



# Capital Investment Program Updates & Draft 2025-2029 CIP

Presentation 24-250

07/22/2024

# Agenda

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- Capital Investment Program (CIP)
- Preventative Maintenance Projects
- Project Prioritization/Scoring
- Capital Project Revenues
- Draft Five-Year CIP
- CIP Dashboard
- Discussion

# Capital Investment Program Process

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- CIP Process Team – Jeff Maxwell, Larius Hassen, Theresa Wilson, Shawn Poe, Michael McGoldrick, Chad Redin, Traci Ferguson, Kathy Leveque, Armando Guardiola, Jenna Hahn, and Chris Johnson
- March – Kickoff Meeting
- April – Project Information Session
- May – Project Scoring/Funding Availability
- June – Project Selection
- July – Prepare for Study Session

# Capital Investment Program (CIP)

## Streamlined CIP Framework

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### 1. Capital Maintenance Projects

- **1(a) – Preventative Maintenance** – Annual (recurring) capital maintenance needs to maintain baseline levels of service (these are considered “Tier 1 Projects”)
- **1(b) – Periodic Maintenance** – Less frequent, non-annual capital maintenance needs

**2. Capital Improvement Projects** – Construction of new capital infrastructure or significant additions or alterations to existing City assets that are beyond the scope of capital maintenance

This project differentiation allows for better allocation of resources

# 1(a) Preventative Maintenance “Tier 1 Projects”

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- Focus on preventative maintenance projects:
  - Deferred Maintenance Costs
  - Efficient Use of Funding
  - Financial Baseline
  - Decreases Unplanned Downtime
- Examples of Projects:
  - Bridge Maintenance
  - Concrete Flatwork
  - Parks Repair and Replacement
- Staff recommends funding these projects before any other project needs

# Capital Project Revenues

## Dedicated Funding Sources

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- General Fund Transfers
- 2K
- Highway Users Tax
- County Shared Revenues:
  - Road and Bridge (mill levy)
  - Open Space Tax
  - Transportation Tax (sales tax)
- Conservation Trust Fund (lottery)
- Impact Fees (park, road, drainage)
- Water Rights Acquisition Fund
- Solid Waste Fees
- Tax Increment Financing (TIF)
- Internal Service Funds Retained Earnings (IT, Fleet, Facilities)

# Project Prioritization/Scoring

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- Tier 1 Projects
  - 1(a) Preventative Maintenance
  - Highest priority needs
  - Funded first above all other projects
  - Projects categorized, reviewed, and updated, but not scored
- Tier 2 Projects
  - 1(b) – Periodic Maintenance and 2 – Capital Improvement projects
  - Projects categorized, reviewed, updated, and then scored

# Scoring Criteria

	Criteria	Definition	Weighted Value
A	Obligations & Commitments (Federal/State/Local Mandate or Other Legal Obligation or related to Regional Partnership)	<b>Factor 1:</b> Completion of project is mandated by federal/state/local law or some other form of legal obligation (settlement, contractual obligation, etc.); Mandated project equals a 5, non-mandated project equals a 0 <b>Factor 2:</b> Formal commitment made to a regional partner (federal, state or local jurisdiction) via an Intergovernmental Agreement (IGA) or similar action; Existing IGA or similar action equals a 5, no IGA or similar action equals a 0 <b>(if either Factor is met, enter a 5; if neither is met, enter a 0)</b>	25%
B	Grant or Other External Revenue Award	Project has grant or other external revenue associated with it; Existing grant/external funding award equals a 5, strong likelihood of award equals a 3, moderate likelihood a 1, and no likelihood equals a 0 (if an anticipated grant does not come to fruition, the associated project may be re-prioritized)	20%
C	Public Safety	Degree to which project relates to public safety (reduces risk, prevents injury, reduces liability, promotes safety of individuals within the community)	20%
D	Shovel Readiness	Level of readiness to commence project; Shovel ready (dig today) equals a 5, planning & design complete equals a 3, project in concept only equals a 1	15%
E	Cost of Deferral	Degree that postponing of project will increase future costs. It commonly occurs due to a lack of budget or staffing resources needed to complete maintenance repairs.	10%
F	Equity/Quality of Life	Degree to which project relates to equity/quality of life within the community; enhances the equity/quality of life for Entire City equals a 5, Quadrant/Ward equals a 3, and a neighborhood equals a 1	5%
G	Impact on Operations Budget	New construction or major improvements do require some additional operating costs. No cost to operational budget equals a 5, Impact can be absorbed by current budget, needs additional budget equals a 0	5%



# Scoring Outcome

Ref #	Project Name	Score	2025 Request	Total Project Request
1	E 56th Brighton to Hwy 2	3.93	1,250,000.00	1,250,000.00
2	Irondale Regional Drainage	3.915	700,000.00	2,100,000.00
3	Rosemary Pond	3.79	500,000.00	2,500,000.00
4	Fairfax Park Drainage Reconstruction	3.68	250,000.00	4,750,000.00
5	Chambers Road Improvements (E 105th to E 116th)	3.53	4,100,000.00	35,050,000.00
6	Railroad Grade Separation Feasibility Study	3.285	100,000.00	200,000.00
7	60th Ave/Monaco Traffic Signal Upgrades	3.275	30,000.00	175,000.00
8	Buffalo Run Golf Course Drainage Improvements	3.235	500,000.00	500,000.00
9	Intelligent Transportation System (ITS) Master Plan	3.175	125,000.00	275,000.00
10	Traffic Signal Installations	3.075	750,000.00	7,000,000.00
11	Turnberry Lift Station	3.065	73,200.00	73,200.00
12	Wayfinding	3.055	750,000.00	1,500,000.00
13	Drainage Master Plan	2.99	250,000.00	1,250,000.00
14	E 64th Ave/Old Mill Rd	2.915	250,000.00	11,250,000.00
15	Traffic Signal Central Upgrades	2.875	25,000.00	185,000.00
16	Yosemite Extension over O'Brian Canal	2.845	500,000.00	5,500,000.00
17	York St Bridge Replacement	2.43	250,000.00	26,750,000.00
18	104th Avenue - S Platte River to US 85	2.37	3,000,000.00	6,000,000.00
19	Tower Road Widening	2.3	1,200,000.00	29,450,000.00
20	Traffic Signal Damper Installation	2.205	480,000.00	480,000.00
21	E 96th Ave (I-76 to Heinz Way)	2.2	250,000.00	33,750,000.00
22	South Platte Outfall	2.18	1,463,879.00	1,463,879.00
23	Ivy Street Reconstruction	1.91	250,000.00	2,250,000.00
24	E 112th Ave Widening (Potomac to Chambers)	1.705	1,500,000.00	19,000,000.00
25	E 104th Ave Median Landscaping	1.7	2,000,000.00	2,000,000.00
26	E 96th Ave - Eagle Creek Pkwy to Chambers Rd	1.685	250,000.00	33,750,000.00
27	South Platte Sand Creek Bank Stabilization	1.67	6,478,806.00	6,478,806.00
28	E 112th Ave Widening (US85 to Havana)	1.65	700,000.00	11,700,000.00
29	MSC Access and Parking Areas	1.625	2,000,000.00	2,000,000.00
30	Parkway Dr/Eagle Point Pedestrian Crossing Improvements	1.61	92,500.00	92,500.00
31	Chambers Road Improvements (E 96th to 103rd)	1.595	350,000.00	18,500,000.00
32	High Plains Parkway	1.525	200,000.00	37,200,000.00
33	Intersection Traffic Improvements	1.495	1,100,000.00	1,100,000.00
34	E 104th Ave to WB I-76 Ramp	1.45	1,000,000.00	11,000,000.00
35	E 107th Ave and Troy Drainage Improvements	1.445	650,000.00	650,000.00
36	E 120th Ave and Parkway Regional Retention Pond	1.395	73,000.00	73,000.00
37	First Creek E 96th Peoria St. Maul Reservoir	1.38	354,193.00	3,305,802.00

Fully funded Projects included in the Draft 2025-2029 CIP; all other projects included on Horizon Projects List

# Draft 2025-2029 CIP

Ref #	Project Name	2025	2026	2027	2028	2029	Total	Cat
1	E 56th Brighton to Hwy 2	1,250,000	-	-	-	-	\$1,250,000	2
2	60th Ave/Monaco Traffic Signal Upgrades	30,000	145,000	-	-	-	\$175,000	2
3	E 88th Ave (I-76 to Highway 2)	-	5,000,000	7,500,000	7,500,000	-	\$20,000,000	2
4	Bridge Maintenance	200,000	200,000	200,000	200,000	300,000	\$1,100,000	1(a)
5	Chambers Road Improvements (E 105th to E 116th)	4,100,000	2,000,000	10,250,000	10,500,000	8,200,000	\$35,050,000	2
6	Concrete Flatwork	280,000	295,000	310,000	325,000	400,000	\$1,610,000	1(a)
7	Core City Improvements	270,000	280,000	290,000	300,000	350,000	\$1,490,000	1(a)
8	Crack Repair Program	500,000	500,000	500,000	500,000	500,000	\$2,500,000	1(a)
9	Fairfax Park Drainage Reconstruction	250,000	2,400,000	2,100,000	-	-	\$4,750,000	2
10	Intelligent Transportation System (ITS) Master Plan	125,000	150,000	-	-	-	\$275,000	2
11	Irondale Regional Drainage	700,000	700,000	700,000	-	-	\$2,100,000	2
12	Long Lane Striping	172,500	180,000	187,500	195,000	250,000	\$985,000	1(a)
13	O&M Facility Capital	678,000	750,000	750,000	750,000	750,000	\$3,678,000	1(a)
14	Pavement Management	3,000,000	3,100,000	3,200,000	3,400,000	3,500,000	\$16,200,000	1(a)
15	Railroad Crossing Replacement	270,000	280,000	290,000	300,000	350,000	\$1,490,000	1(a)
16	Railroad Grade Separation Feasibility Study	100,000	100,000	-	-	-	\$200,000	2
17	Rosemary Widening	250,000	-	-	-	-	\$250,000	2
18	Sidewalk Repair	250,000	250,000	250,000	250,000	250,000	\$1,250,000	1(a)
19	Street Reconstruction	550,000	575,000	600,000	625,000	700,000	\$3,050,000	1(a)
20	Traffic Calming	37,500	40,000	42,500	45,000	75,000	\$240,000	1(a)
21	Traffic Signal Maintenance	780,000	805,000	690,000	690,000	750,000	\$3,715,000	1(a)
	<b>Total - Public Works</b>	<b>13,793,000</b>	<b>17,750,000</b>	<b>27,860,000</b>	<b>25,580,000</b>	<b>16,375,000</b>	<b>101,358,000</b>	
22	Bison Ridge Park	-	-	500,000	7,000,000	-	\$7,500,000	2
23	Buffalo Run Golf Course Drainage Improvements	500,000	-	-	-	-	\$500,000	2
24	PRG Preservation	2,414,000	798,600	846,175	488,125	335,500	\$4,882,400	1(a)
	<b>Total - Parks Rec and Golf</b>	<b>2,914,000</b>	<b>798,600</b>	<b>1,346,175</b>	<b>7,488,125</b>	<b>335,500</b>	<b>12,882,400</b>	
25	Wayfinding	750,000	500,000	250,000	-	-	\$1,500,000	2
	<b>Total - Community Development</b>	<b>750,000</b>	<b>500,000</b>	<b>250,000</b>	<b>-</b>	<b>-</b>	<b>1,500,000</b>	
	<b>Grand Total</b>	<b>17,457,000</b>	<b>19,048,600</b>	<b>29,456,175</b>	<b>33,068,125</b>	<b>16,710,500</b>	<b>115,740,400</b>	

# Horizon Projects List

Ref #	Project Name	Total Estimated Cost	City Resources	Outside Revenue	Total Available Funds	Remaining Unfunded Amount
1	Drainage Master Plan	1,250,000	-	-	-	1,250,000
2	E 64th Ave/Old Mill Rd	11,250,000	-	-	-	11,250,000
3	Traffic Signal Central Upgrades	185,000	-	-	-	185,000
4	Yosemite Extension over O'Brian Canal	5,500,000	-	-	-	5,500,000
5	York St Bridge Replacement	26,750,000	-	-	-	26,750,000
6	104th Avenue - S Platte River to US 85	6,000,000	-	-	-	6,000,000
7	Tower Road Widening	29,450,000	-	-	-	29,450,000
8	Traffic Signal Damper Installation	480,000	-	-	-	480,000
9	E 96th Ave (I-76 to Heinz Way)	33,750,000	-	-	-	33,750,000
10	South Platte Outfall	1,463,879	-	-	-	1,463,879
11	Ivy Street Reconstruction	2,250,000	-	-	-	2,250,000
12	E 112th Ave Widening (Potomac to Chambers)	19,000,000	-	-	-	19,000,000
13	E 104th Ave Median Landscaping	2,000,000	-	-	-	2,000,000
14	E 96th Ave - Eagle Creek Pkwy to Chambers Rd	33,750,000	-	-	-	33,750,000
15	South Platte Sand Creek Bank Stabilization	6,478,806	-	-	-	6,478,806
16	E 112th Ave Widening (US85 to Havana)	11,700,000	-	-	-	11,700,000
17	MSC Access and Parking Areas	2,000,000	-	-	-	2,000,000
18	Parkway Dr/Eagle Point Pedestrian Crossing Improvements	92,500	-	-	-	92,500
19	Chambers Road Improvements (E 96th to 103rd)	18,500,000	-	-	-	18,500,000
20	High Plains Parkway	37,200,000	-	-	-	37,200,000
21	Intersection Traffic Improvements	1,100,000	-	-	-	1,100,000
22	E 104th Ave to WB 1-76 Ramp	11,000,000	-	-	-	11,000,000
23	E 107th Ave and Troy Drainage Improvements	650,000	-	-	-	650,000
24	E 120th Ave and Parkway Regional Retention Pond	73,000	-	-	-	73,000
25	First Creek E 96th Peoria St. Maul Reservoir	3,305,802	-	-	-	3,305,802
26	Turnberry Lift Station	73,200	-	-	-	73,200
<b>Total Horizon Projects List</b>		<b>\$ 265,252,187</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 265,252,187</b>

# New Definitions/More in Two Weeks

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- **Active** – Active projects are projects that are either fully funded or have enough substantial funding to allow the project to be actively worked on by the project managers. Active projects can be in preliminary scoping work, design, pre-construction, construction, or project close out. Active projects may be “small wins” that can be wrapped up quickly, or long-term projects that will span multiple rooms.
- **On Deck/Forthcoming** – On Deck/Forthcoming projects include projects that may be fully funded substantially funded, or partially funded. These projects are on deck to be moved into the “active” projects list as other projects close out. On deck/forthcoming projects are just as important to the City as active projects and will be completed as staff capacity opens up.
- **Horizon** – Horizon projects include projects that are either not funded or only partially funded. These projects are important to the City but require additional funding sources or other considerations before they can be moved to on deck/forthcoming or active.
- **Current Projects List** covering Active and On Deck/Forthcoming projects with financial and status updates along with a more detailed **demonstration of the CIP Dashboard** will be coming on 8/5/24.

# CIP Dashboard

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## Benefits of Having a Dashboard

- Centralized Information
- Uses existing valid data sources (General Ledger and GIS Database)
- Real-Time Updates
- Enhanced Decision-Making
- Improved Communication
- Transparency
- Identifying Issues Early
- Cost and Resource Management
- Goal Tracking
- Compliance and Reporting

# CIP Dashboard Preview 1

## Commerce City Active Capital Improvement Program

Commerce City needs many capital improvements to address the ongoing maintenance and construction of infrastructure. The Five-Year Capital Investment Program (CIP) is a foundation for the City's Capital Investment Program. The CIP encompasses projects citywide from an unconstrained funding perspective. As capital project needs are comprehensively documented, the CIP serves as an important tool to effectively prioritize limited resources to realize priority outcomes.

Capital Improvement Budget

**\$168M**

Capital Improvement Fund

Actual Expense

**\$5M**

Actual Spend year to date for the 2024 fiscal year

Capital Improvement Program Projects

**78**

5 year Capital Projects

Preventative Maintenance Projects

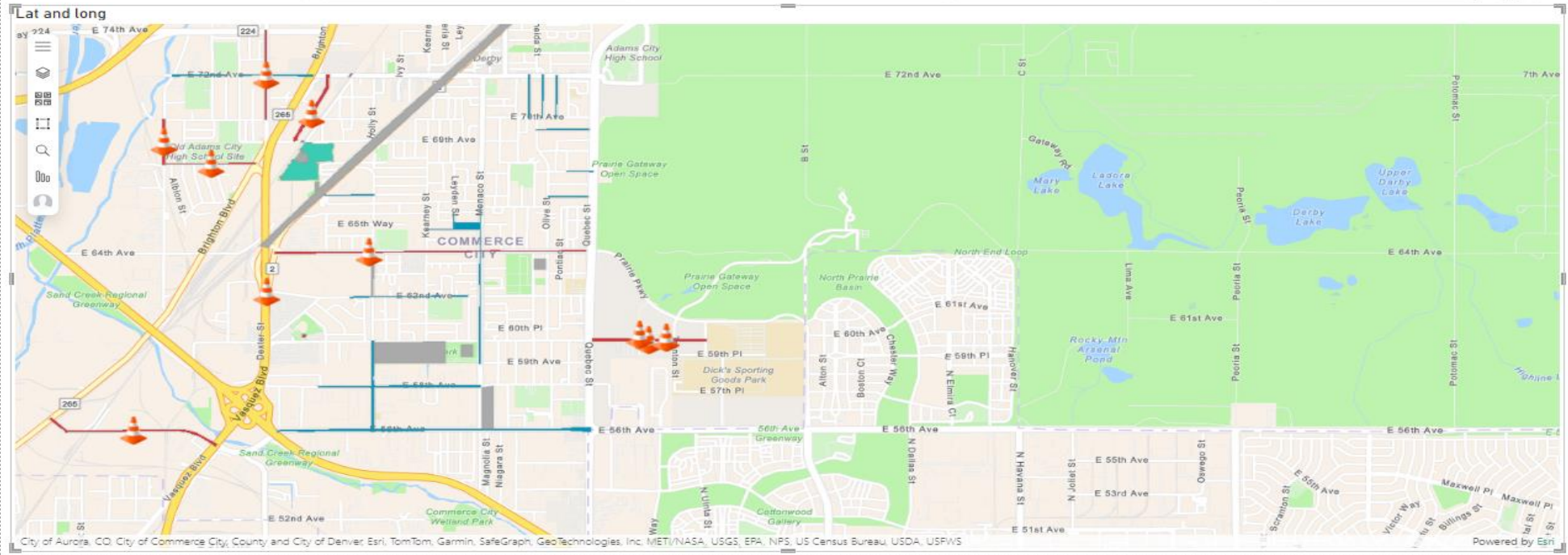
**2**

5 year Capital Projects

Periodic Maintenance Projects

**9**

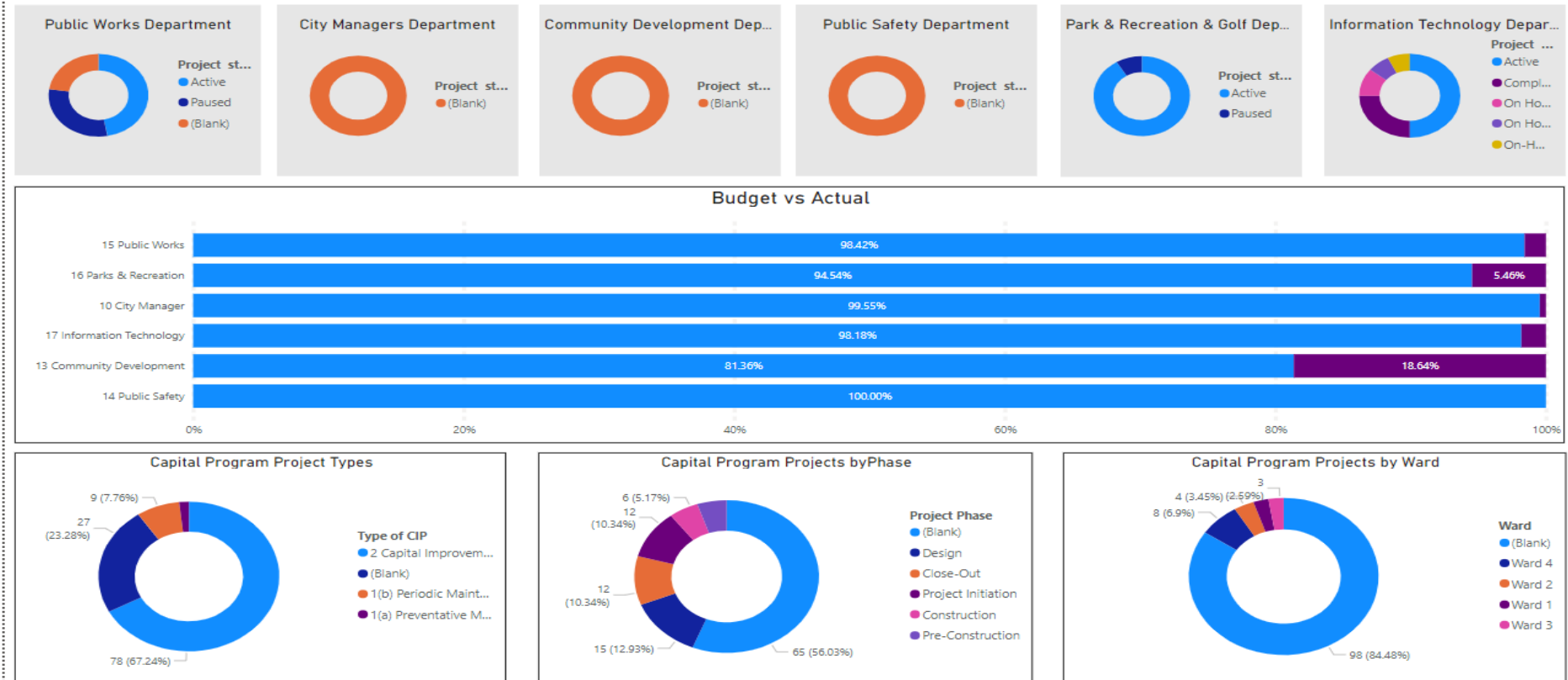
5 year Capital Projects



# CIP Dashboard Preview 2

## Commerce City Capital Improvement Program

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# CIP Dashboard Preview 3

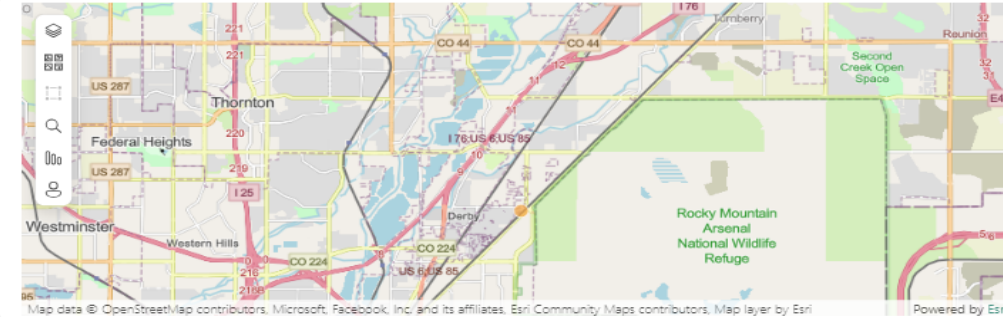
## Active Capital Improvement Projects

Commerce City needs many capital improvements to address the ongoing maintenance and construction of infrastructure. The Five-Year Capital Investment Program (CIP) is a foundation for the City's Capital Investment Program. The CIP encompasses projects citywide from an unconstrained funding perspective. As capital project needs are comprehensively documented, the CIP serves as an important tool to effectively prioritize limited resources to realize priority outcomes.

CIP Active Projects

All

Active Capital Projects by Phase



Project Start date	Project	Type of CIP	Ward	Budget	Budget Spent	% of Budget Used	Phase % complete	Project Update
Thursday, December 01, 2022	033 - Buff Run Clubhouse Expansion	2 Capital Improvement	Ward 4	\$13,127,370.95	\$225,022.35	1.71%	63.00%	Working on new RFB with legal after la Project came in over budget and Coun to reduce cost.
Sunday, September 01, 2013	004 - Sandcreek/Wetland	2 Capital Improvement	Ward 1	\$187,754.54	\$0	0.00%	52.00%	Waiting on FEMA to close out funding closed out. Work was completed in 20
Monday, January 01, 2024	016 - Eagle Point Projects	2 Capital Improvement	Ward 2	\$169,619.64	\$30,101	17.75%	25.00%	This funding is for security enhance installed.
Wednesday, May 01, 2024	052 - Stadium Funding	2 Capital Improvement	Ward 4	\$330,738.97	\$0	0.00%	25.00%	This funding is for a ninja course at Sec course has been chosen and integratec
Thursday, June 01, 2023	018 - Parks Comp Plan	2 Capital Improvement		\$73,933	\$60,949.58	82.44%	56.00%	The plan goes to Planning Commissior City Council for adoption 7/15.
<b>Total</b>				<b>\$124,065,651.16</b>	<b>\$3,943,738.18</b>			



# CIP Dashboard Preview 4

## Explore All Capital Improvement Projects

Commerce City needs many capital improvements to address the ongoing maintenance and construction of infrastructure. The Five-Year Capital Investment Program (CIP) is a foundation for the City's Capital Investment Program. The CIP encompasses projects citywide from an unconstrained funding perspective. As capital project needs are comprehensively documented, the CIP serves as an important tool to effectively prioritize limited resources to realize priority outcomes.

### Select Filter Options

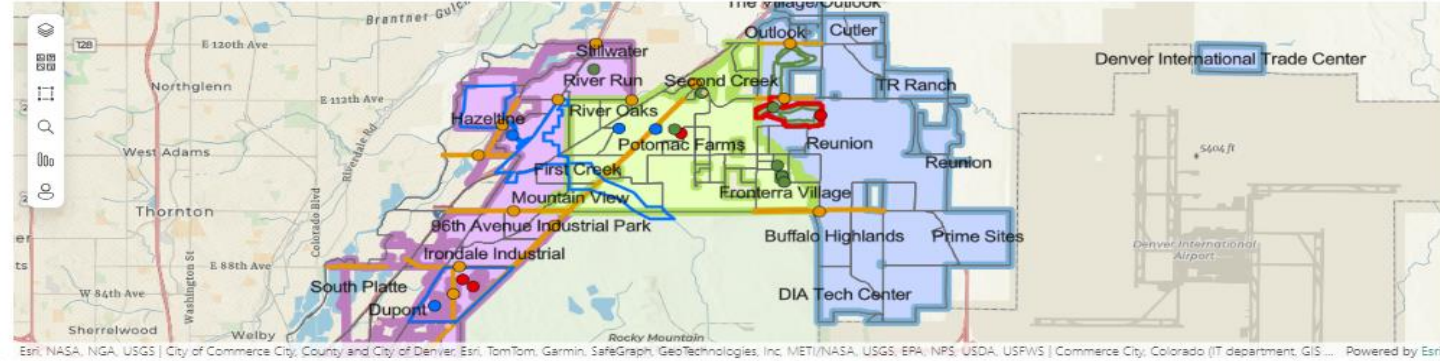
Project Start date  
 All

Department  
 All

Ward  
 All

Project Status  
 All

Project Name  
 All



Project	Project status (Active, Horizon)	Project Type	Ward	Budget	Budget Spent	% of Budget Used	Year
001 - Second Creek Park	Active	2 Capital Improvement	Ward 4	\$6,600,723.7	\$57,456.92	0.87%	2022
002 - Projects N/R Loop & Connections	Paused	2 Capital Improvement		\$1,384,890.4	\$0	0.00%	2015
003 - Bison Ridge Park	Paused	2 Capital Improvement	Ward 3	\$0	(\$47,593.86)		2020
004 - Sandcreek/Wetland	Active	2 Capital Improvement	Ward 1	\$187,754.54	\$0	0.00%	2013
006 - Eagle Point Kitchen	Active	2 Capital Improvement	Ward 2	\$324,162.08	\$0	0.00%	2023
008 - Projects PRG Preservation	Active	1(a) Preventative Maintenance		\$4,569,187.2	\$55,286.8	1.21%	
012 - Buffalo Highlands Oasis	Active	2 Capital Improvement	Ward 4	\$1,860,894.87	\$40,864	2.20%	2022
014 - 27J Ballfield Upgrades+Additions	Active	2 Capital Improvement	Ward 3	\$492,275.05	\$0	0.00%	2024
016 - Eagle Point Projects	Active	2 Capital Improvement	Ward 2	\$169,619.64	\$30,101	17.75%	2024
<b>Total</b>				<b>\$167,876,514.61</b>	<b>\$4,529,765.27</b>		



# Discussion

