

**WORK ORDER #2024-01**  
**TO MASTER SERVICES AGREEMENT, DATED May 23, 2023**

This Work Order is made and entered into this **1<sup>st</sup> day of January, 2024**, by and between **LOVELAND MIDTOWN METROPOLITAN DISTRICT**, (the “District”), and **DENVER COMMERCIAL PROPERTY SERVICES** (“Contractor”), 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 Contractor, dated **May 23, 2023** (the “Agreement”).

1. Services. The Services to be provided by Contractor pursuant to the terms of the Agreement and this Work Order are set forth in **Exhibit A-1** attached hereto and further described as follows: **Loveland Midtown O&M: Fence Repair Services.**

2. Compensation. Contractor hereby agrees to perform such Services as set forth in Paragraph 1 to this Work Order and the District hereby agrees to pay Contractor for the satisfactory performance of the Services **a lump sum in the amount of \$7,321.74**, 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 Contractor for Services rendered pursuant to this Work Order for the current fiscal year. Payment by the District for any Services rendered by Contractor 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 **December 31, 2024.**

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 Contractor. 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 **1<sup>st</sup> day of January, 2024.**

**LOVELAND MIDTOWN METROPOLITAN DISTRICT:**

DocuSigned by:  
*Shannon Randazzo*  
F4F67CDA99BC433...

By: Shannon Randazzo

Its: District Manager

**DENVER COMMERCIAL PROPERTY SERVICES:**

\_\_\_\_\_  
By: \_\_\_\_\_

Its: \_\_\_\_\_

**EXHIBIT A-1 TO WORK ORDER #2024-01**  
**SCOPE OF SERVICES AND PAYMENT FOR SERVICES**

**REVISED**

1:47 pm, Jan 03, 2024

Proposal  
~~June 15, 2023~~

# OPP3763 Fence Repairs

Denver Commercial Property Services  
6245 Clermont Street  
Commerce City, CO 80022  
(303) 564-4503  
Francis.Ruesta@denvercps.com

1875 East 11th Street - Loveland, CO 80537

Dillon Gamber  
(970) 308-2173  
dillon@pcgi.com

## Split Fence Inspection for Repairs

*Scope:*

Remove and replace up to 190 Wood Fence Slats and 4 Wood Fence Rails. Stain the replaced lumber matching the existing color to the extent that is possible.

*Excludes:*

Post replacements

*Notes:*

Workers and vehicles need access to all the work areas.

Obstacles, wood piles, and branches are to be moved by others.

#	Item	Activity	Quantity
1	Disposal	Remove	1 EA
2	Wood fence rail	Remove and Replace	4 EA
3	Wood fence slat	Remove and Replace	190 EA
4	Stain - wood fence replaced lumber with matching color	Supply and Install	900 SF
<b>Group total</b>			<b>\$7,321.74</b>



# OPP3763 Fence Repairs

1875 East 11th Street - Loveland, CO 80537

## Summary

Group Name	Total
Split Fence Inspection for Repairs	7,321.74

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**Project Total** **\$7,321.74**

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**From:** [Dillon Gamber](#)  
**Sent:** Wednesday, May 17, 2023 12:33 PM  
**To:** [Crystal Ackerman](#); [Francis Ruesta](#)  
**Subject:** Fence assessment/repair estimates - Loveland Midtown Metro District

Hello again Crystal and Francis,

I have more fencing I'd like to get evaluated for repairs. See map below. This district is in Loveland south of the Walmart on Hwy 34. This district has about 3,500 linear ft of 8 ft tall privacy fencing, most sections are up there in age. Is this something your team can look at and provide estimates for recommended repairs? What would an estimated cost for the assessment be?

Thanks!

**Dillon Gamber**  
Facility Operations Manager

**Pinnacle Consulting Group Inc**



# OPP3763 Fence Repairs

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## TERMS AND CONDITIONS:

All work will be performed in a workmanlike manner and in accordance with industry-standard practices.

Color choices to be similar to existing. Major color changes may incur additional costs.

Due to volatility in materials and labor costs, this quote is valid only for 30 days, after which values may be subject to change.

Due to chain supply issues, we reserve the right to substitute the quoted materials with equivalent materials of equivalent tier from other manufacturers (if deemed necessary, change orders will be provided).

The owner is responsible for providing access to water and electricity.

If this is a painting job we will only paint all previously painted surfaces unless special specifications/provisions are made in this agreement.

The pricing breakdown "if provided" is for review purposes only, based on existing visible job-site conditions.

Our proposal is based on the award of the entire project unless specific requests/arrangements were made known to our estimators at the "Request for Proposal" stage.

If our proposal becomes a contract, it will be treated as a lump-sum contract with a set price without provisions for credits back unless specific requests/arrangements were made known to our estimators at the "Request for Proposal" stage.

## EXCLUSIONS:

Costs and work arising from "Acts of God".

Unexpected hazardous materials removal.

Damages and penalties for delays.

Unforeseen or concealed site conditions.

Off-hours work.

Multiple mobilizations/demobilizations due to delays caused by others.

Warranty for work that is not ours.

Fixing damage to our work done by others (other trades damaging our finished work).

Any/all work not indicated in this agreement or on the Project Plans.

Pricing includes a maximum of one mock-up. Additional mock-ups will be completed on a change-order basis.

CUSTOMER APPROVAL SIGNATURE: \_\_\_\_\_

### LMD - O&M Map

320 views  
Last edit was yesterday at 2:26 PM

Add layer  Share  Preview

Manicured

Landscape

Snow Removal Areas

Permanent Posting

District Fences

**Individual styles**

- spot repairs
- fair condition
- District Fence - spot repairs
- fair condition
- District Fence - replaced/rest...
- District fence - spot repairs
- District fence - replacement/...
- District Fence

Untitled layer

Native

Base map