



Capital Projects Overview

Purpose

- **Identify Current Identified Needs**
 - Drainage facilities
 - Facilities
 - New parks & recreation amenities
 - Roads
- **Identify Funding Sources**
- **Plan for Capital Maintenance Projects**
- **Lay groundwork to develop Long-Term Strategy**



Classification of Projects

- **Identify Traditional New Construction Needs**
 - Drainage facilities
 - Facilities
 - New parks & recreation amenities
 - Roads
- **Operational Capital Projects**
 - Signals, bridge replacement, warning towers, sidewalk connections, drainage/water quality, park/road enhancements, studies
- **Preservation Capital Projects**
 - Long-term asset maintenance/replacement of roads, flatwork, parks, and golf assets
 - Facilities, fleet and information technology long-term capital projects use a similar approach, but funded through internal service funds, not CIPP



To Date Identified Needs

- **CDOT Projects requiring some City participation**
 - \$645,592,000 estimate
 - City share varies by project: (\$8 million for 120th & US85)
- **Drainage Projects**
 - \$75,463,816 estimate
 - Funding sources include General Fund & Drainage Basin Fees
- **Parks, Recreation, & Golf Projects**
 - \$172,440,511 estimate
 - Funding sources include Adams County Open Space, General Fund, & Lottery
- **Street Projects**
 - \$741,903,408 estimate
 - Funding sources include General Fund, Highway User Tax, Road Impact Fee, Solid Waste, & Transportation Tax
- **Utility Projects**
 - \$55,020,000 estimate
 - Funding sources include General Fund & Drainage Basin Fees
- **Estimated Total: \$1,052,827,735**



CIPP Funding Sources

- General Fund
- 2K (bonds)
- 2K (fund balance)
- Highway Users Tax
- Solid Waste
- AdCo Open Space
- Lottery
- Park Impact Fee
- AdCo Road & Bridge
- Road Impact Fee
- Transportation Tax
- Drainage Basins
- ECAGID
- ERAGID
- NIGID (currently very limited)
- Tax Increment Financing
- Airport revenue (future)
- CDBG (future)

How May 2K Be Used?

- **Ballot measure 2K was approved November 5, 2013**
 - Authorized issuance of \$166,000,000 in bonds
 - Approved a permanent one point increase in the sales & use tax rate
- **Projects authorized**
 - New recreation center
 - Major improvements to Tower Road
 - New seasonal outdoor pool in southern part of city
 - Three new neighborhood parks
 - Additions to the southern recreation center
- **Authorized ongoing projects and maintenance**
 - Parks, recreation, & roadway improvements
 - Maintenance of facilities built with 2K funding



Annual CIPP Funding Sources

Annual Sources of Funds		Est. Available	Notes
A.	General Fund transfer	\$ 2,900,000	Set by policy - flexible
B.	Transportation Tax	\$ 1,636,800	Keep ½ for refinancing
C.	Solid Waste	\$ 1,100,000	Restricted to streets
D.	Adams County Open Space	\$ 609,000	Restricted to PRG
E.	Conservation Trust (Lottery)	\$ 586,000	Restricted to PRG
F.	Road & Bridge Revenue from Adams County	\$ 608,000	Restricted to streets
G.	Highway User Tax	\$ 1,721,000	Restricted to streets
	Total	\$ 9,160,800	

Restricted & Targeted Annual CIPP Funding Sources

Annual Sources of Funds		Est. Available	Notes
H.	Annual “Excess” Revenue in 2K O&M Account	\$ 3,171,700	Estimate – parks, rec., streets
I.	Parks Impact Fee	\$ 651,000	Varies with permits
J.	Road Impact Fee	\$ 805,700	Varies with permits
K.	DFA 0053 Drainage Basin	\$ 85,000	Varies with permits
L.	2 nd Creek Drainage Basin	\$ 185,000	Varies with permits
M.	Buffalo Run Tributary Basin	\$ 69,500	Varies with permits
N.	3 rd Creek Drainage Basin	\$ 8,500	Varies with permits
	Total	\$ 4,976,400	

Plan for Capital Maintenance Projects

- Use the annual CIPP funding sources primarily for **Operational and Preservation Capital Projects** and, to a limited extent, new projects
 - \$2,900,000 flexible (GF)
 - \$5,065,800 roads/streets
 - \$1,195,000 parks, recreation, golf

Plan for New Capital Projects

- Use the restricted and targeted CIPP funding sources for new capital projects
 - \$3,171,700 flexible (2K)
 - \$ 805,700 roads (Road Impact - districts)
 - \$ 651,000 parks, recreation, golf (Park Imp)
 - \$ 263,100 drainage (depending on basin)
- 2K bonds (\$37 million capacity left)
- General Improvement Districts

NIGID

- Original purpose was to fund water & sewer main trunk lines (1998)
- The intent of 2005 ballot language was to fund new street capital projects
- Current interpretation is that the tax revenue may only be used to pay bonds
- Effectively cannot fund much in projects
 - There is some non-tax revenue

EDAGID & ERAGID

- 2013 purpose is to fund drainage, parks, recreation, streets, trails, transportation, utilities, & water & sewer trunk lines
- Limit is assessed valuation to support bond payments (debt service) & projects
- Effectively can fund many projects in future

Identified Projects

<u>Parks & Trails Project Partial Master List</u>			Cost to Develop (incl water taps)	Year of Estimate	<u>City Share</u>
Buckley Crossing Neighborhood Park: Buckley Rd., North of 112th (Buckley Crossing)			\$ 3,593,979	2019	\$ 3,593,979
Box Elder Neighborhood Park: Hayesmont Mile Rd. & 128th Ave.			\$ 3,593,979	2019	\$ 3,593,979
Second Creek Farms Neighborhood Park: Buckley/Tower Road, south of 96th & north of 88th			\$ 3,979,674	2019	\$ 3,979,674
Third Creek Neighborhood Park: Picadilly Road & 104th Ave.			\$ 3,593,979	2019	\$ 3,593,979
Section 14 Neighborhood Park: Picadilly Road & 96th Avenue			\$ 3,593,979	2019	\$ 3,593,979
Reunion Neighborhood Park: Potomac, north of 96th Avenue			\$ 3,593,979	2019	\$ 3,593,979
Foxton Village/Reunion Neighborhood Park: Chambers Road, north of 96th Ave.			\$ 3,593,979	2019	\$ 3,593,979
First Creek Community Park: Havana Street and 104th Ave.			\$ 16,129,950	2019	\$ 16,129,950
Second Creek Community Park: Second Creek, North of 112th to Highway 2			\$ 31,368,263	2019	\$ 31,368,263
Buckley Community Park: Buckley Road and 96th Avenue			\$ 14,915,009	2019	\$ 14,915,009
Box Elder Community Park: Watkins Mile Road & 128th Ave.			\$ 17,952,360	2019	\$ 17,952,360
Fulton Ditch Greenway: Along Fulton Canal from O'Brian Canal to 120th Ave.			\$ 7,123,692	2019	\$ 7,123,692
Barr Lake Loop: Links Third Creek to Barr Lake State Park			\$ 1,402,173	2019	\$ 1,402,173
Greenway Links: Throughout Northern Range			\$ 9,300,848	2019	\$ 9,300,848
First Creek Greenway: Follows First Creek from RMANWR to S. Platte River Floodplain Open Space			\$ 5,142,372	2019	\$ 5,142,372
Second Creek Greenway: Follows Second Creek from the City limits at I-76 in the northwest to the City limits near 81st Ave. in the southeast			\$ 7,405,348	2019	\$ 7,405,348
Third Creek Greenway: Follows Third Creek from the O'Brian Canal to the western boundary of DIA.			\$ 1,092,870	2019	\$ 1,092,870
O'Brian Canal Greenway: Follows the O'Brian Canal from Sand Creek to Barr Lake State Park			\$ 16,303,976	2019	\$ 16,303,976
Burlington Canal Greenway: Follows the Burlington Canal from First Creek Community Park to Second Creek Community Park			\$ 3,460,546	2019	\$ 3,460,546
Prairie Trail Greenway and Prairie Conservation Area: Gun Club Road to Box Elder Creek			\$ 2,639,385	2019	\$ 2,639,385
Box Elder Creek Greenway: 120th Ave. to 136th Ave. following Box Elder Creek			\$ 948,529	2019	\$ 948,529
E-470 Trail: Follows E-470 right-of-way through Commerce City			\$ 8,842,787	2019	\$ 8,842,787
Buckley Parkway : Follows the proposed Buckley Parkway linking 2nd Creek and 3rd Creek Greenways as well as 3 parks.			\$ 2,868,855	2019	\$ 2,868,855
Golf Course conversion from well to tap			?		
Outdoor aquatic facility in north			?		
Expansion of Bison Ridge Recreation Center			?		
<u>Parks & Trails Project Estimate Total</u>		<u>\$ 17,244,051</u>	<u>\$ 172,440,511</u>		<u>\$ 172,440,511</u>

Identified Projects

<u>Priority Projects for CDOT</u>	<u>Design</u>	<u>Construction</u>	<u>Year</u>	<u>City Share</u>
US-85 & 120th Avenue Interchange	\$ 7,623,400	\$ 76,234,000	2018	\$ 8,000,000
US-85/Vasquez Improvements: I-270 - 62nd Ave.	\$ 6,118,400	\$ 61,184,000	2018	?
I-270 Widening: I-70 - I-76	\$ 79,754,800	\$ 398,774,000	2018	?
88th Avenue Widening: I-76 - Hwy 2	\$ 2,150,000	\$ 21,500,000	2018	?
104th Avenue Widening: McKay Road - US-85	\$ 4,060,000	\$ 40,600,000	2018	?
120th Avenue Widening: Sable Blvd. - E-470	\$ 2,970,000	\$ 29,700,000	2018	?
E-470 at 88th Avenue - new interchange	\$ 1,760,000	\$ 17,600,000	2018	?
56th/58th Avenue Corridor Connection			2018	?
I-76 Ramp at 74th Avenue			2018	?
72nd Avenue Multimodal Corridor			2018	?
O'Brian Canal Loop Trail			2018	?
Race Ct/Brighton Road Intersection			2018	?
Bike Share Program			2018	?
<u>Drainage Project Partial Master List</u>	<u>Design</u>	<u>Construction</u>	<u>Year</u>	<u>City Share</u>
Bufallo Run Outfall 3rd Creek Connection	\$ 108,900	\$ 253,380	2003	\$ 253,380
Catellus Drainage Structure Under RR & O'Brian Canal	\$ 100,000	\$ 1,000,000	2016	\$ 1,000,000
Detention Pond and Drop Structure (S of 88th)	\$ 255,000	\$ 1,700,000	2003	\$ 1,700,000
East 88th Ave. 10x30x120 box culvert at Second Creek	\$ 50,981	\$ 509,813	2008	\$ 509,813
Fairfax Park Drainage Outlet Reconstruction	\$ 75,000	\$ 750,000	2018	\$ 750,000
First Creek Channel Improvement	\$ 1,500,000	\$ 15,000,000	2010	\$ 15,000,000
Irondale Regional Detention Ponds	\$ 700,000	\$ 7,000,000	2016	\$ 7,000,000
Maul Reservoir	\$ 795,000	\$ 7,950,000	2016	\$ 7,950,000
Mile Hile Greyhound Park Detention Pond	\$ 200,000	\$ 2,000,000	2015	\$ 2,000,000
O'Brian Canal Diversion Structure	\$ 75,216	\$ 426,226	2003	\$ 426,226
Ragweed Draw Regional Detention Pond B	\$ 874,000	\$ 8,740,000	2020	\$ 8,740,000
Second Creek Regional Drainage Pond - Parcel K/88th Ave.	\$ 601,740	\$ 6,017,397	2017	\$ 6,017,397
Second Creek Regional Drainage Pond - 112th Ave.	\$ 911,700	\$ 9,117,000	2020	\$ 9,117,000
Third Creek Regional Drainage Improvements	\$ 1,500,000	\$ 15,000,000	2010	\$ 15,000,000
<u>Drainage Project Estimate Total</u>	<u>\$ 7,747,537</u>	<u>\$ 75,463,816</u>		<u>\$ 75,463,816</u>

Identified Projects

<u>Street Project Partial Master List</u>	<u>Design</u>	<u>Construction</u>	<u>Year</u>	<u>City Share</u>
Alton Street Rebuild: 88th to 112th	\$ 175,000	\$ 1,750,000	2010	\$ 1,750,000
Bridge Replacement: Brighton Road over Fulton Ditch	\$ 120,000	\$ 1,200,000	2017	\$ 1,200,000
Bridge Replacement: Potomac Street over O'Brian Canal	\$ 140,000	\$ 1,400,000	2017	\$ 1,400,000
Bridge (Culvert) Repair: Peoria Street over Burlington Ditch	\$ 19,000	\$ 190,000	2017	\$ 190,000
Brighton Road Overlay: 104th to 112th	\$ 200,000	\$ 2,000,000	2018	\$ 2,000,000
Brighton Road Rebuild: 104th to 112th	\$ 755,000	\$ 7,550,000	2017	\$ 7,550,000
Buckley Rd, 112th to 120th	\$ 900,000	\$ 9,000,000	2003	\$ 9,000,000
Buckley Rd, Tower to 112th	\$ 450,000	\$ 3,600,000	2003	\$ 3,600,000
Chambers Rd, 96th to 104th Ave	\$ 456,700	\$ 4,567,000	2020	\$ 4,567,000
Chambers Rd Bridge at Second Creek	\$ 56,646	\$ 320,993	2003	\$ 320,993
Chambers Rd, 104th to 112th Ave	\$ 1,567,000	\$ 15,670,000	2020	\$ 15,670,000
Colorado Blvd.	\$ 1,700,000	\$ 17,000,000	2011	\$ 17,000,000
Degeorgio Subdivision Road Improvements: 88th to 112th	\$ 285,000	\$ 2,850,000	2010	\$ 2,850,000
Derby Utility Line Undergrounding	\$ 186,000	\$ 1,860,000	2010	\$ 1,860,000
East 56th Ave. Reconstruction: Brighton to Vasquez	\$ 683,000	\$ 6,830,000	2016	\$ 6,830,000
East 88th Ave.: Brighton Road to Hwy 2 (no grade separation)	\$ 2,660,000	\$ 26,600,000	2016	\$ 26,600,000
East 88th Ave.: Dahlia to UPRR	\$ 2,580,000	\$ 25,800,000	2008	\$ 25,800,000
East 88th Ave.: UPRR to Hwy 2	\$ 1,380,000	\$ 13,800,000	2008	\$ 13,800,000
East 88th Ave.: Buckley to Picadilly	\$ 3,440,000	\$ 34,400,000	2008	\$ 34,400,000
East 88th Ave.: E-470 Interchange	\$ 920,000	\$ 9,200,000	2008	\$ 9,200,000
East 96th Ave.: Platte River to I-76	\$ 1,460,000	\$ 14,600,000	2008	\$ 14,600,000
East 96th Ave.: I-76 to SH 2	\$ 3,270,000	\$ 32,700,000	2008	\$ 32,700,000
East 96th Ave.: I-76 to SH 2 (no grade separation)	\$ 755,000	\$ 7,550,000	2016	\$ 7,550,000
East 96th Ave.: SH 2 to Buckley	\$ 2,050,000	\$ 20,500,000	2016	\$ 20,500,000
East 96th Ave.: Tower Rd. to E-470	\$ 1,575,903	\$ 15,759,031	2008	\$ 15,759,031
East 96th Ave.: E-470 Interchange	\$ 530,000	\$ 5,300,000	2008	\$ 5,300,000
East 96th Ave.: E-470 to Picadilly	\$ 2,364,097	\$ 23,640,969	2008	\$ 23,640,969
East 100th Avenue Road Improvements: 88th to 112th	\$ 265,000	\$ 2,650,000	2010	\$ 2,650,000

Identified Projects

<u>Street Project Partial Master List</u>	<u>Design</u>	<u>Construction</u>	<u>Year</u>	<u>City Share</u>
East 104th Avenue Median Modifications: US-85 to Lima Street	\$ 82,160	\$ 821,600	2017	\$ 821,600
East 104th Avenue Road Improvements: Brighton Road to US-85	\$ 745,000	\$ 7,450,000	2010	\$ 7,450,000
East 112th Avenue Road widening at 11351 E. 112th	\$ 30,000	\$ 218,000	2010	\$ 218,000
East 112th Ave, Potomac to Chambers including storm pond	\$ 2,048,685	\$ 20,486,851	2018	\$ 17,461,290
East 112th Ave, Chambers to Parkside Drive North	\$ 984,387	\$ 9,843,865	2018	\$ 4,659,299
East 112th Ave, Parkside Drive North to Tower	\$ 1,147,773	\$ 11,477,732	2018	\$ 5,699,256
East 120th Ave.: US 85 to Peoria St.	\$ 1,050,000	\$ 10,500,000	2008	\$ 10,500,000
East 120th Ave.: SH 2 to I-76	\$ 160,000	\$ 1,600,000	2008	\$ 1,600,000
East 120th Ave.: RR Overpass	\$ 300,000	\$ 3,000,000	2008	\$ 3,000,000
East 120th Ave.: I-76 to Tower Rd.	\$ 5,135,749	\$ 51,357,485	2008	\$ 51,357,485
East 120th Ave.: Tower Rd. to Picadilly	\$ 8,615,749	\$ 86,157,485	2008	\$ 86,157,485
East 120th Ave.: Picadilly to Watkins Rd.	\$ 12,000,000	\$ 120,000,000	2008	\$ 120,000,000
East 64th Avenue Rebuild: Brighton Blvd to Mill Road	\$ 155,000	\$ 1,546,000	2010	\$ 1,546,000
Havana St, 100th to 104th	\$ 468,750	\$ 3,000,000	2003	\$ 3,000,000
High Plains Pkwy: 104th Ave. to 120th Ave.	\$ 5,700,000	\$ 57,000,000	2008	\$ 57,000,000
Ivy Street Rebuild	\$ 45,000	\$ 460,000	2010	\$ 460,000
Onramp to I-76 from East 74th Avenue	\$ 1,250,000	\$ 12,500,000	2018	\$ 12,500,000
Pave dirt roads		?		
Picadilly: 75th Ave. to 112th Ave.		?		
Potomac Parkway	\$ 1,262,500	\$ 12,625,000	2020	\$ 12,625,000
Rosemary Street Widening	\$ 950,000	\$ 9,500,000	2018	\$ 9,500,000
US-85 & 120th Avenue Interchange (possible City share)	\$ 800,000	\$ 8,000,000	2020	\$ 8,000,000
US-85 & 104th Avenue Interchange (possible City share?)	\$ -	?		\$ -
Vasquez Improvements	\$ 1,150,000	\$ 11,500,000	2017	\$ 11,500,000
Yosemite Street & O'Brian Canal Bridge: 92nd Ave. to 93rd Pl.	\$ 230,000	\$ 2,310,000	2010	\$ 2,310,000
Yosemite Street Improvements: 88th Ave. to 112th Ave.	\$ 625,000	\$ 6,250,000	2010	\$ 6,250,000
<u>Streets Project Estimate Total</u>	<u>\$ 75,879,098</u>	<u>\$ 755,892,011</u>		<u>\$ 741,903,408</u>

Identified Projects

<u>Priority Projects for Utilities</u>	<u>Design</u>	<u>Construction</u>	<u>Year</u>	<u>GID Share</u>
Extending utilities to East of E-470	\$ 1,370,000	\$ 13,700,000	2020	\$ 13,700,000
Pressure Zone 41 Piping & Storage	\$ 3,500,000	\$ 35,000,000	2020	\$ 35,000,000
Sewer collector main in Third Creek basin	\$ 632,000	\$ 6,320,000	2020	\$ 6,320,000
?	\$ -			\$ -
?	\$ -			\$ -
<u>Utilities Projects Estimate Total</u>	<u>\$ 26,361,746</u>	<u>\$ 263,617,458</u>		<u>\$ 55,020,000</u>

Parks, Trails, & Open Space Projects	\$172,440,511
Drainage Projects	\$75,463,816
Street Projects	\$741,903,408
CDOT Project Match for 120 th & US85	\$8,000,000
<u>Utility Projects</u>	<u>\$55,020,000</u>
Total Estimated Cost	\$1,052,827,735

Recommended Strategy 1

- Use Annual CIPP Funding Sources for operational & preservation capital and limited new projects

Annual Sources of Funds		Est. Available
A.	General Fund transfer	\$ 2,900,000
B.	Transportation Tax	\$ 1,636,800
C.	Solid Waste	\$ 1,100,000
D.	Adams County Open Space	\$ 609,000
E.	Conservation Trust (Lottery)	\$ 586,000
F.	Road & Bridge Revenue	\$ 608,000
G.	Highway User Tax	\$ 1,721,000
	Total	\$ 9,160,800

Recommended Strategy 2

- Use the restricted and targeted CIPP funding sources for new capital projects
 - \$3,171,700 flexible (2K)
 - \$ 805,700 roads (Road Impact by districts)
 - \$ 651,000 parks, recreation, golf (Park Imp)
 - \$ 263,100 drainage (depending on basin)
- 2K bonds (\$37 million capacity left)
- Benefit: estimated \$4,891,599 per year



Recommended Strategy 3

- Reunion sales & use tax agreement
 - \$18,689,180 expended by Reunion
 - \$11,113,085 paid to Reunion (Permit Fees, Road Impact, S&U Tax)
- Either extend the agreement, or
- Dedicate those fees & taxes to projects
- Benefit: \$151,339,000 projects funded



Recommended Strategy 3 con't

Project	Estimated Cost
Chambers Road/North	\$ 15,670,000
112th Avenue Phase 3	\$ 15,500,000
High Plains Parkway	\$ 14,410,000
Potomac Parkway	\$ 12,625,000
96yh Avenue	\$ 15,600,000
112th Avenue Phase 2	\$ 9,200,000
Chambers Road/South	\$ 4,567,000
Landmark Drive	\$ 6,530,000
First Creek Bridge at 96th Avenue	\$ 4,400,000
112th Avenue Phase 4	\$ 5,100,000
Subtotal Transportation Projections	\$ 103,602,000
Subtotal Potential Drainage Projects	\$ 47,737,000
Total Potential Projects	\$ 151,339,000

Recommended Strategy 4

- Use ECAGID & ERAGID for projects benefiting their inclusion area
 - \$2,000,000,000 authorized debt limit each
 - Modeling based on estimated levels of development indicate \$400,000,000 of projects may be funded over next 50 years
- Benefit: \$400,000,000 projects funded



Recommended Strategy 5

- Ask NIGID voters for authorization to use taxes to fund projects benefiting their area
 - Current mill levy is 20 mills
 - May be able to lower mill levy again prior to vote on ballot measure
- Benefit: depends on authorization & mill levy



Recommended Strategy 6

- Form Northern DIAGID when development wants to start north of DIA
 - Start mill levy at 30 mills
 - May be able to lower mill levy later
- Benefit: depends on authorization & mill levy



Recommended Strategies

- Strategy 2
 - \$4,891,599 per year
 - \$244,579,950 over 50 years
- Strategy 3
 - \$151,339,000 over ? years (must be calculated)
- Strategy 4
 - \$400,000,000 over 50 years
- Benefit: \$795,918,950 projects funded



Recommended Strategies

- Strategy 2: \$244,579,950 over 50 years
- Strategy 3: \$151,339,000 over ? years
- Strategy 4: \$400,000,000 over 50 years
- Benefit: **\$795,918,950** projects funded
- Identified Needs: **\$1,052,827,735**
- **Gap: \$256,908,785**



Recommended Strategies

- What information does Council need in preparation for determining long-term strategy?
- Discussion/questions?





Discussion

