

WORK ORDER #2026-09
TO MASTER SERVICES AGREEMENT, DATED January 1, 2018

This Work Order is made and entered into this **1st day of January 2026**, by and between **CENTERRA METROPOLITAN DISTRICT NO. 1**, (the “District”), and **ENVIRONMENTAL DESIGNS, INC.** (“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 **January 1, 2018** (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: **Centerra O&M: Tree and Planth Healthcare and Winter Watering 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 **Time and Materials not to exceed \$20,750.00**, 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, 2026.**

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 **1st day of January, 2026.**

CENTERRA METROPOLITAN DISTRICT NO. 1:

Bryan Newby

By: _____

Its: _____

ENVIRONMENTAL DESIGNS, INC.:

[Signature]

By: _____

Its: _____

EXHIBIT A-1 TO WORK ORDER #2026-09
SCOPE OF SERVICES AND PAYMENT FOR SERVICES



A MONARCH LANDSCAPE COMPANY

Landscape Architecture		Construction	Maintenance	Water Management	Snow	Arbor
Golden	Centennial	Brighton	Castle Rock	Colorado Springs		Northern Colorado
303.432.8282	720.587.2520	303.287.9113	303.814.6070	719.867.1004		970.237.6225
www.environmentaldesigns.com						

PLANT HEALTH CARE AGREEMENT

EDLLC Contact: Chason Geister

Agreement #: 129036

Project Name: Centerra Metro District

Date of Agreement: August 21, 2025

Project Address 1627 E. 18th St, Loveland, CO 80538

2026 PHC

THIS PLANT HEALTH CARE AGREEMENT (the "Agreement") is made and entered into as of 8/21/2025 (the "Effective Date") by and between Environmental Designs, LLC (the "Contractor") and Centerra Metro District (the "Client"). The Client and Contractor, in consideration of the mutual covenants and agreements contained herein, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

1. SCOPE OF WORK

A. The Contractor agrees to perform the work and services under this Agreement at its sole expense for all labor, materials, services, equipment, and tools required to fulfill its obligations and to properly execute and complete the work as described more particularly on the attachment (the "Work") identified as Exhibit A.

2. TIME OF COMPLETION

A. The Client acknowledges that The Contractor cannot guarantee the date upon which commencement of the Work shall begin (the "Commencement Date") and that any date that is given is approximate and only a target date. Among other things, the Commencement Date is subject to and conditioned upon performance by the Client, including, but not limited to timely payment of the Deposit and/or the Commencement Payment.

B. The Work shall be substantially completed within approximately 17 business days of the Commencement Date, Subject to delay due to inclement weather or any other conditions outside of the direct control of the Contractor (each a "Force Majeure Event" and collectively "Force Majeure Events"). Delays due to Force Majeure Events may cause additional price increases to be incurred.

3. GENERAL PROVISIONS

A. The Client shall be solely responsible to establish and provide property line locations at the Property. The Client understands that the Contractor needs access to perform the work as outlined within this Agreement, and that the Contractor will use its best efforts to avoid damage to any ingress and egress access points, but in some cases damage may occur to Concrete, Asphalt, or other surfaces including, but not limited to, Driveways, Sidewalks, Streets, Turf, Lawn, Beds, Loading Docs, Elevators, and Lobbies, whether public, private, or shared and the Client will hold Environmental Designs, Inc. Harmless for any damage as a result of ingress and egress to the project. The Contractor shall not be responsible for any damage to, or moving of, materials, equipment, or furniture that is not explicitly part of this Agreement, including but not limited to, BBQ appliances, patio furniture, statuary, garden art, play structures, existing plant material, existing sod, etc.

B. This agreement shall supersede all prior agreements between the Parties, whether verbal or written. Any changes to this Agreement must be made in writing and evidenced by a change order (each a "Change Order" and collectively "Change Orders") executed by both the Client and the Contractor. All Change Orders shall be attached hereto and shall become part of this Agreement. The charges for work covered by Change Orders shall be generated using then current pricing which may differ from the pricing of the original Work or other Change Orders. Additional time necessary to complete the project will be outlined with each Change Order.

C. This proposal shall expire unless accepted in writing, by Client and an authorized agent of Contractor, as evidenced by their signatures below, and the Contractor receives notice of acceptance within ten (10) calendar days of the date of this Agreement. If accepted, this document shall become a binding Agreement between the Client and the Contractor. A copy of this document may be executed by each party, separately, and when each party has executed a copy thereof, such copies taken together shall be deemed to be a full and complete Agreement between the Client and the Contractor.

4. INSURANCE

A. The Contractor shall at all times be covered by adequate liability and workers compensation insurance. Upon the Client's request, the Contractor shall provide proof of coverage.

5. ADDITIONAL SERVICES AVAILABLE

- A. The Contractor offers the following services to complete their Landscape Maintenance & Construction Package:
1. Full Landscape Maintenance Services on Commercial and Residential Properties.
 2. Full Landscape Design Services by in house Architects and Designers.
 3. All sizes of landscape construction projects, both residential and commercial.
 4. Irrigation system design, installation, and service.
 5. Annual Floral Color design, installation, and maintenance including beds, pots, hanging pots, decks, etc.
 6. Replacement of or addition of trees, shrubs, ornamental grasses, and perennial flowers.
 7. Full Plant Health Care (PHC) including pest control, fertilization, and deep root watering.
 8. Full Arbor Services including tree pruning, tree removal, and stump grinding.
 9. Native Grass and Field Mowing
 10. Holiday Lighting and Decoration

6. PRICE AND TERMS

- A. The Client shall pay the Owner **\$18,406.81** for the Work as outlined in the EXHIBIT A - Scope of Services (the "Work")
- B. This price is valid for ten (10) days from the date of this Agreement.
- C. Full payment from the Client to THE Contractor equal to the sum of this Agreement along with any Change Orders, is due and payable as outlined within the Landscape Maintenance Agreement between the Contractor and the Client. If no Landscape Agreement is established between the Contractor and the Client then the full amount is due upon Completion.
- D. Payments thirty (30) days past due shall incur finance charge of 1.5% per month (18% per annum). Contractor and/or its assignee shall be entitled to collect all reasonable costs of collection, including but not limited to, collection agency fees and attorney fees.
- E. If the average fuel price index for Denver, as found on <http://www.denvergasprices.com>, reach or exceed \$4.00 per gallon ("Benchmark Price"), a fuel surcharge of 3% will be applied to all invoices associated with this Agreement until fuel prices drop below the Benchmark Price, said surcharge shall increase 3% for every \$0.50 increase above the Benchmark Price of \$4.00 per gallon.

7. ACCEPTANCE

By evidence of signatures below all Parties agree to all of the terms and conditions as outlined herein. By signing this Agreement, Client represents and warrants that Client holds title to the Property and/or is duly and properly authorized by all title holders to have Work performed on the Property.

ENVIRONMENTAL DESIGNS, LLC
12511 E. 112th. Avenue
Henderson, CO 80640
303-287-9113

Centerra Metro District
1627 E. 18th St
Loveland, CO 80538
970-669-3611

Contractor Signature Date

Client Signature Date

Printed Name

Printed Name

EXHIBIT A

Scope of Services (the "Work")

The Client and the Contractor agree that the scope for the "Work" included in this Agreement is as follows:

PHC-Emerald Ash Borer / Lilac Ash Borer

Frequency included in this Agreement

EDI will preventively treat all Ash trees for Emerald Ash Borer and Lilac Ash Borer. The Emerald Ash Borer & Lilac Ash Borer are invasive pests that feed on the xylem layer of the tree. Once a tree is infected, that tree is likely to die within 3-4 years. To protect Ash trees they need annual preventative treatment. The insecticide is applied to the trunk of the tree. The tree then absorbs and systemically moves the insecticide throughout the xylem layer that the pest feeds on. This treatment is good for up to 12 months. There is no guarantee that the treatment will preserve the tree.

Description	Quantity	Unit	Unit Price	Price
PHC - Ash Borer Treatment	50.00	HR	57.13	,856.59
Group Total				\$2,856.59

_____ By initialing here, the Client agrees to have the services in this group performed as part of this Agreement. If all groups are not accepted by the Client, then the final price of this Agreement shall be adjusted accordingly.

PHC-Spring Evergreen Tree Treatment

Frequency included in this Agreement

EDI will preventively treat all Spruce and Pine trees for Ips beetles. Ips beetles, sometimes known as "engraver beetles," are bark beetles that damage pine and spruce trees. They develop under the bark and produce girdling tunnels that can cause die back and kill trees. This treatment will also control Zimmerman pine moth, Douglas Fir Tussock moth, White Pine Weevil, Mountain Pine Beetle, Spruce Gall, and Pitch Mass Borer.

Description	Quantity	Unit	Unit Price	Price
PHC-Spring Evergreen Tree Treatment DBH	2,000.00	DBH	1.45	,898.93
Group Total				\$2,898.93

_____ By initialing here, the Client agrees to have the services in this group performed as part of this Agreement. If all groups are not accepted by the Client, then the final price of this Agreement shall be adjusted accordingly.

PHC-Aphids

Frequency included in this Agreement

Aphids are the most common insects found on trees, shrubs, and garden ornamental plants. When a number of aphids are on a plant for an extended period of time, their feeding and eventual overpopulation can cause decline. EDI will treat infested plant material with the appropriate insecticide to mitigate aphid damage, lower the insect population, and protect vulnerable plant material as part of an integrated pest management strategy.

This work will be billed on an hourly basis, not to exceed \$2880.00 annually. This work will only be performed when necessary.

Description	Quantity	Unit	Unit Price	Price
PHC-Aphid Treatment DBH	1,500.00	DBH	1.18	,765.83
Group Total				\$1,765.83

_____ By initialing here, the Client agrees to have the services in this group performed as part of this Agreement. If all groups are not accepted by the Client, then the final price of this Agreement shall be adjusted accordingly.

PHC-Scale Treatment

Frequency included in this Agreement

Scale are sap sucking insects found on woody trees and shrubs. When a number of scale are on a plant for an extended period of time, their feeding and eventual overpopulation can cause decline. EDI will treat infested plant material with the appropriate insecticide to mitigate scale damage, lower the insect population, and protect vulnerable plant material as part of an integrated pest management strategy.

This work will be billed on an hourly basis, not to exceed \$2169.83 annually. This work will only be performed when necessary.

Description	Quantity	Unit	Unit Price	Price
PHC-Scale Treatment DBH	550.00	DBH	3.95	,169.83
Group Total				\$2,169.83

_____ By initialing here, the Client agrees to have the services in this group performed as part of this Agreement. If all groups are not accepted by the Client, then the final price of this Agreement shall be adjusted accordingly.

EXHIBIT A
Scope of Services (the "Work")

The Client and the Contractor agree that the scope for the "Work" included in this Agreement is as follows:

PHC-Fall Deep Root Feeding
Frequency included in this Agreement
EDI will Deep Root Fertilize all trees throughout the district. Fertilization promotes growth, and overall health. This feeding will occur annually in mid to late Autumn. All deciduous and coniferous trees in the district will be fertilized.

Please note- the injection consists of three fertilizer components; beneficial mycorrhizal spores, Coron fertilizer, and chelated micronutrients.

Table with 5 columns: Description, Quantity, Unit, Unit Price, Price. Row 1: PHC-Fall Root Feeding, 150.00, HR, 58.10, 715.63. Row 2: Group Total, \$8,715.63.

By initialing here, the Client agrees to have the services in this group performed as part of this Agreement. If all groups are not accepted by the Client, then the final price of this Agreement shall be adjusted accordingly.

Table with 2 columns: Agreement Total, \$18,406.81.

Total PHC and Winter Watering Services in 2026 for CMD:
NTE \$20,750.00