



Capital Projects Quarterly Update

May 5, 2014

Background

- Issue 2K approved by voters Nov. 5
 - Increase 3.5% sales and use tax by one percent
 - Estimated to generate \$9-10 million in first year
 - Effective Jan. 1, 2014
- Committed to Five Projects in Five Years
 - New recreation center
 - Expanded Tower Road
 - New outdoor pool
 - Three new neighborhood parks
 - New additions to existing recreation center



Background

- Voter-approved dedicated funding source for new parks, recreation and road projects
- Not just capital, but operations and maintenance on the new projects
- Result of two-year, community-driven process to identify how to implement programs and services that address growing population needs, achieve vision and build a better Commerce City
- Update includes other major capital projects not part of voter-approved revenues



Program Goals & Objectives

- Build high quality facilities to lower their long-term maintenance costs
- Spend taxpayer dollars wisely and transparently
- Complete projects on time



Program Task Update

- Refine project schedules - Ongoing
- Finalize staffing and consultant needs ✓
- Create program templates (reporting, procurement) – Partially complete and Ongoing
- Issue RFPs and RFQs (4 completed) ✓
- Final report from CH2MHill – February ✓
- Complete Bond Issuance (1st Series - March) ✓
- Finalize and Adopt Procurement Policy ✓
- Develop Program templates for procurement ✓
- Vendor Expo event – Scheduled for May 9



Program Update

- Executed procurements:
 - Public Involvement contractor – RFP
 - Selected CIG
 - Owner's Representative for Vertical Facilities – RFP
 - Selected Wember
 - Outdoor Pool Design – RFP
 - Selected OLC
 - Capital Program Management – RFP
 - Selected CH2MHill / i3Integration / Merrick



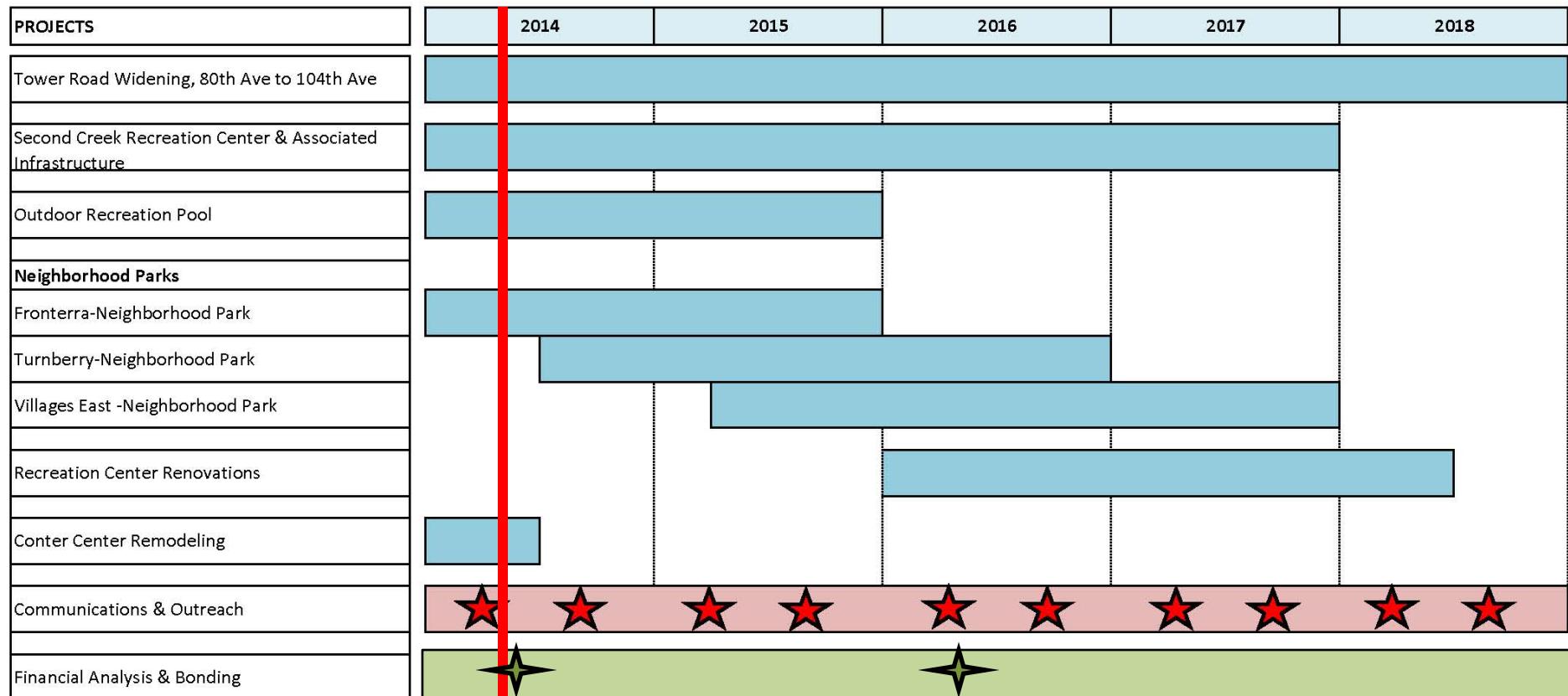
Program Update

- Completing transition of day-to-day Program Management to consultant Program Director
 - NTP April 11 / 2-day kick-off meeting April 24-25
- Implementing budget and schedule tracking systems
 - Building detailed contingency budgets
 - Short-term schedule evolving with current projects
- Formed Systems Triage Team of City staff – working with consultants May 5-16
 - Procurement process and draft manual
 - Contracts process
 - Document management
- LOGOS project module implemented



Program Schedule

May 5, 2014

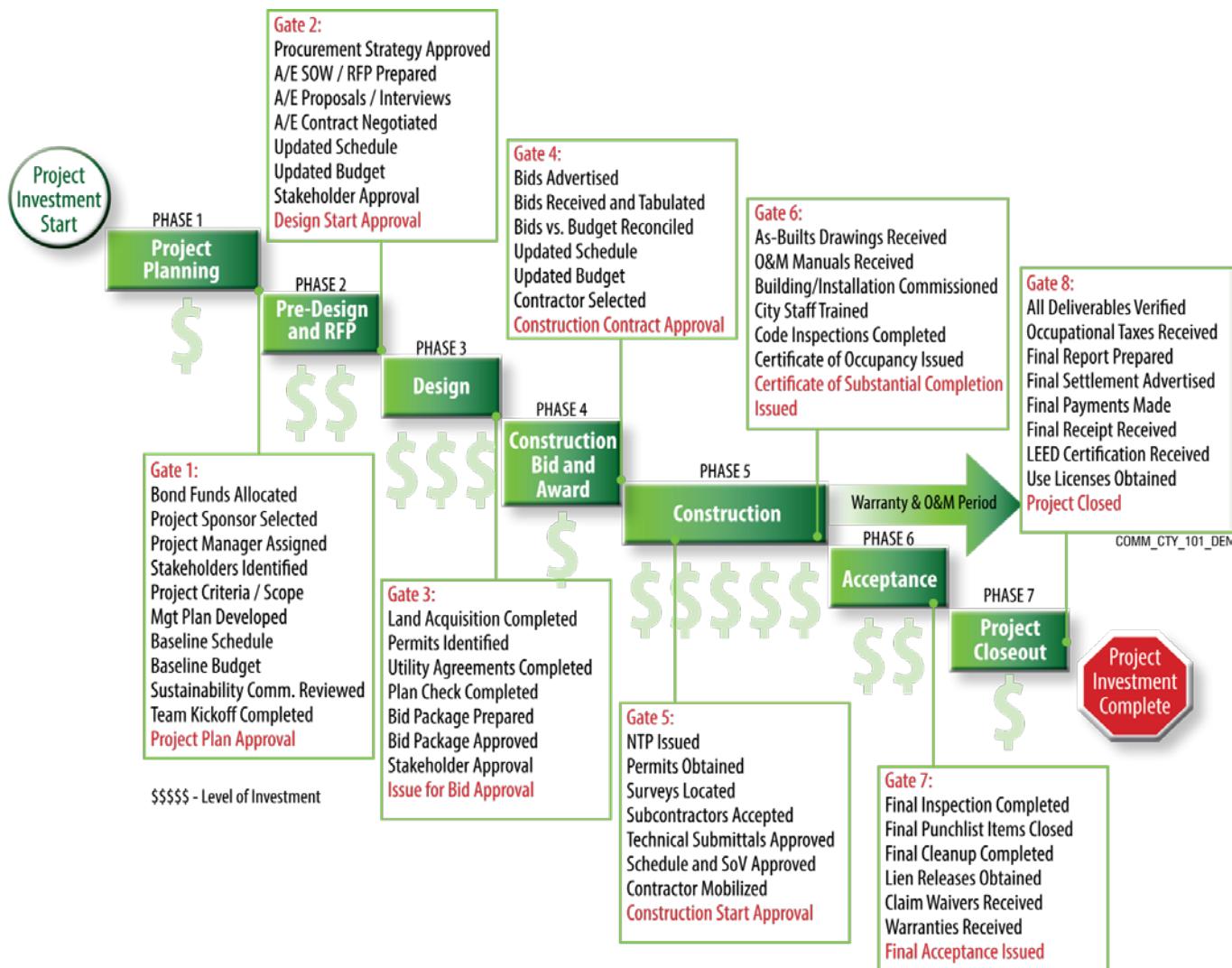


Denotes regularly scheduled council update



Denote anticipated bond issuances

Program Approach “Phases and Gates” Model



Program Budget

- \$137 million gross budget, consisting of:
 - Program Contingency – Management Reserve
 - Bond and Program Management
 - Project Budgets
- Gross Revenues (2 months)
 - 2014 YTD (February): \$ 1,490,048.16
- Gross Expenditures (3 months)
 - 2014 YTD (March): \$ 20,050.00



Infrastructure Team

Executive Committee

- McBroom
- Hayes
- Tinkleberg
- Hergenrader
- Halstead
- Blakeman
- Graham

Infrastructure Leadership Team

- Hergenrader
- Tinkleberg
- Shelbourn
- Carstens
- D'Andrea
- Keith

Comm
Angela Shelbourn

Finance
Sheryl Carstens

Roads
Maria D'Andrea

Outreach
Angela Shelbourn

GID's
Jason Leslie

Tower
Maria D'Andrea

Engagement
Angela Shelbourn

Bonds
Sheryl Carstens

Pena
Maria D'Andrea

Intra-Agency Coordination
Angela Shelbourn

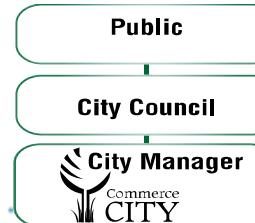
Highway 2
Maria D'Andrea

RTD
Daren Sterling

96th Ave
Daren Sterling

104 3B
Mike O'Connor

72nd
Ed Roberts



Public

City Council

City Manager
Commerce CITY

Infrastructure

McBroom, Chair
Hayes, Vice Chair

Program Director
Scott Hergenrader

Project Controls
Roger Tinkleberg

Coordinator

Gallegos

Schedules
Action Items
Team Coordination
CC Reporting

Parks & Rec
Carolyn Keith

3 Parks
Mike Brown

Exist. Rec. Ctr.
Karen O'Donnell

Outdoor Pool
Karen O'Donnell

Sand Creek
Mike Brown

Program Support

Mobilization Support
Cost Estimating Support

IT Support
Process Support

Program Controls
Contracting Support

Subject Matter Experts
Leadership Development



Project Specifics

Project Budgets

- All budgets are gross project budgets
- Includes management, design, and construction components
- Several areas of contingency are included
 - Program – Management Reserve
 - Bond and Program management
 - Project contingency
 - Design and construction contingencies



Fronterra Neighborhood Park



About the Project:

- 19.8 acres
- Design Bid Build delivery method
- \$3.9M proposed budget
- Status: Phase 3 - Design

Schedule:

- Design: 2014
- Construction: 2015
- Open: 2015/2016

Current Tasks:

- Design
- Public meetings



Turnberry Neighborhood Park



About the Project:

- 9.5 acres
- Design Bid Build delivery method
- \$2.225M proposed budget
- Status: Phase 1 – Project Planning

Schedule:

- Design: 2014
- Construction: 2015
- Open: 2016

Current Task:

- None



Villages at Buffalo Run East Neighborhood Park



About the Project:

- 9 acres
- Design Bid Build delivery method
- \$2.1M proposed budget
- Status: Phase 1 – Project Planning

Schedule:

- Design: 2015
- Construction: 2016
- Open: 2017

Current Task:

- None



New Recreation Center (Second Creek)



About the Project:

- Site infrastructure
- New recreation center
- CM/GC delivery method
- \$57.865M proposed budget
 - \$35.865M new center
 - \$22M infrastructure
- Status: Phase 2 – Pre-Design and RFP

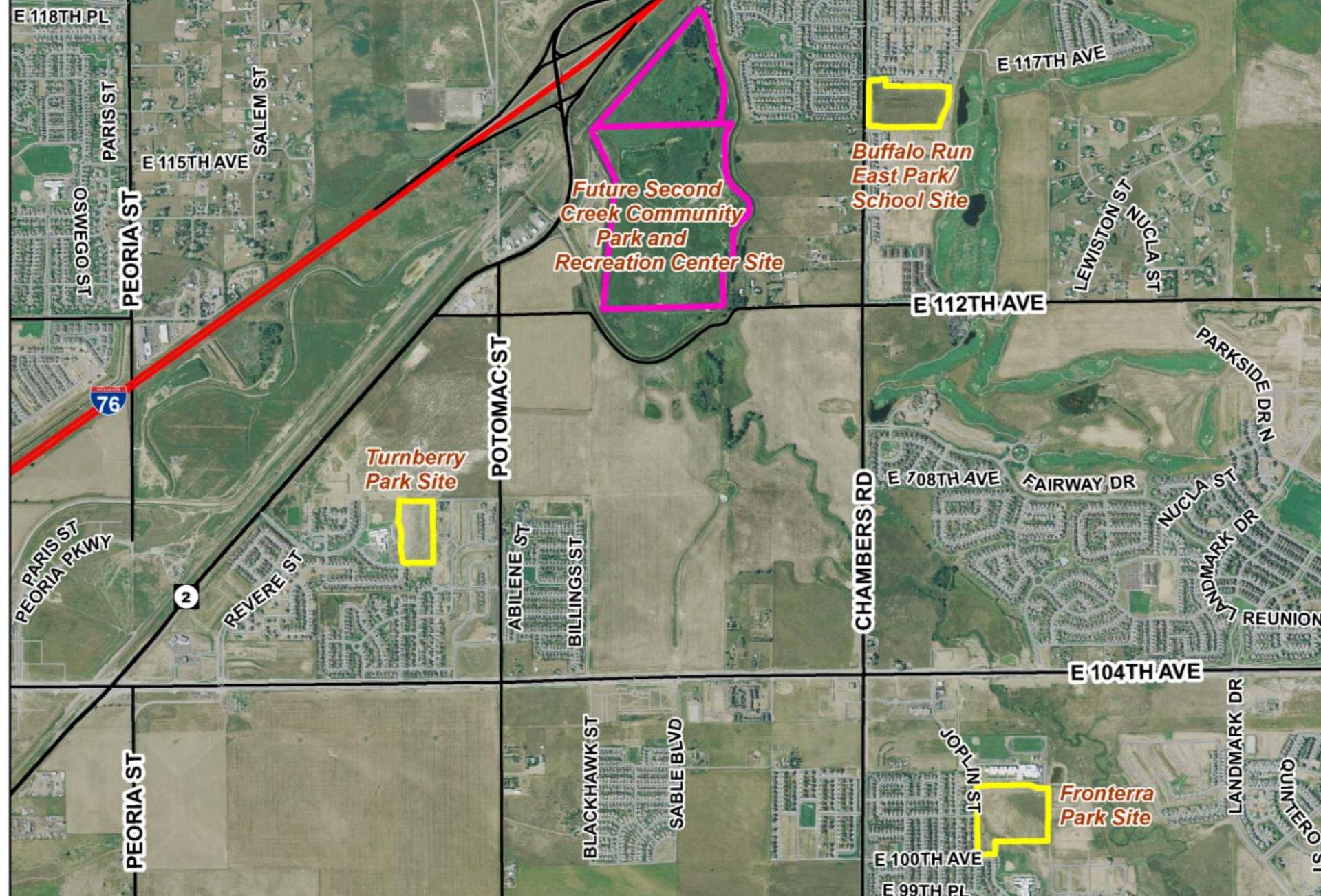
Proposed Schedule:

- Design: 2014
- Construction: 2015
- Open: 2017

Current Tasks:

- Drafting RFQ/RFP for consultant services
- Evaluating drainage and initial permitting





Conter Heritage & Cultural Center

About the Project:

- Minor remodel of Conter Community Center to provide office space, community room and display areas
- Owned and maintained by city
 - Operating agreements with Cultural Council and Historical Society

Updated Schedule:

- Construction underway
- Open: June, 2014

Current Task:

- Lease agreements presented to City Council: May 19
- Lease start date: June 1



Outdoor Leisure Pool



About the Project:

- Pioneer Park (east side)
- Design Bid Build (DBB) delivery method
- \$10M proposed budget
- Status: Phase 3 - Design

Proposed Schedule:

- Design: 2014
- Construction: 2014
- Open: Summer 2015

Current Task:

- Design
- Public Meetings
- Drafting Construction RFP

RFP Target Release Date:

- Summer/Fall 2014



Existing Recreation Center



About the Project:

- New additions to existing facility, such as therapy pool, family locker rooms, fitness
- CM/GC delivery method
- \$7.2M proposed budget
- Status: Phase 1 – Project Planning

• Proposed Schedule:

- Design: 2015
- Construct: 2016
- Open: 2017

Current Task:

- None



Sand Creek (Restoration)

About the Project:

- Restoration of Sand Creek from Sept, 2013 flood damage
- Design-Bid-Build delivery method
- \$800K proposed budget
- Status: Phase 4 – Construction Bid and Award

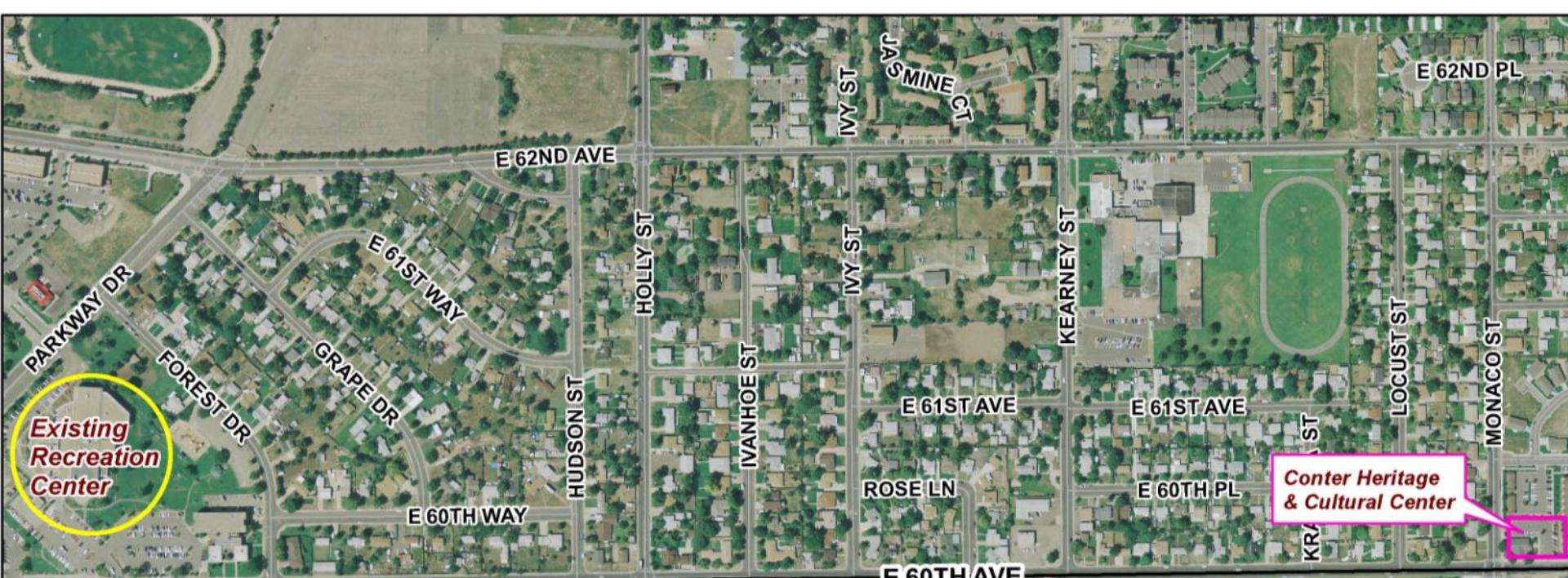
• Proposed Schedule:

- Design and engineering completed early 2014
- RFP for construction awarded in April 2014
- Complete by Q4 2014

Current Task:

- Construction start May, 2014





0 225 450 900 Feet

Tower Road Expansion



About the Project:

- Four lanes from 80th 104th Avenues
- Design-Bid-Build delivery method
- \$58.5M proposed budget
- Status: Phase 2 – Pre-Design and RFP

Schedule:

- Design: 2014-2015
- Construction: 2015-2016
- Open: 2017

Current Tasks:

- Releasing RFP for design
- Evaluating right-of-way needs



Highway 2

About the Project:

- Widening SH 2 from 72nd Ave. to I-76
- RAMP (CDOT) & City funded
- \$21.5M proposed budget
- Status: Phase 2 – Pre-design and RFP

Proposed Schedule:

- Environmental: 2014-2015
- Design: 2014-2015
- Construction: 2016-2017
- Open: 2017/2018
- Adjusted schedule based on new info from CDOT

Current Task:

- Drafting RFP for consultant services
- Developing IGA with CDOT for ownership and maintenance



104th Avenue – Phase 3B

About the Project:

- Widening 104th Avenue from US-85 to Lima St.
- \$43.3M budget
- GID funded
- Design-Bid-Build delivery method
- Status: Phase 5 – Construction

Proposed Schedule:

- Design complete
- Construction: 2014-2016
- Open: Q1 2016

Current Tasks:

- Construction Notice to Proceed issued 4/7
- Securing right-of-way



96th Avenue

About the Project:

- New construction from Buckley Road to Tower Road
- CIPP funded
- CM/GC delivery method
- Procurement: Private developer
- \$7.07M budget
- Status: Phase 5 - Construction

Proposed Schedule:

- Design complete
- Construction: 2014
- Open: August 2014

Current Tasks:

- Construction underway



Tower Road / Pena Blvd Ramp

About the Project:

- On ramp from Southbound Tower Road to Westbound Pena Blvd.
- E-470 funded
- Design-Bid-Build delivery method
- \$3.3M proposed budget
- Status: Phase 2 – Pre-Design and RFP

Proposed Schedule:

- Design: 2014
- Construction: 2015
- Open: 2016

Current Tasks:

- E-470 Board approval of funding agreement - April
- Drafting RFP for Design
- Continued discussions with Denver and DIA



RTD North Metro

About the Project:

- TBD around the 72nd Ave/Colorado station
- DRCOG funded
- TBD delivery method
- \$1.53M proposed budget
- Status: Phase 1 – Project Planning

Proposed Schedule:

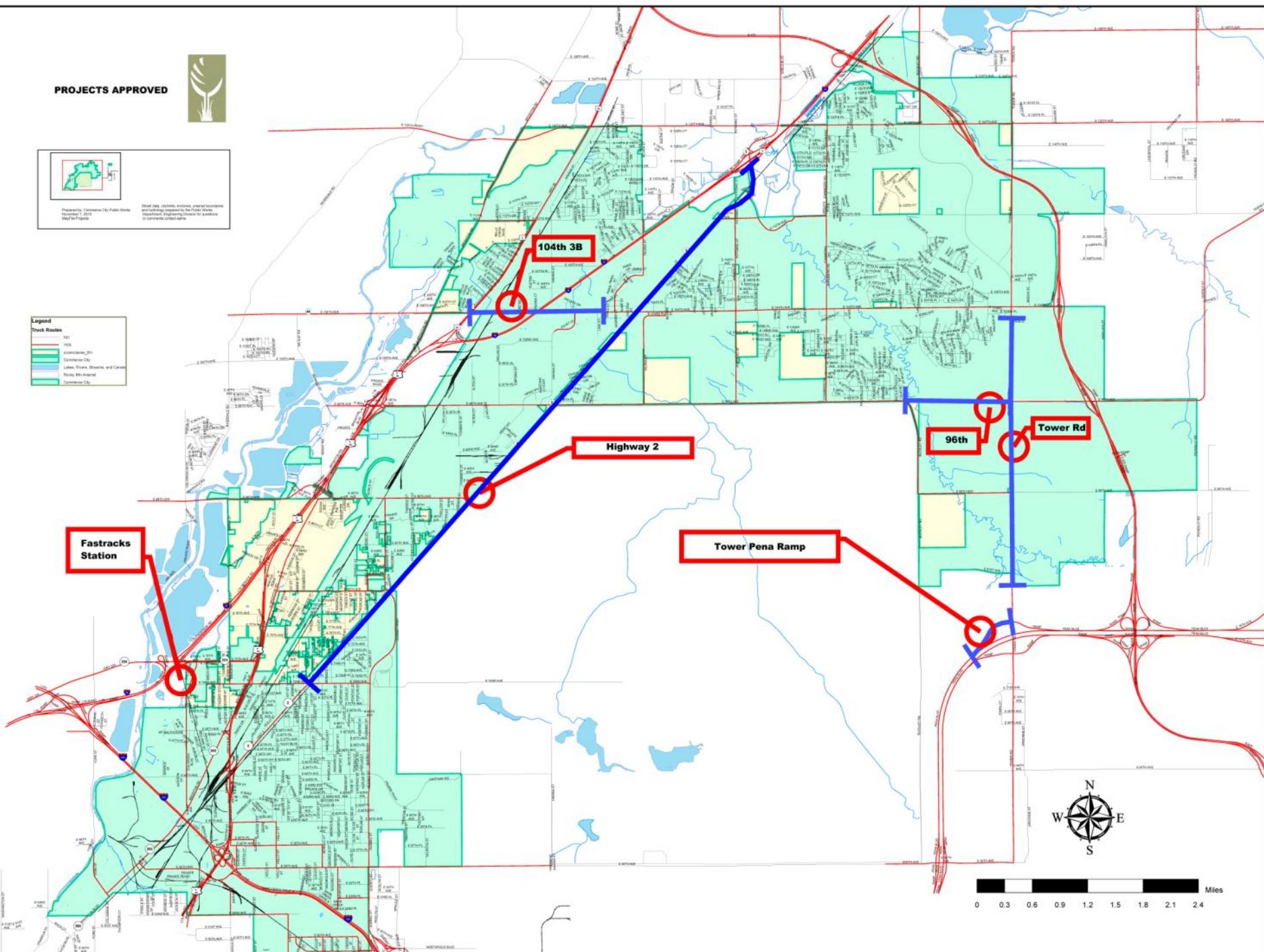
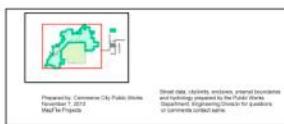
- Design: 2014-2015
- Construction: 2015-2018
- Station Open: 2018

Current Tasks:

- Scoping capital improvements and meeting with RTD



PROJECTS APPROVED



Vendor Expo – May 9 / 7:30-9:00

- RFP release:
 - Tower Road – Design
 - Tower / Pena Ramp – Design
- RFP schedule (only) release:
 - Safe Routes to School – 72nd Ave Design – May
 - Highway 2 – Design – June
 - Outdoor Pool Construction RFP
 - Fronterra Neighborhood Park Construction RFP
 - Second Creek Infrastructure – Design
 - Second Creek Recreation Center Facility – Design



Upcoming Public Meetings

- May 20 – Outdoor Pool
 - Meeting #1 – Council Chambers, 6:00pm
- May 21 – Fronterra Neighborhood Park
 - Meeting #2 – Second Creek Elementary School, 6:00pm
- June 3 – Outdoor Pool
 - Meeting #2 – Recreation Center, 6:00pm
- June 11 – Fronterra Neighborhood Park
 - Meeting #3 – Second Creek Elementary School, 6:00pm



Next 90 Days

- Refine project schedules (short and long-term)
- Development of detailed program and project budgets
- Formed Systems Triage Team of City staff – working with consultants May 5-16
 - Procurement process
 - Contracts process
 - Document management system



Next 90 Days

- Implement Project Management Information System in May, refine by July
- Development of Communications matrix
- Major Project items:
 - Second Creek drainage and permitting analysis
 - Outdoor Pool and Fronterra Park construction budgets and schedules
 - Formal bond issuance - \$78 million



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- Next Weekly Update: May 12, 2014
- Next Quarterly Update: August 4, 2014
- Questions?



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