



AEROTROPOLIS REGIONAL TRANSPORTATION AUTHORITY

ENGINEER'S REPORT AND COST VERIFICATION NO. 8 THROUGH AACMD LENDER DRAW REQUEST 19

PREPARED BY:

SCHEDIO GROUP LLC

808 9TH STREET

GREELEY, COLORADO 80631

LICENSED PROFESSIONAL ENGINEER:

TIMOTHY A. MCCARTHY

STATE OF COLORADO

LICENSE NO. 44349

DATE PREPARED: January 15, 2020

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ENGINEER'S REPORT

INTRODUCTION

Schedio Group LLC ("Schedio Group") entered into a Master Service Agreement for Engineering Services ("MSA") with Aerotropolis Regional Transportation Authority ("ARTA") on December 11th, 2018. Task Order 01 AACMD/ARTA - Cost Verification, was approved on December 19, 2018. This report is Schedio Group's eighth deliverable associated with Task Order 01 of the MSA.

The Intergovernmental Agreement Among the Board of County Commissioners of the County of Adams, The City of Aurora and The Aerotropolis Area Coordinating Metropolitan District Establishing The Aerotropolis Regional Transportation Authority dated February 27, 2018 ("IGA") states:

"Capital Plan" means the detailed phasing plan and budget attached hereto as Exhibit D (of the IGA) for the regional capital improvements to be funded by the Authority and incorporated into the Regional Transportation System, including the estimated costs associated with the planning, design, financing, permitting, construction, inspection and acceptance for maintenance of such improvements."

As part of the cost verification process, Schedio Group has confirmed that costs verified in this Engineer's Report and Verification were anticipated by the IGA and it's Capital Plan and are therefore authorized to be paid for by ARTA.

See the IGA for additional information related to the cost splits agreed upon between Aerotropolis Area Coordinating Metropolitan District ("AACMD") and ARTA, project locations, etc.

Project consultants and their roles include, but are not limited to:

- Aztec Consultants, Inc. (Land Surveyor)
- Beam, Longest & Neff (Transportation Engineer)
- Contour Services (Construction Management)
- CTL Thompson (Geotechnical Engineer)
- Ecological Resource Consultants, Inc (Environmental Engineer)
- Felsburg Holt and Ullevig (Traffic Engineer)
- HR Green (Civil Engineer)
- Merrick (Civil Engineer)
- Norris Design Inc. (Land Planning / Landscape Architecture)
- Schedio Group LLC (Cost Verifications AACMD/ARTA)
- Summit Strategies (Program Management – AACMD/ARTA)
- Terra Forma Solutions Inc. (Program Management – AACMD)

SUMMARY OF FINDINGS

ARTA Billings to date total \$5,159,139.31. This amount includes AACMD Lender Draw Requests 1-19 and City of Aurora permit fees.

Schedio Group reviewed invoices and pay applications associated with Draw Request 19, totaling \$415,332.04. Schedio Group finds that the entire \$415,332.04 is associated with the design and construction of Public Improvements as anticipated by the IGA and is therefore authorized to be paid for by ARTA. Figure 1 below summarizes, by consultant/contractor: total amounts invoiced to date, total payments to consultants/contractors verified to date, previous amounts invoiced, and current total amounts invoiced per Draw 19.

CONSULTANT/CONTRACTOR	ARTA TOTAL AMT INV TO DATE (Draws 1-19)	ARTA TOTAL AMT PAID TO DATE (Draws 1-19)	ARTA TOTAL AMT UNPAID TO DATE (Draws 1-19)	ARTA PREVIOUS TOTAL AMT INV (Draws 1-18)	ARTA CURRENT TOTAL AMT INV (Draw 19)
Aztec Consultants, Inc.	\$ 139,859.99	\$ 109,990.00	\$ 29,869.99	\$ 137,650.00	\$ 2,209.99
Beam, Longest & Neff	\$ 692,118.88	\$ 290,290.76	\$ 401,828.12	\$ 658,241.05	\$ 33,877.83
City of Aurora	\$ 6,691.80	\$ 483.30	\$ 6,208.50	\$ 6,691.80	\$ -
Contour Services	\$ 85,792.00	\$ 5,075.00	\$ 80,717.00	\$ 76,787.00	\$ 9,005.00
CTL Thompson	\$ 43,321.44	\$ 23,199.69	\$ 20,121.75	\$ 42,570.44	\$ 751.00
E-470 Highway Authority	\$ 60,000.00	\$ 60,000.00	\$ -	\$ 60,000.00	\$ -
Ecological Resource Consultants, Inc.	\$ 17,400.00	\$ 17,400.00	\$ -	\$ 17,400.00	\$ -
Felsburg Holt and Ullevig	\$ 615,875.23	\$ 275,366.73	\$ 340,508.50	\$ 556,702.88	\$ 59,172.35
HRGreen	\$ 998,960.51	\$ 482,605.61	\$ 516,354.90	\$ 946,523.81	\$ 52,436.70
Iron Woman	\$ 1,742,014.93	\$ 1,379,974.38	\$ 362,040.55	\$ 1,509,722.28	\$ 232,292.65
Merrick	\$ 23,556.00	\$ 22,378.20	\$ 1,177.80	\$ 23,556.00	\$ -
Norris Design Inc.	\$ 119,163.31	\$ 52,895.28	\$ 66,268.03	\$ 112,794.44	\$ 6,368.87
Schedio Group LLC	\$ 26,412.84	\$ 20,060.34	\$ 6,352.50	\$ 23,352.84	\$ 3,060.00
Stormwater Risk Management	\$ 7,465.00	\$ 4,295.00	\$ 3,170.00	\$ 5,880.00	\$ 1,585.00
Summit Strategies	\$ 405,883.88	\$ 309,700.38	\$ 96,183.50	\$ 401,185.13	\$ 4,698.75
Terra Forma Solutions Inc.	\$ 174,623.50	\$ 110,995.05	\$ 63,628.45	\$ 164,749.60	\$ 9,873.90
TOTALS:	\$ 5,159,139.31	\$ 3,164,709.72	\$ 1,994,429.59	\$ 4,743,807.27	\$ 415,332.04

Figure 1 – Summary by Consultant/Contractor of Invoices and Payments

See Figure 2 below for a summary by ARTA Project and Consultant/Contractor Totals by Project.

ARTA Project Name	ARTA Project Description	ARTA Project Total	Aztec Consultants	Beam Longest & Neff	City of Aurora	Contour Services	CTL Thompson	E-470 Highway Authority	Ecological Resource Consultants	Felsburg Holt & Ullevig	HR Green	Iron Woman	Merrick	Norris Design	Schedio Group LLC	Stormwater Risk Management	Summit Strategies	Terra Forma Solutions
A	E470 to Gun Club	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B	48th Avenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C	48th Avenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D	38th Avenue	\$ 320,258.93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500.00	\$ 5,805.51	\$ 299,730.80	\$ -	\$ -	\$ -	\$ 2,641.28	\$ -	\$ -	\$ 8,581.35
E	38th Avenue	\$ 320,258.93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500.00	\$ 5,805.51	\$ 299,730.80	\$ -	\$ -	\$ -	\$ 2,641.28	\$ -	\$ -	\$ 8,581.35
F	TAH Parkway	\$ 97,960.96	\$ 800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,834.30	\$ 2,641.28	\$ -	\$ 29,008.38	\$ 6,677.00
G	TAH Parkway	\$ 383,022.74	\$ 18,660.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 333,508.38	\$ -	\$ -	\$ -	\$ 2,641.28	\$ -	\$ 9,872.62	\$ 18,340.43
H	TAH Parkway	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
I	26th Avenue	\$ 66,869.53	\$ -	\$ -	\$ 483.30	\$ -	\$ 5,900.00	\$ -	\$ -	\$ -	\$ 33,095.37	\$ -	\$ -	\$ 7,617.01	\$ 5,282.57	\$ -	\$ 3,325.88	\$ 11,165.40
J	26th Avenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
K	26th Avenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
L	Powhatan Road	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
M	Powhatan Road	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
N	Powhatan Road	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
O	E470 Interchange	\$ 2,997,740.48	\$ 51,339.99	\$ 6,208.50	\$ 85,792.00	\$ 14,273.00	\$ 60,000.00	\$ 10,400.00	\$ 604,264.22	\$ 32,895.17	\$ 1,742,014.93	\$ 23,556.00	\$ 52,712.00	\$ 5,282.57	\$ 7,465.00	\$ 232,049.50	\$ 69,487.60	
P	HW/PR/I-70	\$ 691,731.71	\$ 48,342.00	\$ 497,089.22	\$ -	\$ 16,203.91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,641.28	\$ 92,139.25	\$ 35,316.05	
Q	Powhatan/I-70 Int.	\$ 281,296.03	\$ 20,718.00	\$ 195,029.66	\$ -	\$ 6,944.53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,641.28	\$ 39,488.25	\$ 16,474.30	
TOTALS:		\$ 5,159,139.31	\$ 139,859.99	\$ 692,118.88	\$ 6,691.80	\$ 85,792.00	\$ 43,321.44	\$ 60,000.00	\$ 17,400.00	\$ 615,875.23	\$ 998,960.51	\$ 1,742,014.93	\$ 23,556.00	\$ 119,163.31	\$ 26,412.84	\$ 7,465.00	\$ 405,883.88	\$ 174,623.50

Figure 2 – Summary by ARTA Project and Consultant/Contractor Totals by Project

VERIFICATION OF COSTS

Schedio Group reviewed soft, indirect and hard costs. Schedio Group found costs associated with Public Improvements to be reasonable when compared to similar projects, during similar timeframes in similar locales.

VERIFICATION OF PAYMENTS

Schedio Group reviewed available proofs of payments to ensure invoices associated with Public Improvements were paid in full by the AACMD Lender. As some proofs of payments were not made available to Schedio Group at the time of this report, \$1,994,429.59 remain unverified as paid for by the AACMD Lender at this time. This amount is included in the overall verified amount

VERIFICATION OF CONSTRUCTION

Soft, indirect, and hard costs associated with the design and construction of public improvements are considered in this report. Schedio Group LLC performed a site visit on January 15, 2020. Observation of the constructed improvements was performed to ensure that Public Improvements are being constructed in general conformance with the approved construction drawings. Photos are available from Schedio Group LLC upon request.

SPECIAL CIRCUMSTANCES AND NOTES

None

ENGINEER'S VERIFICATION

Timothy A. McCarthy, P.E. / Schedio Group, LLC (the Independent Consulting Engineer) states as follows:

The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and Verification of Public Improvements of similar type and function as those described in the above Engineer's Report.

The Independent Consulting Engineer has reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Verification.

The Independent Consulting Engineer finds and determines that Public Improvements considered in the attached Engineer's Report dated January 15, 2020 were contemplated in the Intergovernmental Agreement Among The Board Of County Commissioners Of The County Of Adams, The City of Aurora And The Aerotropolis Area Coordinating Metropolitan District Establishing The Aerotropolis Regional Transportation Authority, prepared by McGeady Becher P.C. and dated February 27, 2018 and are therefore authorized to be paid for by The Aerotropolis Regional Transportation Authority, and that the values associated with soft, indirect and hard costs as of January 6, 2020 (date of receipt of Draw Request 19, received from Terra Forma Solutions), are reasonably valued at **\$415,332.04**.

In the opinion of the Independent Consulting Engineer, the above stated value for soft, indirect and hard costs associated with the design and construction of the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe and similar locales and is eligible for AACMD Lender reimbursement.



January 15, 2020

Timothy A. McCarthy, P.E.

Colorado License No. 44349

LIST OF DOCUMENTS REVIEWED

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INTERGOVERNMENTAL AGREEMENT

- Intergovernmental Agreement Among The Board Of County Commissioners Of The County Of Adams, The City of Aurora And The Aerotropolis Area Coordinating Metropolitan District Establishing The Aerotropolis Regional Transportation Authority, prepared by McGeady Becher P.C. and dated February 27, 2018.

CONSULTANT CONTRACTS

- Aztec Consultants, Inc. Master Service Agreement, prepared by McGeady Becher P.C. and executed August 23, 2018 and associated executed Task Orders
- Beam, Longest and Neff, LLC Master Service Agreement, prepared by McGeady Becher P.C. and executed August 10, 2018, and associated executed Task Orders
- CTL Thompson, Inc. Master Service Agreement prepared by McGeady Becher P.C. and executed August 13, 2018 and associated, executed Task Orders
- Ecological Resource Consultants, Inc. Master Service Agreement prepared by McGeady Becher P.C. and executed August 13, 2018 and associated, executed Task Orders
- Felsburg Holt & Ullevig Master Service Agreement prepared by McGeady Becher P.C. and executed October 2, 2018 and associated, executed Task Orders
- HR Green Development, LLC Master Service Agreement prepared by McGeady Becher P.C. and executed August 6, 2018 and associated, executed Task Orders
- Merrick & Company Master Service Agreement prepared by McGeady Becher P.C. and executed August 10, 2018 and associated, executed Task Orders
- Norris Design Inc. Master Service Agreement, prepared by McGeady Becher P.C. and executed September 6, 2018 and associated, executed Task Orders.
- Stormwater Risk Management, LLC Master Service Agreement prepared by McGeady Becher P.C. and executed November 12, 2018 and associated, executed Task Orders
- Summit Strategies, Inc. Service Agreement, prepared by McGeady Becher P.C. and executed August 21, 2018 and associated, executed Task Orders
- Terra Forma Solutions Service Agreement, prepared by McGeady Becher P.C. and executed August 18, 2018 and associated, executed Task Orders

CONTRACTOR CONTRACTS

- Iron Woman Construction and Environmental Services, LLC for site utilities for TAH Mainstreet Phase 2, 42nd Avenue Phase 1 and Aura Boulevard Phase 1 executed July 1, 2019
- Iron Woman Construction and Environmental Services, LLC for site utilities for TAH E470 and 38th Place Interchange Phase 1 prepared by McGeady Becher P.C. and executed July 3, 2019

CONTRACTOR PAY APPLICATIONS

- Iron Woman Construction and Environmental Services, LLC
 - o Pay Application No. 1 dated August 23, 2019
 - o Pay Application No. 2 dated September 25, 2019
 - o Pay Application No. 3 dated October 25, 2019
 - o Pay Application No. 4 dated November 25, 2019
 - o Pay Application No. 5 dated December 25, 2019