



Eva J. Henry - District #1  
Charles "Chaz" Tedesco - District #2  
Emma Pinter - District #3  
Steve O'Dorisio - District #4  
Lynn Baca - District #5

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**STUDY SESSION AGENDA  
TUESDAY  
February 1, 2022**

*ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE*

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**TO WATCH THE MEETING:**

- Watch the virtual Zoom Study Session through our [You Tube Channel](#)

<b>11:15 A.M.</b>	<b>ATTENDEE(S):</b>	<b>Alisha Reis</b>
	<b>ITEM:</b>	<b>Administrative Item Review / Commissioners Communication</b>
<b>11:45 A.M.</b>	<b>ATTEDNEE(S):</b>	<b>Jeff Bowman / Cyndi Stringham / Cat Townsend / Monica Broncucia – Jordan / Nancy Duncan</b>
	<b>ITEM:</b>	<b>Coroner &amp; Probation Renovation CIP Project Budget Amendment</b>
<b>12:15 P.M.</b>	<b>ATTENDEE(S):</b>	<b>Steven Marshall, Port Colorado / Kelsey Hall, Port Colorado / Nick Hernandez, Port Colorado</b>
	<b>ITEM:</b>	<b>Port Colorado</b>
<b>12:45 P.M.</b>	<b>ATTENDEE(S):</b>	<b>Jillian Coffey / Eliza Schultz / Elisabeth Rosen / Alan Morse</b>
	<b>ITEM:</b>	<b>State Lobbyists Update</b>

(AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE)

\*\*\*AGENDA IS SUBJECT TO CHANGE\*\*\*



## STUDY SESSION ITEM SUMMARY

<b>DATE OF STUDY SESSION:</b> February 1, 2022
<b>SUBJECT:</b> Coroner & Probation Renovation CIP Project Budget Amendment
<b>OFFICE/DEPARTMENT:</b> CMO/Budget & Finance Department/Planning, Design & Construction
<b>CONTACT:</b> Jeff Bowman/Cat Townsend
<b>FINACIAL IMPACT:</b> Increase Project Budget \$456,771.00
<b>SUPPORT/RESOURCES REQUEST:</b> Additional funding to cover added cost associated with current industry and market impacts.
<b>DIRECTION NEEDED:</b> CIP Project Budget Increase for unforeseen materials escalation, lead times, and schedule extension. Approval to proceed with additional costs and time.
<b>RECOMMENDED ACTION:</b> Approve the additional cost to cover the full scope of the project to meet program operations and needs.

### DISCUSSION POINTS:

- Presenting recommendations to amend the CIP Project budget due to the current industry and market conditions for schedule and cost impacts.
- Approval to amend the CMGC Contract with Saunders Construction.

# Coroner & Probation Renovation Project

Facilities - Planning, Design, & Construction

## **Budget Amendment Presentation**

February 1, 2022

Cat Townsend, FFM Project Manager, Planning Design & Construction

Jeff Bowman, FFM Deputy Director, Facilities Operations

Cyndi Stringham, FFM Mgr. – TA, Planning, Design & Construction









PROBATION

CORONER

3 - CARPET

WALL BASE

5A

5B

5C

INTERIOR FINISHES

2 - WALL TILE

PAINT

9

8

7

4 - CARPET

1 - FLOOR TILE

AUTOPSY

EXTERIOR ALUMINUM CLADDING



# Project Impacts:

## Cost:

- Commodities Metals & Steel
- Membrane Roofing
- Metal Studs/Gypsum
- Plumbing Equipment
- Mechanical Premium
- Specialty Lab Equipment
- Electrical Premium
- Extended General Conditions & Fees
- Contingency
- Anticipated escalation, accelerated shipping
- Inflation, Skilled labor shortages and unknown risks

Cost Impact \$456,771.00

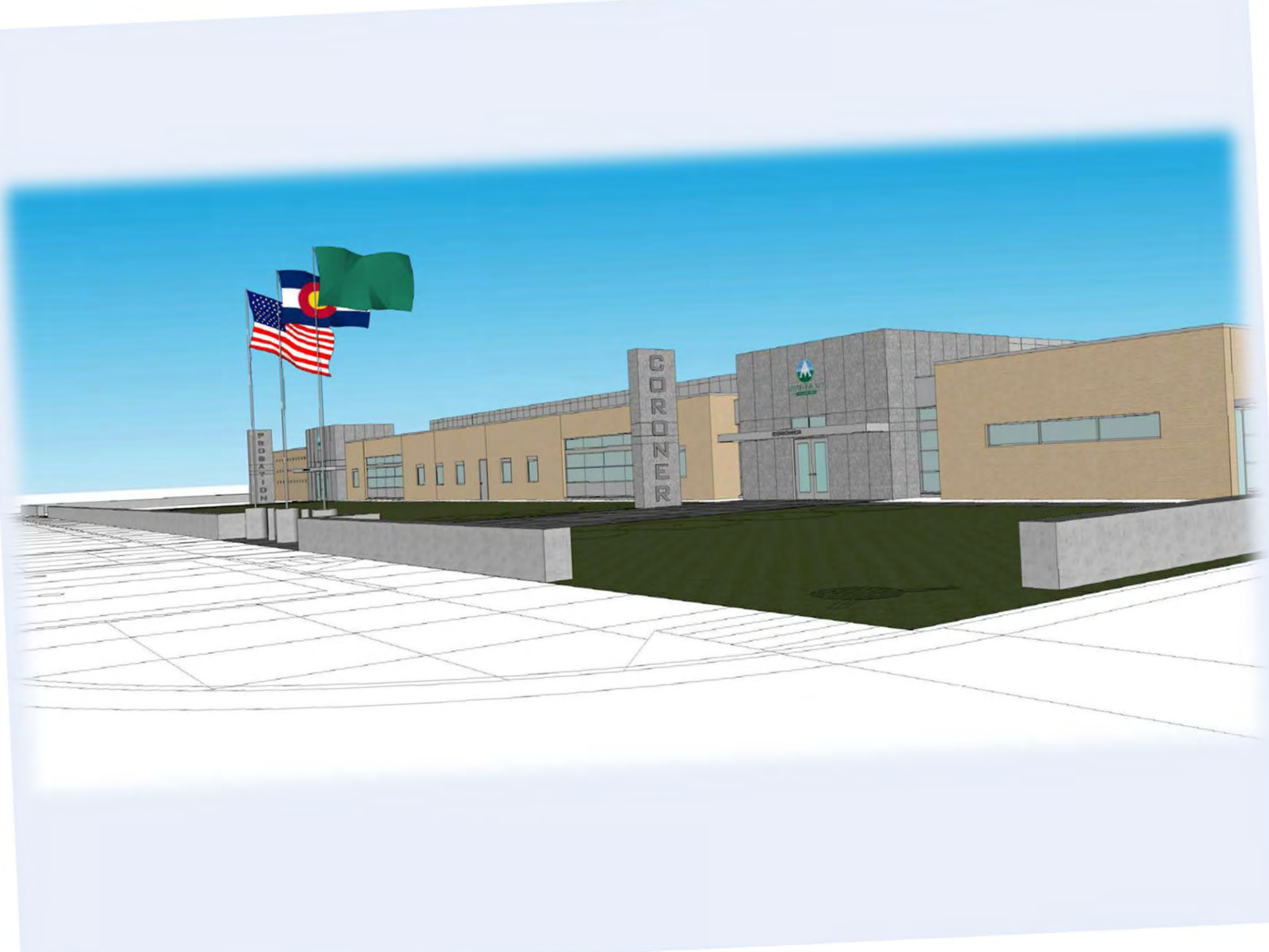
## Schedule:

- Permitting
- Roof Top Unit's from 15 weeks to 30 weeks
- Metal Studs & Gypsum lead time of 60 days
- Energy Recovery Ventilation 100 days
- Epoxy Flooring 40 days for delivery
- Extended General Conditions & Fees

Schedule Impact Three (3) Months







ANY QUESTIONS?





## STUDY SESSION ITEM SUMMARY

<b>DATE OF STUDY SESSION:</b> February 1, 2022
<b>SUBJECT:</b> Port Colorado Presentation
<b>OFFICE/DEPARTMENT:</b> County Manager's Office
<b>CONTACT:</b> Jim Siedlecki, Deputy County Manager
<b>FINACIAL IMPACT:</b> n/a
<b>SUPPORT/RESOURCES REQUEST:</b> n/a
<b>DIRECTION NEEDED:</b> Informational
<b>RECOMMENDED ACTION:</b> Informational

### DISCUSSION POINTS:

- Port Colorado is completing grading on phase one of their development and rapidly moving to phases two and three. This development will have a variety of impacts in the area around Colorado Air and Space Port.



# Agenda: Adams County Study Session February 1, 2022

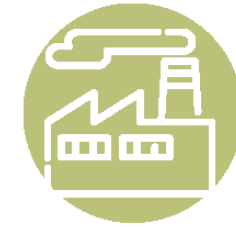
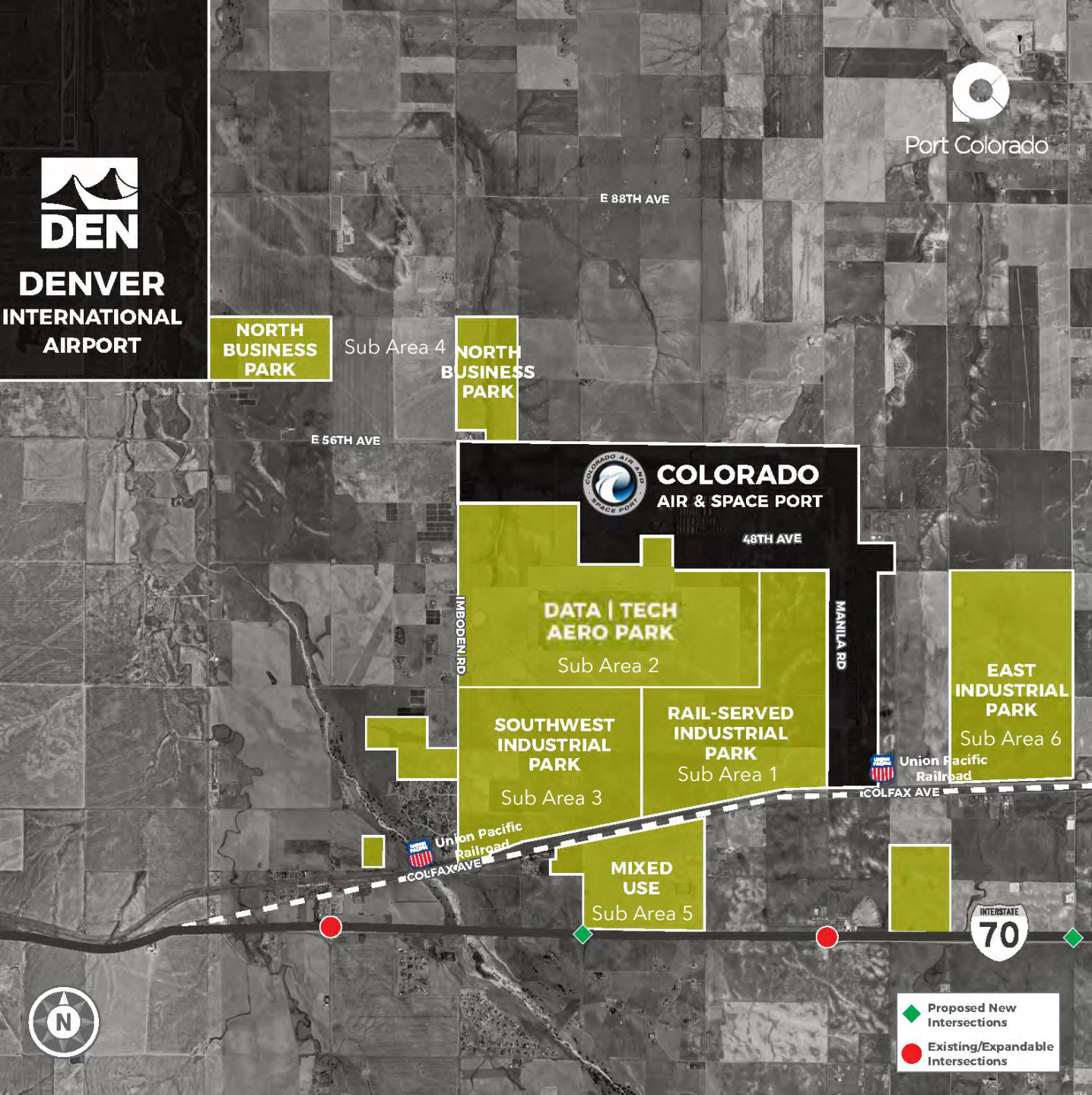
- Introductions
- Project Update and Presentation
- Discussion Items:
  - Communication
  - Infrastructure Coordination
  - Streamlining Processes
  - Colorado Air & Space Port Update (*From AdCo*)
- Questions and Feedback



# Development Consultant Team







## Port Colorado

A 6,500+ acre Master-Planned Industrial and Commercial Park, adjacent to Colorado Air and Space Port and US I-70, fronting the Union Pacific Railroad mainline.

- Entire 6,500 + acres controlled by one owner
- Adjacent to Colorado Air & Space Port - one of only twelve horizontal launch facilities in the US with potential for a major cargo hub
- Fronts five miles of Class 1 Railroad - Only rail served Industrial zoned site in Metro Denver over 100 acres
- Adjacent to US I-70, 25 minutes to downtown Denver and 10 minutes to Denver International Airport
- City of Aurora fast-track Planning and Permitting process





## Greater Metro Denver

**Denver Metro Population: 3,265,677**

City of Denver: 729,239

Aurora Population: 379,859

Centennial Population: 111,096

Commerce City Population: 60,392

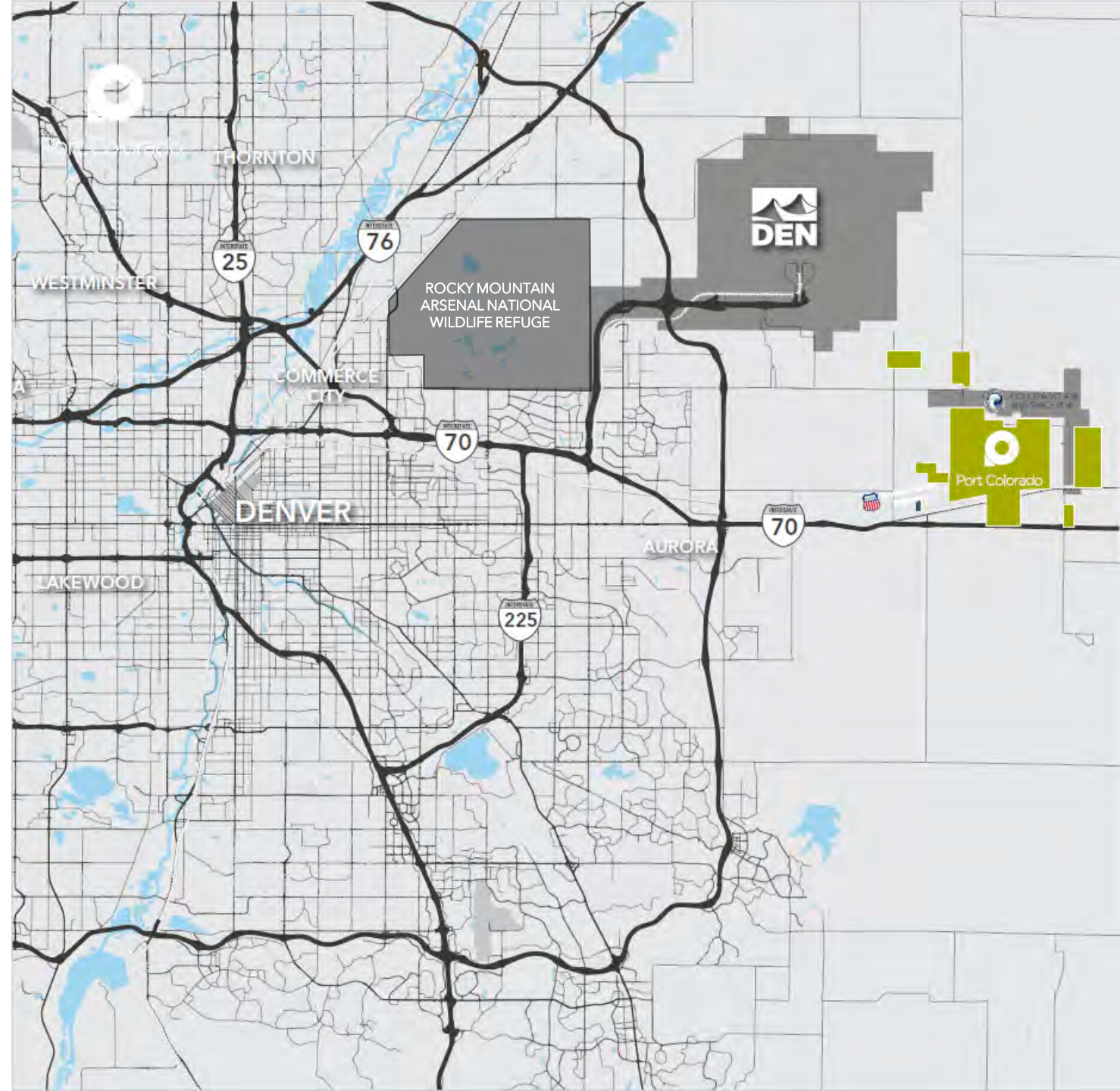
Englewood Population: 35,268

Lakewood Population: 158,410

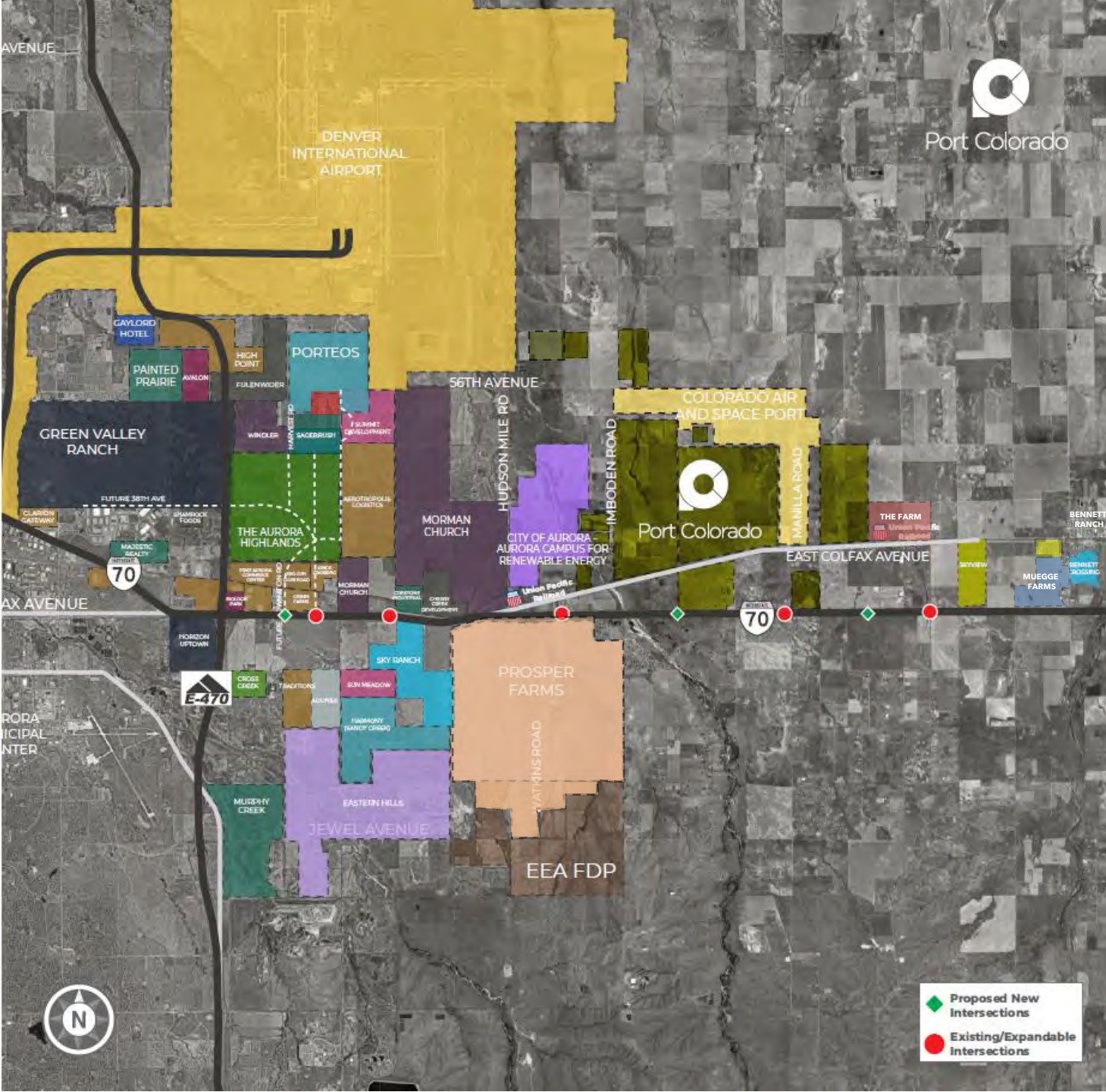
Littleton Population: 48,140

Thornton Population: 142,672

Westminster Population: 113,191







## Eastern Denver Development Corridor

Denver's continued popularity with home buyers is driving some of the fastest growth in the entire nation. This growth velocity is prompting development opportunities along I-70 corridor south of DEN, where the metropolitan area is about to get its first real master-planned community created in many years.

### Major Residential

<b>The Aurora Highlands</b> 3,146 Acres 12,487 Planned Units 32,492 Population est.	<b>Sky Ranch</b> 772 Acres 4,000 Planned Units 12,000 Population est.	<b>Eastern Hills</b> 3,300 Acres 15,000 Planned Units 39,000 Population est.
<b>Prosper Farms</b> 5,130 Acres 9,000 Planned Units 27,000 Population est.	<b>Windler</b> 600 Acres 5,000 Planned Units 15,000 Population est.	

### Eastern Residential Development

Bennett, Colorado leads the region in affordable new housing with a projected 10,000 additional rooftops being constructed within the next five years. New development projects include The Farm, Skyview, Muegge Farms, Bennett Crossing, Bennett Ranch, and Kiowa Creek.





## Connected to Metro Denver's Workforce

Access to Metro Denver's fast growing population of highly  
educated and skilled Talent

**60%** of Metro Denver's labor supply is available within a 45-minute  
drive from Port Colorado

**6.31%** estimated Metro Denver population growth by the year 2025

**±24,500** residential units est. 72,000 population growth planned  
development within a 15-minute drive

**Ranked 3rd** most educated state  
*WalletHub, 2020*

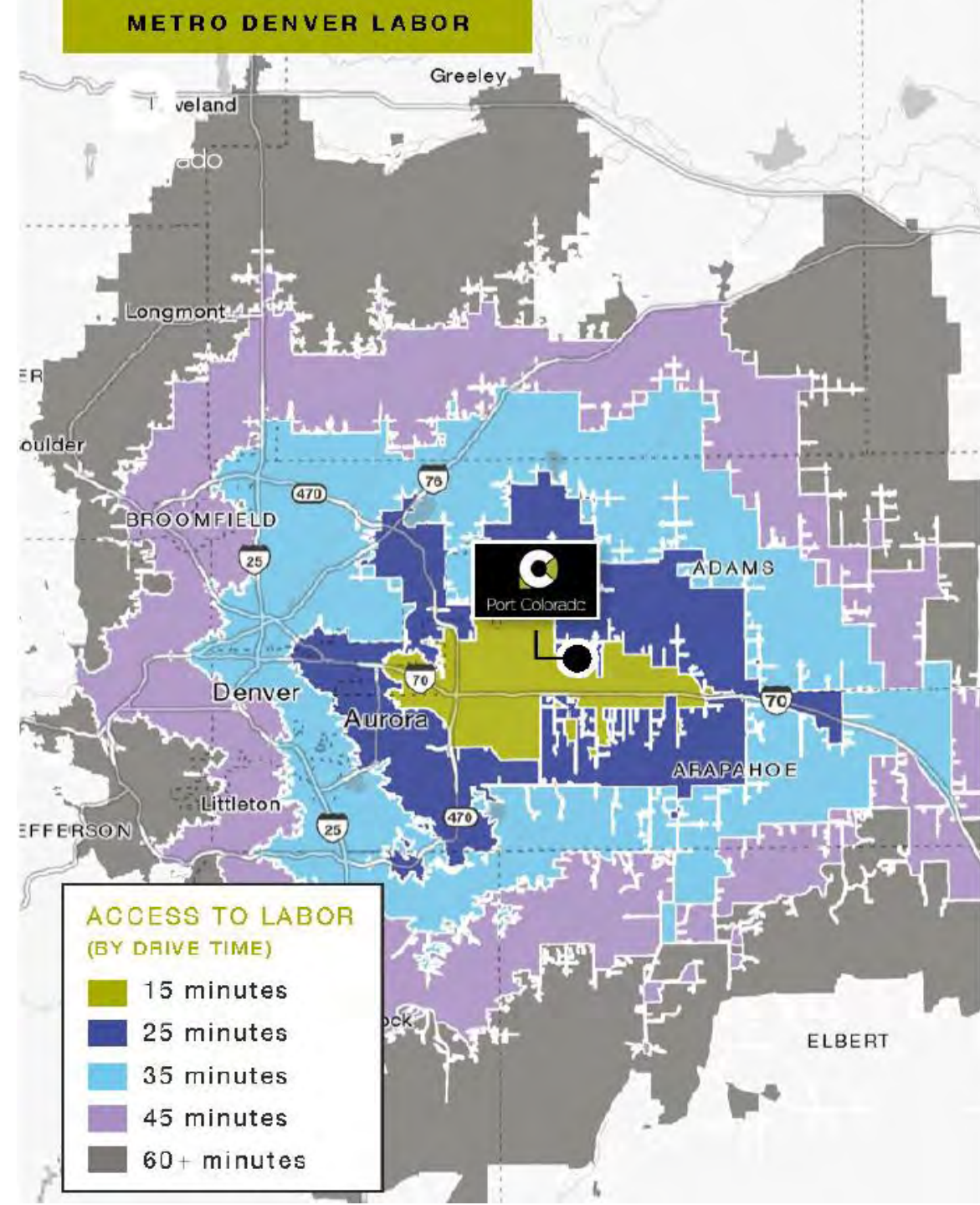
### Drive Times

**< 2 Minutes** - Interstate 70 CASP

**9 Minutes** - Interstate E-470

**10 Minutes** - Denver International Airport

**25 Minutes** - Downtown Denver

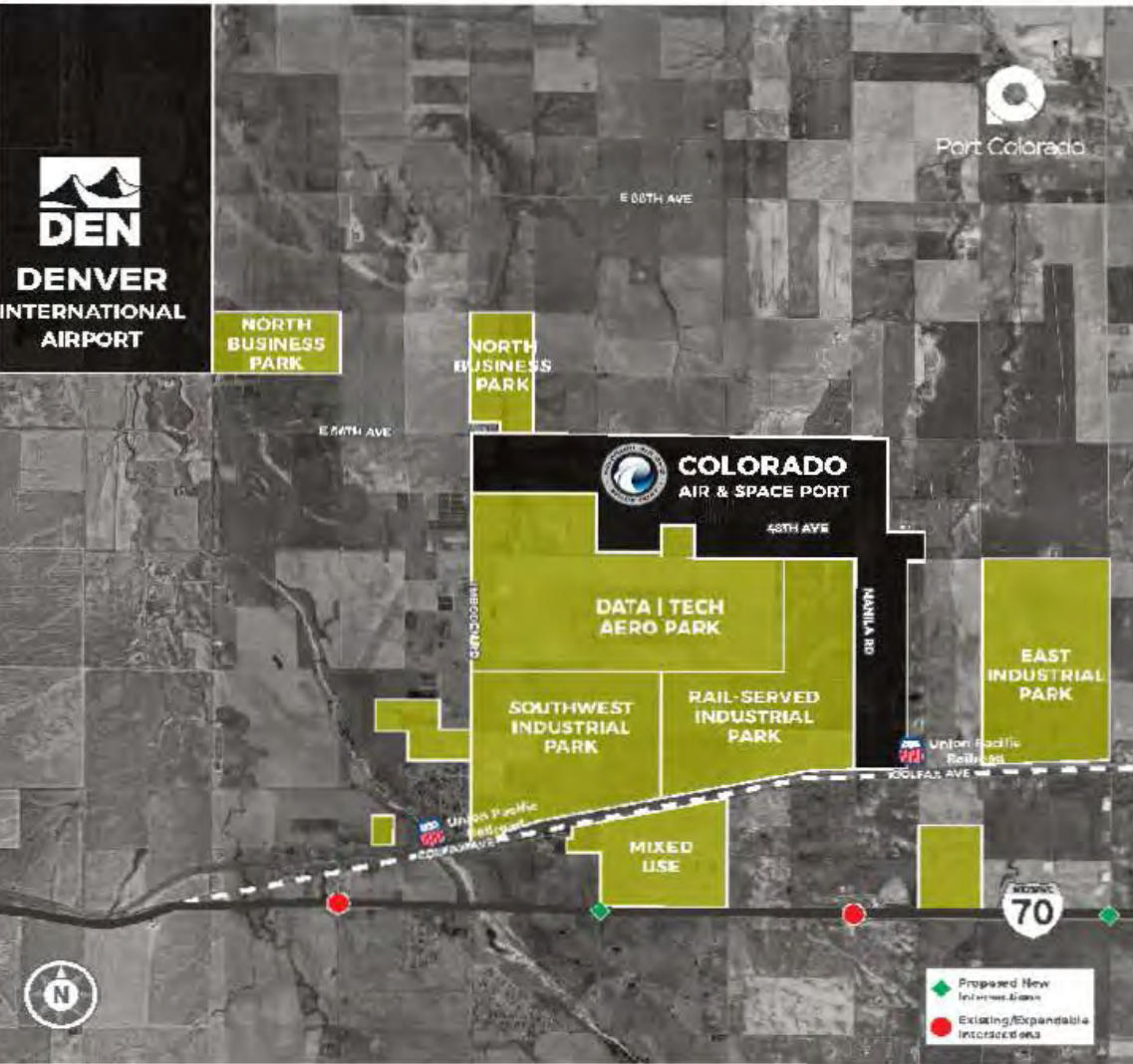






# Xcel Energy Certified Mega Site

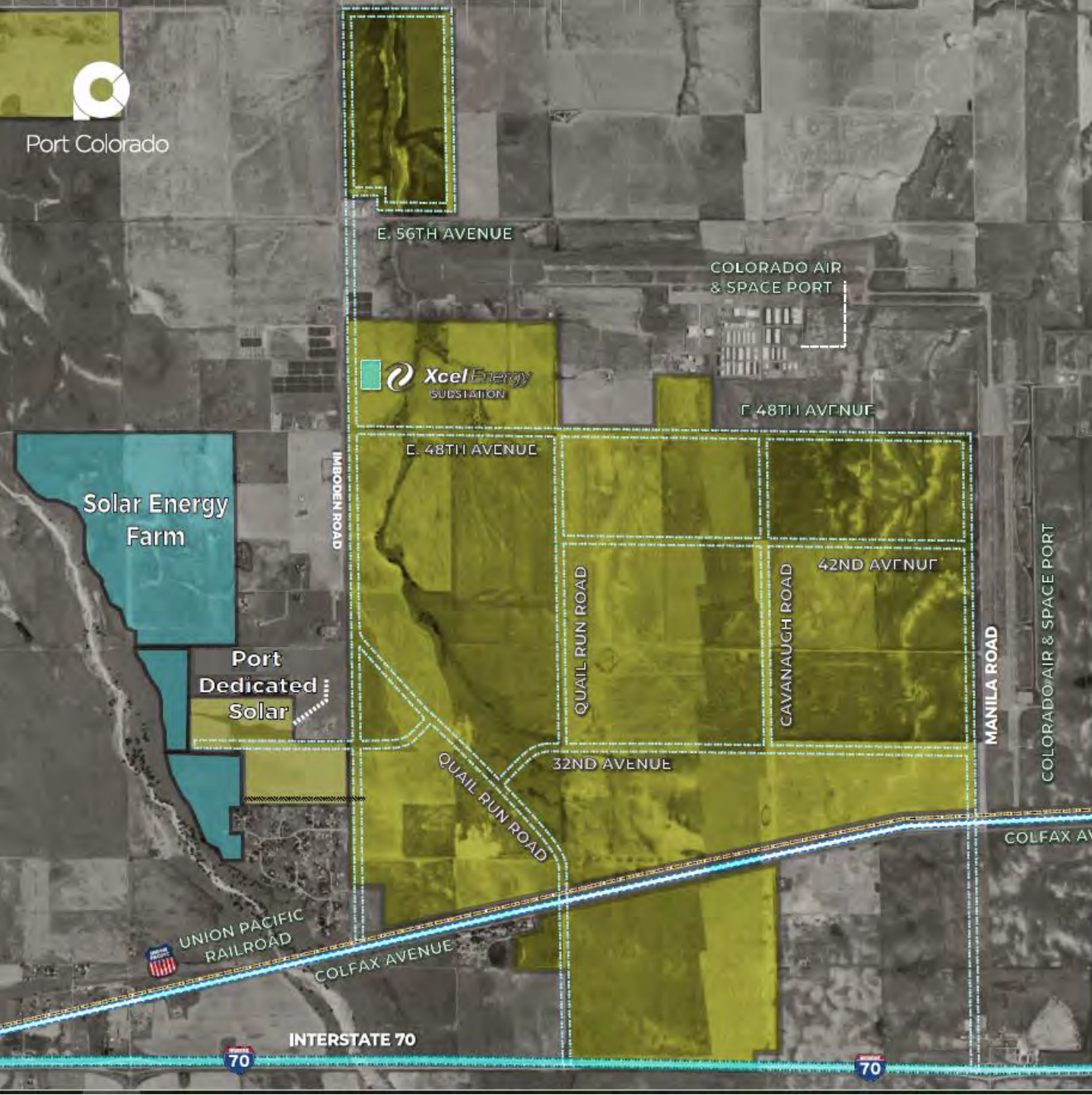
**PORT COLORADO - STATE OF THE ART INLAND PORT**  
**AURORA, CO**  
CORPORATE ECONOMIC DEVELOPMENT







Port Colorado



## Technology and Sustainability

Port Colorado is positioned to be the next high-tech computing space in the Metro Denver area. This Xcel Energy Certified Mega Site has unique access to Denver's tech talent and is well suited for disaster recovery, co-location, hyper-scale computing, and enterprise data center space.

### Site Attributes:

- Onsite 700+ acres solar energy farm
- 100+ MW solar renewable energy being developed
- Renewable energy team in-place to provide customizable utility solutions
- Large campus capabilities
- Xcel Energy Megasite

Distribution electrical service provided by Xcel Energy. Transmission service available at 230kV is available and capable of servicing 100+ MW. Redundant transmission sources available approximately two miles to the west.

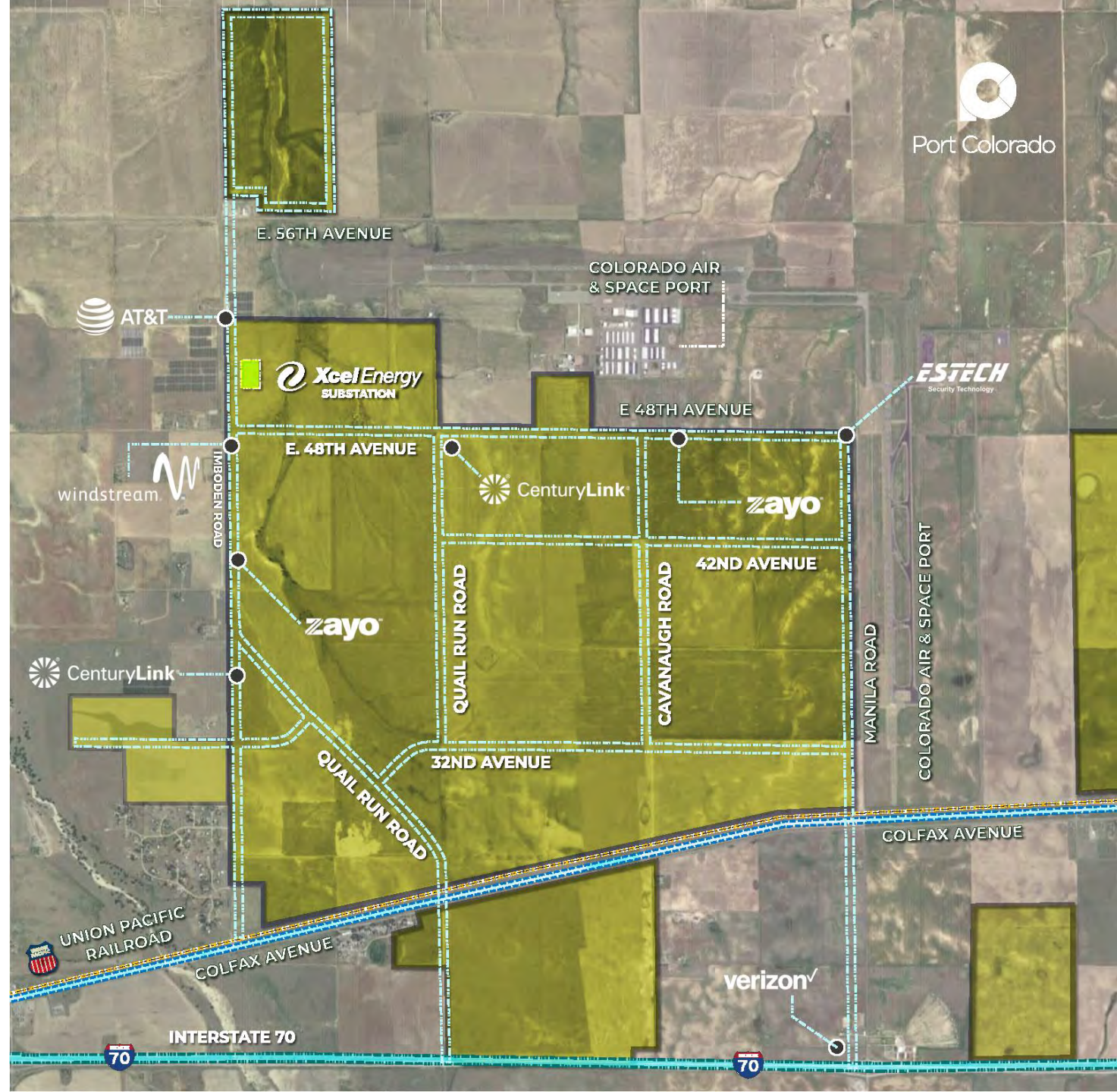




## Fiber Capacity and Redundancy

Immediately available metro and long-haul fiber access with the ability to support diverse network pathways available from Zayo, Windstream, CenturyLink, ESTech, Verizon and AT&T.

- Several of the most prominent US fiber based service providers have services at the site
- Zayo and CenturyLink have local and long-haul fiber systems readily accessible
- CenturyLink, Verizon and AT&T have local data centers







## Comprehensive Water Solutions

Dedicated water team available to develop and personalize company specific water solutions designed for individual user needs

### Potable Groundwater

- Ground water system consisting of wells producing from the established Arapahoe aquifer, is owned by the developer and leased and operated by the associated TransPort Metropolitan District #1
- Multiple well locations permitted and approved to support Port Colorado service demand
- 1.5-million-gallon onsite storage facility in design
- Colorado Department of Public Health & Environment approved drinking water service plan September 2020

### Non-Potable

- Capacity to deliver in excess of 2-million-gallons per day
- Onsite 30-million-gallon storage facility being constructed
- City of Aurora and State of Colorado approved
- Producing from non-tributary aquifers that do not compromise local municipal interests

### City of Aurora Water Service

- Longterm City of Aurora water service plan in design and development
- Large scale specific user optionality





# Sanitary Sewer

## Options and Challenges:

- Onsite septic systems approved
- Interim local decentralized wastewater treatment facility available for users with expandable capacity
- Limited capacity available in nearby existing system at Colorado Air and Space Port
- Ultimate wastewater treatment plant system in discussion and design stages with local municipalities and stakeholders



Port Colorado

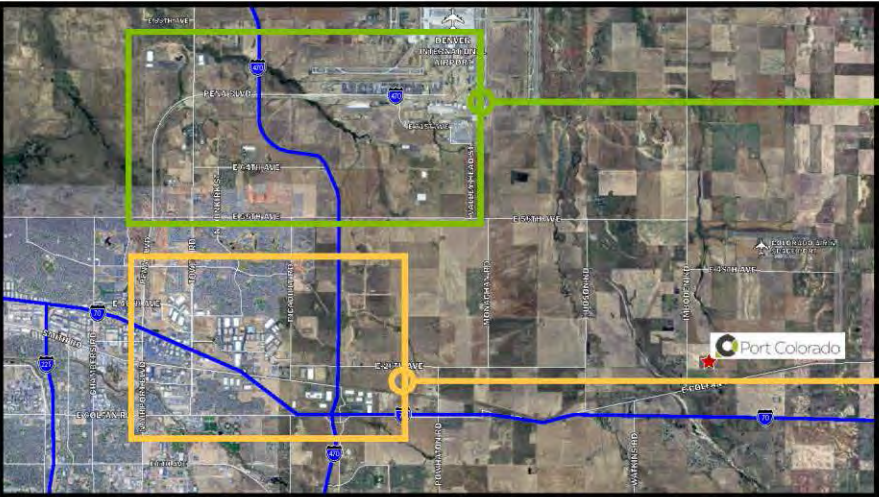


# **The Evolution of the Core Industrial Market in Metro Denver**

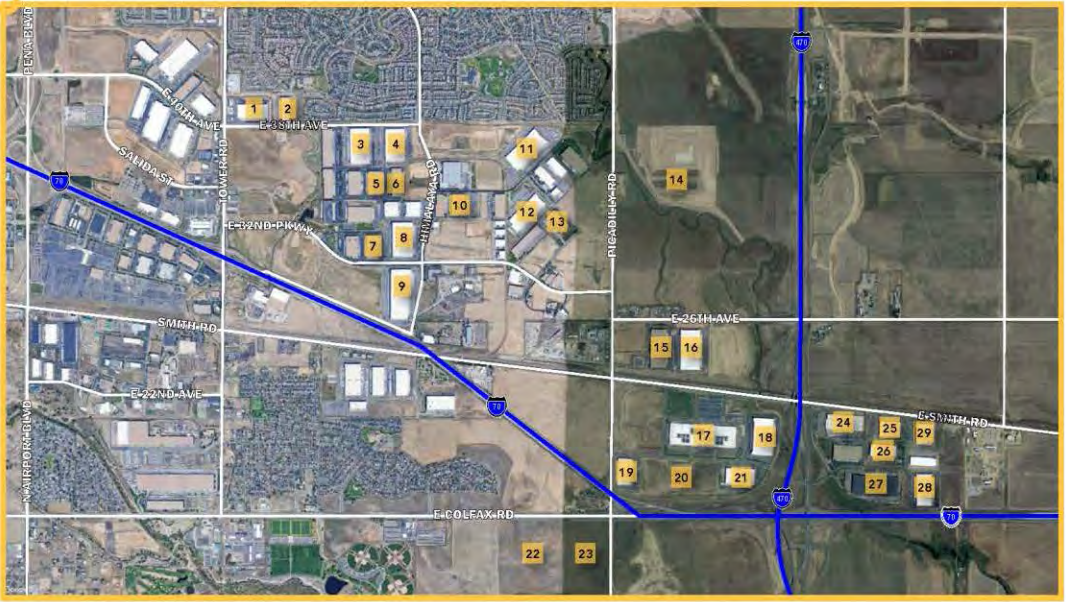




EAST SUBMARKET – CREDIT TENANT MAP



CREDIT TENANTS ALONG I-70/470			CREDIT TENANTS NEAR DENVER INT'L AIRPORT
1	11	21	30
2	12	22	31
3	13	23	32
4	14	24	33
5	15	25	34
6	16	26	35
7	17	27	36
8	18	28	37
9	19	29	38
10	20		39









# **City of Aurora Submittal / Approval Process**





# Infrastructure Construction Completion Schedule

- **Infrastructure Site Plan 1 - Manila Road, 32<sup>nd</sup> Ave and Quail Run Drive**

- Grading and Erosion Completed - October 2021
- Roadway and Utilities Completed - January 2023

- **Site Development**

- Shovel Ready Sites - Q2/Q3 2022
- Dry Utilities Completed - Q3 2022
- Wet Utilities Completed - Q3/Q4 2023

- **Port Colorado Rail Service**

- Transload Facility Operational - Q4 2022
- Shortline Operational - Q4 2022

**Video Link to Current Construction Progress**

*Drone Video*

# **Sub Area 1**

## Phase 1: Industrial Development Program







# Port Colorado Phase 1 Industrial Development Program

Four state-of-the-art industrial buildings totaling 2+ million SQFT and a best-in-class visitor and conference center

## Sub Area 1 Master Plan

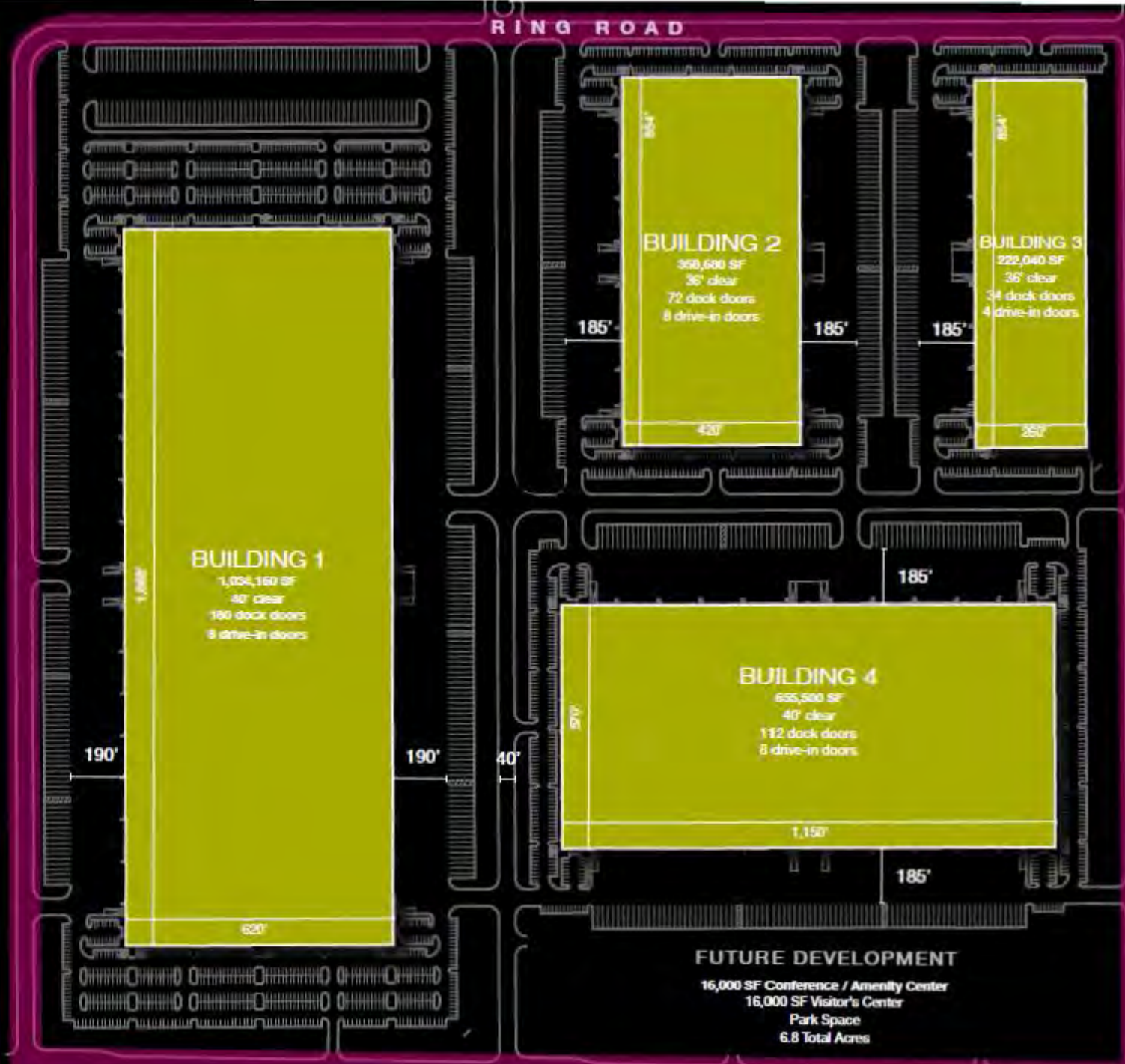
(1,154 acres)

Rail Served Industrial Park



### Project Specifications (planned)

<b>Size</b>	222,040–1,034,160 SF
<b>Clear height</b>	36'–40'
<b>Power</b>	Certified Xcel megasite
<b>Slab thickness</b>	8"
<b>Trailer parking</b>	656 stalls
<b>Car parking</b>	2,202 stalls
<b>Zoning</b>	PUD
<b>Dock doors</b>	34–180 per building
<b>Drive-in doors</b>	4–8 per building
<b>Column spacing</b>	50' x 56' (typical <sup>(1,2,3)</sup> ) 56' x 56'-3" (typical <sup>(4)</sup> ) 60' speed bays
<b>City/County</b>	Aurora / Arapahoe







The background of the slide is a faded landscape photograph. It shows a wide, green valley with scattered trees and small structures in the distance. In the far background, a range of rugged, rocky mountains is visible under a pale sky. The overall tone is soft and natural.

# **Sub Area 6**

## Rail Served

## East Industrial Park



# Sub Area 6 - East Industrial Park Master Site Plan

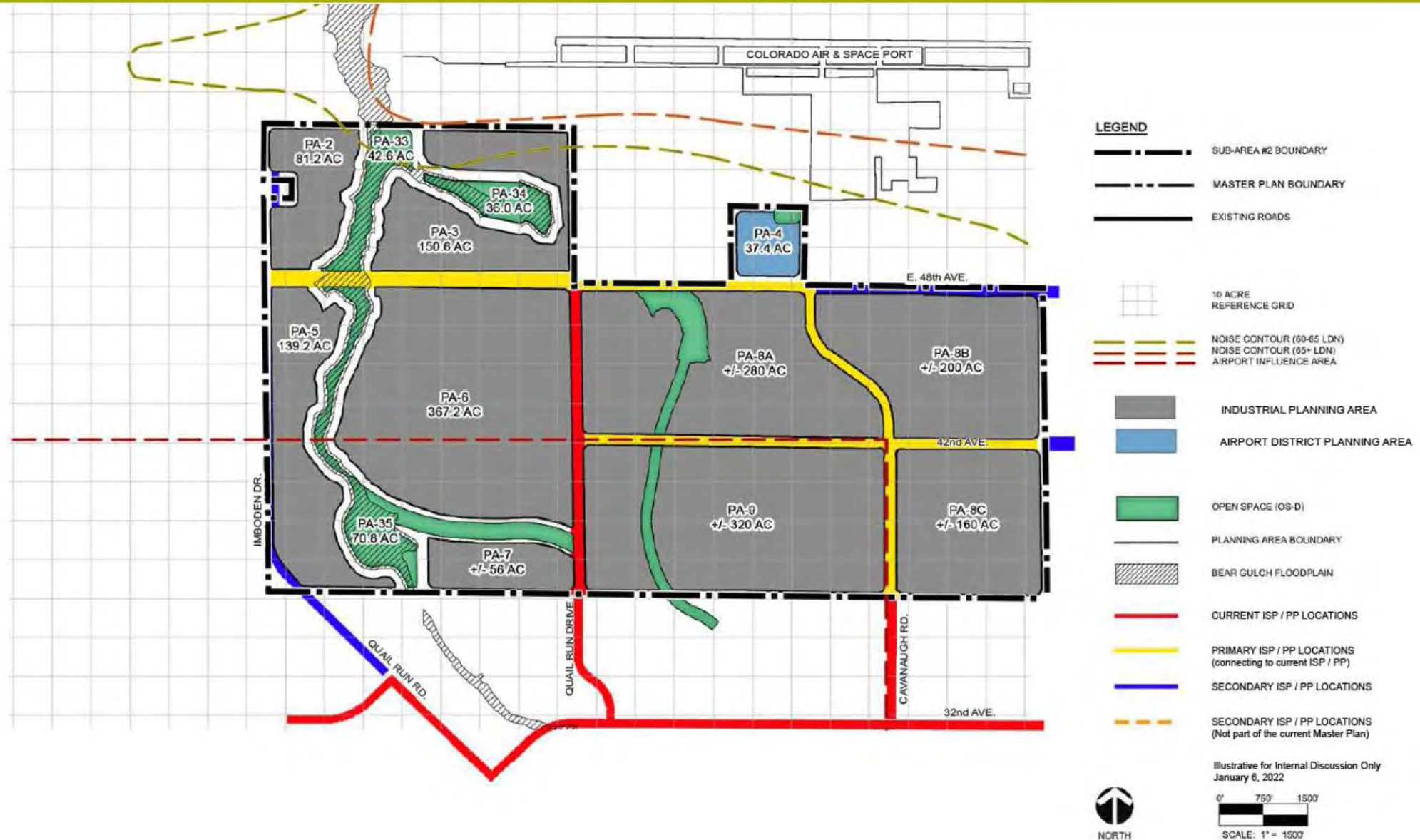


# **Sub Area 2**

## Data, Tech and Aerospace Park



# Data, Tech & Aerospace Park Sub Area 2 (1,941 acres)



# **Fiscal and Economic Impact**







## Fiscal and Economic Impact

Market Value at Build Out

**\$8.9B**

Infrastructure Investment

**\$1.2B**

Employment at Build Out

**35,000-65,000**

**6,500 acres and over 43.4  
million sq. ft. of development**

- Heavy Industrial
- Data Center
- Aero Space
- Tech Park
- Warehouse Space
- Commercial/Retail Space



Port Colorado







# Job Creation

## 44,701 Direct Jobs Created

- Jobs directly created by Port Colorado

## 22,199 Indirect Jobs Created

- Additional jobs created as a result of Port Colorado's investment in the State
- Local suppliers that provide goods and services to support Port Colorado's operations will increase their number of employees as purchasing increases

## 19,420 Induced Jobs Created

- The number of jobs supported by the increased household spending generated within Port Colorado and their supply chain
- Increased labor income results in more household spending in Colorado, which results in more employees hired in industries such as Retail and Wholesale Trade



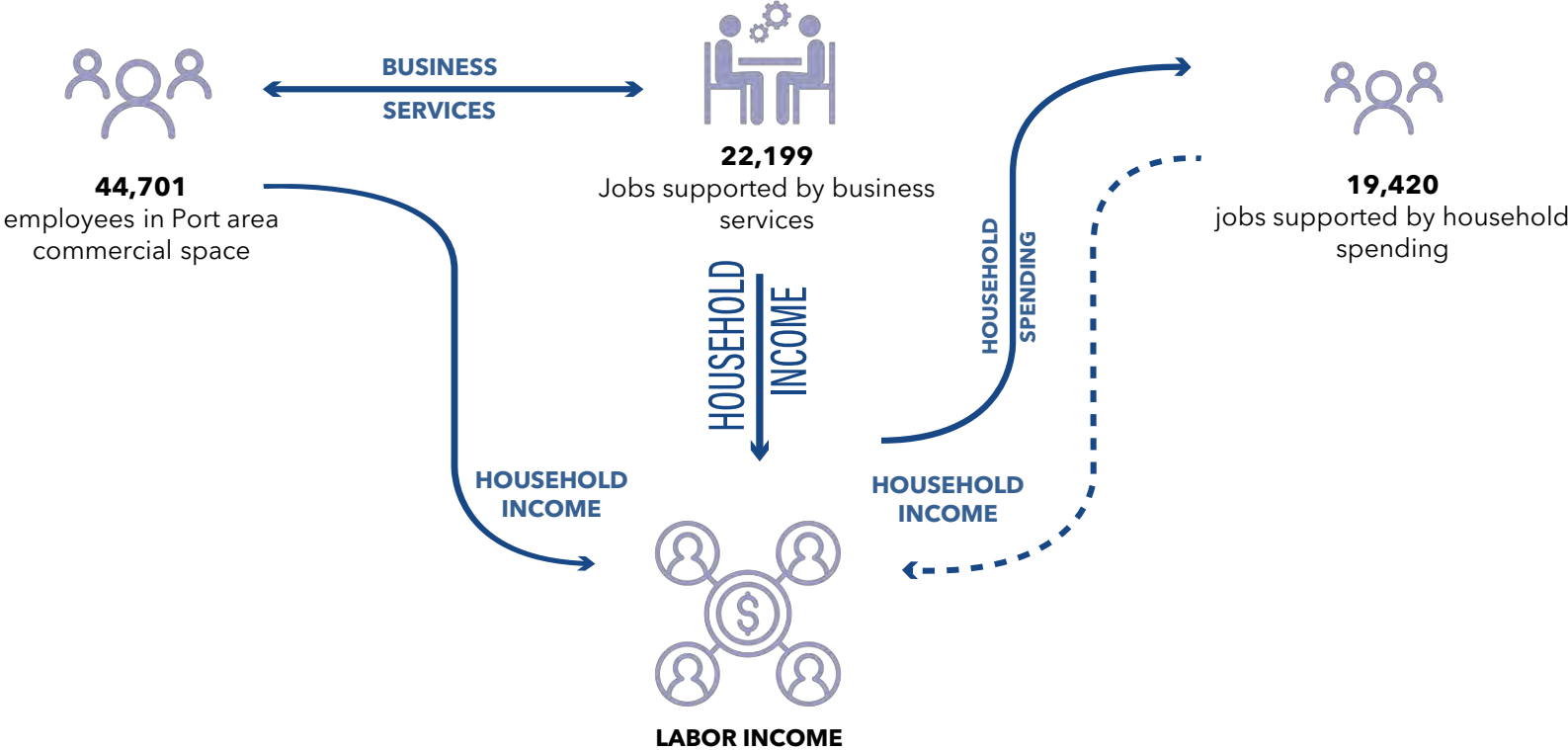
OVERALL  
ECONOMIC  
IMPACT

\$20.05 billion

TOTAL ANNUAL ONGOING ECONOMIC IMPACT OF PORT COLORADO

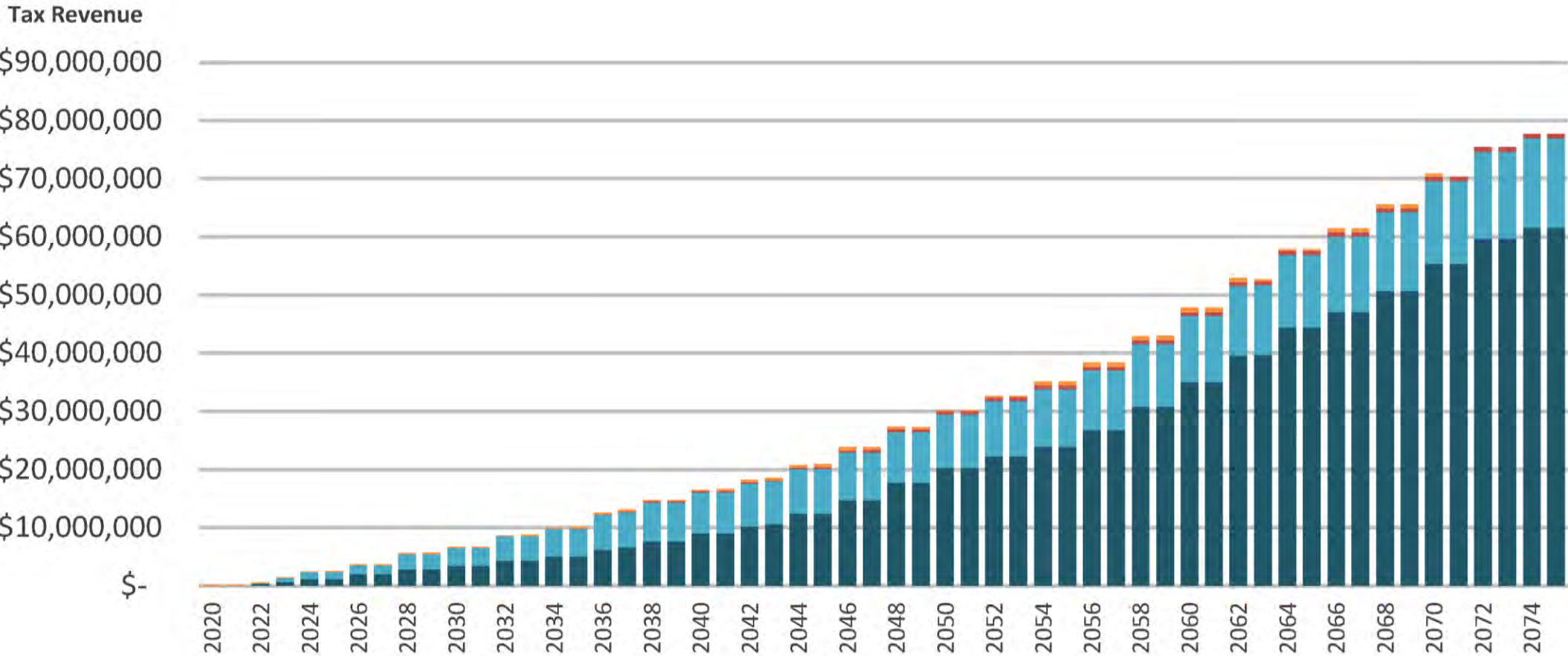
\$12.3 billion  
DIRECT IMPACT

Employment in the Port area generates demand for additional employment in Metro Denver from business-to-business services and worker-household spending. The 86,320 jobs supported by Port create \$12.3 billion in total regional spending annually.



# Est. Adams County Annual Tax Revenue (Gross Escalated Revenue - 1.5% per year)

Real and Personal Property Tax and Sales Tax





# **Bond Underwriting and Infrastructure Budget**



# **Transformational Master Planned Industrial Park in Progress**



**Gensler**





**Gensler**

As the only transformational master-planned mixed-use inland port in the State of Colorado. Port Colorado will be a showcase for the future; a hub of smart growth, logistics, sustainable energy, and experiences that bring together local communities, regional users, and global interests.



