



**Work Session Minutes**  
**E-470 Public Highway Authority**  
**June 24, 2021 Work Session**  
**Virtual Meeting conducted via “Teams”**

**ATTENDEES:**

Committee Members: Mayor Pro Tem Francoise Bergan (City of Aurora), Council Member Craig Hurst (City of Commerce City), Mayor Jackie Millet (Lone Tree)

Board Members: Director Peggy Catlin (RTD)

Staff: Tim Stewart, Neil Thomson, Chuck Weiss, Jim Brady, Derek Slack, Mike Hancock

Legal Counsel: Tamara Seaver (Icenogle Seaver Pogue)

Visitors: Mac Callison and George Adams (City of Aurora)

**1) CALL TO ORDER**

Mayor Pro Tem Bergan called the work session to order at 1:02 PM.

**2) PUBLIC COMMENT**

There was no public comment.

**3) REMNANT PROERTY DISPOSITION**

Mr. Weiss presented details of an unsolicited offer on the 25 acre remnant parcel RE-65-RT located on the west side of Gun Club Road just south of Quincy Avenue. The parcel was purchased in 1997 for around \$400,000 as part of a larger parcel needed for the highway construction. The parcel is not needed for future expansion and can be disposed of. Arapahoe County has asked the Authority to dedicate around 3 acres of the surplus property for their future Gun Club Road widening project. The value of the 3 acres is around \$600,000. Staff recommends dedicating the approx. 3 acres to the County at no cost and selling the remainder via public auction per Board Resolution 2000-02. Staff will present this recommendation to the Board on July 8.

**4) 48<sup>TH</sup> AVENUE INTERCHANGE**

Mr. Thomson and Mr. Callison (City of Aurora) presented a request from the City that the Authority build the future 48<sup>th</sup> Avenue interchange in advance of the projected 2030 date for construction in the Master Plan. The interchange is on the City's planned street network and will accommodate planned development in the area. The interchange meets the requirements of Board Resolution 2018-07 "Evaluation of Projects" and is estimated to cost around \$25M in 2030 dollars. This includes the cost to widen the existing bridge to accommodate future 6 lane arterial on 48<sup>th</sup> Avenue. On June 16, the Executive Committee delegated the project to the Roadway Committee for further study. Staff will investigate the economic and engineering feasibility of the interchange and report back to the Committee at a later date. If the project is considered viable then an IGA with the Windler Improvement Authority will be negotiated to address project management, funding share and schedule.

**5) ROAD WIDENING PROJECT DELIVERY**

Mr. Brady and Mr. Hancock summarized the June 2 Project Delivery Workshop for the I-70 to 104<sup>th</sup> Ave. Road Widening project. Staff analyzed the pros and cons of the various options for construction (design-build, design-bid-build and CMGC), to factors such as project complexity, innovation, schedule, project cost, the available contracting market as well as owner control. Staff selected CMGC as the preferred contracting method. Director Catlin asked about the market for CMGC contractors in the metro area. Mr. Stewart replied that more contractors are now gaining experience in the field and the Authority will market the project to the Colorado Contractors Association. Many local smaller sub-contractors are able to bid on Authority projects. Mr. Hancock added that he has de-briefed many unsuccessful contractors and consultants following recent RFP's. Mr. Hurst echoed that CDOT has used similar method recently to select a contracting method for construction projects.

**6) OTHER BUSINESS**

Mr. Thomson briefed the Committee on two items:

- a. July 7 Quincy/Gun Club Road Completion Celebration.
- b. Upcoming Solar Power Purchase Agreement Amendment 2. The Aurora Highlands developer has chosen to exercise the option in the PSA to buy out the solar panels at the CMF and Toll Plaza C. Aurora Highlands share of the costs is approximately 76% (\$500,000). This in turn triggers part of the 38<sup>th</sup> Avenue Interchange IGA with ARTA and requires ARTA and the Authority to fund the remaining 24% of the cost (approximately \$77,000 each). This funding commitment is within the delegated authority of the Executive Director.

**7) ADJOURNMENT**

Council Member Bergan adjourned the work session at 1:49 PM.