a Notice of Vacancy for each of the Districts' Boards was made on March 26, 2020 in the Middle Park Times. No letters of interest from qualified eligible electors were received within ten (10) days of the date of such publication.

As such, following discussion and upon motion to nominate Jolene Larson to fill a vacant Board seat on the District No. 1 Board of Directors until May 2022 duly made by Director Fanch, seconded by Director Besse and, upon vote, unanimously carried, the Board of Directors of District No. 1 appointed Jolene Larson to fill a vacancy on the Board of Directors of District No. 1.

Following discussion and upon motion to nominate Jolene Larson to fill a vacant Board seat on the District No. 2 Board of Director until May 2022 duly made by Director Fanch, seconded by Director Besse and, upon vote, unanimously carried, the Board of Directors of District No. 2 appointed Jolene Larson to fill a vacancy on the Board of Directors of District No. 2.

Following discussion and upon motion to nominate Jolene Larson to fill a vacant Board seat on the District No. 3 Board of Director until May 2022 duly made by Director Fanch, seconded by Director Besse and, upon vote, unanimously carried, the Board of Directors of District No. 3 appointed Jolene Larson to fill a vacancy on the Board of Directors of District No. 3.

RECORD OF PROCEEDINGS

The Oaths of Director were administered by Director Besse as President of each of the Boards.

Appointment of Officers: The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Fanch seconded by Director Besse and, upon vote, unanimously carried, the following slate of officers was appointed to each of District No. 1, District No. 2, and District No. 3:

President	Melinda Besse
Treasurer/Secretary	Suzanne Fanch
Assistant Secretary	Jolene Larson

PUBLIC COMMENT

There were no public comments at this time.

FINANCIAL MATTERS

Claims: The Board of District No. 1 considered ratifying the approval of the payment of claims through the periods ending as follows:

Fund	Period Ending Apr. 6, 2020	Period Ending May 12, 2020	Period Ending June 17, 2020
General	\$ 36,484.10	\$ 6,414.95	\$ 10,088.64
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 36,484.10	\$ 6,414.95	\$ 10,088.64

Following discussion, upon motion duly made by Director Fanch, seconded by Director Besse and, upon vote, unanimously carried, the Board of District No. 1 ratified approval of the payment of claims, as presented.

Bill.com: Mr. Ruthven discussed with the Board Bill.com. He noted the benefits of using Bill.com for processing District payables.

Following discussion, upon motion duly made by Director Besse, seconded by Director Fanch and, upon vote, unanimously carried, the Boards approved the use of Bill.com and determined that Directors Besse and Larson will be the two approvers for the Boards.

The Boards directed SDMS to set up the service and transmit emails to the approvers explaining the process.

RECORD OF PROCEEDINGS

District No. 1 and District No. 2 - 2019 Applications for Exemption from Audit: The Boards of District Nos. 1 and 2, reviewed the Applications for Exemption from 2019 Audit.

Following review and discussion, upon motion duly made by Director Larson, seconded by Director Fanch and, upon vote, unanimously carried, the Boards of District Nos. 1 and 2 ratified approval of the preparation, execution and filing of the Applications for Exemption from 2019 Audit for District Nos. 1 and 2, respectively.

Application for Exemption from Audit for 2018 and 2019 for District No. 3: The Board discussed the Application from Audit for 2018 and 2019. Mr. Ruthven explained to the Board that the 2018 application had been lost and was recently re-submitted to the State Auditor for approval.

Following discussion, upon motion duly made by Director Besse, seconded by Director Fanch and, upon vote, unanimously carried, the Board approved the Application for Exemption from Audit for 2019.

2021 Budget Preparation: The Board discussed the preparation of the 2021 Budget.

Following discussion, upon motion duly made by Director Fanch, seconded by Director Besse and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2021 Budget. The Boards determined to hold the public hearings to consider adoption of the 2021 Budgets on Friday, November 20, 2020 at 11:00 a.m. at the regular meeting location. It was noted that the Preliminary Assessed Valuation deadlines have been backed up to October 13, 2020 due to COVID-19.

LEGAL MATTERS

Negotiations of a Public Improvement Escrow Agreement: Attorney Pogue provided an update on the status of negotiation of Public Improvement Escrow Agreement with the Town of Winter Park regarding security for public improvement construction.

CAPITAL PROJECTS

Cost Certificate Report No. 2: Ms. Fiore presented the District No. 1 Board the Cost Certificate Report No. 2 prepared by Independent District Engineering Services (“IDES”), in the amount of \$104,637.53.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Fanch, seconded by Director Besse and, upon vote, unanimously carried, the Board of District No. 1 approved Cost Certification No. 1 prepared by IDES, in the amount of \$104,637.53.

OTHER BUSINESS

There were no other business matters at this time.

ADJOURNMENT

There being no further business to come before the Boards at this time, upon motion duly made, seconded and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

**Roam 1-3 Metropolitan District
July-20**

	<u>General</u>	<u>Debt</u>	<u>Enterprise</u>	<u>Totals</u>
Disbursements	\$ 9,060.55	\$ -	\$ -	\$ 9,060.55
				\$ -
Total Disbursements from Checking Acct	\$9,060.55	\$0.00	\$0.00	\$9,060.55

ROAM Metropolitan District No. 1

Jul-20

Vendor	Invoice #	Date	Due Date	Amount	Account Number
IDES, LLC	21809	6/30/2020	7/17/2020	\$ 3,150.00	1690
Icenogle Seaver Pogue	18249	6/30/2020	7/17/2020	\$ 3,467.25	1675
Special District Management Services	D2 06/2020	6/30/2020	7/17/2020	\$ 308.00	1680
Special District Management Services	D2 06/2020	6/30/2020	7/17/2020	\$ 0.20	1685
Special District Management Services	D1 06/2020	6/30/2020	7/17/2020	\$ 686.00	1612
Special District Management Services	D1 06/2020	6/30/2020	7/17/2020	\$ 1,148.00	1680
Special District Management Services	D1 06/2020	6/30/2020	7/17/2020	\$ 21.10	1685
Special District Management Services	D3 06/2020	6/30/2020	7/17/2020	\$ 280.00	1680
				\$ 9,060.55	

Roam 1-3 Metropolitan District
August-20

	<u>General</u>	<u>Debt</u>	<u>Enterprise</u>	<u>Totals</u>
Disbursements	\$ 7,123.63	\$ -	\$ -	\$ 7,123.63
				\$ -
Total Disbursements from Checking Acct	\$7,123.63	\$0.00	\$0.00	\$7,123.63

Roam Metropolitan District No. 1

Aug-20

Vendor	Invoice #	Date	Due Date	Amount	Account Number
IDES, LLC	21810	7/31/2020	8/11/2020	\$ 1,497.91	1690
Icenogle Seaver Pogue	18383	7/31/2020	8/11/2020	\$ 4,045.50	1675
Special District Management Services	D1 07/2020	7/31/2020	8/11/2020	\$ 1,288.00	1612
Special District Management Services	D1 07/2020	7/31/2020	8/11/2020	\$ 84.00	1680
Special District Management Services	D1 07/2020	7/31/2020	8/11/2020	\$ 40.02	1685
Special District Management Services	D1 07/2020	7/31/2020	8/11/2020	\$ 28.00	1615
Special District Management Services	D2 07/2020	7/31/2020	8/11/2020	\$ 42.00	1680
Special District Management Services	D2 07/2020	7/31/2020	8/11/2020	\$ 0.20	1685
Special District Management Services	D2 07/2020	7/31/2020	8/11/2020	\$ 14.00	1615
Special District Management Services	D3 07/2020	7/31/2020	8/11/2020	\$ 56.00	1680
Special District Management Services	D3 07/2020	7/31/2020	8/11/2020	\$ 28.00	1615
				\$ 7,123.63	

Roam Metropolitan District Cost Certification Report



**Report 3
September 2020**

Roam Metropolitan District Cost Certification

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Vendor Participation..... Attachment B

Expenditure Data..... Attachment C

Summary of Cost Certifications..... Attachment D

Project Photos Attachment E

September 10, 2020

Roam Metropolitan District
c/o Icenogle Seaver Pogue, PC
4725 S. Monaco Street #360
Denver, CO 80237

RECOMMENDATION FOR COST CERTIFICATION REPORT 3

INTRODUCTION

Independent District Engineering Services, LLC (Engineer) was hired by the Roam Metropolitan District (District) to provide review of expenditures paid by Fraser River Development Co, LLC (Developer). These expenditures are for the Roam Subdivision development located in the Town of Winter Park, Colorado (Project). This report summarizes the Engineer's approach and findings for the Project.

The expenditures for public improvements discussed in this report were paid for by the Developer and are being certified as District eligible in the amount of **\$1,347,451.19**. The public improvements that were paid by the District and are being certified as District eligible are in the amount of **\$10,088.64**. This is a total of **\$1,357,539.83**

This report generally covers the areas shown on Attachment A.

GOVERNING DOCUMENTS

The following governing documents were used in determining recommendations for District eligible expenses:

- Service Plan for Roam Metropolitan District Nos 1, 2 and 3 in the City and County of Winter Park, Colorado. Prepared by Icenogle Seaver Pogue, P.C. dated June 25, 2018.
- 2019 Facilities Funding and Reimbursement Agreement, between the Roam Metropolitan District No. 1 and Fraser River Development Co, LLC, dated December 21, 2018.
- Improvement Acquisition, Advance and Reimbursement Agreement between the Roam Metropolitan District No. 1 and the Fraser River Development Co, LLC, dated December 21, 2018.
- Annexation and Development Agreement between the Town of Winter Park, Fraser River Development Co, LLC and the Roam Metropolitan District Nos 1,2 and 3, dated March 6, 2018.

It should be noted the Engineer used the above governing documents only as a general guideline for eligibility in certification of costs.

ACTIVITIES CONDUCTED

For this report, the following activities were performed:

- Governing documents provided by the District and the Developer were reviewed as the basis for recommendation for this report.
- Invoices provided by the Developer were reviewed. A summary was created and is attached as Attachment C.
- A site visit was conducted. Project improvements were photographed.
- Contact was made with Developer to verify knowledge of the work or services performed.
- Some contract unit items were compared to other projects constructed in the Denver Metropolitan Area.
- The plat was reviewed and it appears some of the improvements included in this report were not on public property or easements. The open space tracts currently are to be deeded to the Home Owner's Association which is a private entity. The District cannot reimburse for improvements that are not on

public property or in public easements. It is understood that the open space tracts will be deeded to the District or placed under District maintenance during the Infrastructure Acquisition process at a later date.

ASSUMPTIONS

Due to the specific scope authorized for this report, the following assumptions were made.

- It is assumed that geotechnical pavement designs have been performed and followed. It is assumed materials testing was performed during construction.
- It is our understanding that the Developer will be responsible for all Storm Water Management Practice (SWMP) activities until the conditions of State and Local permits are met. No SWMP inspections or recommendations were conducted as part of this report.
- It is assumed that the contractors have obtained all SWMP permitting in the name of the Developer.
- It is our understanding that all local jurisdiction acceptances will be completed by the Developer as required by the Facilities Funding and Reimbursement Agreement. The District shall have no obligations for local jurisdiction acceptance of infrastructure acquired by the District.
- It is assumed that the Developer has obtained or will obtain final unconditional lien waivers from all contractors performing work or consultants providing services for the Project. It is our recommendation these lien waivers be provided to the District.
- Costs presented do not represent the entire contract value, but rather a portion of the costs that are attributable to public improvements as defined in the Service Plan. Expenditures that pertain to both District land and private lots are based on land percentage area for the project area. See Attachment C for the percentages. These percentages were used for work such as earthwork, SWMP activities, and planning.
- Expenditures that did not have enough information to be verified with this report may be verified in a future report.
- Nothing in this report shall be construed as acceptance of any public infrastructure by any governmental entity, including but not limited to the District. The Developer remains responsible for completing public improvements according to plan and obtaining the proper acceptance by any applicable governmental entity.
- This report was prepared with a specific scope and an elaborate analysis was not performed, but rather a realistic and reasonable analysis to estimate the public expenditures for the invoices provided. A more detailed analysis or submission of additional expenditures may result in adjustments to our cost certification.

DISCUSSION

This report mostly consists of expenditures from September 2019 to August 2020. The improvements reviewed are generally represented in Attachments A and C.

Vendor Participation

All contractors, consultants, and vendors whose invoice information was submitted, were evaluated for their participation on the Project and services performed, materials provided, or work completed. A summary of vendor participation is included as Attachment B.

Review of Invoices and Summary of Expenditures

To provide a cost certification of District improvements, invoices provided by the Developer were reviewed. Invoice costs were allocated as District or Non-District and a summary is included as Attachment C. Invoices provided were reviewed to determine that the work and cost value were appropriated correctly, and that proof of payment was provided.

SUMMARY OF EXPENDITURES BY CATEGORY AND SERVICE PLAN DIVISION

The table below provides a summary of expenditures by category and Service Plan division. The major elements of the improvements were allocated across these specific categories.

Category	District Eligible Expenses	Percentage
Sanitary Sewer	\$95,908.63	7.1%
Water	\$368,583.96	27.2%
Street Improvements	\$639,245.10	47.1%
Traffic and Safety	\$9,975.23	0.7%
Parks & Recreation	\$243,826.91	18.0%
Public Transportation	\$0.00	0.0%
Television Relay and Translation	\$0.00	0.0%
Mosquito Control	\$0.00	0.0%
Security Improvements	\$0.00	0.0%
Total	\$1,357,539.83	100.0%

FIELD INVESTIGATION RESULTS

Field investigations were conducted in July and September 2020. Photos were taken of the Project to memorialize the construction of infrastructure and are included in Attachment E. From our visual inspection, it appears the completed improvements were constructed in a quality manner consistent with other similar projects and meeting generally accepted construction requirements.

RECOMMENDATION

The plat was reviewed and it appears improvements included in this report were not on public property or easements. It is understood that this will be changed and the open space tracts will be deeded to the District or placed under District maintenance during the Infrastructure Acquisition process at a later date.

In our professional opinion the expenditures for the improvements were reviewed and found to be reasonable. The costs of improvements are comparable to other similar projects in Colorado. At this time and based on the information provided, the Engineer certifies the expenditures provided by the Developer as District eligible expenditures in the amount of **\$1,347,451.19**. The public improvements that were paid by the District and are being certified as District eligible are in the amount of **\$10,088.64**. This is a total of **\$1,357,539.83**.

Should you have any questions or require further information please feel free to contact me.

Respectfully Submitted,
Independent District Engineering Services, LLC



Kim Fiore, PE

Attachments

Attachment A

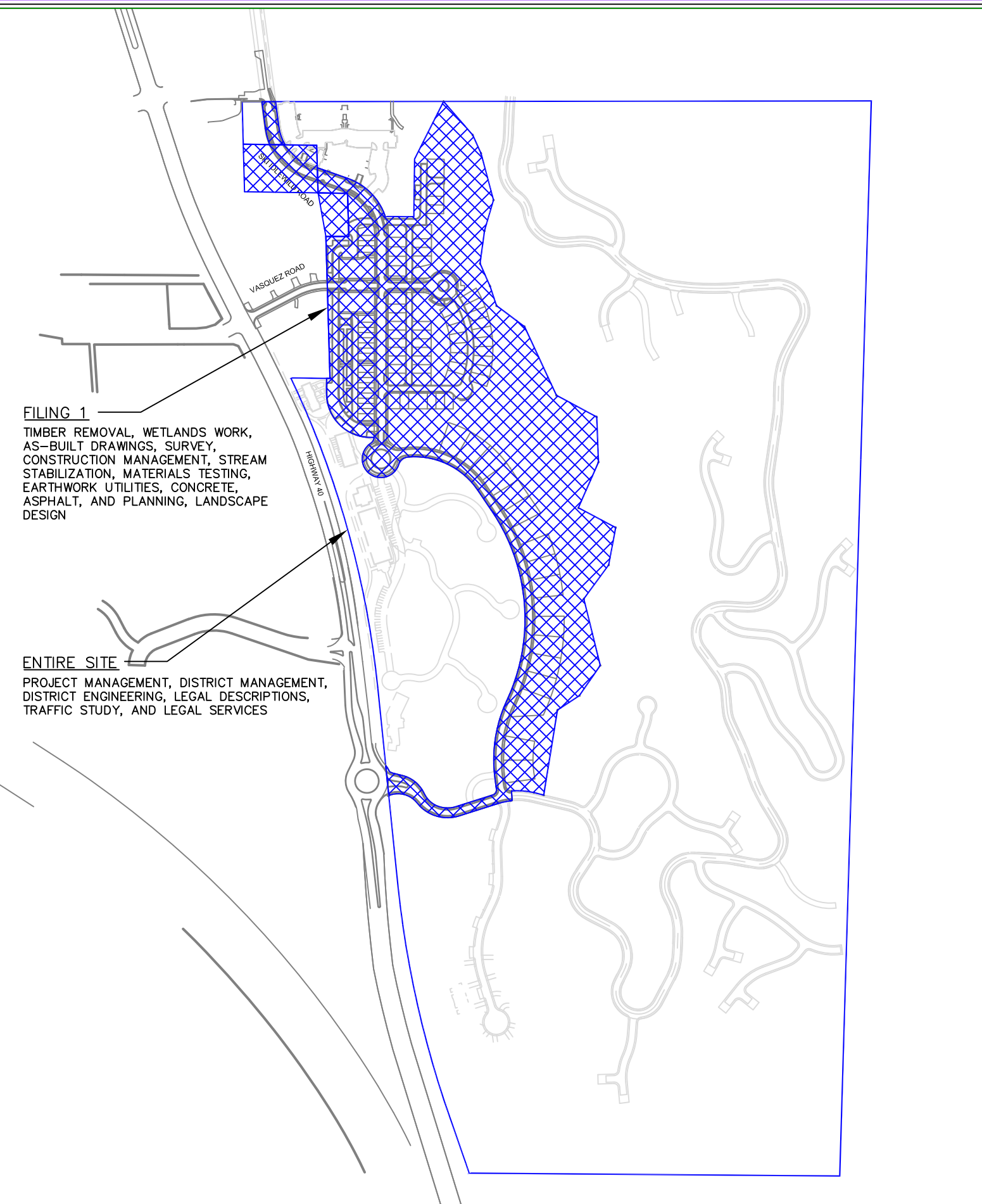
Site Map

FILING 1

TIMBER REMOVAL, WETLANDS WORK,
AS-BUILT DRAWINGS, SURVEY,
CONSTRUCTION MANAGEMENT, STREAM
STABILIZATION, MATERIALS TESTING,
EARTHWORK UTILITIES, CONCRETE,
ASPHALT, AND PLANNING, LANDSCAPE
DESIGN

ENTIRE SITE

PROJECT MANAGEMENT, DISTRICT MANAGEMENT,
DISTRICT ENGINEERING, LEGAL DESCRIPTIONS,
TRAFFIC STUDY, AND LEGAL SERVICES



INDEPENDENT
DISTRICT ENGINEERING SERVICES, LLC
355 UNION BOULEVARD #302, LAKEWOOD, CO 80228

ROAM METROPOLITAN DISTRICT
COST CERTIFICATION 3
ATTACHMENT A

SHEET
1 of 1
SCALE: NONE
DATE: 9/4/20

Attachment B

Vendor Participation

ATTACHMENT B VENDOR PARTICIPATION

Following is a summary of the contractors, consultants and vendor Participation in work and services for the Cost Certification. Notes include any invoice discrepancies, basis of payment, and basis for reimbursement.

Beetle Kill, LLC Provided timber removal services. Two invoices from Cost Certification 1 had included the bridge work at the Filing 1 % when it should have been all District eligible. The difference was added to this cost certification.

Birch Ecology Provided wetlands consultation.

Bowman Colorado Group Two invoices from Cost Certification 1 had included wetland work beyond the wetland assessment. The wetland assessment is assumed to be at the Filing 1 %, but then wetland work was found to only be necessary near the stream. The difference was added to this cost certification.

Core Consultants Provided survey services related to as-built drawings and legal descriptions.

Fly Ry Adventures Provided project management.

Freestone Aquatics Provided stream stabilization services. One invoice from Cost Certification 1 had included wetland work beyond the wetland assessment. The wetland assessment is assumed to be at the Filing 1 %, but then wetland work was found to only be necessary near the stream. The difference was added to this cost certification.

Grand County Water and Sanitation District Collected fees for water and sanitary services and for the Ski Chalet and the construction building (76 Wanderer's Way). Services for the Beavers Ski Chalet are not District eligible.

Icenogle Seaver Pogue Provided district legal services.

IDES, LLC Provided district engineering services.

Kumar and Associates, Inc. Provided materials testing services during construction.

Local Social Provided media marketing services. Marketing is not District eligible.

L.T.D. Engineering Provided construction management services.

McDowell Engineering, LLC Provided engineering services related to the traffic study.

Moody Insurance Agency Provided construction insurance for the developer. This is not District eligible.

Mountain Parks Electric, Inc. Provided electric service and fees were paid for electric service to the construction building (76 Wanderer's Way) and the Ski Chalet. Services for the Beavers Ski Chalet are not District eligible.

Mountain States Snowcats Construction of earthwork, utilities, concrete flatwork and paving.

Origin Marketing Provided marketing services. Marketing is not District eligible.

Otten Johnson Provided marketing signage. This is not District eligible.

Schlosser Provided a review of the Lodge to determine if it could be used as a community center.

Special District Management Services Provided District management services.

Vogel and Associates Provided planning and landscape design services. Work related to lots or condominiums is not District eligible.

Western Ecological Resource Provided a wetland evaluation.

Winter Park and Fraser Chamber Fees for membership were paid. These are not District eligible.

Xcel Energy Provided services for demolition of gas facilities and to rebuild the gas system. This was necessary to build other utilities so it is considered necessary for those public improvements.

Attachment C

Expenditure Data

Attachment C
Roam Metro District
Engineer's Summary for Cost Certification 3

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Filing	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
INVOICES PAID BY FRASER RIVER DEVELOPMENT COMPANY, LLC										
Beetle Kill, LLC										
None	9/19/16	Yes	11/3/16	127	Filing 1	Amount miscalculated in Cost Certification 1	\$0.00	\$1,233.00	-\$1,233.00	Bridge removal
1	2/12/20	Yes	2/24/20	398	Filing 1	Amount miscalculated in Cost Certification 1	\$0.00	\$663.34	-\$663.34	Bridge repair
3	4/15/20	Yes	5/12/20	425	Filing 1	Timber Removal	\$21,595.00	\$15,764.35	\$5,830.65	Assume for all of Filing 1; Filing 1 Site %
4	6/15/20	Yes	8/6/20	444	Filing 1	Timber Removal	\$16,723.16	\$12,207.91	\$4,515.25	Assume for all of Filing 1; Filing 1 Site %
5	8/15/20	Yes	8/28/20	460	Filing 1	Timber Removal	\$9,224.70	\$6,734.03	\$2,490.67	Assume for all of Filing 1; Filing 1 Site %
Subtotal Beetle Kill, LLC							\$47,542.86	\$36,602.63	\$10,940.23	
Birch Ecology										
307	6/23/20	Yes	8/28/20	461	Filing 1	Wetlands Consultation	\$892.50	\$892.50	\$0.00	Assume only along stream corridor
315	7/25/20	Yes	8/28/20	461	Filing 1	Wetlands Consultation	\$2,556.90	\$2,556.90	\$0.00	Assume only along stream corridor
342	8/15/20	Yes	8/28/20	461	Filing 1	Wetlands Consultation	\$3,488.80	\$3,488.80	\$0.00	Assume only along stream corridor
Birch Ecology							\$6,938.20	\$6,938.20	\$0.00	
Bowman Colorado Group										
218051	7/31/16	Yes	12/7/16	136	All	Amount miscalculated in Cost Certification 1	\$0.00	\$1,600.00	-\$1,600.00	Assumes wetland assement found wetlands only near stream
222975	10/31/16	Yes	1/18/17	138	All	Amount miscalculated in Cost Certification 1	\$0.00	\$600.00	-\$600.00	Assumes wetland assement found wetlands only near stream
Subtotal Bowman Colorado Group							\$0.00	\$2,200.00	-\$2,200.00	
Core Consultants										
20030582	3/23/20	Yes	8/6/20	446	Filing 1	Asbuilts and Survey	\$2,030.00	\$2,030.00	\$0.00	
20040873	4/24/20	Yes	8/6/20	446	Filing 1	Asbuilts and Survey	\$2,005.00	\$2,005.00	\$0.00	
20040877	4/24/20	Yes	8/6/20	446	All	Legal Descriptions	\$2,230.00	\$620.00	\$1,610.00	Services, dry util, add plat & bld not District
20051105	5/25/20	Yes	6/30/20	431	Filing 1	Asbuilts and Survey	\$10,430.00	\$8,790.00	\$1,640.00	Services and Dry Util not District eligible
20061229	6/22/20	Yes	8/6/20	446	Filing 1	Asbuilts and Survey	\$21,830.00	\$19,867.75	\$1,962.25	Dry Util not District eligible
Subtotal Core Consultants							\$38,525.00	\$33,312.75	\$5,212.25	
Fly Ry Adventures, LLC										
108	5/24/20	Yes	5/12/20	418	All	Project Management	\$20,000.00	\$15,000.00	\$5,000.00	Overall Site %
109	6/24/20	Yes	6/30/20	432	All	Project Management	\$20,000.00	\$15,000.00	\$5,000.00	Overall Site %
110	7/24/20	Yes	8/6/20	447	All	Project Management	\$20,000.00	\$15,000.00	\$5,000.00	Overall Site %
111	8/27/20	Yes	8/28/20	462	All	Project Management	\$20,000.00	\$15,000.00	\$5,000.00	Overall Site %
Subtotal Fly Ry Adventures, LLC							\$80,000.00	\$60,000.00	\$20,000.00	
Freestone Aquatics										
870	1/27/20	Yes	1/29/20	368	All	Amount miscalculated in Cost Certification 1	\$0.00	\$13,975.00	-\$13,975.00	Assumes wetland assement found wetlands only near stream
870	1/27/20	Yes	8/28/20	463	Filing 1	Stream Stabilization	\$15,500.00	\$15,500.00	\$0.00	
871	5/1/20	Yes	8/6/20	448	Filing 1	Stream Stabilization	\$44,976.98	\$44,976.98	\$0.00	
Subtotal Freestone Aquatics							\$60,476.98	\$74,451.98	-\$13,975.00	
Grand County Water & Sanitation District #1										
Account 1010	5/6/20	Yes	Need	Need	All	Water & Sewer Fees Beavers Lodge	\$1,310.93	\$0.00	\$1,310.93	Lodge not District eligible
Account 1010	6/3/20	Yes	8/6/20	449	All	Water & Sewer Fees Beavers Lodge	\$1,279.18	\$0.00	\$1,279.18	Lodge not District eligible
Account 6028	6/3/20	Yes	8/6/20	449	All	Water & Sewer Fees 76 Wanderers	\$38.00	\$27.74	\$10.26	Filing 1 Site %
Account 1010	7/2/20	Yes	Need	Need	All	Water & Sewer Fees Beavers Lodge	\$1,234.73	\$0.00	\$1,234.73	Lodge not District eligible
Account 1010	8/5/20	Yes	8/28/20	464	All	Water & Sewer Fees Beavers Lodge	\$1,260.13	\$0.00	\$1,260.13	Lodge not District eligible
Account 6028	8/5/20	Yes	8/28/20	464	All	Water & Sewer Fees 76 Wanderers	\$38.00	\$27.74	\$10.26	Filing 1 Site %
Subtotal Grand County Water & Sanitation District #1							\$5,160.97	\$55.48	\$5,105.49	
IDES, LLC										
21807	4/30/20	Yes	5/12/20	419	All	District Engineering	\$920.00	\$920.00	\$0.00	

Attachment C
Roam Metro District
Engineer's Summary for Cost Certification 3

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Filing	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
Subtotal IDES, LLC							\$920.00	\$920.00	\$0.00	
Kumar and Associates, Inc.										
198572	5/6/20	Yes	5/12/20	420	Filing 1	Materials Testing	\$3,247.70	\$2,370.82	\$876.88	Filing 1 Site %
199048	6/4/20	Yes	6/30/20	434	Filing 1	Materials Testing	\$10,957.26	\$7,998.80	\$2,958.46	Filing 1 Site %
199806	7/8/20	Yes	8/6/20	450	Filing 1	Materials Testing	\$11,894.85	\$8,683.24	\$3,211.61	Filing 1 Site %
200336	8/6/20	Yes	44071	465	Filing 1	Materials Testing	\$10,392.40	\$7,586.45	\$2,805.95	Filing 1 Site %
Subtotal Kumar and Associates, Inc.							\$36,492.21	\$26,639.31	\$9,852.90	
Local Social										
1292	7/5/20	Yes	Need	Need	All	Media Marketing	\$1,825.00	\$0.00	\$1,825.00	Not District eligible
1294	8/5/20	Yes	Need	Need	All	Media Marketing	\$1,825.00	\$0.00	\$1,825.00	Not District eligible
Subtotal Local Social							\$3,650.00	\$0.00	\$3,650.00	
LTD Engineering										
9	5/6/20	Yes	5/12/20	421	Filing 1	Construction Management	\$19,170.57	\$14,180.97	\$4,989.60	Street 100%; Remainder Filing 1 Site %
10	6/1/20	Yes	6/30/20	435	Filing 1	Construction Management	\$20,731.28	\$15,174.68	\$5,556.60	Dry util not District; Remainder Filing 1 Site %
11	7/1/20	Yes	8/6/20	451	Filing 1	Construction Management	\$21,046.11	\$13,656.59	\$7,389.52	Dry util not District; Remainder Filing 1 Site %
Subtotal LTD Engineering							\$60,947.96	\$43,012.24	\$17,935.72	
McDowell Engineering, LLC										
947	4/25/20	Yes	6/30/20	436	All	Traffic Study	\$2,590.00	\$2,590.00	\$0.00	
968	5/22/20	Yes	6/30/20	436	All	Traffic Study	\$4,920.00	\$4,920.00	\$0.00	
978	6/12/20	Yes	6/30/20	436	All	Traffic Study	\$512.50	\$512.50	\$0.00	
Subtotal McDowell Engineering, LLC							\$8,022.50	\$8,022.50	\$0.00	
Moody Insurance Agency										
Email	6/26/20	No	Need	Need	Filing 1	Construction Insurance	\$3,332.29	\$0.00	\$3,332.29	Not District eligible
475960	7/1/20	Yes	Need	Need	Filing 1	Construction Insurance	\$3,331.23	\$0.00	\$3,331.23	Not District eligible
Subtotal Moody Insurance Agency							\$6,663.52	\$0.00	\$6,663.52	
Mountain Parks Electric, Inc.										
Account 947005420	4/10/20	Yes	5/12/20	422	Filing 1	Electric for 76 Wanderer Road	\$53.84	\$39.30	\$14.54	Filing 1 Site %
Account 947005420	5/11/20	Yes	6/30/20	437	Filing 1	Electric for 76 Wanderer Road	\$32.47	\$23.70	\$8.77	Filing 1 Site %
Account 1031545	5/11/20	Yes	6/30/20	437	Filing 1	Electric for 40 Main Lodge	\$181.46	\$0.00	\$181.46	Not District eligible; Was Overpaid
Account 1031545	7/10/20	Yes	8/6/20	455	Filing 1	Electric for 40 Main Lodge	\$181.46	\$0.00	\$181.46	Not District eligible
Account 947005420	7/10/20	Yes	8/6/20	455	Filing 1	Electric for 76 Wanderer Road	\$35.07	\$25.60	\$9.47	Filing 1 Site %
Account 1031545	8/10/20	Yes	8/28/20	468	Filing 1	Electric for 40 Main Lodge	\$181.46	\$0.00	\$181.46	Not District eligible
Account 947005420	8/10/20	Yes	8/28/20	468	Filing 1	Electric for 76 Wanderer Road	\$33.07	\$24.14	\$8.93	Filing 1 Site %
Subtotal Mountain Parks Electric, Inc.							\$698.83	\$112.75	\$586.08	
Mountain States Snowcats										
Pay Application 7	4/30/20	Yes	5/12/20	426	Filing 1	Utilities and Overlot Grading	\$169,235.41	\$138,550.94	\$30,684.47	Earthwork F1%; Services/electrical not District
Pay Application 8	5/31/20	Yes	6/30/20	438	Filing 1	Utilities and Overlot Grading	\$366,627.82	\$301,663.96	\$64,963.86	\$366,049.21 paid; Earth F1%; Services/ele \$0
Pay Application 9	6/30/20	Yes	8/6/20	456	Filing 1	Utilities and Overlot Grading	\$311,342.12	\$230,132.45	\$81,209.67	
Pay Application 1	6/10/20	Yes	8/28/20	469	Filing 1	Paving and Flatwork	\$291,948.32	\$291,948.32	\$0.00	
Pay Application 10	7/31/20	Yes	8/28/20	469	Filing 1	Utilities and Overlot Grading	\$127,486.58	\$50,836.81	\$76,649.77	Earthwork at F1%; Electric not District
Subtotal Mountain States Snowcats							\$1,266,640.25	\$1,013,132.48	\$253,507.77	
Orign Marketing										
1	6/11/20	Yes	Need	Need	All	Marketing	\$8,048.51	\$0.00	\$8,048.51	Marketing not District eligible
5	7/21/20	Yes	Need	Need	All	Marketing	\$6,500.95	\$0.00	\$6,500.95	Marketing not District eligible
8	8/24/20	Yes	Need	Need	All	Marketing	\$5,623.00	\$0.00	\$5,623.00	Marketing not District eligible
Subtotal Origin Marketing							\$20,172.46	\$0.00	\$20,172.46	
Otten Johnson										

Attachment C
Roam Metro District
Engineer's Summary for Cost Certification 3

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Filing	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
437411	11/13/19	Yes	12/31/19	356	All	Legal Services - Annexation / Entitlement	\$2,059.00	\$1,544.25	\$514.75	Overall Site %
Subtotal Otten Johnson							\$2,059.00	\$1,544.25	\$514.75	
Schlosser										
9701	12/23/19	Yes	Need	Need	Need	Signage	\$1,000.00	\$0.00	\$1,000.00	Marketing Signage is not District eligible
Subtotal Schlosser							\$1,000.00	\$0.00	\$1,000.00	
Vogel and Associates										
FRD-002-0819	9/5/19	Yes	6/30/20	441	Filing 1	Planning	\$14,646.36	\$10,838.31	\$3,808.05	Lots not District; Undefined work at F1%
FRD-002-0320	4/3/20	Yes	6/30/20	441	Filing 1	Planning	\$3,719.50	\$2,144.91	\$1,574.59	Lots not District; Undefined work at F1%
FRD-002-0420	5/1/20	Yes	6/30/20	441	Filing 1	Planning	\$4,585.25	\$3,408.37	\$1,176.88	Lodge not District; Undefined work at F1%
FRD-002-0520	6/4/20	Yes	6/30/20	441	Filing 1	Planning	\$7,356.11	\$4,838.69	\$2,517.42	Lot and lodge not District; Undefined work F1%
FRD-002-0720	8/3/20	Yes	8/6/20	459	Filing 1	Planning	\$10,288.09	\$7,647.48	\$2,640.61	Lodge 0%; Undefined at F1%
FRD-003-0720	8/3/20	Yes	8/6/20	459	Filing 1	Design Review Committee	\$1,566.25	\$783.13	\$783.12	Lot work not District
FRD-004-0720	8/3/20	Yes	8/6/20	459	Filing 1	Landscape Design	\$3,852.50	\$3,852.50	\$0.00	
FRD-005-0720	8/3/20	Yes	8/6/20	459	Filing 1	Planning - Phase 1 Condominiums	\$4,009.59	\$0.00	\$4,009.59	Not District eligible
Subtotal Vogel and Associates							\$50,023.65	\$33,513.39	\$16,510.26	
Western Ecological Resource										
9779	6/3/20	Yes	6/30/20	442	Filing 1	Wetland Evaluation	\$1,865.00	\$1,361.45	\$503.55	Filing 1 Site %
Subtotal Western Ecological Resource							\$1,865.00	\$1,361.45	\$503.55	
Winter Park & Fraser Chamber										
6771	1/1/20	Yes	Need	Need	Need	Annual Chamber Membership Fee	\$390.00	\$0.00	\$390.00	Not District eligible
Subtotal Winter Park & Fraser Chamber							\$390.00	\$0.00	\$390.00	
Xcel Energy										
Letter and Agreement	4/10/20	Yes	5/12/20	424	Filing 1	Demo Gas at Beavers Lodge	\$379.69	\$379.69	\$0.00	Due to other utilities
Letter and Agreement	4/24/20	Yes	5/12/20	424	Filing 1	Gas Rebuild	\$3,583.22	\$3,583.22	\$0.00	Due to other utilities
684558677	5/12/20	Yes	5/12/20	428	Filing 1	Remove Facilities Acct 53-0012721810-3	\$1,668.87	\$1,668.87	\$0.00	Due to other utilities
Subtotal Xcel Energy							\$5,631.78	\$5,631.78	\$0.00	
SUBTOTAL INVOICES PAID BY FRASER RIVER DEVELOPMENT COMPANY, LLC							\$1,703,821.17	\$1,347,451.19	\$356,369.98	
INVOICES PAID BY THE ROAM METROPOLITAN DISTRICT										
Icenogle Seaver Pogue										
18129	5/31/20	Yes	6/17/20	23	All	District Legal	\$3,165.00	\$3,165.00	\$0.00	
Subtotal Icenogle Seaver Pogue							\$3,165.00	\$3,165.00	\$0.00	
IDES, LLC										
21805	2/29/20	Yes	6/17/20	24	All	District Engineering	\$4,270.00	\$4,270.00	\$0.00	
21808	5/31/20	Yes	6/17/20	24	All	District Engineering	\$1,578.68	\$1,578.68	\$0.00	
Subtotal IDES, LLC							\$5,848.68	\$5,848.68	\$0.00	
Special District Management Services										
ROAMMD1.00	5/31/20	Yes	6/17/20	25	All	District Management	\$895.30	\$895.30	\$0.00	
ROAMMD2.00	5/31/20	Yes	6/17/20	25	All	District Management	\$28.00	\$28.00	\$0.00	
ROAMMD3.00	5/31/20	Yes	6/17/20	25	All	District Management	\$151.66	\$151.66	\$0.00	
Subtotal Special District Management Services							\$1,074.96	\$1,074.96	\$0.00	
SUBTOTAL INVOICES PAID BY THE ROAM METROPOLITAN DISTRICT							\$10,088.64	\$10,088.64	\$0.00	

Attachment C
 Roam Metro District
 Engineer's Summary for Cost Certification 3

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Filing	Description	Invoiced Amount	District Eligible Expenses	Non- Eligible Expenses	Notes
Total							\$1,713,909.81	\$1,357,539.83	\$356,369.98	

Site % is the percentage of total land area that is public land. This is 73% District (public land) for Filing 1.
 The Site percentage for work that pertains to the entire project is 75% District. This was based on concept plans and an adjustment may need to be made in the future once the layout for Filings 2 and 3 is determined.

Attachment D

Summary of Cost Certifications

Attachment D
 Roam Metro District
 Summary of Cost Certifications

Cost Certification	Invoiced Amount	District Eligible Expenses	Non- Eligible Expenses
INVOICES PAID BY FRASER RIVER DEVELOPMENT COMPANY, LLC			
Cost Certification 1	\$6,999,489.23	\$4,483,047.27	\$2,516,441.96
Cost Certification 2	\$647,948.80	\$61,738.48	\$586,210.32
Cost Certification 3	\$1,703,821.17	\$1,347,451.19	\$356,369.98
SUBTOTAL	\$9,351,259.20	\$5,892,236.94	\$3,459,022.26
INVOICES PAID BY THE ROAM METROPOLITAN DISTRICT			
Cost Certification 1	\$0.00	\$0.00	\$0.00
Cost Certification 2	\$42,997.05	\$42,899.05	\$98.00
Cost Certification 3	\$10,088.64	\$10,088.64	\$0.00
SUBTOTAL	\$53,085.69	\$52,987.69	\$98.00
Total	\$9,404,344.89	\$5,945,224.63	\$3,459,120.26

Attachment D
Roam Metro District
Summary of Cost Certifications by Category

Cost Certification 1 & 2

Sanitary Sewer	\$1,114,323.36
Water	\$1,630,452.58
Street Improvements	\$1,059,372.93
Traffic and Safety	\$44,627.71
Parks & Recreation	\$738,908.21
Public Transportation	\$0.00
Television Relay and Translation	\$0.00
Mosquito Control	\$0.00
Security Improvements	\$0.00
Total	\$4,587,684.79

Cost Certification 3

Sanitary Sewer	\$95,908.63
Water	\$368,583.96
Street Improvements	\$639,245.10
Traffic and Safety	\$9,975.23
Parks & Recreation	\$243,826.91
Public Transportation	\$0.00
Television Relay and Translation	\$0.00
Mosquito Control	\$0.00
Security Improvements	\$0.00
Total	\$1,357,539.83

Total

Sanitary Sewer	\$1,210,231.99
Water	\$1,999,036.54
Street Improvements	\$1,698,618.03
Traffic and Safety	\$54,602.94
Parks & Recreation	\$982,735.11
Public Transportation	\$0.00
Television Relay and Translation	\$0.00
Mosquito Control	\$0.00
Security Improvements	\$0.00
Total	\$5,945,224.62

Attachment E

Project Photos



Curb Staking



Curb and Gutter



Storm Sewer



Storm Sewer



Storm Sewer



Curb and Gutter



Curb and Gutter



Rock Crushing



Paving

WORK ORDER #2
TO MASTER SERVICES AGREEMENT, DATED SEPTEMBER 9, 2020

This Work Order is made and entered into this ____ day of _____, 2020, by and between **ROAM METROPOLITAN DISTRICT NO. 1** (the "District"), and **INDEPENDENT DISTRICT ENGINEERING SERVICES, LLC** ("Consultant"), collectively, the "Parties." Unless otherwise defined herein, all capitalized terms shall have the meaning given to them in that certain Master Services Agreement between the District and Consultant, dated September 12, 2019 (the "Agreement").

1. Services. The Services to be provided by Consultant pursuant to the terms of the Agreement and this Work Order are set forth in **Exhibit A-1** attached hereto.

2. Compensation. Consultant hereby agrees to perform such Services as set forth in Paragraph 1 to this Work Order and the District hereby agrees to pay Consultant for the satisfactory performance of the Services based on a time and materials basis, not to exceed a total amount of \$21,000, as set forth in **Exhibit A-1** attached hereto. The District's payment obligation set forth in this Paragraph 2 is subject to the annual appropriation of funds by the District, as set forth in Section 13 of the Agreement. The District has appropriated sufficient funds to compensate Consultant for Services rendered pursuant to this Work Order for the current fiscal year. Payment by the District for any Services rendered by Consultant in the subsequent fiscal year shall be subject to the District appropriating such funds for payment for the subsequent fiscal year.

3. Term. The term of this Work Order shall begin on the date set forth above, shall be effective as of such date regardless of the date of execution hereof, and shall terminate on December 31, 2020 or upon the completion of the Services by Consultant.

4. Modification. This Work Order may not be amended, modified or changed, in whole or in part, except by a Change Order executed by the District and the Consultant. Any Change Order resulting in an increase in compensation shall be subject to the appropriation of funds by the District prior to the execution of a Change Order, as set forth in Section 13 of the Agreement.

5. Integrated Agreement. This Work Order has been issued pursuant to, and is hereby made a part of, the Agreement. The terms and conditions of the Agreement remain in full force and effect and shall apply to this Work Order and the Services performed hereunder.

IN WITNESS WHEREOF, the Parties have executed this Work Order as of the ____ day of _____, 2020.

ROAM METROPOLITAN DISTRICT NO. 1

By: _____

Its: _____

**INDEPENDENT DISTRICT ENGINEERING
SERVICES, LLC**

By: _____ *Craig Fisher*

Its: _____ *Manager*

EXHIBIT A-1 TO WORK ORDER #2
SCOPE OF SERVICES AND PAYMENT FOR SERVICES



355 Union Boulevard, Suite 302
Lakewood, CO 80228

September 9, 2020

Roam Metropolitan Districts Nos. 1-3
Attn: Alan D. Pogue
Icenogle Seaver Pogue, P.C.
4725 S. Monaco Street, Suite 360
Denver, CO 80237

ROAM METROPOLITAN DISTRICTS COST CERTIFICATION PROPOSAL FOR TASK ORDER 2

Independent District Engineering Services, LLC (IDES) is pleased to respond to your request to provide Cost Certification Services for the Roam Metropolitan Districts (District) in the Town of Winter Park, Colorado.

SCOPE OF SERVICES

Cost Certification – IDES will continue to review the documentation provided by the District to determine the scope of District eligible improvements and the claimed cost for the improvements. Based on the information provided, IDES will prepare cost certifications of District eligible improvements and expenditures. Invoices will be reviewed for reasonableness and District eligibility. This information will be used to prepare Engineer's Reports for Cost Certification. Each report will be prepared and signed by a Professional Engineer and will contain all necessary information to satisfy the requirements of the District Service Plan. IDES will perform site visits as needed and participate in meetings and conference calls as needed to complete these reports. This proposal is for Cost Certification Reports required in 2020.

Meetings – IDES can participate in Project Meetings as necessary. Meetings may include District Board Meetings, project status meetings, local jurisdiction coordination meetings, construction progress meetings, miscellaneous field meetings and other meetings with Project Stakeholders as required or requested.

Additional Services – Additional Services that are not included in this proposal but can be provided under a separate proposal if desired.

FEE

IDES proposes to perform services on a time and material basis in accordance with the Charge Rate Schedule attached. A firm estimate of the services cannot be provided at this time as cost can vary greatly depending on the number and organization of invoices and pay applications. Based on our experience, a not to exceed amount of \$21,000 should allocate the funds required for the tasks for 2020.

If you have any comments or questions, please feel free to contact me. We appreciate the opportunity to submit this proposal.

Respectfully Submitted,
Independent District Engineering Services, LLC

Greg Toler
Member Manager



355 Union Boulevard, Suite 302
Lakewood, CO 80228

2020 CHARGE RATE SCHEDULE

Services will be provided on a Labor Time and Expenses basis as provided below. The following Charge Rate Schedule shall remain in effect until December 31, 2020.

Billing Rates:

The following Billing Rates shall apply for the Task Order:

District Engineer	\$ 150.00 per hour
Professional Engineer (Office/Field)	\$ 140.00 per hour
Technical Specialist	\$ 125.00 per hour
Contracts Admin. Specialist/Sr. Field Tech	\$ 105.00 per hour
Assistant Engineer/Field Tech	\$ 95.00 per hour
Project Administrator	\$ 75.00 per hour

Reimbursable Expenses

Copies b/w up to 11 x 14	\$0.05
Copies color up to 11 x 14	\$0.10
Copies b/w 11 x 17	\$0.25
Copies color 11 x 17	\$0.25
Mileage	IRS Rate + 10%
Plan Copies, outside copies, other items	at cost + 10%