

**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: December 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 November 21, 2024 Special Meeting Minutes (enclosures).

III. FINANCIAL MATTERS

- A. Review and consider approval of payment of claims for operating costs, in the amount of \$47,598.34 (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 November 30, 2024, updated as of December 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. 78 Engineer’s Report and Verification of Costs No. 57 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. 38 prepared by Schedio Group LLC (enclosure).

IV. CAPITAL PROJECTS

- A. Discuss and acknowledge funding sources in the total amount of \$3,899,058.19* (checks and interim payments) prepared by the District’s accountant (enclosures - summary and list of checks):

TAH CAB/Spine Costs	\$1,909,245.54
AH In-Tract Costs	\$ 771,561.04
AF ARTA	\$ 0.00
ARTA	\$ 740,299.46
AF ATEC Spine Costs	\$ 475,162.15
Developer	\$ 0.00
Total:	<u><u>\$3,899,058.19</u></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 **Change Order No. 05 to Task Order No. 13 to Master Service Agreement (“MSA”)** for Program Management, Design and Construction Services (ATEC) between the District and **AECOM Technical Services, Inc.** for Farmhouse Site Clearing and Demolition, in the amount of \$3,200.00, subject to approval of the Construction Committee.
- C. Discuss and consider approval of **Task Order No. 78 to MSA** for Survey Services between the District and **Aztec Consultants, Inc.** for TAH PA-5.2 (Final Plat), in the amount of \$22,250.00, subject to approval of the Construction Committee.
- D. Discuss and consider approval of **Task Order No. 78 to MSA** for Survey Services between the District and **Aztec Consultants, Inc.** for TAH S Toll Plaza (Design Survey), in the amount of \$9,950.00, subject to approval of the Construction Committee.
- E. Discuss and consider approval of **Change Order No. 01 to Task Order No. 01 to MSA** for Landscaping Architecture Design Services between the District and **Big West Consulting LLC**, in the amount of \$100,000.00, subject to approval of the construction Committee.
- F. Discuss and consider approval of **Task Order No. 06 to MSA** for Program Management Services between the District and **Bowman Consulting Group, Ltd.** for Design of Box Culvert and Pedestrian Underpass West of 470 (ARTA Portion), in the amount of \$240,000.00, subject to approval of the Construction Committee.
- G. Discuss and consider approval of **Task Order No. 09 to MSA** for Program Management Services between the District and **Bowman Consulting Group, Ltd.** for PA-5.2 Construction Documents and Plat, in the amount of \$314,000.00, subject to approval of the Construction Committee.
- H. Discuss and consider approval of **Task Order No. 17 to MSA** for Program Management Services between the District and **Bowman Consulting Group, Ltd.** for Concept Roadway Design and Grading (PA 37, 48, 71 and 78), in the amount of \$27,000.00, subject to approval of the Construction Committee.
- I. Discuss and consider approval of **Task Order No. 18 to MSA** for Program Management Services between the District and **Bowman Consulting Group, Ltd.** for SWMP Plan and Report with Drainage System Design (PA 25), in the amount of \$30,500.00, subject to approval of the Construction Committee.
- J. Discuss and consider approval of **Task Order No. 20 to MSA** for Program Management Services between the District and **Bowman Consulting Group, Ltd.** for Design of Box Culvert Extension (Tributary T West of 470 and Boxes Under 38th), in the amount of \$385,000.00, subject to approval of the Construction Committee.
- K. Discuss and consider approval of **Task Order No. 59 to MSA** for Geotechnical Services between the District and **CTL Thompson, Inc.** for PA 5.2 Waterline

Resistivity Testing, in the amount of \$3,000.00, subject to approval of the Construction Committee.

- L. Discuss and consider approval of **Professional Services Agreement** between the District and **HR Green Development, LLC** for Amendment to Infrastructure Site Plan #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.
- M. Discuss and consider approval of **Change Order No. 03 to Construction Agreement** for Farmhouse Demolition and Remediation between the District and **Knight Industries, LLC** for Additional 293 CY Soil Remediation (Asbestos), in the amount of \$92,678.00, subject to approval of the Construction Committee.
- N. Discuss and consider approval of **Change Order No. 01 to Task Order No. 16 to MSA** for Program Management Services between the District and **Matrix Design Group, Inc.** for North District Roadways (Denali, Fultondale, 46th, Main Street, Coolidge), in the amount of \$100,000.00, subject to approval of the Construction Committee.
- O. Discuss and consider approval of **Task Order No. 45 to MSA** for Program Management Services between the District and **Matrix Design Group, Inc.** for Concept Design of PA-32 (Preliminary Grading Plan), in the amount of \$15,200.00, subject to approval of the Construction Committee.
- P. Discuss and consider approval of **Task Order No. 46 to MSA** for Program Management Services between the District and **Matrix Design Group, Inc.** for Concept Design of PA-39 (Preliminary Grading Plan), in the amount of \$15,500.00, subject to approval of the Construction Committee.
- Q. Discuss and consider approval of **Change Order to Construction Contract** between the District and **R.E. Monks Construction Company LLC** for North Mass Grading (Move Existing Excess RCP and Structures from PA-12 to PA-3), in the amount of \$23,846.00, subject to approval of the Construction Committee.
- R. Discuss and consider approval of **Change Order No. 01 to Task Order No. 38 to MSA** for Planning and Landscape Architectural Services between the District and **Norris Design, Inc.** for Tributary T – Hogan Park Illustrative, in the amount of \$9,000.00, subject to approval of the Construction Committee.
- S. Discuss and consider approval of **Task Order No. 38 to MSA** for Planning and Landscape Architectural Services between the District and **Norris Design, Inc.** for Tributary T – Hogan Park Illustrative, in the amount of \$7,500.00, subject to approval of the Construction Committee.
- T. Discuss and consider approval of **Change Order Nos. 16, 17 and 18 to MSA** for Stormwater Services between the District and **Stormwater Logistics, LLC** for Post

Grading Seeding (PA-5.2, PA-6 and PA-12), in the amount of \$93,693.00, subject to approval of the Construction Committee.

- U. Discuss and consider approval of **MSA** for Design Services between the District and **Theorem Design Group, Inc.**, subject to approval of the Construction Committee.
- V. Discuss and consider approval of **Task Order No. 01 to MSA** for Design Services between the District and **Theorem Design Group, Inc.** for 38th Avenue/First Creek Bridge Structure, in the amount of \$34,085.73, subject to approval of the Construction Committee.

V. LEGAL MATTERS

- A. Discuss and consider approval of Pre-Inclusion Operations and Maintenance Contribution Agreement by and between the District and Crestone Peak Resources Watkins Holdings LLC.

VI. ARTA MATTERS

VII. MANAGER MATTERS

VIII. OTHER BUSINESS

IX. EXECUTIVE SESSION

X. ADJOURNMENT

The next meeting is scheduled for January 16, 2025 at 1:00 p.m.