



Capital Projects Quarterly Update

February 3, 2014

Background

- Issue 2K approved by voters Nov. 5
 - Increase 3.5% sales and use tax by one percent
 - Estimated to generate \$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

Program Goals & Objectives

- Build high quality facilities
- Spend taxpayer dollars wisely and transparently
- Complete projects on time
- Build these facilities the right way today to lower our long term costs to maintain them



Program Task Update

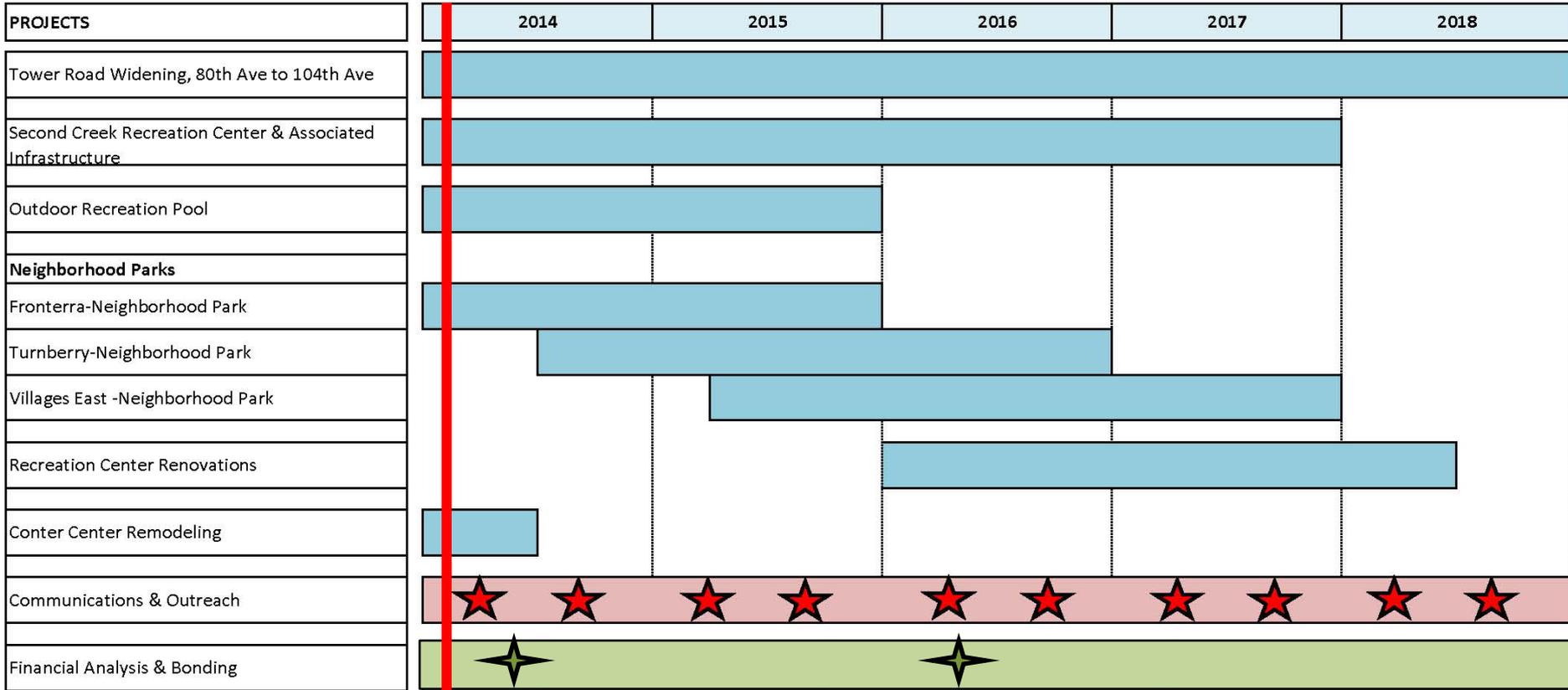
- Finalize bond schedules - Done ✓
- Collect data for the bond documents - Done ✓
- Refine project schedules - Ongoing
- Finalize staffing and consultant needs – Ongoing
- Create program templates (reporting, procurement) – Partially complete and Ongoing
- Issue RFPs and RFQs – on hold
- Obtain council resolutions to authorize spending, debt agreements - Done ✓
- Develop comprehensive communications strategy, including public engagement - Done ✓
- Create program website - Done ✓

Program Update

- Released Letter of Intent for organizational consultant in December
 - Competitive process selected CH2MHill to complete a limited scope of work – 30-45 days
- Completed analysis of water resources needed to complete each project
- Met with City/Co. of Denver to understand their approach to the Better Denver bond program
- Finalized strategic communications plan
- Reviewed LOGOS project module to integrate with existing finance software
- Drafted update to Procurement Policy

Program Schedule

Feb 3, 2014



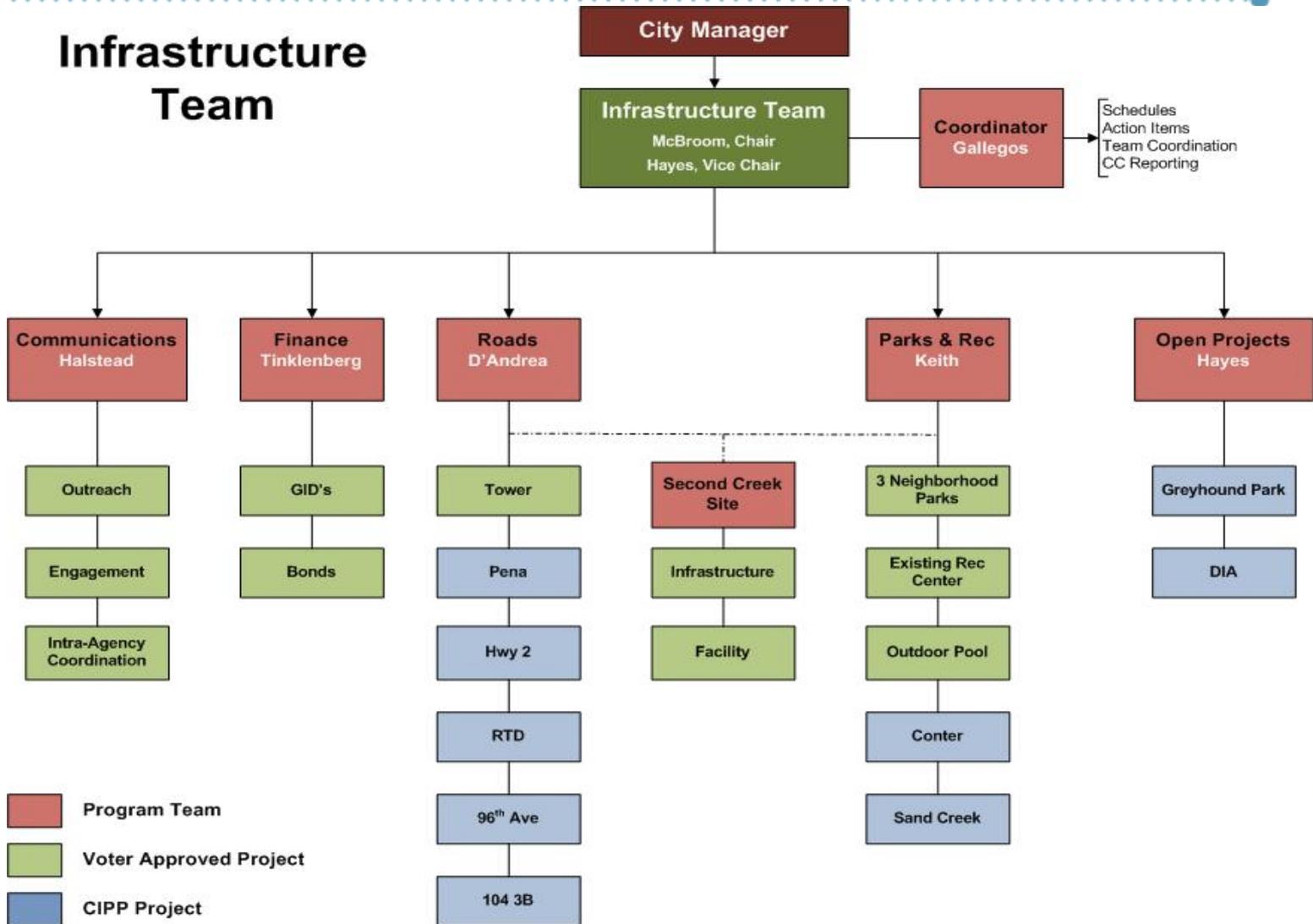
Denotes regularly scheduled council update



Denote anticipated bond issuances

Infrastructure Team

Infrastructure Team



- Program Team
- Voter Approved Project
- CIPP Project

Procurement Process

- Exercising an option on an existing design contract (DHM) – Fronterra NP only
- Most procurements will be a qualifications-based selection process i.e. “best-value”
 - Request for Qualifications
 - Request for Proposals
- Some procurements will use a hard bid process, i.e. lowest-priced, responsible bidder
- Procurement will comply with thresholds outlined in draft policy on January 27



Project Specifics

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Fronterra Neighborhood Park



About the Project:

- 19.8 acres
- Design Bid Build delivery method
- \$3.9M proposed budget

Schedule:

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

Current Task:

- Reviewing DHM contract

Turnberry Neighborhood Park



About the Project:

- 9.5 acres
- Design Bid Build delivery method
- \$2.225M proposed budget

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

Schedule:

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

Current Task:

- None

New Recreation Center (Second Creek)



About the Project:

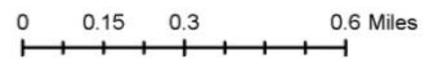
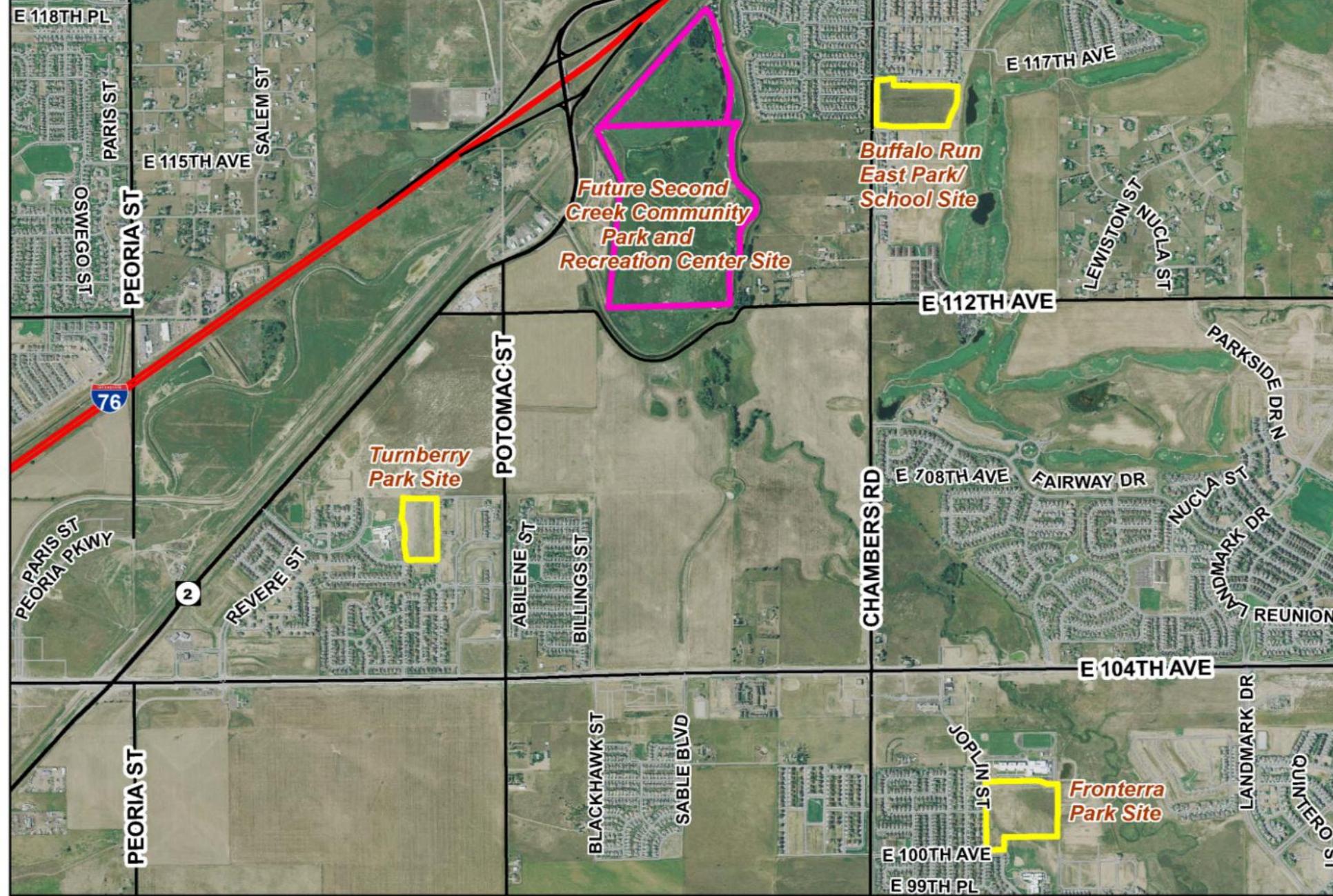
- Site infrastructure
- New recreation center
- Construction Management/General Contractor (CM/GC) delivery method
- \$57.865M proposed budget
 - \$35.865M new center
 - \$22M infrastructure

Proposed Schedule:

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

Current Tasks:

- Drafting RFQ/RFP for consultant services



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

Proposed Schedule:

- Design: 2014
- Construction: 2014
- Open: May 2014

Current Task:

- Negotiating operating/lease agreements with Cultural Council and Historical Society

Outdoor Leisure Pool



About the Project:

- Pioneer Park (east side)
- CM/GC delivery method
- \$10M proposed budget

Proposed Schedule:

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

Current Task:

- RFQ drafted

Target Release Date:

- Within 90 days



Existing Recreation Center



About the Project:

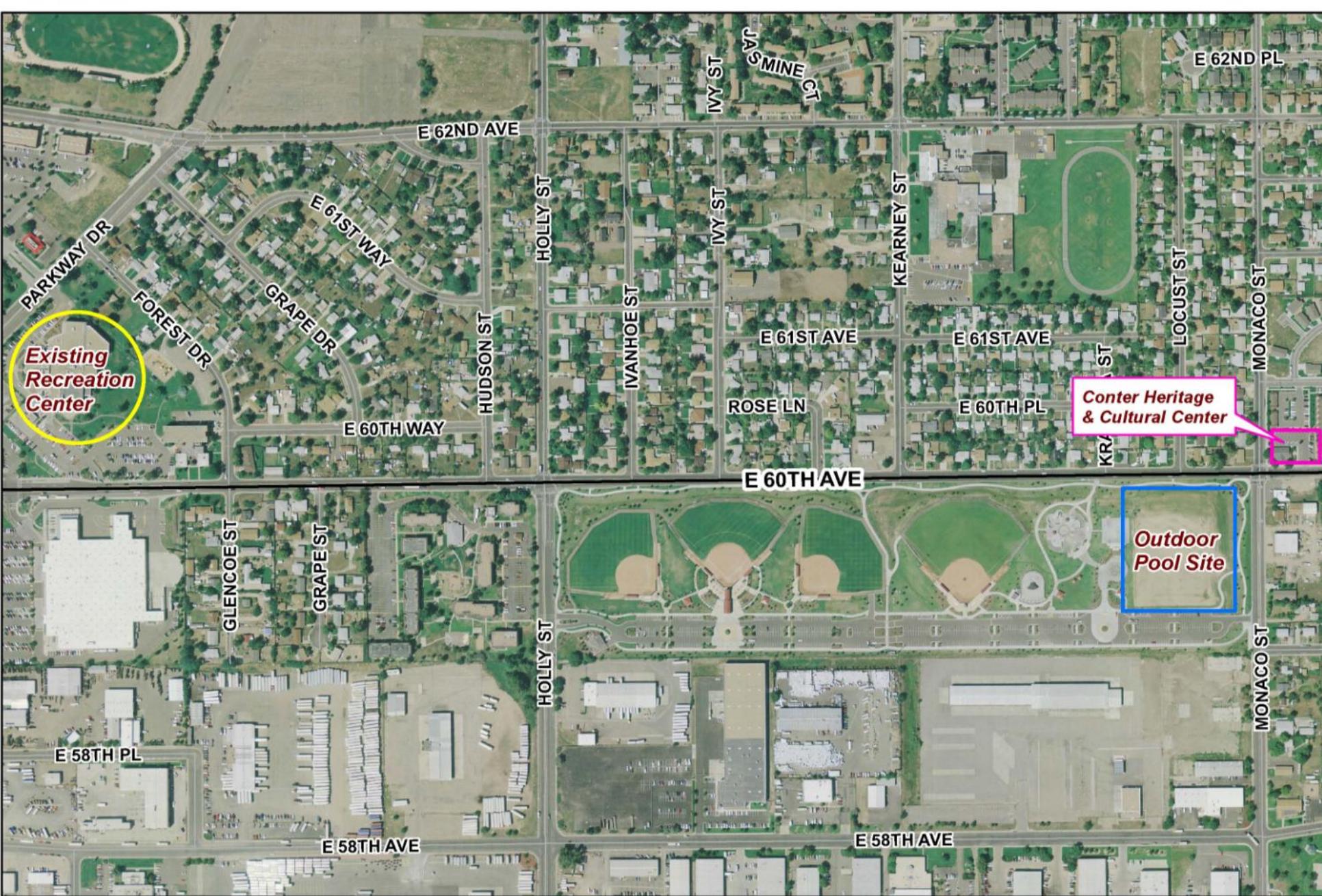
- New additions to existing facility, such as therapy pool, family locker rooms, fitness
- CM/GC delivery method
- \$7.2M proposed budget

Proposed Schedule:

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

Current Task:

- None



*Existing
Recreation
Center*

*Center Heritage
& Cultural Center*

*Outdoor
Pool Site*

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

Schedule:

- Design: 2014
- Construction: 2015-2017
- Open: 2017-2018

Current Tasks:

- Drafting RFP for consultant services
- Evaluating right-of-way needs

Highway 2

About the Project:

- Widening SH 2 from 72nd Ave. to I-76
- RAMP (CDOT) & City funded
- \$18.2M proposed budget

Proposed Schedule:

- Environmental: 2014
- Design: 2014-2015
- Construction: 2016-2017
- Open: 2017
- 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 proposed budget
- GID funded
- Design-Bid-Build delivery method

Proposed Schedule:

- Design: 2012-2013
- Construction: 2014-2016
- Open: Sept. 2016

Current Tasks:

- Evaluating construction bids
- 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

Proposed Schedule:

- Design: 2013
- Construction: 2014
- Open: July 2014

Current Tasks:

- Construction underway
- Bridge plans approved

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

Proposed Schedule:

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

Current Tasks:

- E-470 Board approval of funding agreement
- Continued discussions with Denver and DIA



Commerce
CITY

RTD North Metro

About the Project:

- TBD around the 72nd Ave/Colorado station
- DRCOG funded
- TBD delivery method
- \$1.53M proposed budget

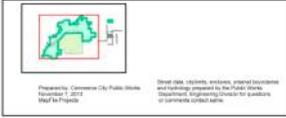
Proposed Schedule:

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

Current Tasks:

- Scoping capital improvements and meeting with RTD

PROJECTS APPROVED

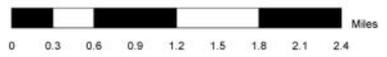
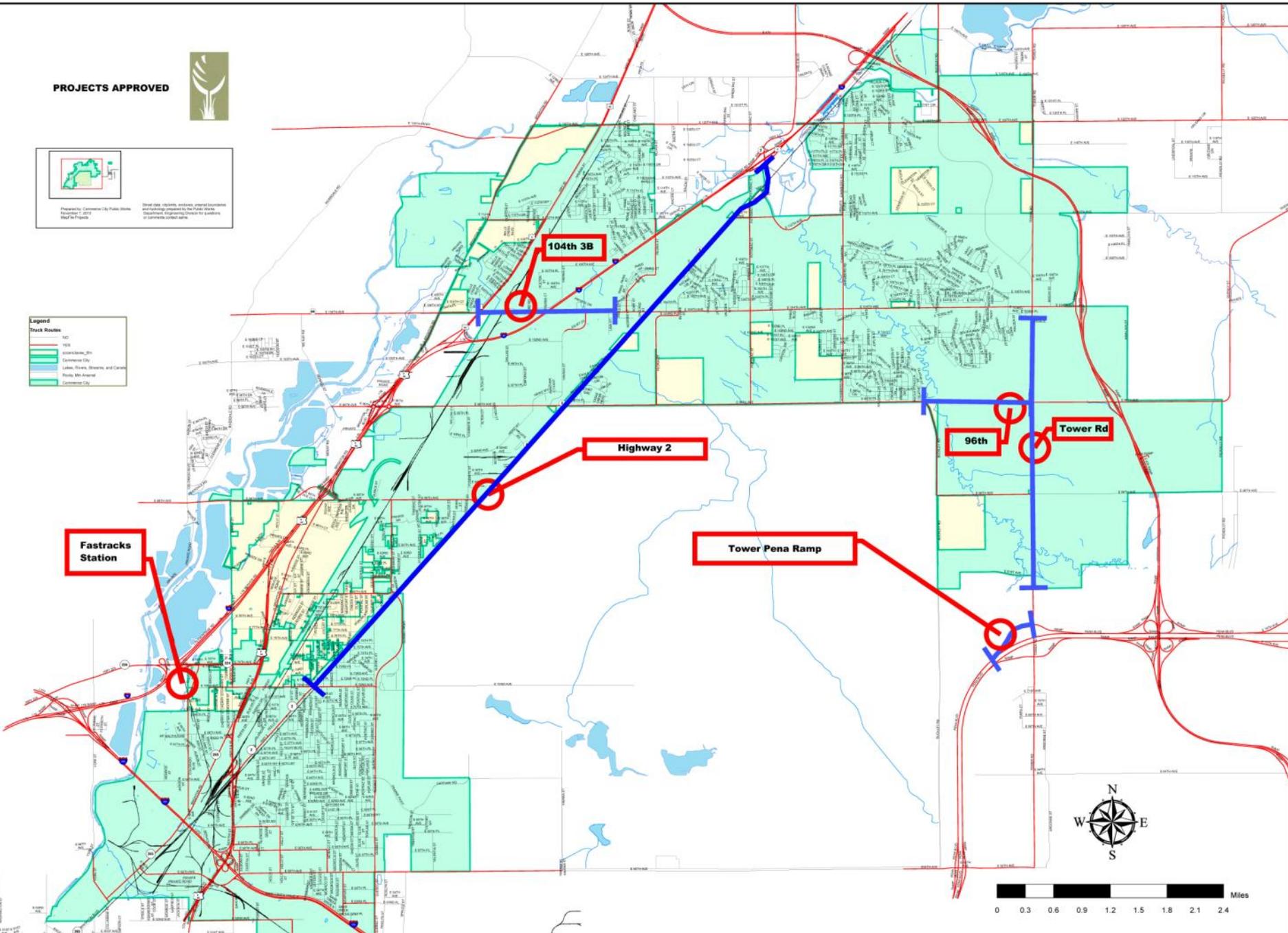


Street data, utilities, services, proposed locations and boundaries prepared by the Public Works Department, engineering provided by consultants. All rights reserved.

Legend

Truck Routes

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Projected Project Costs

Project	Construction Cost	Bond Cost/Year	O&M Cost/Year	Cumulative Cost/Year
New recreation center	\$35,865,000	(\$2,074,077)	(\$1,115,000)	(\$3,189,077)
Infrastructure for Second Creek	\$17,225,000	(\$996,123)	(\$7,436)	(\$4,192,636)
Existing recreation center additions	\$7,220,000	(\$417,534)	(\$310,000)	(\$4,920,170)
Seasonal outdoor pool	\$10,000,000	(\$578,301)	(\$350,000)	(\$5,848,471)
Three neighborhood parks	\$8,225,000	(\$475,653)	(\$278,000)	(\$6,602,124)
Widening Tower Road from 80th Ave. to 103rd Ave.	\$58,500,000	(\$3,383,061)	(\$22,308)	\$10,007,493



Next 90 Days

- Commence weekly updates in CM Report - Done ✓
- Refine project schedules - Ongoing
- Finalize staffing and consultant needs – Ongoing
- Create program templates (reporting, procurement) – Partially complete and Ongoing
- Issue RFPs and RFQs – on hold
- Final report from CH2MHill – February
- Complete Bond Issuance (1st Series - March)
- Finalize and Adopt Procurement Policy
- Develop Program templates for procurement
- Vendor Kick-off event

Next 90 Days

- Issue the following procurements:
 - Public Involvement contractor – RFP
 - Owner’s Representative for Vertical Facilities – RFQ
 - Outdoor Pool Design – RFQ



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- Next Weekly Update: February 24, 2014
 - Next Quarterly Update: May 5, 2014
 - Questions?