

**AEROTROPOLIS AREA COORDINATING METROPOLITAN DISTRICT
("DISTRICT")**

8390 East Crescent Parkway, Suite 300

Greenwood Village, CO 80111

Phone: 303-779-5710

<https://theaurorahighlands.specialdistrict.net/>

NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Matt Hopper	President	2025/May 2025
Carla Ferreira	Vice President	2025/May 2025
Michael Sheldon	Treasurer	2027/May 2027
Cynthia (Cindy) Shearon	Assistant Secretary	2027/May 2027
VACANT		2025/May 2025
VACANT		2025/May 2027
VACANT		2025/May 2027
Denise Denslow	Secretary	N/A

DATE: **September 21, 2023**

TIME: **1:00 P.M.**

PLACE: **Virtual Via Zoom**

PLEASE JOIN THE VIDEO ENABLED WEB CONFERENCE VIA ZOOM AT:

Join Zoom Meeting

<https://us02web.zoom.us/j/8715529666?pwd=ODF2N3pPTngzQmV0MmZoYjJQRHpodz09>

Meeting ID: 871 5552 9666

Passcode: 438756

One tap mobile

+17193594580, *438756#

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.
- B. Confirm quorum, location of meeting and posting of meeting notices.
Approve Agenda.
- C. Public Comment. Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

II. CONSENT AGENDA

Consent Agenda – These items are considered to be routine and will be ratified by one

motion. There will be no separate discussion of these items unless a board member so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

- Approval of the August 17, 2023 special meeting minutes (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider approval of payment of claims for operating costs, in the amount of \$25,545.95 (numbers based upon information available at time of preparation of Agenda, final numbers to be presented by accountant at meeting) (enclosure).
- B. Review and accept cash position report dated August 31, 2023, updated as of September 15, 2023 (enclosure).
- C. Discuss and consider approval of recommendation to The Aurora Highlands Community Authority Board (“CAB”) for acceptance of the CAB and District Engineer’s Report and Verification of Costs Associated with Public Improvements Draw No. 63 Engineer’s Report and Verification of Costs No. 41 prepared by Schedio Group LLC (enclosure).
- D. Discuss and consider approval of recommendation to the CAB for acceptance of the CAB and District Engineer’s Report and Verification of Costs Associated with Public Improvements, In-Tract Improvements / In Tract Home Builder Expenses, Engineer’s Report and Verification of Costs No. 23 prepared by Schedio Group LLC (enclosure).

IV. CAPITAL PROJECTS

- A. Discuss and acknowledge funding sources in the total amount of \$12,688,190.86* (checks and interim payments) prepared by the District’s accountant (enclosures - summary and list of checks):

TAH CAB/Spine Costs	\$ 4,544,910.26
AH In-Tract Costs	\$ 2,028,942.56
AF ARTA	\$ 646,463.04
ARTA	\$ 5,396,885.94
AF ATEC Spine Costs	\$ 44,734.42
Developer	\$ 26,254.64
Total:	<u>\$ 12,688,190.86</u>

* Numbers based upon information available at time of preparation of Agenda, final numbers to be presented by accountant at meeting.

District Capital Projects:

- B. Discuss and consider approval of **Master Service Agreement (“MSA”)** for Construction Program Management and Support Services (Aerotropolis Area Coordinating Metropolitan District and Aerotropolis Regional Transportation Authority Projects) by and between the District and **AECOM Technical Services, Inc.**, subject to approval of the Construction Committee.
- C. Discuss and consider approval of **Lease / Rental Agreement** for the Construction Trailer (Product, Transportation and Operations) by and between the District and **ATCO Structures & Logistics Ltd.**, in the amount of \$245,033.19, subject to approval of the Construction Committee.
- D. Discuss and consider approval of **Task Order No. 46 to MSA** for Survey Services by and between the District and **Aztec Consultants, Inc.** for Plat Changes and Redo Work / Legals, in the amount of \$20,100.00, subject to approval of the Construction Committee.
- E. Discuss and consider approval of **Task Order No. 55 to MSA** for Survey Services by and between the District and **Aztec Consultants, Inc.** for Legals for Warm Springs West of Main, in the amount of \$2,200.00, subject to approval of the Construction Committee.
- F. Discuss and consider approval of **Task Order No. 56 to MSA** for Survey Services by and between the District and **Aztec Consultants, Inc.** for As-built of Filing 3 Park Built Conditions, in the amount of \$18,250.00, subject to approval of the Construction Committee.
- G. Discuss and consider approval of **Change Order No. 04 to Task Order No. 04 to MSA** for Civil Engineering Services by and between the District and **Beam, Longest and Neff** for I-70/Harvest Road Interchange Project (ARTA - Final Design Supplement), in the amount of \$245,605.00, subject to approval of the Construction Committee.
- H. Discuss and consider approval of **Change Order No. 05 to Task Order No. 04 to MSA** for Civil Engineering Services by and between the District and **Beam, Longest and Neff** for I-70/Harvest Road Interchange Project (ARTA – Post Design Services), in the amount of \$97,519.00, subject to approval of the Construction Committee.

- I. Discuss and consider approval of **Change Order No. 02 to Task Order No. 06 to MSA** for Civil Engineering Services by and between the District and **Beam, Longest and Neff** for I-70/Aerotropolis Parkway I-70 to 26th (ARTA – Design Plans and Changes Due to Alignment Efforts with the City of Aurora), in the amount of \$279,270.00, subject to approval of the Construction Committee.
- J. Discuss and consider approval of **Change Order No. 03 to Task Order No. 18 to MSA** for Geotechnical Engineering Services by and between the District and **CTL Thompson, Inc.** for Main Street Phase 1 (Northbound Lane), in the amount of \$30,000.00, subject to approval of the Construction Committee.
- K. Discuss and consider approval of **Task Order No. 51 to MSA** for Geotechnical Engineering Services by and between the District and **CTL Thompson, Inc.** for Preliminary Geotechnical Investigation (Windler CD’s Drainage), in the amount of \$8,800.00, subject to approval of the Construction Committee.
- L. Discuss and consider approval of **Task Order No. 52 to MSA** for Geotechnical Engineering Services by and between the District and **CTL Thompson, Inc.** for Waterline Resistivity Testing (Planning Areas 5.1), in the amount of \$4,000.00, subject to approval of the Construction Committee.
- M. Discuss and consider approval of **Task Order No. 53 to MSA** for Geotechnical Engineering Services by and between the District and **CTL Thompson, Inc.** for Waterline Resistivity Testing (Planning Areas 13.1 and 13.2), in the amount of \$10,000.00, subject to approval of the Construction Committee.
- N. Discuss and consider approval of **Task Order No. 54 to MSA** for Geotechnical Engineering Services by and between the District and **CTL Thompson, Inc.** for Waterline Resistivity Testing (Main St., Denali Blvd., 46th Ave., Coolidge St. and Fultondale St.), in the amount of \$12,000.00, subject to approval of the Construction Committee.
- O. Discuss and consider approval of **Task Order to MSA** for Civil Engineering Services by and between the District and **HR Green Development, LLC** for Amendment to ISP#1 (Addition of Entrances in North Site Plans, Reduction/Removal of Monuments, Redesign of Monuments), in the amount of \$13,880.00, subject to approval of the Construction Committee.
- P. Discuss and consider approval of **REVISED Change Order No. 06 to Work Order No. 06 to Construction Management Agreement (“CMAR”)** by and between the District and **JHL Constructors, Inc.** for Section Mass Grading (District Grading - 32nd & East of Century), in the amount of \$0.00, subject to approval of the Construction Committee.

- Q. Discuss and consider approval of **Change Order No. 02 to Work Order No. 19 to CMAR** by and between the District and **JHL Constructors, Inc.** for Pulte/Richmond Landscaping and Gas Line Easement (Added Neighborhood Signs), in the amount of \$64,391.60, subject to approval of the Construction Committee.
- R. Discuss and consider approval of **Change Order No. 11 to Work Order No. 28 to CMAR** by and between the District and **JHL Constructors, Inc.** for Filing 18 Park (Full-Time Third Party Inspector), in the amount of \$16,526.00, subject to approval of the Construction Committee.
- S. Discuss and consider approval of **Task Order to MSA** for Program Management Services by and between the District and **Matrix Design Group, Inc.** for Planning Area 13 Construction Documents, in the amount of \$436,000.00, subject to approval of the Construction Committee.
- T. Discuss and consider approval of **Change Order No. 01 to Task Order No. 05 to MSA** for Program Management Services by and between the District and **Matrix Design Group, Inc.** for 32nd Avenue - Civil CD's and Site Plan Support, in the amount of \$95,000.00, subject to approval of the Construction Committee.
- U. Discuss and consider approval of **Change Order No. 01 to Task Order No. 16 to MSA** for Program Management Services by and between the District and **Matrix Design Group, Inc.** for FDP Amendment – Additional Scope, in the amount of \$19,500.00, subject to approval of the Construction Committee.
- V. Discuss and consider approval of **Task Order No. 19 to MSA** for Program Management Services by and between the District and **Matrix Design Group, Inc.** for North Construction Management for Mass Grading, in the amount of \$18,942.00 plus 2.75% of Hard Cost, subject to approval of the Construction Committee.
- W. Discuss and consider approval of **Task Order to MSA** for Planning and Landscape Architectural Services by and between the District and **Norris Design, Inc.** for Amendment to ISP #1 (Addition of Entrances in North Site Plans, Reduction/Removal of Monuments, Redesign of Monuments), in the amount of \$90,650.00, subject to approval of the Construction Committee.

V. LEGAL MATTERS

VI. OTHER BUSINESS

VII. ADJOURNMENT

THE NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 19, 2023.