



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: September 24, 2020

Project No. 181107

Engineer's Report and Verification of Costs No. 16 – Draw Request No. 27

TABLE OF CONTENTS

ENGINEER'S REPORT

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

ENGINEER'S VERIFICATION

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

SUMMARY OF COSTS REVIEWED BY VENDOR.....	5
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EXHIBIT B

SUMMARY OF DOCUMENTS REVIEWED.....	7
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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 sixteenth 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 associated 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 (Land Surveyor)
- Beam, Longest & Neff (Transportation Engineer)
- Contour Services (Construction Management)
- CTL Thompson (Geotechnical Engineer)
- Ecological Resource Consultants (Environmental Engineer)
- Felsburg Holt and Ullevig (Traffic Engineer)
- HR Green (Civil Engineer)
- Merrick (Civil Engineer)
- Norris Design (Land Planning / Landscape Architecture)
- Schedio Group (Cost Verifications AACMD/ARTA)
- Summit Strategies (Program Management – AACMD/ARTA)
- Terra Forma Solutions (Program Management – AACMD)

SUMMARY OF FINDINGS

Schedio Group reviewed invoices and pay applications totaling \$920,160.74 associated with Draw 27. Schedio Group finds that the entire **\$920,160.74** reviewed 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. To date, Schedio Group has verified \$10,270,455.64 associated with Draws 1-27. For details, see *Figure 1 – Summary of Costs Reviewed by Job Code* and *Exhibit A – Summary of Costs Reviewed by Vendor*.

		ARTA
JOB CODE	JOB CODE DESCRIPTION	CUR INV AMT
		30903
104	Cost Verification	\$ 7,680.00
206	26th Ave (E470 - Main St)	\$ 5,451.43
210	E470 Interchange (Phase 1)	\$ 84,433.68
211	E470 Interchange (Phase 1.5)	\$ 502.50
212	E470 Interchange (Phase 2)	\$ 502.50
213	E470 Interchange (Phase 3)	\$ 670.00
214	E470 Interchange (Phase 4)	\$ 6,917.70
241	TAH Parkway (Main St-Denali Blvd)	\$ 721,318.94
246	38th Avenue (Himalaya to E470) North	\$ 2,686.25
247	38th Avenue (Himalaya to E470) South	\$ 335.00
290	I-70 Interchange (Phase 1)	\$ 65,110.25
291	I-70 Interchange (Phase 2)	\$ 502.50
292	I-70 Interchange (Phase 3)	\$ 335.00
293	I-70 Interchange (Phase 4)	\$ 335.00
300	Powhatan Road (I-70-26th)	\$ 23,380.00
TOTALS -->		\$ 920,160.75

Figure 1 - Summary of Costs Reviewed by Job Code

Note: Rounding error of \$0.01

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

The District Accountant is responsible for verification of proofs of payments.

VERIFICATION OF CONSTRUCTION

Schedio Group LLC performed a site visit on September 24, 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

Various job code changes were implemented between Draw 26 and Draw 27. These job code changes were determined by others (developer, program manager, construction manager, etc.). Schedio Group was not involved in determining the job code changes. Schedio Group has incorporated the job code changes into Draw 27, therefore amounts herein reflect the job code changes. As a result of the job code changes, verified dollar amounts have, in some cases, shifted from one job code (project segment) to another job code (project segment), which in turn appears to have increased ARTA's financial obligation per the following agreements:

- 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

- Intergovernmental Agreement Regarding Design and Construction of The Aurora Highlands Parkway Among Aerotropolis Area Coordinating Metropolitan District and Aerotropolis Regional Transportation Authority, prepared by McGeady Becher P.C. and dated August 12, 2020

Schedio Group has not yet had an opportunity to review the job code changes and therefore verified amounts associated with Draws 1-27 are subject to revision. For details, see *Exhibit A – Summary of Costs Reviewed by Vendor*.

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 September 24, 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 , September 17, 2020 (date of Draw Request 27) are reasonably valued at **\$920,160.74**.

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.



September 24, 2020

Timothy A. McCarthy, P.E.

Colorado License No. 44349

EXHIBIT A

SUMMARY OF COSTS REVIEWED BY VENDOR

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VENDOR	ARTA DRAWS 1-26 + CURRENT INV AMT	CURRENT INV AMT	ARTA DRAWS 1-26
Aztec Consultants	\$ 180,008.66	\$ 25,681.54	\$ 154,327.12
Beam, Longest & Neff	\$ 1,112,437.75	\$ 84,776.50	\$ 1,027,661.25
Brightview Landscaping	\$ -	\$ -	\$ -
City of Aurora	\$ 39,242.88	\$ 346.08	\$ 38,896.80
Contour Services	\$ 233,920.67	\$ 32,228.24	\$ 201,692.43
CTL Thompson	\$ 85,050.34	\$ 12,140.31	\$ 72,910.03
Dyna Electric	\$ 10,146.09	\$ 10,146.09	\$ -
E-470 Public Highway Authority	\$ 217,386.96	\$ -	\$ 217,386.96
Ecological Resource Consultants	\$ 21,128.00	\$ -	\$ 21,128.00
Felsburg Holt and Ullevig	\$ 1,005,282.09	\$ 20,642.50	\$ 984,639.59
HR Green	\$ 1,200,744.17	\$ 13,059.62	\$ 1,187,684.55
Iron Woman	\$ 2,028,609.59	\$ 46,731.42	\$ 1,981,878.17
JHL	\$ 1,909,572.66	\$ 588,918.45	\$ 1,320,654.21
Kelley Trucking Inc	\$ 429,551.30	\$ -	\$ 429,551.30
Kumar & Associates, Inc.	\$ 14,490.25	\$ 102.50	\$ 14,387.75
Lamb Star	\$ 133,653.75	\$ 6,145.20	\$ 127,508.55
Merrick	\$ 50,383.00	\$ 26,827.00	\$ 23,556.00
Norris Design Inc.	\$ 149,233.23	\$ 9,758.70	\$ 139,474.53
Pase	\$ 15,819.35	\$ 15,819.35	\$ -
QualCorr	\$ -	\$ -	\$ -
Schedio Group	\$ 71,242.84	\$ 7,680.00	\$ 63,562.84
Stormwater Risk Mgmt	\$ 27,526.81	\$ 3,759.86	\$ 23,766.95
Straightline Sawcutting	\$ 5,250.00	\$ -	\$ 5,250.00
Summit Strategies	\$ 492,087.68	\$ 8,545.78	\$ 483,541.90
Terra Forma Solutions	\$ 275,467.64	\$ 6,351.60	\$ 269,116.04
Wagner	\$ 561,719.89	\$ -	\$ 561,719.89
Xcel Energy	\$ 500.00	\$ 500.00	\$ -
Rounding	\$ -	\$ -	\$ -
	\$ 10,270,455.64	\$ 920,160.74	\$ 9,350,294.90

EXHIBIT B

SUMMARY 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
- Intergovernmental Agreement Regarding Design and Construction of The Aurora Highlands Parkway Among Aerotropolis Area Coordinating Metropolitan District and Aerotropolis Regional Transportation Authority, prepared by McGeady Becher P.C. and dated August 12, 2020

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
- AACMD Draw Request No. 23, dated May 21, 2020
- AACMD Draw Request No. 24, dated June 18, 2020
- AACMD Draw Request No. 25, dated July 16, 2020
- AACMD Draw Request No. 26, dated August 20, 2020
- AACMD Draw Request No. 27, dated September 17, 2020