

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
<http://roammd1-3.colorado.gov>

NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Blake Johnson	President	2025/May 2025
Jolene Larson	Treasurer	2025/May 2025
Robert Cyman	Secretary	2025/May 2025
Robert Klane	Assistant Secretary	2027/May 2027
Brian Ripley	Assistant Secretary	2027/May 2027

DATE: September 27, 2024

TIME: 11:00 a.m.

PLACE: This meeting will be held via Zoom. The meeting can be joined through the directions below:

** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (jruthven@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

<https://us02web.zoom.us/j/83015456087?pwd=VEFuekdYk1LQ1F1ZWlHbDZuYk1RQT09>

Phone Number: (719) 359-4580

Meeting ID: 830 1545 6087

Passcode: 708751

One tap mobile: +17193594580,,83015456087#

I. ADMINISTRATIVE MATTERS

A. Confirmation of Quorum, Call to Order, Approval of Agenda.

B. Present Disclosures of Potential Conflicts of Interest.

II. PUBLIC COMMENT

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

III. CONSENT AGENDA

- A. Review and Approve the Minutes of the August 30, 2024 Special Meeting (enclosure).
-

IV. LEGAL MATTERS

- A. _____

V. FINANCIAL MATTERS

- A. Review and ratify the approval of the payment of District No. 1 claims for the period ending as follows (enclosure):

Fund	Period Ending Sept. 30, 2024
General	\$ 12,522.12
Debt	\$ -0-
Capital	\$ 48,720.30
Total	\$ 61,242.42

- B. Review and approve/ratify the District Expenditure Verification Report and approve Pay Applications therein (District No. 1) (enclosures).
-

- C. Review and approve Requisition No. 15 (District No. 2) (to be distributed).
-

VI. CAPITAL PROJECTS/OPERATIONS AND MAINTENANCE MATTERS

- A. Roam Filing 3 Cabins Phase 2 Update.
-

- B. Beaver's Lodge Community Center Update.
-

VII. OTHER MATTERS

- A. _____

- VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 25, 2024.**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD AUGUST 30, 2024

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 30th day of August, 2024, at 11:00 a.m. This District Board meeting was held via Zoom at: <https://us02web.zoom.us/j/83015456087?pwd=VEFuekdYk1LQ1F1ZWlHbCtNBKytRQT09> ; Meeting ID 830 1545 6087; Passcode: 708751. The meeting was open to the public.

Directors In Attendance Were:

Blake Johnson
Jolene Larson
Robert Cyman
Robert Klane

Also In Attendance Were:

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

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

Cody Conry; Independent District Engineering Services, LLC (“IDES”)

Krystyn Gay; Allegiant Management LLC

Bob Fanch; Fraser River Development

**COMBINED
MEETING**

The Boards 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 reflected in these Minutes.

**ADMINISTRATIVE
MATTERS**

Quorum/Confirmation of Meeting Location/Posting of Notice: Mr. Ruthven confirmed the presence of a quorum.

RECORD OF PROCEEDINGS

Agenda: Mr. Ruthven distributed a proposed Agenda for the Districts’ Special Meeting for the Boards’ review and approval.

Following discussion, upon motion duly made by Director Larson, seconded by Director Klane and, upon vote, unanimously carried, the Agenda was approved, and the absence of Director Ripley was excused.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Attorney Johnson discussed the requirements of Colorado law to disclose any potential conflicts of interest 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. There were no new conflicts.

PUBLIC COMMENT

There were no public comments at this time.

CONSENT AGENDA

Minutes: The Boards reviewed the Minutes of the July 26, 2024 Regular meeting.

Following discussion, upon motion duly made by Director Larson, seconded by Director Johnson and, upon vote, unanimously carried, the Boards approved the Minutes of the July 26, 2024 Regular meeting.

LEGAL MATTERS

None.

FINANCIAL MATTERS

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

Fund	Period Ending Aug. 31, 2024
General	\$ 19,848.01
Debt	\$ -0-
Capital Projects	\$ 48,131.41
Total	\$ 67,979.42

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

RECORD OF PROCEEDINGS

District Expenditure Verification Report and Pay Applications (District No. 1): Mr. Conry presented to the District No. 1 Board the District Expenditure Verification Report and Pay Applications.

Following review, upon motion duly made by Director Johnson, seconded by Director Klane, and upon vote, unanimously carried, the District No. 1 Board approved the District Expenditure Verification Report and approved Pay Applications therein.

Requisition No. 14 (District No. 2): Mr. Ruthven reviewed with the District No. 2 Board Requisition No. 14.

Following review, upon motion duly made by Director Larson, seconded by Director Klane, and upon vote, unanimously carried, the District No. 2 Board approved Requisition No. 14.

2023 Audit (District No. 2): The District No. 2 Board reviewed the 2023 Audit.

Following review, upon motion duly made by Director Johnson, seconded by Director Larson, and upon vote, unanimously carried, the District No. 2 Board ratified approval of the 2023 Audit.

Appendix A to Continuing Disclosure Agreement (District No. 2): The Board reviewed Appendix A to Continuing Disclosure Agreement.

Following review, upon motion duly made by Director Johnson, seconded by Director Larson, and upon vote, unanimously carried, the District No. 2 Board ratified approval of Appendix A to Continuing Disclosure Agreement.

**CAPITAL
PROJECTS/
OPERATIONS AND
MAINTENANCE
MATTERS**

Roam Filing 3 Cabins Phase 2: Mr. Conry provided an update to the Boards regarding Roam Filing 3 Cabins Phase 2.

Following review, upon motion duly made by Director Johnson, seconded by Director Cyman, and upon vote, unanimously carried, the Board approved Change Order No. 5 in an amount not to exceed \$195,691.05, Work Order No. 8 for Care Consultants, Inc. in the amount of \$16,440 and Work Order No. 5 for Peter Van Dugen in the amount of \$11,000.

Beaver's Lodge Community Center: Mr. Conry provided an update to the Boards regarding the Beaver's Lodge Community Center. It was noted that the contract will be put out to bid later this year with a plan to begin construction in the Spring of 2025.

RECORD OF PROCEEDINGS

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Boards, upon motion duly made by Director Larson, seconded by Director Klane and, upon vote, unanimously carried, the meeting was adjourned at 11:53 a.m.

Respectfully submitted,

By _____
Secretary for the Meeting

**Roam 1-3 Metropolitan District
September-24**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Allegiant Management Llc	Aug-24	9/14/2024	9/14/2024	\$ 145.00	Covenant Control/Comm Mgmt	1710
CORE Consultants	24080010	8/16/2024	9/15/2024	\$ 13,951.50	Engineering	3690
Icenogle Seaver Pogue	26207	8/31/2024	8/31/2024	\$ 5,537.00	Legal	1675
Peter Van Dusen Project Management + Design	ROAM-BVL-WO3-008	8/10/2024	8/10/2024	\$ 8,335.00	Engineering	3690
Peter Van Dusen Project Management + Design	ROAM-BVL WO2-003	8/10/2024	8/10/2024	\$ 7,500.00	Engineering	3690
Peter Van Dusen Project Management + Design	ROAM-BVL W01-006	8/10/2024	8/10/2024	\$ 10,400.00	Engineering	3690
Ranch Creek Waste	42026	8/31/2024	8/31/2024	\$ 3,318.22	Trash Service	1715
Sage Creek Environmental LLC	24898	7/29/2024	8/28/2024	\$ 8,533.80	Engineering	3690
Special District Management Services	D2 08/2024	8/31/2024	8/31/2024	\$ 659.10	Accounting	1612
Special District Management Services	D2 08/2024	8/31/2024	8/31/2024	\$ 355.30	Management	1680
Special District Management Services	D1 08/2024	8/31/2024	8/31/2024	\$ 1,047.80	Accounting	1612
Special District Management Services	D1 08/2024	8/31/2024	8/31/2024	\$ 1,363.80	Management	1680
Special District Management Services	D1 08/2024	8/31/2024	8/31/2024	\$ 11.00	Miscellaneous	1685
Special District Management Services	D3 08/2024	8/31/2024	8/31/2024	\$ 16.90	Accounting	1612
Special District Management Services	D3 08/2024	8/31/2024	8/31/2024	\$ 68.00	Management	1680
				\$ 61,242.42		

**Roam 1-3 Metropolitan District
September-24**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 12,522.12	\$ -	\$ 48,720.30	\$ 61,242.42
				\$ -
Total Disbursements from Checking Acct	\$12,522.12	\$0.00	\$48,720.30	\$61,242.42

Roam Metropolitan Districts 1-3

**District Expenditures
Verification
For
September 2024**



September 27, 2024

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

DISTRICT ENGINEER'S VERIFICATION OF IMPROVEMENTS AND EXPENDITURES PAID BY ROAM METROPOLITAN DISTRICTS 1-3

VERIFICATION FOR SEPTEMBER 2024

INTRODUCTION

Independent District Engineering Services, LLC (Engineer) was hired by the Roam Metropolitan Districts 1-3 (District) to provide verification of expenditures of the District related to District contracts associated with improvements and services (District Expenditures) for the Roam Development located in the Town of Winter Park, Colorado (Project). Some of the District contracts have expenditures for both District-eligible and non-eligible improvements and services. This document summarizes the engineer's approach and findings for such expenditures.

ACTIVITIES CONDUCTED

To provide verification of District Expenditures, a review of the relevant District contracts, invoices and pay applications submitted to the District was performed. These were invoices and pay applications submitted to the District and run through the District invoice process. Invoices which are paid through General or Debt Fund categories were not reviewed but are shown as Operating and Maintenance Expenditures to reflect the grand total of District expenditures for the month. A Contract Summary is also provided, detailing contract amounts and balances through this period. Additionally, any invoices withheld from payment are also summarized.

SUMMARY AND RECOMMENDATION

After completing the activities identified, in our professional opinion, we have concluded the following:

1. At this time and based upon the information provided, we find **\$552,100.08** of the District Expenditures were appropriately classified as District Eligible Expenses.
2. At this time and based upon the information provided, we find **\$203,104.98** of the District Expenditures were appropriately classified as Non-Eligible Expenses.

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

Respectfully Submitted,
Independent District Engineering Services, LLC

Brandon Collins, PE
Attachments

Attachments

A - District Expenditures Summary

B - Contract Summary

Attachment A

**Roam Metropolitan District
District Expenditure Verification Report
September 2024**

Vendor	Description	Invoice Number	Invoice Date	Invoiced Amount	District Eligible Expenditures	Non Eligible Expenditures
Core Consultants, Inc	Civil Engineer	24070019	7/23/2024	\$ 1,547.50	\$ 1,547.50	\$ -
IDES LLC	District Engineering Services	103443	8/31/2024	\$ 12,252.44	\$ 12,252.44	\$ -
Peter Van Dusen Project Management + Design	Planning and Platting	WO5-001, 007	9/10/2024	\$ 5,750.00	\$ 5,750.00	\$ -
Aztec Consultants, Inc	Surveying Contulant	169453	8/21/2024	\$ 1,800.00	\$ 1,800.00	\$ -
Mountain State Snowcats	Contractor	Pay App 5	8/25/2024	\$ 731,253.51	\$ 528,148.53	\$ 203,104.98
Sage Creek Environmental	On-Call Erosion Control Services	25239	9/4/2024	\$ 2,601.61	\$ 2,601.61	\$ -
Total Expenditures				\$ 755,205.06	\$ 552,100.08	\$ 203,104.98

Note 1: Operating and Maintenance Expenditures (O&M) are not reviewed or verified by IDES, but are included to show total District expenditures for the month.

Summary of Previous Expenditures

Description	Invoiced Amount	District Eligible Expenditures	Non Eligible Expenditures
October 2023	\$ 11,410.45	\$ 11,410.45	\$ -
November 2023	\$ 26,909.20	\$ 26,909.20	\$ -
December 2023	\$ 204,311.45	\$ 204,311.45	\$ -
January 2024	\$ 63,323.50	\$ 63,323.50	\$ -
February 2024	\$ 26,694.28	\$ 26,694.28	\$ -
March 2024	\$ 62,689.70	\$ 62,689.70	\$ -
April 2024	\$ 15,916.63	\$ 15,916.63	\$ -
May 2024	\$ 50,902.12	\$ 50,902.12	\$ -
June 2024	\$ 226,422.55	\$ 226,422.55	\$ -
July 2024	\$ 141,249.48	\$ 108,201.01	\$ 33,048.47
August 2024	\$ 294,357.03	\$ 240,137.18	\$ 54,219.85
September 2024 (Current)	\$ 755,205.06	\$ 552,100.08	\$ 203,104.98
Total	\$ 1,879,391.45	\$ 1,589,018.15	\$ 290,373.30

Attachment B

Roam Metropolitan District
 District Expenditure Verification Report
 Vendor Contract Summary
 September 2024

Contractors - District Eligible

Contractor	Contract Amount	Total Billed To Date	Retainage Held	Amount Paid	Amount Remaining	Comments
MSS - Original Contract Cabins Ph2	\$ 1,938,735.85	\$ 1,072,570.75	\$ 53,628.54	\$ 1,018,942.21	\$ 919,793.64	Through PA5
MSS - Original Contract Cabins Ph1	\$ 241,931.40	\$ 235,665.50	\$ 11,783.28	\$ 223,882.23	\$ 18,049.18	Through PA5
MSS - Cabins Ph2 Change Order 1-4	\$ 273,201.48	\$ 249,095.82	\$ 12,454.79	\$ 236,641.03	\$ 36,560.45	Through PA5
MSS - Cabins Ph1 Change Orders 1-2	\$ 21,761.00	\$ 21,761.00	\$ 1,088.05	\$ 20,672.95	\$ 1,088.05	Through PA5
Total Contracts	\$ 2,475,629.73	\$ 1,579,093.07	\$ 78,954.65	\$ 1,500,138.42	\$ 975,491.31	

Contractors - Non-Eligible (Developer)

Contractor	Contract Amount	Total Billed To Date	Retainage Held	Amount Paid	Amount Remaining	Comments
MSS - Original Contract Cabins Ph2	\$ 319,510.65	\$ 132,651.32	\$ 6,632.57	\$ 126,018.75	\$ 193,491.90	Through PA5
MSS - Original Contract Cabins Ph1	\$ 27,029.35	\$ 27,029.35	\$ 1,351.47	\$ 25,677.88	\$ 1,351.47	Through PA5
MSS - Cabins Ph2 Change Orders 1-4	\$ 187,666.95	\$ 140,204.69	\$ 7,010.23	\$ 133,194.46	\$ 54,472.49	Through PA5
MSS - Cabins Ph1 Change Orders 1-2	\$ -	\$ -	\$ -	\$ -	\$ -	Through PA5
Total Contracts	\$ 534,206.95	\$ 299,885.36	\$ 14,994.27	\$ 284,891.09	\$ 249,315.86	

Contractor Potential Change Orders

Potential Change Order Description	Amount
Total Potential Change Orders	\$ -

Consultants

Consultant	Description	Task Orders	Task Order Amount	Amount Paid	Amount Remaining	Comments
Kumar & Associates	Geotechnical Testing Services	1-2	\$ 27,670.00	\$ 7,176.10	\$ 20,493.90	Through invoice #223137
IDES, LLC	District Engineering Mgmt	1-7	\$ 426,600.00	\$ 330,430.45	\$ 96,169.55	Through invoice #103443
Vogel & Associates	Planning and Design	1	\$ 50,000.00	\$ 27,093.36	\$ 22,906.64	Through invoice #FRD-013-0324
Peter Van Dusen Project Management & Design	Design	1-5	\$ 103,250.00	\$ 89,450.00	\$ 13,800.00	Through Invoice #ROAM-BVL WOS-001
CORE Consulting, Inc	Design & Construction Admin	1-7	\$ 168,232.50	\$ 152,254.88	\$ 15,977.62	Through invoice #24070019
Colorado Pool Design	Design & Construction Admin	1	\$ 25,500.00	\$ -	\$ 25,500.00	
Town of Winter Park	Development Review	NA	\$ 5,812.50	\$ 5,812.50	\$ -	Through invoice #25239
Sage Creek Environmental	Erosion Control Services	1	\$ 113,476.17	\$ 12,654.78	\$ 100,821.39	Through invoice #24898
Aztec & Associates	Survey & Staking	1-2	\$ 17,600.00	\$ 14,665.00	\$ 2,935.00	Through invoice #169453
Total Consultant Agreements			\$ 938,141.17	\$ 639,537.07	\$ 298,604.10	

Combined Totals

	Contracts Total	Amount Paid	District Amount Remaining
Contractor Contracts and Change Orders	\$ 2,475,629.73	\$ 1,500,138.42	\$ 975,491.31
Consultant Agreements, Task/Work Orders	\$ 938,141.17	\$ 639,537.07	\$ 298,604.10
TOTAL	\$ 3,413,770.90	\$ 2,139,675.49	\$ 1,274,095.41

Funding Summary

Sources	Capital	Notes
Project Fund Balance		
2023 UMB Bond	\$ 11,411,821.02	As of 8/31/2024
Sub-Total	\$ 11,411,821.02	
Interest Fund		
2023 UMB Bond	\$ 373,624.24	As of 8/31/2024
Sub-Total	\$ 373,624.24	
Uses		
Contractors - District Amount Remaining	\$ 975,491.31	
Consultants - District Amount Remaining	\$ 298,604.10	
Sub-Total	\$ 1,274,095.41	
BALANCE	\$ 10,137,725.61	

ROAM METROPOLITAN DISTRICT NO. 1

Board Meeting Project Status

September 27, 2024

Project Work

Filing 2 – Cabins Phase 1

- Core to approve of Mountain States Snowcats punch list corrections and write follow up acceptance letter before the Town of Winter Park will issue Initial Acceptance.
- An Initial Acceptance Walk was performed on 9/11/2024 with TOWP. CORE is reviewing punch list corrections and is to write an updated recommendation letter to submit to TOWP.

Filing 3 – Cabins Phase 2

- Sage Creek has been maintaining BMPs on site.
- IDES has been coordinating weekly OEC meetings with Mountain States Snowcats on site. The Town of Winter Park, Marker Hill Construction, and FRDC representatives have also been in attendance.
- MSS has installed nearly 85% of wet utilities on site and has imported structural fill bringing all of the roads up to subgrade.
- MSS is finishing the installation of remaining wet utilities on site, importing more structural fill, and prepping to install conduit for dry utilities. Once conduit is installed and the entire site is at rough grade, MSS will begin installing concrete and prepping to pave.
- A pre-con meeting was held with Xcel to detail the schedule for gas installation on 9/18/2024.

Beavers Lodge Community Center

- Design team submitted their 100% CDs for the Community Center to TOWP on 9/16/24. Approval of 100% CDs is dependent on comments from TOWP.
- Once plan approvals are received, IDES will begin the public bidding process.

Construction Contract Documents

Contractor Agreements

- None

Contractor Change Order Requests and Work Orders

- Mountain States Snowcats
CO4 – \$195,235.23 – Topsoil Stripping and Stockpile Quantity Rectification

Consultant/Vendor Agreements & Task Orders

Consultant Agreements

- None

Task Orders and Work Orders

- None

Roam Metropolitan District
Filing 3 - Cabins Phase 2 Infrastructure Improvements
APPLICATION FOR PAYMENT #5

Mountain States Snowcats
 PO Box 1134
 Torrington, WY 82240

Period from: **7/26/24**
 To: **8/25/24**

VOUCHER FORM

Cost Category	District - Public Amount	Private Amount	Total	Note
Sanitary Sewer	\$157,446.89	\$39,000.00	\$196,446.89	
Water	\$178,481.52	\$27,900.00	\$206,381.52	
Street Improvements	\$135,646.13	\$88,136.83	\$223,782.95	
Traffic and Safety	\$0.00	\$0.00	\$0.00	
Parks & Recreation	\$84,371.29	\$58,757.88	\$143,129.18	
Public Transportation	\$0.00	\$0.00	\$0.00	
Television Relay & Translation	\$0.00	\$0.00	\$0.00	
Mosquito Control	\$0.00	\$0.00	\$0.00	
Security Improvements	\$0.00	\$0.00	\$0.00	
Private	\$0.00	\$0.00	\$0.00	
Subtotal	\$555,945.82	\$213,794.71	\$769,740.53	
Retainage	-\$27,797.29	-\$10,689.74	-\$38,487.03	
Total	\$528,148.53	\$203,104.97	\$731,253.51	

Recommended by: _____
 District Engineer IDES, LLC (Date)

Authorized by: _____
 (Date)

**Roam Metropolitan District
 Filing 3 - Cabins Phase 2 Infrastructure Improvements
 APPLICATION FOR PAYMENT #5**

Contractor: Mountain States Snowcats
 Address: PO Box 1134
 Torrington, WY 82240

Pay Application # 5
 Period from: 7/26/24
 To: 8/25/24

Insurance Certificates Current YES/NO
 Release of Lien Attached YES/NO
 Completed Pay Items Attached YES/NO

CONTRACTOR'S APPLICATION FOR PAYMENT

1. Original Contract Amount:	\$2,258,246.50
2. Net change by Change Orders:	\$460,868.43
3. Current Contract Amount:	\$2,719,114.93
4. Total Completed and Stored to Date:	\$841,733.08
5. Total Retainage withheld to date (5 %):	\$79,726.13
6. Total Earned Less Retainage:	\$762,006.95
7. Less Previous Applicants for Payments:	\$799,646.34
8. Current Payment Due:	\$731,253.51
9. Balance to Finish, Including Retainage:	\$1,724,233.36

Current Payment Requested:	\$769,740.53
Less Current Retainage (5%):	\$38,487.03
Current Payment Due:	\$731,253.51

CERTIFICATION OF CONTRACTOR

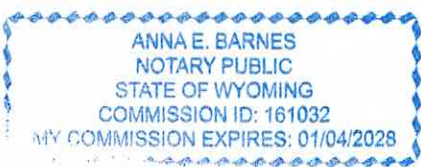
According to the best of my knowledge and belief, I certify that all items and amounts shown on the face of this Request for Payment are correct; that all work has been performed and material supplied in full accordance with the terms and conditions of the Contract. I further certify that payments, less applicable retention, have been made through the period covered by previous payment received from the Owner to all subcontractors and for all materials and labor used in or in connection with the performance of this Contract. I also certify I have complied with Federal, State, and local tax laws, including Social Security Laws and Unemployment Compensation Laws and Workers' Compensation Laws and Mechanics Lien Laws insofar as applicable to the performance of this Contract.

Contractor: Mountain States Snowcats Date: 9-20-24
 By: M Stralby Title: Vice President

Subscribed and Sworn before me this 20th day of September, 2024.

My Commission Expires: 01/04/2028
Anna E. Barnes
 NOTARY PUBLIC

Recommended for Payment: _____ (District Rep) _____ (Date)



Roam Metropolitan District
 Filing 3 - Cabins Phase 2 Infrastructure Improvements
 APPLICATION FOR PAYMENT #5

Contractor: Mountain States Snowcats
 PO Box 1134
 Torrington, WY 82240

Pay Application # 5
 Period 7/26/24
 to 8/25/24

Project Area Code	Description	Unit	Unit Cost	Contract Schedule of Values		Work Completed				Total Completed to Date		% Complete
				Qty	Extension	Previous Applications Qty	Previous Applications Extension	This Period Qty	This Period Extension	Qty	Extension	
Original Contract												
General Items												
District	Mobilization & Insurance	LS	\$ 135,000.00	1	\$ 135,000.00	0.5	\$ 67,500.00	0.25	\$ 33,750.00	0.75	\$ 101,250.00	75.00%
District	Bonds	LS	\$ 94,000.00	1	\$ 94,000.00	1	\$ 94,000.00		\$ -	1	\$ 94,000.00	100.00%
District	Bond Percentage for Change Orders	%		5.0%								
District	Surveying	LS	\$ 75,000.00	1	\$ 75,000.00	0.05	\$ 3,750.00		\$ -	0.05	\$ 3,750.00	5.00%
Demolition												
District	Sawcut Pavement/Concrete	SY	\$ 10.00	300	\$ 3,000.00	0	\$ -		\$ -	0	\$ -	0.00%
District	Remove Pavement/Concrete	SY	\$ 15.00	600	\$ 9,000.00	0	\$ -		\$ -	0	\$ -	0.00%
District	Remove 24" Pipe	LF	\$ 50.00	33	\$ 1,650.00	0	\$ -		\$ -	0	\$ -	0.00%
District	Remove 24" FES	EA	\$ 250.00	1	\$ 250.00	0	\$ -		\$ -	0	\$ -	0.00%
District	Remove Existing Athletic Courts	LS	\$ 15,000.00	1	\$ 15,000.00	1	\$ 15,000.00		\$ -	1	\$ 15,000.00	100.00%
Earthwork & Erosion Control												
District	VTC	EA	\$ 2,500.00	3	\$ 7,500.00	1	\$ 2,500.00	2.00	\$ 5,000.00	3	\$ 7,500.00	100.00%
District	Silt Fence	LF	\$ 2.75	7,500	\$ 20,625.00	4991	\$ 13,725.25		\$ -	4991	\$ 13,725.25	66.55%
District	Sediment Control Log	LS	\$ 13,395.00	1	\$ 13,395.00	0	\$ -		\$ -	0	\$ -	0.00%
District	Construction Fence	LF	\$ 75.00	1,600	\$ 120,000.00	1392	\$ 104,400.00		\$ -	1392	\$ 104,400.00	87.00%
District	Seeding and Mulching	LS	\$ 28,000.00	1	\$ 28,000.00	0	\$ -		\$ -	0	\$ -	0.00%
District	Inlet Protection	LF	\$ 5.00	100	\$ 500.00	0	\$ -		\$ -	0	\$ -	0.00%
District	Erosion Control Maintenance	LS	\$ 5,000.00	1	\$ 5,000.00	0	\$ -		\$ -	0	\$ -	0.00%
District/Private	Cut to Fit Onsite	CY	\$ 14.50	500	\$ 7,250.00	0	\$ -	500.00	\$ 7,250.00	500	\$ 7,250.00	100.00%
District/Private	Import & Place Material	CY	\$ 19.00	18,000	\$ 342,000.00	4300	\$ 81,700.00	7500.00	\$ 142,500.00	11800	\$ 224,200.00	65.56%
District	Clear & Grub	AC	\$ 2,500.00	2.4	\$ 6,000.00	2.4	\$ 6,000.00		\$ -	2.4	\$ 6,000.00	100.00%
District/Private	Remove & Replace Topsoil	CY	\$ 28.00	70	\$ 1,960.00	0	\$ -		\$ -	0	\$ -	0.00%
District	Retainment Wall 4' Max.	SF	\$ 30.00	400	\$ 12,000.00	0	\$ -		\$ -	0	\$ -	0.00%
District	Water Quality Berm	LF	\$ 35.00	890	\$ 31,150.00	0	\$ -		\$ -	0	\$ -	0.00%
Roadway Items												
District	Asphalt Pavement (4" Depth)	SY	\$ 62.75	3,150	\$ 197,662.50	0	\$ -		\$ -	0	\$ -	0.00%
District	Subgrade Prep. / Fine Grading for Asphalt and Curb	SY	\$ 6.75	4,000	\$ 27,000.00	0	\$ -		\$ -	0	\$ -	0.00%
District	Class 6 Road Base (6" Depth)	SY	\$ 13.50	4,000	\$ 54,000.00	0	\$ -		\$ -	0	\$ -	0.00%
District	Crosspan	EA	\$ 1,950.00	3	\$ 5,850.00	0	\$ -		\$ -	0	\$ -	0.00%
District	Curb and Gutter (Rollover)	LF	\$ 56.00	2820	\$ 157,920.00	0	\$ -		\$ -	0	\$ -	0.00%
District	Curb Ramp (Corner)	EA	\$ 2,850.00	6	\$ 17,100.00	0	\$ -		\$ -	0	\$ -	0.00%
District	Signage	EA	\$ 1,200.00	3	\$ 3,600.00	0	\$ -		\$ -	0	\$ -	0.00%
Sanitary Sewer												
District	Road Cut	EA	\$ 6,500.00	2	\$ 13,000.00	1	\$ 6,500.00	1.00	\$ 6,500.00	2	\$ 13,000.00	100.00%
District	Connect to Existing Sanitary (New Manhole)	EA	\$ 10,200.00	2	\$ 20,400.00	1	\$ 10,200.00	1.00	\$ 10,200.00	2	\$ 20,400.00	100.00%
District	Manhole 4' DIA x 12' Deep	EA	\$ 6,700.00	63	\$ 422,100.00	12,854.257	\$ 86,123.52	5.58	\$ 37,387.06	16.43	\$ 123,510.58	80.15%
District	PVC 8" (Ave. 8' Deep)	LF	\$ 78.00	1,550	\$ 121,900.00	185.78	\$ 14,680.84	622.73	\$ 48,574.50	808.53	\$ 63,055.34	52.16%
Private	Service Lateral (W/ob. Service Line, Marker Post)	EA	\$ 3,000.00	28	\$ 84,000.00	5	\$ 15,000.00	13.00	\$ 39,000.00	18	\$ 54,000.00	64.29%
Storm Sewer												
District	Drainage Swale BMP	LF	\$ 65.00	45	\$ 2,925.00	0	\$ -		\$ -	0	\$ -	0.00%
District	FES 24"	EA	\$ 3,500.00	1	\$ 3,500.00	0	\$ -		\$ -	0	\$ -	0.00%
District	Inlet Type R 5'	EA	\$ 14,950.00	1	\$ 14,950.00	0	\$ -		\$ -	0	\$ -	0.00%
District	Inlet Type R 10'	EA	\$ 17,400.00	1	\$ 17,400.00	0	\$ -		\$ -	0	\$ -	0.00%
District	24" RCP	LF	\$ 270.00	35	\$ 9,450.00	0	\$ -		\$ -	0	\$ -	0.00%
District	15" RCP	LF	\$ 234.00	31	\$ 7,254.00	0	\$ -		\$ -	0	\$ -	0.00%
District	Riprap 8" Type L	CY	\$ 150.00	220	\$ 33,000.00	0	\$ -	220.00	\$ 33,000.00	220	\$ 33,000.00	100.00%
District	Riprap 12" Type M	CY	\$ 150.00	25	\$ 3,750.00	0	\$ -	25.00	\$ 3,750.00	25	\$ 3,750.00	100.00%
District	Underdrain 8" PVC	LF	\$ 85.00	63	\$ 5,355.00	0	\$ -		\$ -	0	\$ -	0.00%
Water												
District	Connect to Existing Water System	EA	\$ 6,600.00	2	\$ 13,200.00	2	\$ 13,200.00		\$ -	2	\$ 13,200.00	100.00%
District	Road Cut	EA	\$ 6,500.00	4	\$ 26,000.00	4	\$ 26,000.00		\$ -	4	\$ 26,000.00	100.00%
District	Gate Valve 8"	EA	\$ 5,500.00	7	\$ 38,500.00	2	\$ 11,000.00	5.00	\$ 27,500.00	7	\$ 38,500.00	100.00%
District	Hydrant Assembly (Includes all fittings)	EA	\$ 17,400.00	2	\$ 34,800.00	0	\$ -	2.00	\$ 34,800.00	2	\$ 34,800.00	100.00%
District	6IP 8" (Includes all fittings)	LF	\$ 135.00	1330	\$ 179,550.00	454.09	\$ 61,302.15	811.23	\$ 109,518.75	1265.34	\$ 170,820.90	95.14%
Private	Service Line 3/4"	EA	\$ 3,100.00	28	\$ 86,800.00	2	\$ 6,200.00	9.00	\$ 27,900.00	11	\$ 34,100.00	39.29%
Original Contract					\$2,258,246.90		\$638,591.76		\$566,630.31		\$1,205,222.07	53.37%
Change Orders												
Change Order 1 - Topsoil and Fine Grading												
Earthwork & Erosion Control												
District	Topsoil Cut to Stockpile	CY	\$ 15.25	5046.87	\$ 76,964.82	5047	\$ 76,964.82		\$ -	5046.8735	\$ 76,964.82	100.00%
District	Respread Topsoil	CY	\$ 28.15	1,513.6	\$ 42,607.59	0	\$ -		\$ -	0	\$ -	0.00%
District	Fine Grading	SF	\$ 0.10	211,220	\$ 21,122.00	21,393.07	\$ 2,139.31		\$ -	0	\$ -	0.00%
Private	Topsoil Cut to Stockpile	CY	\$ 15.25	3742.53	\$ 57,073.53	3743	\$ 57,073.53		\$ -	3742.5265	\$ 57,073.53	100.00%
Private	Respread Topsoil	CY	\$ 28.15	1,122	\$ 31,556.81	0	\$ -		\$ -	0	\$ -	0.00%
Private	Fine Grading	SF	\$ 0.10	156,654	\$ 15,665.45	0	\$ -		\$ -	0	\$ -	0.00%
Change Order 2 - Dewatering												
General Items												
District	Bond Percentage for Change Orders	LS	\$ 433.13	1	\$ 433.13	1	\$ 433.13		\$ -	1	\$ 433.13	100.00%
Water/Sanitary/Storm												
District	3" Pump with 100' of Hose	DAY	\$ 265.00	35	\$ 9,275.00	28	\$ 7,420.00	7.00	\$ 1,855.00	35	\$ 9,275.00	100.00%
District	3" Pump with 100' of Hose	DAY	\$ 265.00	35	\$ 9,275.00	28	\$ 7,420.00	7.00	\$ 1,855.00	35	\$ 9,275.00	100.00%
District	2" Pump with 100' of Hose	DAY	\$ 215.00	35	\$ 7,525.00	28	\$ 6,020.00	7.00	\$ 1,505.00	35	\$ 7,525.00	100.00%
District	Diesel Generator with Fuel	DAY	\$ 380.00	35	\$ 13,300.00	28	\$ 10,640.00	7.00	\$ 2,660.00	35	\$ 13,300.00	100.00%
Change Order 3 - Erosion Control & Fencing												
General Items												
District	Bond Percentage for Change Orders (5%)	LS	\$ (1,594.63)	1	\$ (1,594.63)	1	\$ (1,594.63)		\$ -	1	\$ (1,594.63)	100.00%
District	Reconcile Bond Percentage for Previous Change Orders	LS	\$ 13,810.68	1	\$ 13,810.68	1.00	\$ 13,810.68		\$ -	1.00	\$ 13,810.68	100.00%
Earthwork & Erosion Control												
District	Winter Install of Construction Fence (Including Maintenance)	LF	\$ 13.45	595	\$ 8,002.75	595	\$ 8,002.75		\$ -	595	\$ 8,002.75	100.00%
District	Sediment Control Log	LS	\$ 13,395.00	-1	\$ (13,395.00)	0	\$ -		\$ -	0	\$ -	0.00%
District	Seeding and Mulching	LS	\$ 28,000.00	-1	\$ (28,000.00)	0	\$ -		\$ -	0	\$ -	0.00%
District	Inlet Protection	LF	\$ 5.00	-100	\$ (500.00)	0	\$ -		\$ -	0	\$ -	0.00%
Change Order 4 - Topsoil Quantity Rectification												
Earthwork & Erosion Control												
District	Topsoil Cut to Stockpile	CY	\$ 15.25	7,351.09	\$ 112,104.07	0	\$ -	7351.09	\$ 112,104.07	7351.0864	\$ 112,104.07	100.00%
Private	Topsoil Cut to Stockpile	CY	\$ 15.25	5,451.22	\$ 83,131.16	0	\$ -	5451.22	\$ 83,131.16	5451.22	\$ 83,131.16	100.00%
Subtotal Change Orders					\$460,868.45		\$186,190.28		\$203,110.23		\$389,300.51	84.47%
PAY APPLICATION TOTALS												
TOTAL CONTRACT (with Change Orders)					\$2,719,114.93		\$824,782.04		\$769,740.53		\$1,594,622.58	58.64%
LESS RETAINAGE - 8%											\$78,770.13	
TOTAL PAYMENT DUE							\$745,991.91		\$769,740.53		\$1,515,852.45	

**ROAM METROPOLITAN DISTRICT
INVOICE SUMMARY / PAYMENT VOUCHER**

Vendor Name: Aztec Consultants, Inc

Invoice # 169453

Invoice Date 8/21/2024

Account Code	Work Description	Contract or CO/TO Value	Previous Invoices	Work Completed This Period	Total Completed To Date	% Complete	Balance To Finish
Storm - District	Survey & Staking - Storm Sewer	\$950.00	\$0.00	\$0.00	\$0.00	0%	\$950.00
Street - District	Survey & Staking - Curb & Gutter	\$2,250.00	\$0.00	\$0.00	\$0.00	0%	\$2,250.00
Storm - District	Asbuilts	\$1,175.00	\$0.00	\$0.00	\$0.00	0%	\$1,175.00
Storm - District	Miscellaneous Survey	\$5,000.00	\$3,615.00	\$1,800.00	\$5,415.00	108%	-\$415.00
TOTALS		\$9,375.00	\$3,615.00	\$1,800.00	\$5,415.00	58%	\$3,960.00

Recommended by:

Brandon Collins PE, RMD District Engineer

(Date)

Authorized by:

(Date)



Invoice

Date
08/21/2024

Invoice No.
169453

Bill To
Roam Metro Dist #1
C/O SDMS
1626 Cole Blvd Suite
125
Golden CO 80401
United States

Customer Project Manager
Cody Conry

Due Date

Remit To
Aztec Consultants, Inc.
300 E. Mineral Ave.,
Suite 1
Littleton CO 80122
United States

Project	Contract Type	Purchase Order	Client Number	Lot #
182522-01 Roam Cabins Ph1 (partial)	Construction Services	Spring 2023	1825	

Item	Total Value	% Complete	Total Complete	Previously Billed	Current Amount
Miscellaneous Survey- see notes (CS) 7/26 Stockpile topo	\$5,000.00	36%	\$1,800.00	\$0.00	\$1,800.00
Subtotal	\$5,000.00	36%	\$1,800.00	\$0.00	\$1,800.00

Completed Items	Total Value	% Complete	Total Complete	Previously Billed	Current Amount
Storm Sewer (CS)	\$950.00	100%	\$950.00	\$950.00	0.00
Curb & Gutter (CS)	\$2,250.00	100%	\$2,250.00	\$2,250.00	0.00
Asbuilts (CS)	\$1,175.00	100%	\$1,175.00	\$1,175.00	0.00

Total \$1,800.00

Thank you for your business. Paul Halpin
Phone # (303) 713-1898

Fax # (303) 713-1897



169453

**CONDITIONAL WAIVER AND RELEASE
UPON PROGRESS PAYMENT**

Invoices: 169453

Upon receipt by the undersigned of a check from **Roam Metropolitan District** in the sum of \$ 1800 payable to AzTec Consultants, Inc and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of **Roam Metropolitan District** located at **Winter Park, Colorado** to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to **Roam Metropolitan District**, through 8/21/24. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date, to the extent they are included in the above dollar amount are also covered by this release. AzTec Consultants, Inc retains its mechanic's lien, stop notice, and bond rights to retentions retained before or after the release date; labor, services, equipment, extras, or material furnished prior to the release date but not included in the dollar amount indicated above; and labor, services, equipment, extras or material furnished after the release date. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated this 21st day of August, 2024.

Aztec Consultants, Inc
By: WMT
Its: president

STATE OF COLORADO)
) ss.
COUNTY OF Arapahoe)

The foregoing instrument was subscribed and sworn to before me this 21st day of August, 2024, by Matt Tenney as President of AzTec Consultants, Inc

WITNESS my hand and official seal.

Angelica Lozos-Omelas
Notary Public
My commission expires: 8-13-28

**ROAM METROPOLITAN DISTRICT
INVOICE SUMMARY / PAYMENT VOUCHER**

Vendor Name: Core Consultants, Inc

Invoice # 24070019

Invoice Date 7/23/2024

Account Code	Work Description	Contract or CO/TO Value	Previous Invoices	Work Completed This Period	Total Completed To Date	% Complete	Balance To Finish
WO1 - Community Center							
District	Project Administration	\$4,000.00	\$4,000.00		\$4,000.00	100%	\$0.00
District	Topographic Survey	\$8,570.00	\$8,570.00		\$8,570.00	100%	\$0.00
District	Minor Subdivision	\$10,285.00	\$10,285.00		\$10,285.00	100%	\$0.00
District	Initial Site Design	\$10,000.00	\$10,000.00		\$10,000.00	100%	\$0.00
District	Preliminary Plat Engineering	\$25,000.00	\$25,000.00		\$25,000.00	100%	\$0.00
District	Final Plat Engineering	\$20,000.00	\$20,000.00		\$20,000.00	100%	\$0.00
District	As-Built Drawings	\$3,000.00	\$0.00		\$0.00	0%	\$3,000.00
WO2 - Construction Admin							
District	Construction Admin	\$10,000.00	\$10,000.00		\$10,000.00	100%	\$0.00
District	Admin Services	\$500.00	\$393.75		\$393.75	79%	\$106.25
WO3 - Community Center Amendment							
District	Minor Subdivision Plat	\$14,500.00	\$14,500.00		\$14,500.00	100%	\$0.00
District	Private Utility Locates	\$2,700.00	\$2,700.00		\$2,700.00	100%	\$0.00
District	Stake Wetlands for Lodge Demolition	\$2,500.00	\$2,486.25		\$2,486.25	99%	\$13.75
WO4 - Tree Survey							
District	Project Administration	\$2,607.50	\$2,607.50		\$2,607.50	100%	\$0.00
WO5 - Additional Construction Admin							
District	Construction Administration	\$4,500.00	\$2,329.13	\$1,297.50	\$3,626.63	81%	\$873.37
District	As-Built Drawings	\$7,250.00	\$687.50		\$687.50	9%	\$6,562.50
District	Acceptance Letters	\$1,500.00	\$0.00		\$0.00	0%	\$1,500.00
WO6 - Additional Services - Community Center							
District	2D Site Plan Updates (Beaver's Lodge)	\$2,400.00	\$2,400.00		\$2,400.00	100%	\$0.00
District	Project Administration	\$4,580.00	\$3,465.00	\$250.00	\$3,715.00	81%	\$865.00
District	Minor Subdivision Plat	\$5,400.00	\$3,890.75		\$3,890.75	72%	\$1,509.25
District	Site Plan Revisions	\$17,040.00	\$17,040.00		\$17,040.00	100%	\$0.00
District	Dry Utility Coordination	\$5,360.00	\$5,360.00		\$5,360.00	100%	\$0.00
District	CDOT Permit Support	\$3,440.00	\$3,440.00		\$3,440.00	100%	\$0.00
WO7 - Site Plan							
District	Removal of Pickleball Courts	\$3,100.00	\$3,100.00		\$3,100.00	100%	\$0.00
TOTALS		\$168,232.50	\$152,254.88	\$1,547.50	\$153,802.38	91%	\$14,430.12

Recommended by:

Brandon Collins PE, RMD District Engineer

(Date)

Authorized by:

(Date)



CORE Consultants
3473 S. Broadway
Englewood, CO 80113
303-703-4444

INVOICE

Invoice Date: 07/23/2024
Due Date: 08/22/2024
Total Amount: \$1,547.50
Invoice Number: 24070019
Invoice Period: 06/01/2024 - 07/20/2024
Project Number: 21-028-002
Project Name: Roam Construction Administration

Roam Metropolitan District No. 1

Invoice Summary

1.1 - Construction Administration Services \$1,297.50
2.1 - Project Admin Services \$250.00

Invoice Total \$1,547.50

Please make all checks payable to: CORE Consultants
Remit to 3473 S. Broadway, Englewood, CO 80113
Thank you for your business!

Professional Services Details

<u>Date</u>	<u>Job Title</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
01 - 1 - Construction Administration					
6/13/2024	Project Manager I	Monitoring Well review for RFI 4	.50	175.00	\$87.50
6/27/2024	Project Manager I	CAD Export and submittal coordination and review	.50	175.00	\$87.50
6/28/2024	Engineering Intern II	-Construction Administration Services for the Roam Cabins Export	1.00	85.00	\$85.00
7/1/2024	Engineer II	Material Submittal	2.50	125.00	\$312.50
7/1/2024	Project Manager I	Submittal Review	.25	175.00	\$43.75
7/3/2024	Project Manager I	Submittal Review	.75	175.00	\$131.25
7/9/2024	Project Manager I	Coordination with design team	.25	175.00	\$43.75
7/12/2024	Project Manager I	Surface Export for surveyor	.25	175.00	\$43.75
7/17/2024	Project Manager I	MH Submittal	.25	175.00	\$43.75
7/19/2024	Engineer II	Material Submittal - Precast Manholes	3.00	125.00	\$375.00
7/19/2024	Project Manager I	MH Submittal	.25	175.00	\$43.75
01 - 1 - Construction Administration Total:					\$1,297.50
02 - 2 - Project Administration					
4/22/2024	Project Administrator	Project admin	.50	150.00	\$75.00
5/17/2024	Project Manager I	Coordination with client	.50	175.00	\$87.50
5/20/2024	Project Manager I	Project management	.50	175.00	\$87.50
02 - 2 - Project Administration Total:					\$250.00
Professional Services Total:					\$1,547.50

*Please make all checks payable to: CORE Consultants
 Remit to 3473 S. Broadway, Englewood, CO 80113
 Thank you for your business!*

**CONDITIONAL WAIVER AND RELEASE
UPON PROGRESS PAYMENT**

Invoices: 24070019

Upon receipt by the undersigned of a check from **Roam Metropolitan District** in the sum of \$1,547.50 payable to CORE Consultants, Inc. and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of **Roam Metropolitan District** located at **Winter Park, Colorado** to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to **Roam Metropolitan District**, through 6/30/24, Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date, to the extent they are included in the above dollar amount are also covered by this release. CORE Consultants, Inc. retains its mechanic's lien, stop notice, and bond rights to retentions retained before or after the release date; labor, services, equipment, extras, or material furnished prior to the release date but not included in the dollar amount indicated above; and labor, services, equipment, extras or material furnished after the release date. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated this 15th day of July, 2024.

Michelle B...
By: Accounting Supervisor
Its: CORE Consultants, Inc.

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

The foregoing instrument was subscribed and sworn to before me this 25 day of JULY, 2024, by Michelle B... as acct. Spvkr. of CORE CONSULTANTS

WITNESS my hand and official seal.

[Signature]
Notary Public
My commission expires: 03-31-2025



**ROAM METROPOLITAN DISTRICT
INVOICE SUMMARY / PAYMENT VOUCHER**

Vendor Name: Peter Van Dusen Project Management + Design

Invoice # ROAM-BVL WO5-001

Invoice Date 9/10/2024

Account Code	Work Description	Contract or CO/TO Value	Previous Invoices	Work Completed This Period	Total Completed To Date	% Complete	Balance To Finish
WO1 - Architectural Services							
District	Design Development	\$8,000.00	\$8,000.00		\$8,000.00	100%	\$0.00
District	100% CD Documentation	\$8,000.00	\$1,600.00		\$1,600.00	20%	\$6,400.00
District	100% CD Review + Permitting	\$4,000.00	\$0.00		\$0.00	0%	\$4,000.00
WO2 - Amenities							
District	Photometric Lighting	\$1,500.00	\$1,500.00		\$1,500.00	100%	\$0.00
District	Arch Design for SDP Submittal	\$2,500.00	\$2,500.00		\$2,500.00	100%	\$0.00
District	Arch Design for completion of 100% CDs	\$2,500.00	\$0.00		\$0.00	0%	\$2,500.00
District	Structural CDs	\$5,000.00	\$0.00		\$0.00	0%	\$5,000.00
WO3 - Lodge Engineering Design							
District	Structural Engineering	\$28,000.00	\$21,840.00		\$21,840.00	78%	\$6,160.00
District	Mechanical Engineering & Plumbing Design	\$13,700.00	\$11,700.00		\$11,700.00	85%	\$2,000.00
District	Electrical Engineering	\$13,650.00	\$10,675.00		\$10,675.00	78%	\$2,975.00
WO4 - Acoustical Study							
District	Acoustical Consulting Services	\$5,400.00	\$5,400.00		\$5,400.00	100%	\$0.00
WO5 - Pool/Retaining Wall Design							
District	Architectural Add Services	\$2,500.00	\$0.00	\$1,250.00	\$1,250.00	50%	\$1,250.00
District	Structural Add Services	\$1,000.00	\$0.00		\$0.00	0%	\$1,000.00
District	Mechanical Add Services	\$5,100.00	\$0.00	\$4,500.00	\$4,500.00	88%	\$600.00
District	Electrical Add Services	\$2,400.00	\$0.00		\$0.00	0%	\$2,400.00
TOTALS		\$103,250.00	\$63,215.00	\$5,750.00	\$68,965.00	67%	\$34,285.00

Recommended by:

Brandon Collins PE, RMD District Engineer

(Date)

Authorized by:

(Date)

ROAM | BEAVER'S LODGE CLUBHOUSE
US Hwy 40 | Winter Park, CO 80482

General Invoice : ROAM-BVL WO5-001 (Retaining Walls / Pool Eqpm Coord.)
Work Order: WO-5
Amount Due: \$ 5,750.00
Invoice Date : 09/10/2024
Issued By: Peter Van Dusen Project Management + Design
Contact: Peter Van Dusen (e) pvdpm@gmail.com
Client: Roam Metropolitan District of Winter Park
Contact: Cody Conry (e) cconry@idesllc.com

Work Order (WO-5):		<u>\$ 11,000.00</u>
This Invoice:	ROAM-BVL #WO5-001 (due now)	<u>\$ 5,750.00</u>
	• Architecture (PVDPM) (due now)	\$ 1,250.00
	• Mech/Plumb Eng. (Lohr) (due now)	\$ 4,500.00
Billing to Date:		<u>\$ 5,750.00</u>
	• ROAM-BVL #WO5-001 (due now)	\$ - 5,750.00
Balance Remaining (WO-5):		<u>\$ 5,250.00</u>

Dear Cody,

Please see the amount invoiced above for architectural and mechanical engineering work completed for the coordination of the main building mechanical w/ the pool mechanical equipment in the Roam Community Clubhouse project. This general invoice amount is being applied to Work Order #5.

Please pay the "AMOUNT DUE" at the top of this invoice via check or electronic payment to PVDPM at either the physical or Zelle address identified below. I will handle payments to the project team from the disbursements to PVDPM by Roam Metropolitan District.

Sincerely,

Peter Van Dusen Project Management + Design

2896 S. Gaylord St. Denver, CO 80210

(e) pvdpm@gmail.com (c) 303.246.5530 (Zelle) 303.246.5530

Peter Van Dusen
Project Management + Design

Invoice : # 007
Date : 09/10/2024



Client: Roam Metropolitan District
Contact: Cody Conry – (e) cconry@idesllc.com

Project: **ROAM | Beaver’s Lodge Clubhouse**

Amount Due: **Invoice #007 (due now):** \$ **1,250.00**
Architectural invoice – applied to work on bldg./pool mechanical

Billing to Date: **Work Order #05:** \$ **2,500.00**
Architecture (PVDPM D)

- **PVDPM D Invoice #007 (due now):** \$ - 1,250.00

Remaining WO#5 Balance (PVDPM D only): \$ 1,250.00

Dear Cody,

Please see above for progress billing by PVDPM D on the project towards WO #5, which addresses the coordination of building mechanical equipment with pool mechanical equipment. Please forward payment for all months by paying the “AMOUNT DUE” listed above promptly.

Please see combined/general invoice (ROAM-BVL WO5-#001) for full description of amount to be paid to PVDPM D for design and project coordination work through the end of the project and completion of the 100% Construction Documents. Please contact me directly if you have any questions.

Sincerely,

Peter Van Dusen
Project Management + Design
2896 S. Gaylord St. Denver, CO 80210
(e) pvdpm@gmail.com (c) 303.246.5530 (Zelle) 303.246.5530

LOHR DESIGN GROUP
Mechanical & Energy Engineers
19026 East Hickock Dr.
Parker, Colorado 80134
Phone (303) 870-5170 Fax (866) 866-9723

INVOICE

ATTN: Peter Van Dusen Project Management + Design
2896 South Gaylord St.
Denver, Co 80210

DATE: September 10, 2024

PROJECT NUMBER: 24-1003

INVOICE NUMBER: 7

OWNER: Roam Metropolitan District of Winter Park

PROJECT: Roam - Beaver Lodge Clubhouse

PROJECT FEE: \$13,700.00 + 5100 Extra Service

TOTAL AMOUNT THIS BILLING: \$4500.00

DELIVERY AND PRINTING: \$0.00

PREVIOUS AMOUNT BILLED: \$13,700.00

TOTAL AMOUNT RECEIVED TO DATE: \$11,700.00

TOTAL DUE: \$6500.00

Invoice Due on Presentation.

**ROAM METROPOLITAN DISTRICT
INVOICE SUMMARY / PAYMENT VOUCHER**

Vendor Name: Sage Creek Environmental

Invoice # 25239

Invoice Date 9/4/2024

Account Code	Work Description	Contract or CO/TO Value	Previous Invoices	Work Completed This Period	Total Completed To Date	% Complete	Balance To Finish
District	On-Call Erosion Control Services	\$113,476.17	\$12,654.78	\$2,601.61	\$15,256.39	13%	\$98,219.78
TOTALS		\$113,476.17	\$12,654.78	\$2,601.61	\$15,256.39	13%	\$98,219.78

Recommended by:

Brandon Collins PE, RMD District Engineer

(Date)

Authorized by:

(Date)

Sage Creek Environmental

7800 Miller Drive Unit A
Frederick, CO 80504
+13036561055
www.sagecreekinc.com



INVOICE

BILL TO
Independent District Engineering Services

INVOICE 25239
DATE 09/04/2024
DUE DATE 10/04/2024

DATE	SERVICE	QTY	RATE	AMOUNT
	Roam Crew leader: Jesse 8/19/24			
	Skid Steer Skid Steer Equipment to clean inlets	1	102.60	102.60
	Labor Clean Inlets Labor Clean Inlets throughout	10	43.20	432.00
	Misc. Services Erosion Beavers Lodge Rd. Install new dandy bags	7	82.95	580.65
	Safety Fence Repair Throughout	340	2.89	982.60
	T-Post Throughout	7	7.68	53.76
	Mobilization Mobilization Charge to send Crew and Equipment to Job Location	1	450.00	450.00

BALANCE DUE **\$2,601.61**

**ROAM METROPOLITAN DISTRICT NO. 1-3
INVOICE SUMMARY / PAYMENT VOUCHER**

Vendor Name: Independent District Engineering Services, LLC (IDES)
Invoice #: PS-INV103443
Invoice Date: 8/31/2024

Task Order No.	Work Description	Contract or CO/TO Value	Previous Invoices	Work Completed This Period	Total Completed To Date	% Complete	Balance To Finish
1-7	Cost Certifications, Infrastructure Acquisition, Filing 2 CA/CM Assistance	\$426,600.00	\$330,430.45	\$12,252.44	\$342,682.89	80%	\$83,917.11
TOTALS		\$426,600.00	\$330,430.45	\$12,252.44	\$342,682.89	80%	\$83,917.11

Recommended by: Brandon Collins, PE 9/16/24

Authorized by: _____ (Date)

Invoice PS-INV103443

8/31/2024

Page 1/1

Roam Metropolitan District #1

141 Union Blvd

Suite 150

Lakewood, CO 80228



Independent District Engineering
Services

1626 Cole Blvd

Suite 125

Lakewood, Colorado 80401

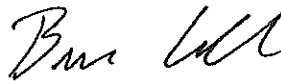
Job No.	Due Date	Payment Terms
DEN372	10/15/2024	Net 45 days

Job Task No.	Work Type	Description	Quantity	Rate	Line Amount
4005	Assistant Project Manager	Bidding	20.75	158.00	3,278.50
4005	Project Engineer	Bidding	0.75	145.00	108.75
4020	Project Engineer	Construction Administration	2.75	145.00	398.75
4020	Assistant Project Manager	Construction Administration	13.50	158.00	2,133.00
4020	Sn. Contract Administrator	Construction Administration	1.00	150.00	150.00
4020	Director	Construction Administration	1.00	205.00	205.00
4022	Assistant Project Manager	Construction Coordination	6.50	158.00	1,027.00
4022	Director	Construction Coordination	0.50	205.00	102.50
4025	Assistant Project Manager	Consultant Coordination	3.25	158.00	513.50
4030	Assistant Project Manager	Board Meetings	3.50	158.00	553.00
4035	Assistant Project Manager	Project Meetings	3.75	158.00	592.50
4035	Director	Project Meetings	1.00	205.00	205.00
4038	Assistant Project Manager	Contractor Meetings	16.50	158.00	2,607.00
9995		Mileage	512.80	0.67	343.58
9995B		Markup	343.58	0.10	34.36
				Total	12252.44

**CONDITIONAL WAIVER AND RELEASE
UPON PROGRESS PAYMENT**

Upon receipt by the undersigned of a check from **Roam Metropolitan District** in the sum of **\$12,252.44** payable to **Independent District Engineering Services, LLC** and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of **Roam Metropolitan District** located at **Winter Park, Colorado** to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to **Roam Metropolitan District**, through **August 31, 2024**, Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date, to the extent they are included in the above dollar amount are also covered by this release. **Independent District Engineering Services, LLC** retains its mechanic's lien, stop notice, and bond rights to retentions retained before or after the release date; labor, services, equipment, extras, or material furnished prior to the release date but not included in the dollar amount indicated above; and labor, services, equipment, extras or material furnished after the release date. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated this 13 day of September, 2024.

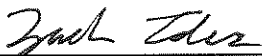


By: Brandon Collins
Its: Vice President

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

The foregoing instrument was subscribed and sworn to before me this 13th day of September, 2024, by Brandon Collins as Vice President of Independent District Engineering Services, LLC

WITNESS my hand and official seal.



Notary Public
My commission expires: 9-22-25

