

**AEROTROPOLIS AREA COORDINATING
METROPOLITAN DISTRICT (“DISTRICT”)**

8390 E. Crescent Parkway, Suite 300

Greenwood Village, CO 8011

Phone: 303-779-5710

<https://theaurorahighlands.specialdistrict.net>

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: September 19, 2024

TIME: 1:00 p.m.

LOCATION: Virtual via Zoom

PLEASE JOIN THE VIDEO ENABLED WEB CONFERENCE VIA ZOOM AT:

Join Zoom Meeting

<https://us02web.zoom.us/j/83927842723?pwd=NXA3bjc3VVJ2R2RZQjJyWXhMbVBzUT09>

Meeting ID: 839 2784 2723

Passcode: 979737

One tap mobile

+17193594580, *979737#

Board of Directors

Matt Hopper

Carla Ferreira

Michael Sheldon

Cynthia (Cindy) Shearon

VACANT

VACANT

VACANT

Denise Denslow

Office

President

Vice President

Treasurer

Assistant Secretary

Secretary

Term Expires

May, 2025

May, 2025

May, 2027

May, 2027

May, 2025

May, 2027

May, 2027

N/A

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

These items are considered to be routine and will be ratified and/or approved 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 August 15, 2024 special meeting minutes (enclosure).
- Ratify approval of Filing 15 Irrigation Water Service Connection Fee Allocation Agreements (3306 N. Denali, 3100 N. Elk, 3278 N. Main, 23670 E. 34th).

III. FINANCIAL MATTERS

- A. Review and consider approval of payment of claims for operating costs, in the amount of \$32,175.79 (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 July 31, 2024, updated as of September 13, 2024 (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. 75 Engineer’s Report and Verification of Costs No. 54 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. 35 prepared by Schedio Group LLC (enclosure).

IV. CAPITAL PROJECTS

- A. Discuss and acknowledge funding sources in the total amount of \$6,233,503.67* (checks and interim payments) prepared by the District’s accountant (enclosures - summary and list of checks):

TAH CAB/Spine Costs	\$1,859,772.76
AH In-Tract Costs	\$1,744,505.90
AF ARTA	\$1,487,171.01
ARTA	\$ 260,650.81
AF ATEC Spine Costs	\$ 877,411.19
Developer	\$ 3,992.00
Total:	\$6,233,503.67

* 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 **Change Order No. 07.01 to Task Order No. 09 to Master Service Agreement (“MSA”)** for Project Support and Review Services between the District and **AECOM Technical Services, Inc.** for AACMD Construction Management, in the amount of \$1,000.00, subject to approval of the Construction Committee.
- C. Discuss and consider approval of **Change Order No. 07.02 to Task Order No. 09 to MSA** for Project Support and Review Services between the District and **AECOM Technical Services, Inc.** for AACMD Construction Management, in the amount of \$2,000.00, subject to approval of the Construction Committee.
- D. Discuss and consider approval of **Change Order No. 07.03 to Task Order No. 09 to MSA** for Project Support and Review Services between the District and **AECOM Technical Services, Inc.** for AACMD Construction Management, in the amount of \$2,000.00, subject to approval of the Construction Committee.
- E. Discuss and consider approval of **Change Order No. 08.01 to Task Order No. 09 to MSA** for Project Support and Review Services between the District and **AECOM Technical Services, Inc.** for AACMD Construction Management for North Area A Phase 1 Drainage Construction, in the amount of \$547,000.00, subject to approval of the Construction Committee.
- F. Discuss and consider approval of **Change Order No. 02 to Task Order No. 12 to MSA** for Program Management, Design and Construction Services (ARTA) between the District and **AECOM Technical Services, Inc.** for 48th Avenue, E470 to Aerotropolis Parkway - Additional Legal Documents, in the amount of \$30,000.00, subject to approval of the Construction Committee.
- G. Discuss and consider approval of **Change Order No. 03 to Task Order No. 13 to MSA** for Project Support and Review Services (ATEC) between the District and **AECOM Technical Services, Inc.** for Farmhouse Site Clearing, in the amount of \$17,000.00, subject to approval of the Construction Committee.
- H. Discuss and consider approval of **Change Order No. 07 to Task Order No. 01 to MSA** for Design and Construction Services (ATEC) between the District and **AECOM Technical Services, Inc.** for Crestone Oil Well Support, in the amount of \$9,350.00, subject to approval of the Construction Committee.
- I. Discuss and consider approval of **Change Order No. 02 to Task Order No. 16 to MSA** for Survey Services between the District and **Aztec Consultants, Inc.** for Aurora Highlands Development (FDP Amendment), in the amount of \$2,700.00, subject to approval of the Construction Committee.

- J. Discuss and consider approval of **Change Order No. 01 to Task Order No. 60 to MSA** for Survey Services between the District and **Aztec Consultants, Inc.** for Aquatic Park (Additional Survey Requested), in the amount of \$3,200.00, subject to approval of the Construction Committee.
- K. Discuss and consider approval of **Change Order No. 02 to Task Order No. 68 to MSA** for Survey Services between the District and **Aztec Consultants, Inc.** for Miscellaneous Requests by Fairfield & Woods (Legal Descriptions), in the amount of \$18,900.00, subject to approval of the Construction Committee.
- L. Discuss and consider approval of **Change Order No. 03 to Task Order No. 68 to MSA** for Survey Services between the District and **Aztec Consultants, Inc.** for Miscellaneous Legal Descriptions, in the amount of \$7,350.00, subject to approval of the Construction Committee.
- M. Discuss and consider approval of **Change Order to Task Order to MSA** for Survey Services between the District and **Aztec Consultants, Inc.** for Filing 7 (License Agreements for Mail Kiosks), in the amount of \$3,600.00, subject to approval of the Construction Committee.
- N. Discuss and consider approval of **Task Order No. 69 to MSA** for Survey Services between the District and **Aztec Consultants, Inc.** for Aurora Highlands Development (Dreamfinders 6.1 and 6.2 Construction Documents), in the amount of \$4,000.00, subject to approval of the Construction Committee.
- O. Discuss and consider approval of **Task Order No. 79 to MSA** for Survey Services between the District and **Aztec Consultants, Inc.** for TAH District Trailer – Design Survey, in the amount of \$5,450.00, subject to approval of the Construction Committee.
- P. Discuss and consider approval of **Task Order No. 80 to MSA** for Survey Services between the District and **Aztec Consultants, Inc.** for TAH Area C Roadway – Final Plat, in the amount of \$14,150.00, subject to approval of the Construction Committee.
- Q. Discuss and consider approval of **Task Order to MSA** for Survey Services between the District and **Aztec Consultants, Inc.** for Roadway Alignment Design Survey in the amount of \$4,300.00, subject to approval of the Construction Committee.
- R. Discuss and consider approval of **Change Order No. 02 to Task Order No. 02 to Aquatic Center Design Build Contract** between the District and **A.D. Miller Services, Inc.** for Solar Consultant Required by City of Aurora, in the amount of \$2,925.00, subject to approval of the Construction Committee.
- S. Discuss and consider approval of **MSA** for Materials Testing Services between the District and **A.G. Wassenaar, Inc.**

- T. Discuss and consider approval of **Task Order 01** to **MSA** for Materials Testing Services for North Mass Grading between the District and **A.G. Wassenaar, Inc.** for Geotechnical Field Observation and Material Testing, in the amount of \$108,775.00, subject to approval of the Construction Committee.
- U. Discuss and consider approval of **Task Order No. 03** to **MSA** for Program Management Services between the District and **Bowman Consulting Group Ltd.** for PIP Amendment (TAH Job 101), in the amount of \$45,500.00, subject to approval of the Construction Committee.
- V. Discuss and consider approval of **Task Order No. 04** to **MSA** for Program Management Services between the District and **Bowman Consulting Group Ltd.** for Sanitary Sewer Infrastructure (Documents for Proposed Extension of two Sanitary Sewer Pipes, Conceptual Design of 32nd Avenue to TAH Parkway), in the amount of \$151,700.00, subject to approval of the Construction Committee.
- W. Discuss and consider approval of **Task Order No. 05** to **MSA** for Program Management Services between the District and **Bowman Consulting Group Ltd.** for District Utility Trailer, in the amount of \$17,000.00, subject to approval of the Construction Committee.
- X. Discuss and consider approval of **Change Order No. 02** to **Task Order No. 01** to **Construction Agreement** for ISP Landscape between the District and **BrightView Landscape Development, Inc.** for Boring and Sleeving for Irrigation Lines, in the amount of \$58,440.00, subject to approval of the Construction Committee.
- Y. Discuss and consider approval of **Task Order No. 67** to **MSA** for Geotechnical Engineering between the District and **CTL Thompson, Inc.** for Waterline Resistivity Testing, in the amount of \$11,000.00, subject to approval of the Construction Committee.
- Z. Discuss and consider approval of **Task Order No. 01** to **MSA** for Filing 17 POC Power between the District and **Dynalectric Colorado for AACMD Site Trailer Transformer Connection**, in the amount of \$52,538.00, subject to approval of the Construction Committee.
- AA. Discuss and consider approval of **Task Order No. 02** to **MSA** for Filing 17 POC Power between the District and **Dynalectric Company** for Monthly Generator Rental, in the amount of \$15,600.00, subject to approval of the Construction Committee.
- BB. Discuss and consider approval of **Task Order No. 04** to **MSA** for Filing 17 POC Power between the District and **Dynalectric Company** for Century Loop Lanes, in the amount of \$47,600.00, subject to approval of the Construction Committee.
- CC. Discuss and consider approval of **Short Form Construction Contract** between the District and **Elite Industries, Inc.** for On Call Services, subject to approval of the Construction Committee.

- DD. Discuss and consider approval of **Change Order No. 01 to Construction Agreement** for Farmhouse Demolition and Remediation between the District and **Knight Industries, LLC** for Contaminated Soil Remediation, in the amount of \$490,825.00, subject to review and approval of the Construction Committee.
- EE. Discuss and consider approval of **Task Order No. 44 to MSA** for Program Management Services between the District and **Matrix Design Group, Inc.** for Design of 38th Avenue (Reserve to Aerotropolis), and Newbern (Little River to 38th) - Landscape, Survey and Irrigation Design), in the amount of \$868,000.00, subject to approval of the Construction Committee.
- FF. Discuss and consider approval of **Short Form Construction Agreement** between the District and **Mid City Corporation** for On Call Services, subject to approval of the Construction Committee.
- GG. Discuss and consider approval of **Task Order No. 04 to Short Form Construction Agreement** between the District and **Mid City Corporation** for Fence Repair at TAH Staging Area, in the amount of \$2,950.00, subject to approval of the Construction Committee.
- HH. Discuss and consider approval of **Short Form Construction Contract** between the District and **Petra Incorporated** for On Call Services, subject to approval of the Construction Committee.
- II. Discuss and consider approval of **Change Order No. 02 to Contract** between the District and **R.E. Monks Construction Company, LLC** for North Mass Grading (SWMP Grading Plan), in the amount of \$72,106.35, subject to approval of the Construction Committee.
- JJ. Discuss and consider approval of **Short Form Construction Agreement** for North Area A Drainage Ponds Phase I between the District and **Wagner Construction, Inc.**, in the amount of \$16,334,662.00, subject to approval of the Construction Committee.

V. LEGAL MATTERS

- A. Discuss Proposed Supplement to ARTA Establishment Agreement.
- B. Discuss and consider approval of Overlap Area Consent Agreement (Filing 30) by and between the District and East Cherry Creek Valley Water and Sanitation District.
- C. Discuss and consider approval of Overlap Area Consent Agreement (Filing 31) by and between the District and East Cherry Creek Valley Water and Sanitation District.

VI. ARTA MATTERS

VII. MANAGER MATTERS

- A. Discuss District website accessibility matters and authorize necessary actions in connection therewith.
 - 1. Consider authorization to engage consultant to perform remediation services for documents statutorily required to be posted on District website (enclosure).
 - 2. Designate website compliance coordinator.

VIII. OTHER BUSINESS

IX. EXECUTIVE SESSION

X. ADJOURNMENT

The next regular meeting is scheduled for October 17, 2024 at 1:00 p.m.