



AEROTROPOLIS REGIONAL TRANSPORTATION AUTHORITY

ENGINEER'S REPORT AND VERIFICATION OF COSTS ASSOCIATED WITH PUBLIC IMPROVEMENTS

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: April 20, 2020

Project No. 181107
Report and Verification No. 11 – Draw Request No. 22

TABLE OF CONTENTS

ENGINEER'S REPORT

INTRODUCTION.....	1
SUMMARY OF FINDINGS.....	2
VERIFICATION OF COSTS.....	3
VERIFICATION OF PAYMENTS.....	3
VERIFICATION OF CONSTRUCTION.....	3
SPECIAL CIRCUMSTANCES AND NOTABLE METHODOLOGIES.....	3

ENGINEER'S VERIFICATION

ENGINEER'S VERIFICATION.....	4
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EXHIBIT A

SUMMARY OF DOCUMENTS REVIEWED.....	5
------------------------------------	---

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 eleventh 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."

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 \$5,965,024.63. This amount includes AACMD Lender Draw Request Nos. 1-22. Schedio Group reviewed invoices and pay applications associated with Draw Request 22, totaling \$257,563.04. Schedio Group finds that the entire \$257,563.04 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. See *Figure 1 – Summary of Costs Incurred to Date by Consultant/Contractor* and *Figure 2 – Summary of Costs Incurred to Date by ARTA Project and Consultant/Contractor* below.

CONSULTANT/CONTRACTOR	ARTA TOT AMT INV TO DATE (Draws 1-22)	ARTA PREVIOUS AMT INV (Draws 1-21)	ARTA TOT CURRENT AMT INV (Draw 22)
Aztec Consultants, Inc.	\$ 142,959.99	\$ 142,959.99	\$ -
Beam, Longest & Neff	\$ 787,645.00	\$ 722,635.23	\$ 65,009.77
City of Aurora	\$ 30,986.80	\$ 30,986.80	\$ -
Contour Services	\$ 100,093.50	\$ 100,093.50	\$ -
CTL Thompson	\$ 43,713.44	\$ 43,713.44	\$ -
E-470 Public Highway Authority	\$ 60,000.00	\$ 60,000.00	\$ -
Ecological Resource Consultants, Inc.	\$ 17,400.00	\$ 17,400.00	\$ -
Felsburg Holt and Ullevig	\$ 879,623.16	\$ 744,800.07	\$ 134,823.09
HRGreen	\$ 1,150,860.04	\$ 1,130,292.86	\$ 20,567.18
Iron Woman	\$ 1,902,169.97	\$ 1,902,169.97	\$ -
Merrick	\$ 23,556.00	\$ 23,556.00	\$ -
Norris Design Inc.	\$ 122,064.40	\$ 121,629.36	\$ 435.04
Schedio Group LLC	\$ 38,896.59	\$ 32,041.59	\$ 6,855.00
Stormwater Risk Management	\$ 14,887.60	\$ 12,570.15	\$ 2,317.45
Summit Strategies	\$ 438,152.13	\$ 425,559.13	\$ 12,593.00
Terra Forma Solutions Inc.	\$ 212,016.00	\$ 197,053.50	\$ 14,962.50
TOTALS -->	\$ 5,965,024.63	\$ 5,707,461.59	\$ 257,563.04

Figure 1 - Summary of Costs Incurred to Date by Consultant/Contractor

See *Figure 2 - Summary of Costs Incurred to Date by ARTA Project and Consultant/Contractor* below.

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	Stormwater Risk Management	Summit Strategies	Terra Forma Solutions
E470 to Gun Club	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gun Club to Harvest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Harvest to Powhatan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Himalaya to E470 North	\$ 378,996.51	\$ -	\$ -	\$ 12,147.50	\$ -	\$ -	\$ -	\$ 3,500.00	\$ 6,376.76	\$ 342,233.75	\$ -	\$ -	\$ -	\$ 3,889.66	\$ -	\$ -	\$ 10,848.85
Himalaya to E470 South	\$ 378,996.51	\$ -	\$ -	\$ 12,147.50	\$ -	\$ -	\$ -	\$ 3,500.00	\$ 6,376.76	\$ 342,233.75	\$ -	\$ -	\$ -	\$ 3,889.66	\$ -	\$ -	\$ 10,848.85
E470 to Main Street	\$ 112,347.68	\$ 800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,743.90	\$ 3,889.66	\$ -	\$ 37,504.63	\$ 9,409.50
Main Street to Aura Blvd	\$ 429,783.22	\$ 18,660.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 370,940.99	\$ -	\$ -	\$ -	\$ 3,889.66	\$ -	\$ 12,487.12	\$ 23,805.45
Aura Blvd to Powhatan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
E470 to Main Street	\$ 87,591.04	\$ -	\$ -	\$ 483.30	\$ -	\$ 5,900.00	\$ -	\$ -	\$ -	\$ 49,332.38	\$ -	\$ -	\$ 7,773.51	\$ 7,779.32	\$ -	\$ 3,325.88	\$ 12,996.65
Main Street to Harvest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Harvest to Powhatan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
I-70 to 26th	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26th to 48th	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
48th to 56th	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interchange	\$ 3,487,437.80	\$ 54,439.99	\$ -	\$ 6,208.50	\$ 100,093.50	\$ 14,665.00	\$ 60,000.00	\$ 10,400.00	\$ 866,869.65	\$ 46,119.17	\$ 1,902,169.97	\$ 23,556.00	\$ 93,547.00	\$ 7,779.32	\$ 14,887.60	\$ 245,752.00	\$ 80,950.10
Interchange	\$ 780,269.12	\$ 48,342.00	\$ 570,526.00	\$ -	\$ -	\$ 16,203.91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,889.66	\$ -	\$ 97,357.75	\$ 43,949.80
Initial Interchange	\$ 309,602.74	\$ 20,718.00	\$ 217,119.00	\$ -	\$ -	\$ 6,944.53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,889.66	\$ -	\$ 41,724.75	\$ 19,206.80
Initial Interchange	\$ 5,965,024.63	\$ 142,959.99	\$ 787,645.00	\$ 30,986.80	\$ 100,093.50	\$ 43,713.44	\$ 60,000.00	\$ 17,400.00	\$ 879,623.16	\$ 1,150,860.04	\$ 1,902,169.97	\$ 23,556.00	\$ 122,064.40	\$ 38,896.59	\$ 14,887.60	\$ 438,152.13	\$ 212,016.00

Figure 2 – Summary of Costs Incurred to Date by ARTA Project and Consultant/Contractor

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

CliftonLarsonAllen, The District's Accountant, will verify proofs of payments for incurred expenses.

VERIFICATION OF CONSTRUCTION

Schedio Group LLC performed a site visit on April 20, 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 NOTABLE METHODOLOGIES

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 costs associated with the design and construction 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 made available by others 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 April 20, 2020 were contemplated by 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 associated with the design and construction of Public Improvements as of April 16, 2020 (date of receipt of Draw Request 22, received from Terra Forma Solutions), are reasonably valued at **\$257,563.04**.

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.



April 20, 2020

Timothy A. McCarthy, P.E.

Colorado License No. 44349

EXHIBIT A

SUMMARY OF DOCUMENTS REVIEWED

SUMMARY OF DOCUMENTS REVIEWED

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

CONSULTANT INVOICES AND CONTRACTOR PAY APPLICATIONS

- AACMD Draw Request No. 01, dated September 7, 2018 and revised October 15, 2018
- AACMD Draw Request No. 02, dated September 14, 2018
- AACMD Draw Request No. 03, dated September 30, 2018
- AACMD Draw Request No. 04, dated October 15, 2018
- AACMD Draw Request No. 05, dated November 13, 2018
- AACMD Draw Request No. 06, dated December 11, 2018
- AACMD Draw Request No. 07, dated January 15, 2019
- AACMD Draw Request No. 08, dated February 12, 2019
- AACMD Draw Request No. 09, dated March 12, 2019
- AACMD Draw Request No. 10, dated April 12, 2019
- AACMD Draw Request No. 11, dated May 16, 2019
- AACMD Draw Request No. 12, dated June 20, 2019
- AACMD Draw Request No. 13, dated July 18, 2019
- AACMD Draw Request No. 14, dated August 15, 2019
- AACMD Draw Request No. 15, dated September 19, 2019
- AACMD Draw Request No. 16, dated October 17, 2019
- AACMD Draw Request No. 17, dated November 21, 2019
- AACMD Draw Request No. 18, dated December 19, 2019
- AACMD Draw Request No. 19, dated January 16, 2020
- AACMD Draw Request No. 20, dated February 20, 2020
- AACMD Draw Request No. 21, dated March 19, 2020
- AACMD Draw Request No. 22, dated April 16, 2020