

# Centerra Metropolitan District 2024 Operations and Maintenance Plan

[Schedules are subject to change]

## January

- Finalize annual O&M contracts
- Issue annual O&M Plan
- Order trash receptacles other hardscapes items as needed

## February

- Complete GLIC and Farmers Ditch maintenance
- Remove holiday lighting and decorations
- Order annual floral
- Inventory and order regulatory signs and signposts

## March

- Preventative maintenance and inspection of pumps at Old C's Pond and Boyd Lake Ave/15<sup>th</sup> St.
- Begin natural area chemical weed control
- Service contractor kickoff meetings
- Spring landscape cleanup
- Mulch and rock bed refresh
- Audit and pressure test irrigation systems
- Tree assessment and pruning
- Begin storm structure maintenance.

## April

- Activate irrigation systems.
- Turf aeration
- Spring fertilization
- Begin right-of-way mowing
- Begin OLM inspections
- Concrete pavement assessment
- Assess and price concrete repairs and replacements

## May

- Install annual floral
- Repair or replace trash receptacles at Chapungu
- Begin natural area beauty band mowing
- Begin natural area mechanical weed control
- Complete irrigation backflow testing

## June

- Asset inventory and condition assessment
- Natural area mowing as needed
- Maintain soft trails at Chapungu
- Clean and maintain bus stops
- Plan and begin transportation hub maintenance as needed

## July

- O&M scope review/pricing requests
- Update replacement reserve amounts
- Finalize backflow testing

# Centerra Metropolitan District

## 2024 Operations and Maintenance Plan (continued)

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### August

- Site visit with District Manager and board representative(s) as needed to assess 2025 budget needs
- Draft 2025 O&M budget
- Plan and contract holiday lighting/decorations

### September

- O&M bidding process
- Complete tree replacements
- Begin holiday lighting installation
- Concrete pavement repairs and grinding
- Assess new storm structures at district construction project sites, update scope

### October

- Boyd Lake Ave landscaping acceptance various areas as needed
- Snow removal scope updates and drive with contractors
- Remove flowers
- Winterize irrigation systems
- Finish OLM inspections
- Coordinate with City Of Loveland on Winter Wonder Lights preparations
- Finish right-of-way mowing
- Finish natural area mowing

### November

- Finalize and approved 2025 O&M budget
- Reseed natural areas as needed
- Complete install of holiday lighting/decorations
- Winter Wonderlights begins at Chapungu Park
- Finish stormwater structure maintenance

### December

- Update service area maps
- Issue 2025 O&M contracts
- Draft 2025 O&M Plans
- Assess winter watering needs
- Summarize annual water usage
- Complete stormwater maintenance reports