

2026-2030 Draft Capital Improvement Program

July 21, 2025

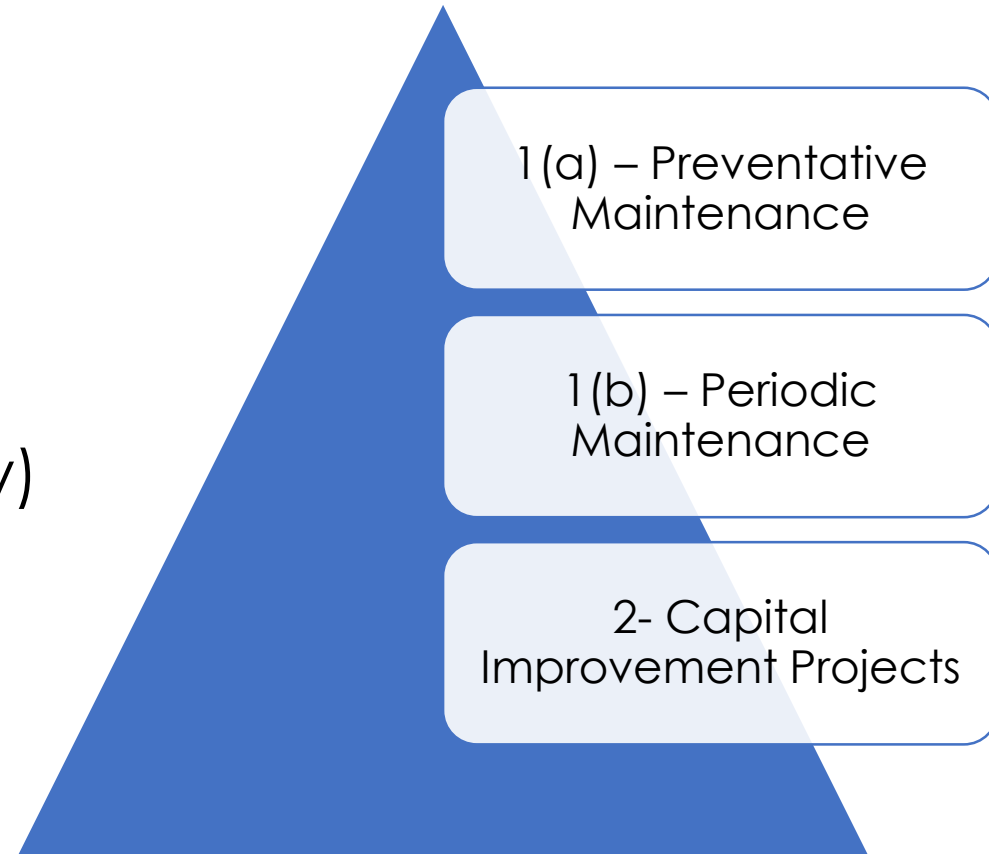
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Capital Investment Program (CIP)

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

Ref #	Public Works Eng	2026	2027	2028	2029	2030	Total
1	Bridge Maintenance Program	\$ 200,000	\$ 200,000	\$ 200,000	\$ 300,000	\$ 300,000	\$1,200,000
2	Pavement Management	3,100,000	3,200,000	3,400,000	3,500,000	3,700,000	16,900,000
3	Concrete Flatwork	295,000	310,000	325,000	400,000	400,000	1,730,000
4	Sidewalk Connectivity	280,000	290,000	300,000	310,000	320,000	1,500,000
5	50/50 Sidewalk Program	100,000	100,000	100,000	100,000	100,000	500,000
6	Crack Repair Program	500,000	500,000	500,000	500,000	500,000	2,500,000
7	Core City Infrastructure	350,000	375,000	400,000	400,000	400,000	1,925,000
8	Core City Sidewalks	1,000,000	-	-	-	-	1,000,000
9	Pedestrian Crossing Imp.	400,000	400,000	400,000	400,000	400,000	2,000,000
10	Railroad Crossing Replacement	-	290,000	300,000	310,000	320,000	1,220,000
11	Street Reconstruction	700,000	700,000	700,000	700,000	700,000	3,500,000
12	Street Lighting	250,000	250,000	250,000	250,000	250,000	1,250,000
13	Long Lane Striping	500,000	500,000	187,500	195,000	202,500	1,585,000
14	Traffic Calming	138,220	40,000	42,500	45,000	47,500	313,220
15	Traffic Signal Maintenance	690,000	690,000	690,000	690,000	690,000	3,450,000
	Total - Public Works	\$ 8,503,220	\$ 7,845,000	\$ 7,795,000	\$ 8,100,000	\$ 8,330,000	\$ 40,573,220
16	PRG Preservation	1,980,000	1,517,175	488,125	522,500	575,300	5,083,100
	Total - Parks Rec and Golf	\$ 1,980,000	\$ 1,517,175	\$ 488,125	\$ 522,500	\$ 575,300	\$ 5,083,100
	Total - 1(a) Projects	\$ 10,483,220	9,362,175	8,283,125	8,622,500	8,905,300	\$ 45,656,320

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

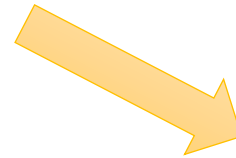
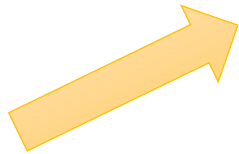
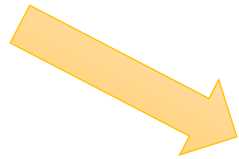
Capital Expenditures Fund Revenues

Highway Users Tax

Road & Bridge

Transportation Tax

Open Space Tax



2025 Beginning Fund Balance
(Less amounts used for 2025 CIP)
+ 50% of 2026 Projected Revenues
= 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



1 (a) Funding

Road/Transportation Restricted	Available Funding
Transportation Tax	\$3,840,873
Road and Bridge	1,528,103
Highway User Tax	2,710,871
Solid Waste	1,810,680
Total	\$9,890,527
1A Road Maintenance	(8,503,220)
Remaining Funds	\$1,387,307

Parks/Open Space Restricted	Available Funding
ADCO Open Space	\$1,000,000
Conservation Trust	980,000
Total	\$1,980,000
1A Park Maintenance	(1,980,000)
Remaining Funds	\$0

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

Preliminary Council Priorities

From Thought Exercise at
March 21/22 Retreat

Categories	Round 1 Results	Round 2 Results
CIP roads	\$220	\$205
Police substation (Will be discussed at 8/11/25 Council Meeting)	\$150	\$195
Completion of prior projects	\$130	\$70
Road maintenance	\$120	\$200
Quality of life	\$100	\$110
Parks/trails	\$60	\$60
Drainage	\$15	\$20

Fund Balance Review

2025 Beginning General Fund Balance	\$ 107,972,341
Inventory, Prepaid Items, Long-term Receivables	(276,655)
TABOR 3% Emergency Reserve	(4,255,765)
2K Capital Outlay and Operations	(9,851,230)
Operating Reserves	(11,845,279)
Safeguard Reserves	(18,754,242)
Defined Contribution Plan	(5,264,794)
Parks, Recreation & Golf Equipment Reserve	(1,408,602)
Employee Assisted Housing Program Reserve	(130,088)
Remaining Unassigned General Fund Balance (at 1/1/2025)	\$ 56,185,686
Amount Budgeted to Balance 2025 Budget	(2,713,061)
Ordinance 2664 - Contract Management Software	(172,000)
Ordinance 2670 - Community Events	(300,000)
Ordinance 2685 - Audit Revenue Police Substation	(4,991,770)
Ordinance 2686 - Civic Center Remodel	(2,880,280)
Amount Used to Balance 2026 Budget	TBD
Remaining Unassigned Fund Balance	\$ 45,128,575

2025 2K Beginning Fund Balance	\$ 9,851,230
2025 Budgeted Transfer to Capital Expenditures Fund	(750,000)
2026 Budgeted Transfer to Capital Expenditures Fund	TBD
Remaining Restricted Fund Balance	\$ 9,101,230



CIP Funding Scenarios

1. Staff recommended option
2. Conservative option
3. More aggressive option

Funding Option 1

Funded Projects	Category	Council Priority
All 1 (a) Projects	1 (a)	Road/Park Maintenance
ADA Ramp Replacements	2	Quality of Life
E 88th Ave (Segment B)	2	CIP Roads
E 96th Ave Lighting Safety Improvements	2	CIP roads
Rec Center Pool Heaters	1 (b)	Parks/Trails
MSC Building Gates and Security	1 (b)	Parks/Trails
Golf Restrooms	1 (b)	Parks/Trails
Golf Bridges	1 (b)	Parks/Trails

General Fund Transfer

\$2,400,000 (Unassigned Fund Balance)

2K Fund Balance Transfer

\$6,440,000 (Restricted Fund Balance)

Funding Option 2

Funded Projects	Category	Council Priority
All 1 (a) Projects	1 (a)	Road/Park Maintenance
ADA Ramp Replacements	2	Quality of Life
E 96th Ave Lighting Safety Improvements	2	CIP roads
Rec Center Pool Heaters	1 (b)	Parks/Trails
Golf Restrooms	1 (b)	Parks/Trails
Golf Bridges	1 (b)	Parks/Trails

General Fund Transfer

\$0

2K Fund Balance Transfer

\$1,690,000

Funding Option 3

Funded Projects	Category	Council Priority
All 1 (a) Projects	1 (a)	Road/Park Maintenance
ADA Ramp Replacements	2	Quality of Life
Fairfax Park Drainage Improvements	2	Drainage
E 88th Ave (Segment B)	2	CIP roads
E 96th Ave Lighting Safety Improvements	2	CIP Roads
Rec Center Pool Heaters	1 (b)	Parks/Trails
GC Retaining Walls	1 (b)	Parks/Trails
MSC Building Gates and Security	1 (b)	Safety Improvement
Golf Restrooms	1 (b)	Parks/Trails
Golf Bridges	1 (b)	Parks/Trails
E 88th & Rosemary RR preemption	2	Quality of Life

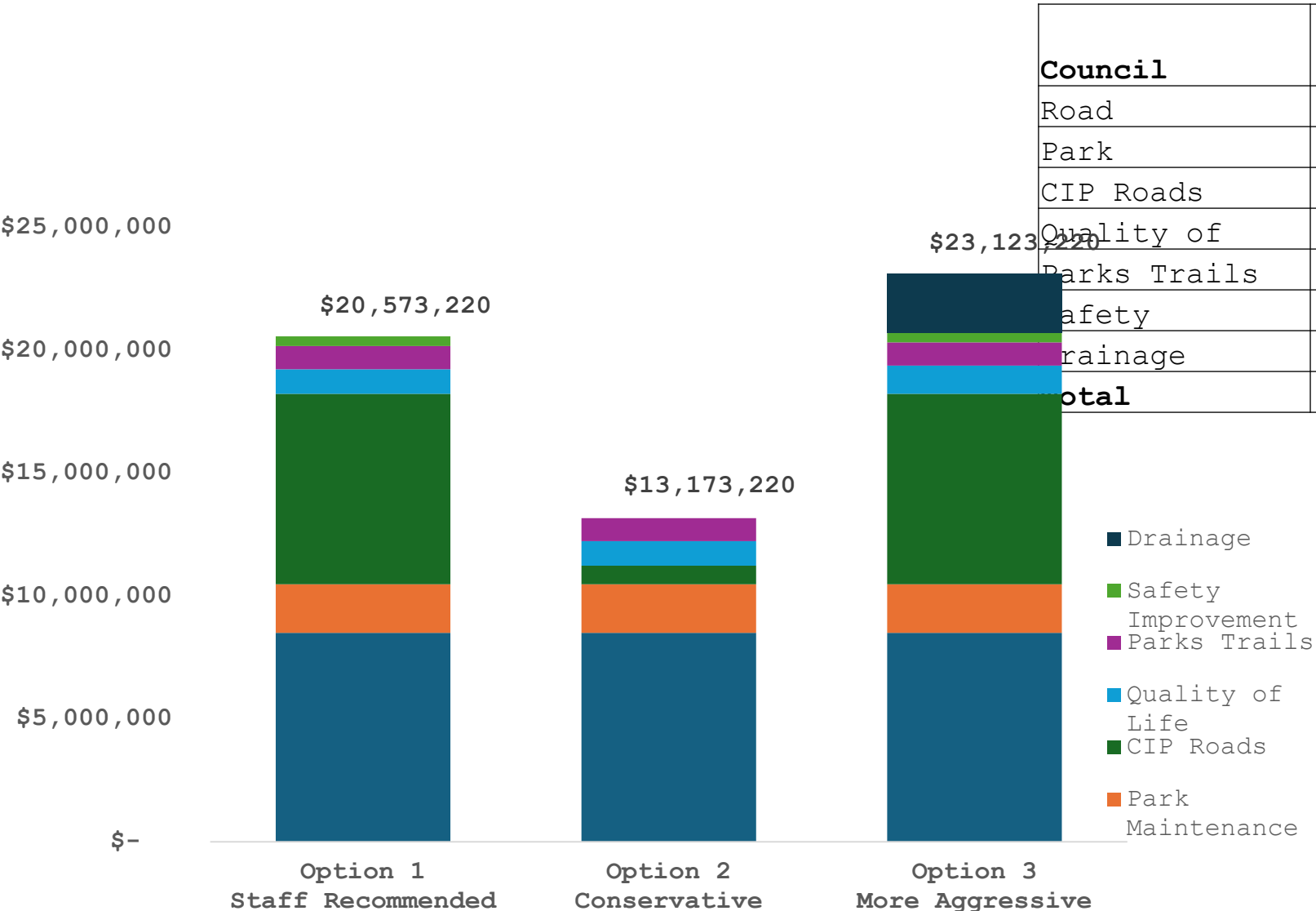
General Fund Transfer

\$4,800,000

2K Fund Balance Transfer

\$6,640,000

Funding Option Comparison



Council	Option 1 Staff	Option 2 Conservati	Option 3 More
Road	\$	\$	\$
Park	\$	\$	\$
CIP Roads	\$	\$	\$
Quality of	\$	\$	\$
Parks Trails	\$	\$	\$
safety	\$	\$	\$
Drainage	\$	\$	\$
total	\$	\$	\$

Horizon Project List

2026-2030 Capital Investment Program

Draft Horizon Projects List (Based on Option 1)

This is a summary list of unfunded projects not included in the 2026-2030 Capital Improvement Program (CIP). These projects have been identified as capital needs, however, are not affordable under current 5-year revenue forecasts. Projects are listed by category and 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/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 Hwy 2)	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 Improv	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
27	I-76 On Ramp	500,000	100,000	-	100,000	400,000
28	Fairfax Park Drainage Improvments	4,500,000	-	-	-	4,500,000
29	Stormwater Master Plan	350,000	90,000	-	90,000	260,000
30	GC Retaining Walls	200,000	-	-	-	200,000

Ref #	Project Name	Total Estimated Cost	City Resources	Outside Revenue	Total Available Funds	Remaining Unfunded Amount
31	Ivy Street Reconstruction (48th - 50th)	850,000	-	-	-	850,000
32	Photometric Studies	250,000	-	-	-	250,000
33	E Tower Road & 2nd Creek Plaza Signal	1,000,000	-	-	-	1,000,000
34	E 88th & Rosemary RR preemption	700,000	-	-	-	700,000
35	Traffic Signal System Upgrades	175,000	-	-	-	175,000
36	Turnberry Pond Outfall	250,000	-	-	-	250,000
37	E 56th and Brighton Signal	450,000	-	-	-	450,000
38	ITS Master Plan	150,000	-	-	-	150,000
39	Emergency Backup Generaor	755,000	-	-	-	755,000
40	GC Well House	275,000	-	-	-	275,000
41	MSC Roof Replacemnet	900,000	-	-	-	900,000
42	MSC Building C Undergorund Plumbing	750,000	-	-	-	750,000
43	Pioneerr Internet & Security	750,000	-	-	-	750,000
44	Evidence Building Study	50,000	-	-	-	50,000
45	E 96th and Hwy 2 Design	75,000	-	-	-	75,000
46	MSC Bathroom Remodel	1,000,000	-	-	-	1,000,000
47	CC Roof Membrane	900,000	-	-	-	900,000
48	Paradise Island Building Upgrade	6,300,000	-	-	-	6,300,000
49	GC Equipment Covered Storage	3,250,000	-	-	-	3,250,000
50	MSC B&C Mechanical	1,200,000	-	-	-	1,200,000
51	CC CRAC UNITS	1,400,000	-	-	-	1,400,000
52	GC Golf Cart and Maint Exterior	2,000,000	-	-	-	2,000,000
53	MSC Building Ceiling Tile	300,000	-	-	-	300,000
54	MSC Millwork	200,000	-	-	-	200,000
55	GC Maint additional Space	4,250,000	-	-	-	4,250,000
56	CC MS Upgrade	6,250,000	-	-	-	6,250,000
57	MSC Building Expansion	39,800,000	-	-	-	39,800,000
58	Bison Ridge Addition	20,800,000	-	-	-	20,800,000
59	MSC Overhead Doors	700,000	-	-	-	700,000
60	MSC Covered Parking	3,700,000	-	-	-	3,700,000
61	Bison Ridge Lap Pool	20,000,000	-	-	-	20,000,000
62	PS Contingency Fund	140,000	-	-	-	140,000
63	CC Expansion	42,200,000	-	-	-	42,200,000
Total Horizon Projects List		\$432,572,187	\$ 190,000	\$ -	\$ 190,000	\$432,382,187

See Draft Horizon Projects List attachment for legible version.

CIP Dashboard

Microsoft Power BI



Report Last Update
Date:

6/24/2025

Commerce City Capital Improvement Program

Please, click the help button for "User"



City Department

Search

☐ Select all

☐ 10 City Manager

☐ 13 Community Development

☐ 14 Public Safety

☐ 15 Public Works

☐ 16 Parks & Recreation

☐ 17 Information Technology

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.

Project Name

Search

☐ Select all

☐ 001 - Second Creek Park

☐ 002 - Projects N/R Loop & Connections

☐ 003 - Bison Ridge Park

☐ 004 - Sandcreek/Wetland

☐ 004 - Eagle Point Kitchen

☐ 008 - Projects PRG Preservation

☐ 012 - Buffalo Highlands Oasis

☐ 014 - 272 Ballfield Upgrades-Additions

☐ 016 - Eagle Point Projects

☐ 017 - Buffalo Run Fencing

☐ 018 - Parks Camp Plan

☐ 019 - Paradise Is. Repairs/Spray Groun

☐ 021 - Ragweed Draw Ball Fields

☐ 023 - Disc Golf Course

☐ 031 - Menace Park Renovation

☐ 032 - Ice Rink

☐ 033 - Bull Run Clubhouse Expansion

☐ 034 - Parks Shade Structures

☐ 037 - 47th/Hwy 2 Underpass

☐ 045 - Buffalo Run Irrigation

☐ 046 - Buffalo Run Well

☐ 051 - Open Space Restoration

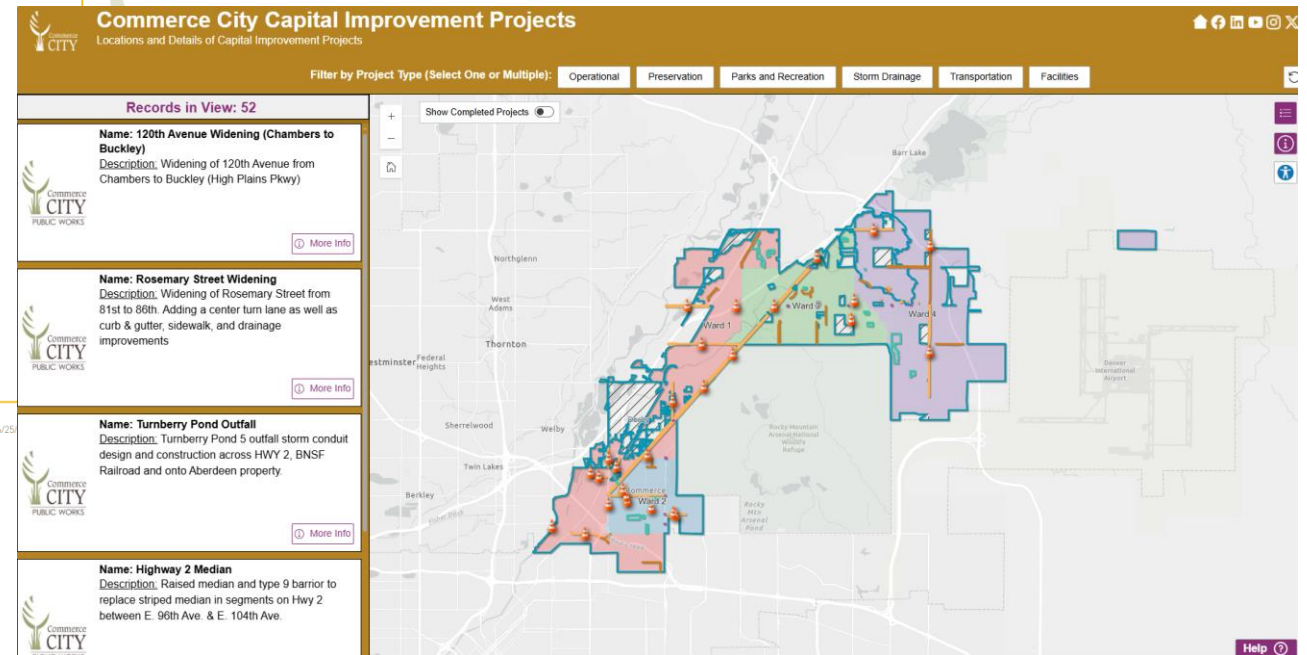
Capital Improvement Name Budget

\$184M

Actual Expense

\$24M

Capital Improvement Project Tracking



Discussion

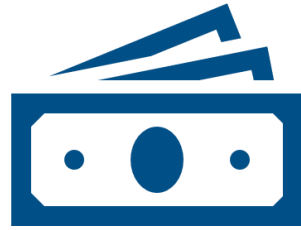
What does the Ideal CIP
package look like?

2026-2030 Draft CIP Supplemental

July 21, 2025



1 (a) Preventative Maintenance “Tier 1 Projects”



Philosophy: Focus on preventative maintenance projects:

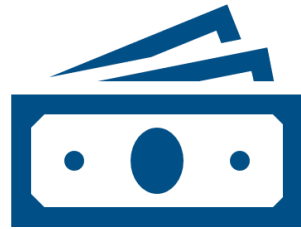
- Deferred Maintenance Costs
- Efficient Use of Funding
- Financial Baseline
- Decreases Unplanned Downtime



Project Examples:

- Bridge Maintenance
- Concrete Flatwork
- Parks Repair and Replacement

1 (b) Periodic Maintenance



Philosophy: Focus on maintaining existing City assets:

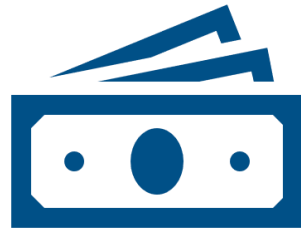
Maintain asset value over life of asset
Less frequent (non-annual) maintenance plans
Efficient Use of Funding



Project Examples:

Paradise 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.

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Strategic Plan Initiative

Anticipated Completion Date: 12/31/2028



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.

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

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

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