2027-2031 Draft Capital Improvement Program

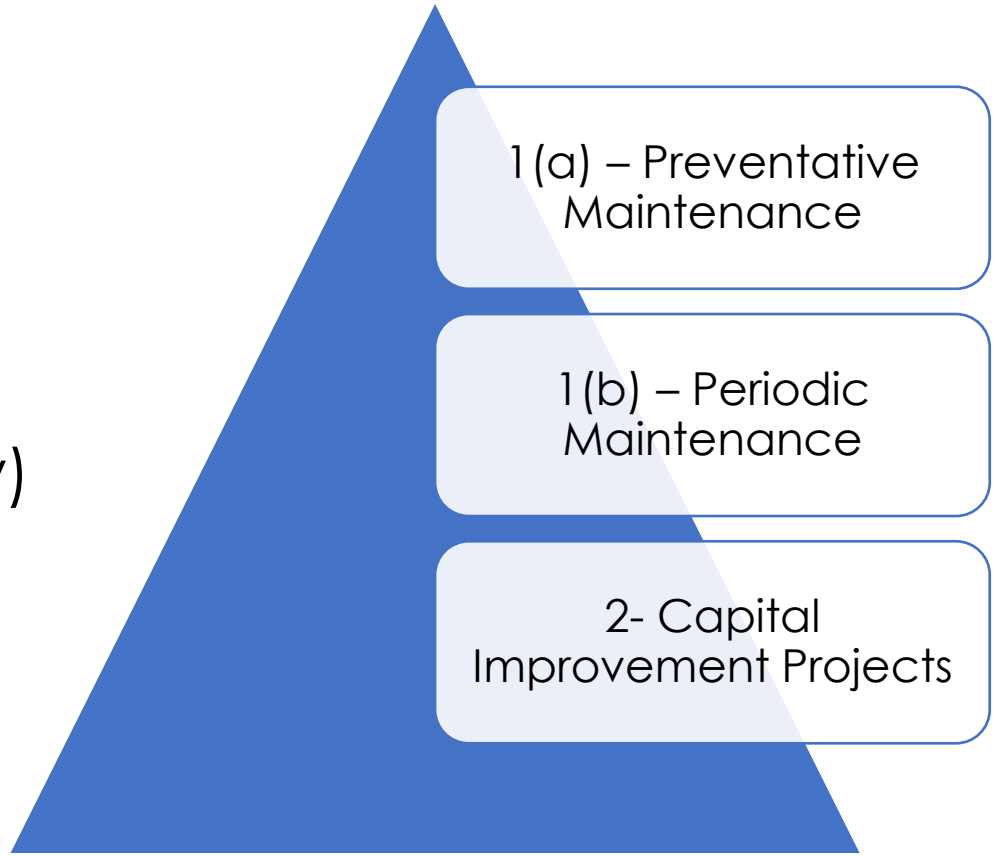
July 20, 2026

Pres 26-145

Commerce CITY

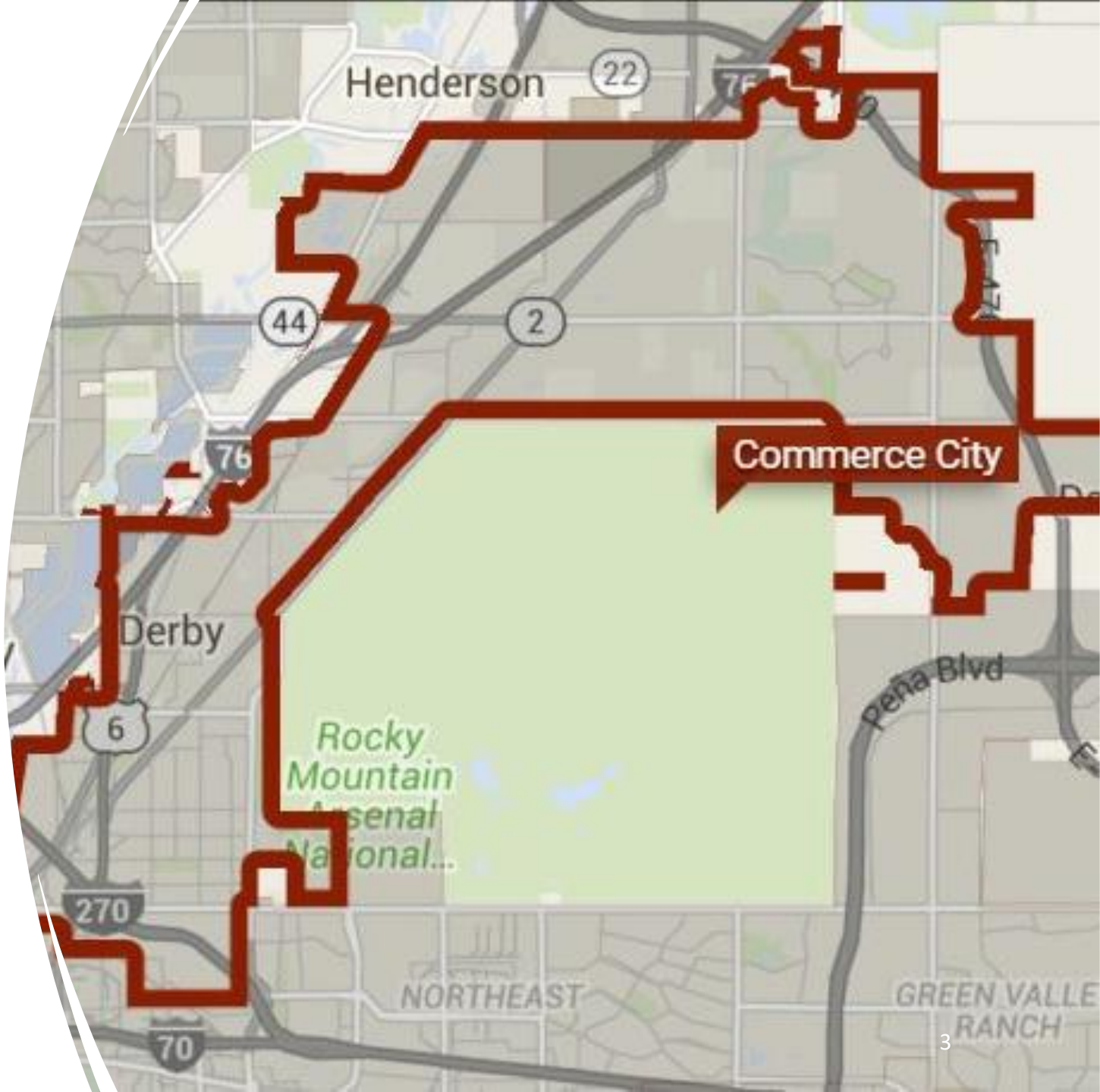
Capital Investment Program (CIP)
Process Overview

- CIP Team
- Project Categorization
- Project Prioritization/Scoring
- Charter Provisions
- Five-Year CIP (updated annually)
- Funding Sources



CIP Process Timeline

- March – CIP Team Kickoff Meeting
- April – Project Information Session
- May – Project Scoring/Funding Availability
- June – Project Prioritization/Selection
- July – City Council Study Session



CIP Project Categorization

- **1. Capital Maintenance Projects** – Maintenance or replacement of existing City assets needed to meet regulatory or operational requirements
  - **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

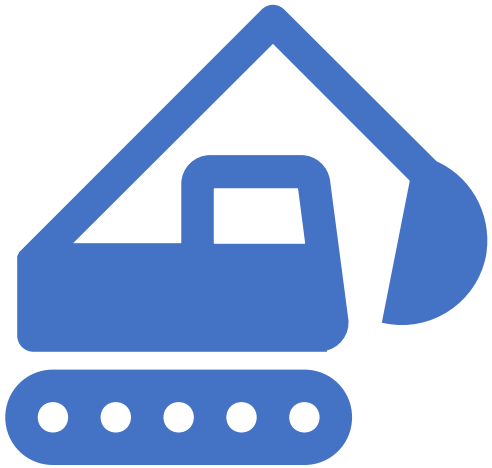
1(a) Projects

Public Works	2027
Bridge Maintenance Program	200,000
Concrete Flatwork	600,000
Core City Infrastructure	*375,000*
Core City Sidewalks	400,000
Crack Repair Program	500,000
Pavement Marking Improvements	175,000
Pavement Management Program	*4,800,000*
Pedestrian Crossing Improvements	150,000
Railroad Crossing Replacement	290,000
Street Lighting	300,000
Street Reconstruction	*700,000*
Traffic Calming	50,000
Traffic Signal Maintenance	600,000
Total - Public Works	**9,140,000**
PRG Preservation	1,515,800
Total - Parks Rec and Golf	**1,515,800**
Grand Total	**10,655,800**

Figures in blue reviewed with council during 5.11.26 council meeting

CIP Dedicated Funding Sources

- 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)



CIP Revenue Allocation Methodology

Capital Expenditures Fund Revenues

Highway Users Tax

Road & Bridge

Transportation Tax

Open Space Tax

2026 Beginning Fund Balance
(Less amounts used for 2025 CIP)

<u>+ 50% of 2027 Projected Revenues</u>

= Amount Available to Allocate

Interfund Transfers to CIP

General Fund Transfers

Special Revenue Fund Transfers

Non-Major Capital Fund Transfers

Internal Service Fund Transfers

Capital Projects

CIP Project Scoring Criteria

	Criteria	Definition
A	Obligations & Commitments (Federal/State/Local Mandate or Other Legal Obligation or related to Regional Partnership)	**Factor 1:** 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 **Factor 2:** 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 **(if either Factor is met, enter a 5; if neither is met, enter a 0)**
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)
C	Public Safety	Degree to which project relates to public safety (reduces risk, prevents injury, reduces liability, promotes safety of individuals within the community)
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
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.
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
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

Fund Balance Review

	General Fund	2K Restricted
2025 Ending Fund Balance (UNAUDITED)	**$ 116,659,109**	**$ 16,627,873**
Nonspendable	(269,325)	
TABOR 3% Emergency Reserve	(4,926,091)	
2K Capital and Operations	(16,627,873)	
Operating Reserves	(12,944,011)	
Safeguard Reserves	(19,904,479)	
Defined Contribution Plan	(5,795,016)	
Parks, Recreation & Golf Equipment Reserve	(1,765,222)	
Employee Assisted Housing Program Reserve	(125,345)	
Remaining Unassigned General Fund Balance (at 12/31/25)	**$ 54,301,747**	**$ 16,627,873**
Amount Budgeted to Balance 2026 Budget - Non-2K	(4,244,077)	
Amount Budgeted to Balance 2026 Budget - 2K		(3,973,663)
Ordinance 2756 - Flock Expansion Project	(239,948)	
Ordinance 2782 - Ice Rink	(463,040)	
Remaining Unassigned Fund Balance	**$ 49,354,682**	**$ 12,654,210**

Selected Projects

Project	Type	2027 Request	Funding Source(s)
E. 68th Ave Colorado to Brighton	2	$600,000	General Fund
ADA Ramp Replacements	2	$1,000,000	General Fund
Safety Action Plan Implementation	2	$500,000	General Fund
Chambers Road - 105th - 116th	2	$3,000,000	2K
HWY 2 Street Light Theft Prevention	2	$565,621	General Fund
CC Generator	1(b)	$800,000	General Fund
GC Well House	1(b)	$335,000	2K
Bison Ridge Pool Replaster	1(b)	$280,000	2K
Colorado Blvd Project Design	2	$500,000	General Fund
Bison Ridge Park	2	$525,000	Park Impact Fees
Total		**$8,105,621**	

Funding Requirements

General Fund	$3,965,621
2K	$3,615,000
Parks Impact Fees	$525,000
Total	$8,105,621

Strategic Alignment

- Chambers, 68th Ave, Safety Action Plan, Hwy 2 were all adopted as high priorities in the Transportation Master plan (pg. 105).
- Bison Ridge Park will accomplish Parks Master plan priority of adding pickle ball courts (pg. 104)

Horizon Project List

2027-2031 Capital Investment Program

Draft Horizon Projects List

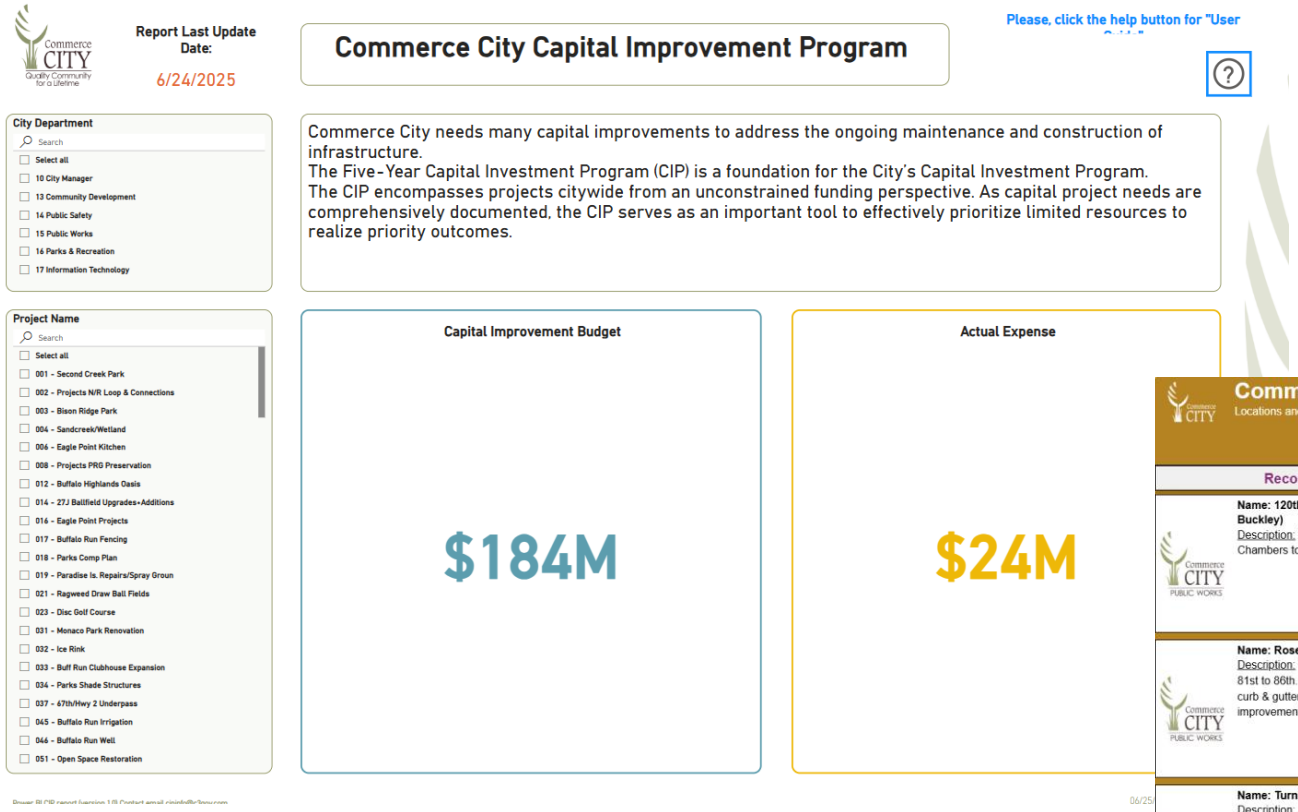
This list summarizes unfunded projects not included in the 2027-2031 Capital Improvement Program (CIP). These projects have been identified as capital needs, however, are not affordable under current revenue forecasts. Projects are not listed in priority order. Cost estimates include all funding sources (internal and external to the City).

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 Corridor Improvements	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	104th Avenue - S Platte River to US 85	6,000,000	-	-	-	6,000,000
6	Tower Road Widening	29,450,000	-	-	-	29,450,000
7	E 96th Ave (I-76 to Hwy 2)	33,750,000	-	-	-	33,750,000
8	Ivy Street Reconstruction	2,250,000	-	-	-	2,250,000
9	E 112th Ave Widening (Potomac to Chambers)	19,000,000	-	-	-	19,000,000
10	E 96th Ave - Eagle Creek Pkwy to Chambers Rd	33,750,000	-	-	-	33,750,000
11	E 112th Ave Widening (US85 to Havana)	11,700,000	-	-	-	11,700,000
12	MSC Access and Parking Areas	2,000,000	-	-	-	2,000,000
13	Chambers Road Improvements (E 96th to 103rd)	18,500,000	-	-	-	18,500,000
14	High Plains Parkway	37,200,000	-	-	-	37,200,000
15	Intersection Traffic Improvements	1,100,000	-	-	-	1,100,000
16	GC Retaining Walls	200,000	-	-	-	200,000
17	Photometric Studies	250,000	-	-	-	250,000
18	E Tower Road & 2nd Creek Plaza Signal	1,000,000	-	-	-	1,000,000
19	E 88th & Rosemary RR preemption	700,000	-	-	-	700,000
20	Traffic Signal System Upgrades	175,000	-	-	-	175,000
21	MSC Roof Replacement	900,000	-	-	-	900,000
22	MSC Building C Underground Plumbing	750,000	-	-	-	750,000
23	Evidence Building Study	50,000	-	-	-	50,000
24	MSC Bathroom Remodel	1,000,000	-	-	-	1,000,000
25	CC Roof Membrane	900,000	-	-	-	900,000
26	GC Equipment Covered Storage	3,250,000	-	-	-	3,250,000
27	MSC B&C Mechanical	1,200,000	-	-	-	1,200,000
28	MSC Building Ceiling Tile	300,000	-	-	-	300,000
29	MSC Millwork	200,000	-	-	-	200,000
30	GC Maintenance additional Space	4,462,000	-	-	-	4,462,000
31	CC MS Upgrade	6,250,000	-	-	-	6,250,000
32	MSC Building Expansion	39,800,000	-	-	-	39,800,000
33	Bison Ridge Addition	20,800,000	-	-	-	20,800,000
34	MSC Overhead Doors	700,000	-	-	-	700,000
35	Bison Ridge Lap Pool	20,000,000	-	-	-	20,000,000
36	Asphalt Art Program	375,000	-	-	-	375,000
37	E 96th Ave Traffic Signal/Curb	1,160,000	-	-	-	1,160,000
38	HWY 2 Corridor Study Implementation	12,750,000	-	-	-	12,750,000
39	HWY 2 Median Phase 2	1,400,000	-	-	-	1,400,000
40	Traffic Signal E 104th/Brighton	215,000	-	-	-	215,000
41	Traffic Signal Tower Road/ Second Creek	1,125,000	-	-	-	1,125,000
42	Eagle Point Pool Heaters	850,000	-	-	-	850,000
43	CCPD Practice Range	965,000	-	-	-	965,000
44	EP RTU Replacement	3,570,000	-	-	-	3,570,000
45	60th and Vazquez	TBD	-	-	-	TBD
46	72 Ave - Colorado to US85	TBD	-	-	-	TBD
47	Tower Road Bridge	TBD	-	-	-	TBD
48	Sable and Potomac	TBD	-	-	-	TBD
49	104th Ave	TBD	-	-	-	TBD
50	72nd and Ivanhoe	TBD	-	-	-	TBD
51	Eudora St and Sand Creek Drive signal	TBD	-	-	-	TBD
52	City Pushbutton Upgrades	TBD	-	-	-	TBD
53	Peoria Parkway	TBD	-	-	-	TBD
54	Elm Drive	TBD	-	-	-	TBD
55	Picadilly Road	TBD	-	-	-	TBD
56	96th Tower to E-470	TBD	-	-	-	TBD
Total Horizon Projects List		**$ 338,182,000**	**$ -**	**$ -**	**$ -**	**$ 315,772,000**

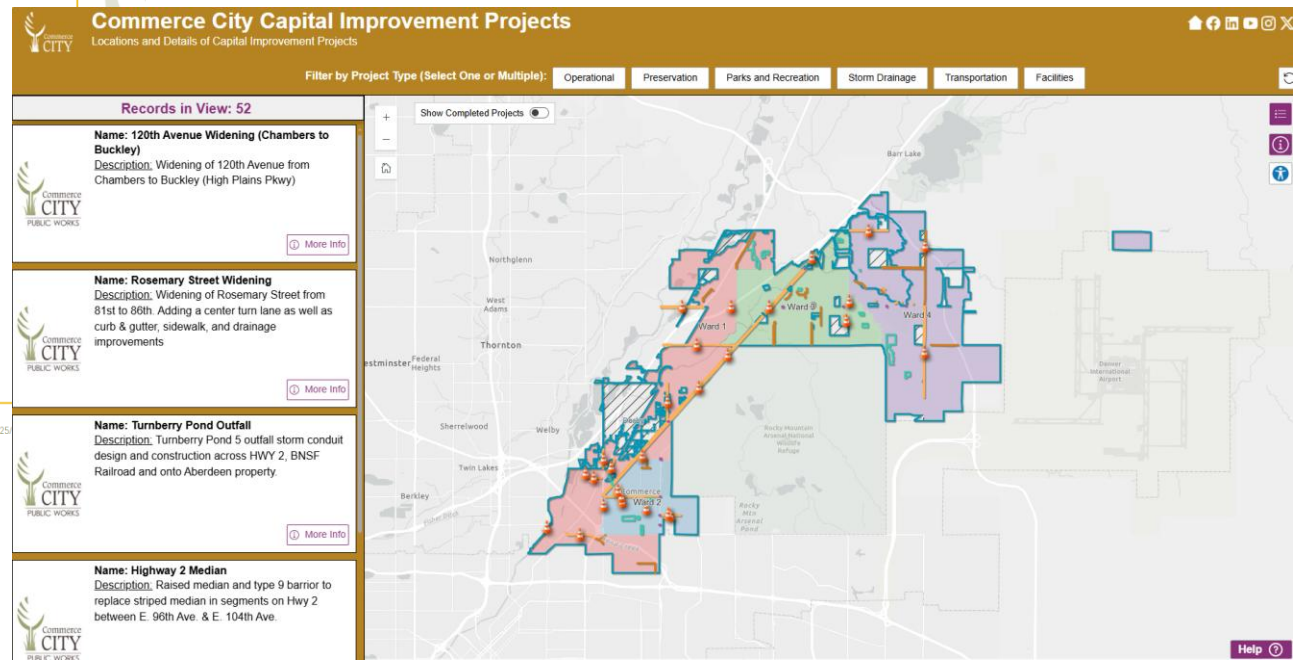
See Draft Horizon Projects List attachment for legible version.

CIP Dashboard

Microsoft Power BI



Capital Improvement Project Tracking



Discussion

What does the Ideal CIP package look like?

Supplemental Information

July 21, 2025

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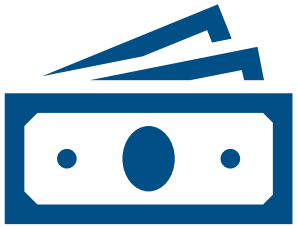
1(a) Preventative Maintenance
"Tier 1 Projects"



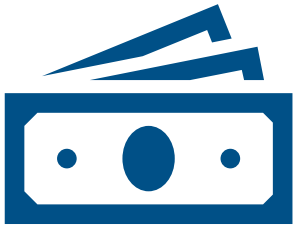
Philosophy: Focus on preventative maintenance projects:

Deferred Maintenance Costs
Efficient Use of Funding
Financial Baseline
Decreases Unplanned Downtime

Project Examples:

Bridge Maintenance
Concrete Flatwork
Parks Repair and Replacement

1(b) Periodic Maintenance



Philosophy: Focus on maintaining existing City assets:

Maintain asset value over life of asset

Less frequent (non-annual) maintenance plans

Efficient Use of Funding

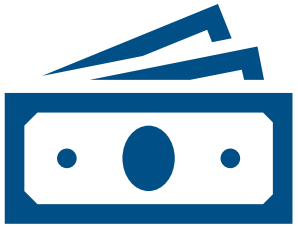
Project Examples:

Paradice Island Repairs

Buffalo Run Golf Course Concrete Repairs

City Parking Lot Repairs

2 – Capital Improvement Projects



Philosophy: Focus on needs of growing city with limited resources:

New "One and Done" Projects

Extensive Planning (design, engineering, construction)

Project prioritization and funding availability

Regional partnerships

Project Examples:

Traffic Signal Upgrades

Road Improvement/Widening

Drainage Improvements

Technology Infrastructure Improvements

CIP Project Status Definitions

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.

CIP Project Page Walk-through

Wayfinding Project

Strategic Plan Initiative

3. Develop and maintain public infrastructure, facilities, and transportation to improve community appearance and encourage continued development

Department: *Community Development*
Project Category: *2. Capital Improvement*
New World Account: TBD
Ward: *All Wards*
Anticipated Start Date: *1/1/2025*
Anticipated Completion Date: *12/31/2028*

Project Description:

Through a comprehensive evaluation of wayfinding signage, we aim to create a sense of place by reinforcing our City's brand identity and promoting the different locations/attractions. Through studies and surveys, we realize that the city does not support the community or visitors in navigating the city, traffic, attractions, neighborhoods, etc.

This project aims to create city unity and support our diverse community by encouraging community connectivity, fostering civic pride, and improving resident health and wellness. As a result of the study, we will also have a direction and plan to promote a balanced, thriving, and inclusive city economy that cultivates, attracts, and retains business.

Funding Sources

Year	General Fund	Highway Users Tax	Transportation Tax	Solid Waste	2K	Total
2025	750,000					$ 750,000
2026	500,000					$ 500,000
2027	250,000					$ 250,000
2028						$ -
2029						$ -
Total	$ 1,500,000	$ -	$ -	$ -	$ -	$ 1,500,000

Project Cost Estimates Per Year

Year	Planning	Design	Pre-Construction	Construction	Other Capital	Total
2025				750,000		$ 750,000
2026				500,000		$ 500,000
2027				250,000		$ 250,000
2028						$ -
2029						$ -
Total	$ -	$ -	$ -	$ 1,500,000	$ -	$ 1,500,000

Estimated Initial Operations & Maintenance Impact

Year	Personnel	Supplies	Other Services	Fleet	Total	FTE
2025					$ -	0.00
2026					$ -	0.00
2027					$ -	0.00
2028			75,000		$ 75,000	0.00
2029			75,000		$ 75,000	0.00
Total	$ -	$ -	$ 150,000	$ -	$ 150,000	0.00

How a CIP Project is Identified

- City Council
- City engineering staff and other capital planning subject matter experts
- Strategic Plan
- Comprehensive Plan
- Transportation Master Plan
- Transportation Studies
- Parks, Recreation,& Golf Master Plan
- Regional Partners (Adams County, CDOT, DRCOG, etc.)
- Community Engagement & Public Meetings