



ADAMS COUNTY

COLORADO
BOARD OF COUNTY COMMISSIONERS

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

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

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE

TO WATCH THE MEETING:

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

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

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

AGENDA IS SUBJECT TO CHANGE



STUDY SESSION ITEM SUMMARY

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





Project Impacts:

Cost:

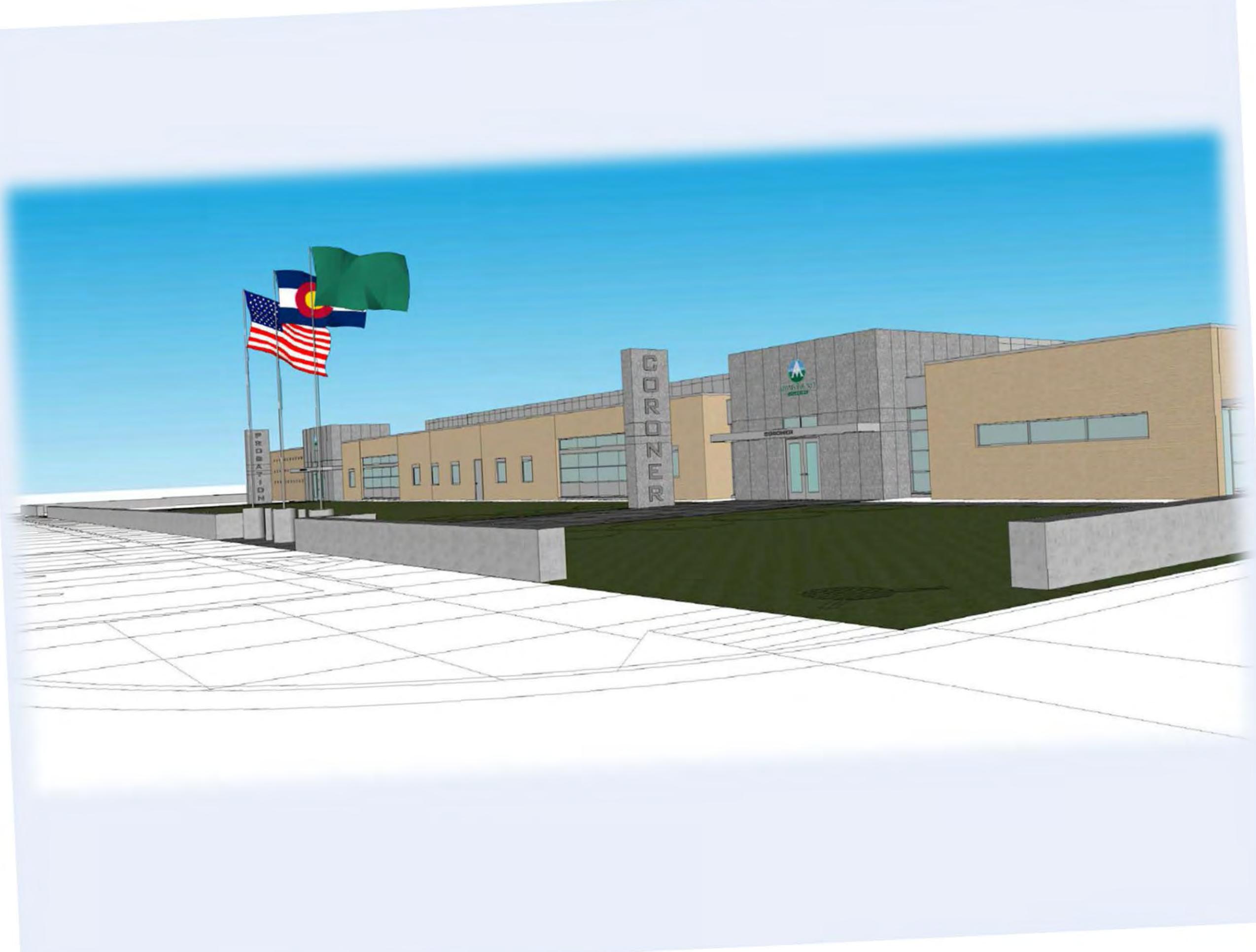
- Commodities Metals & Steel
- Membrane Roofing
- Metal Studs/Gypsum
- Plumbing Equipment
- Mechanical Premium
- Specialty Lab Equipment
- Electrical Premium
- Extended General Conditions & Fees
- Contingency
- Anticipated escalation, accelerated shipping
- Inflation, Skilled labor shortages and unknown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

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STUDY SESSION ITEM SUMMARY

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



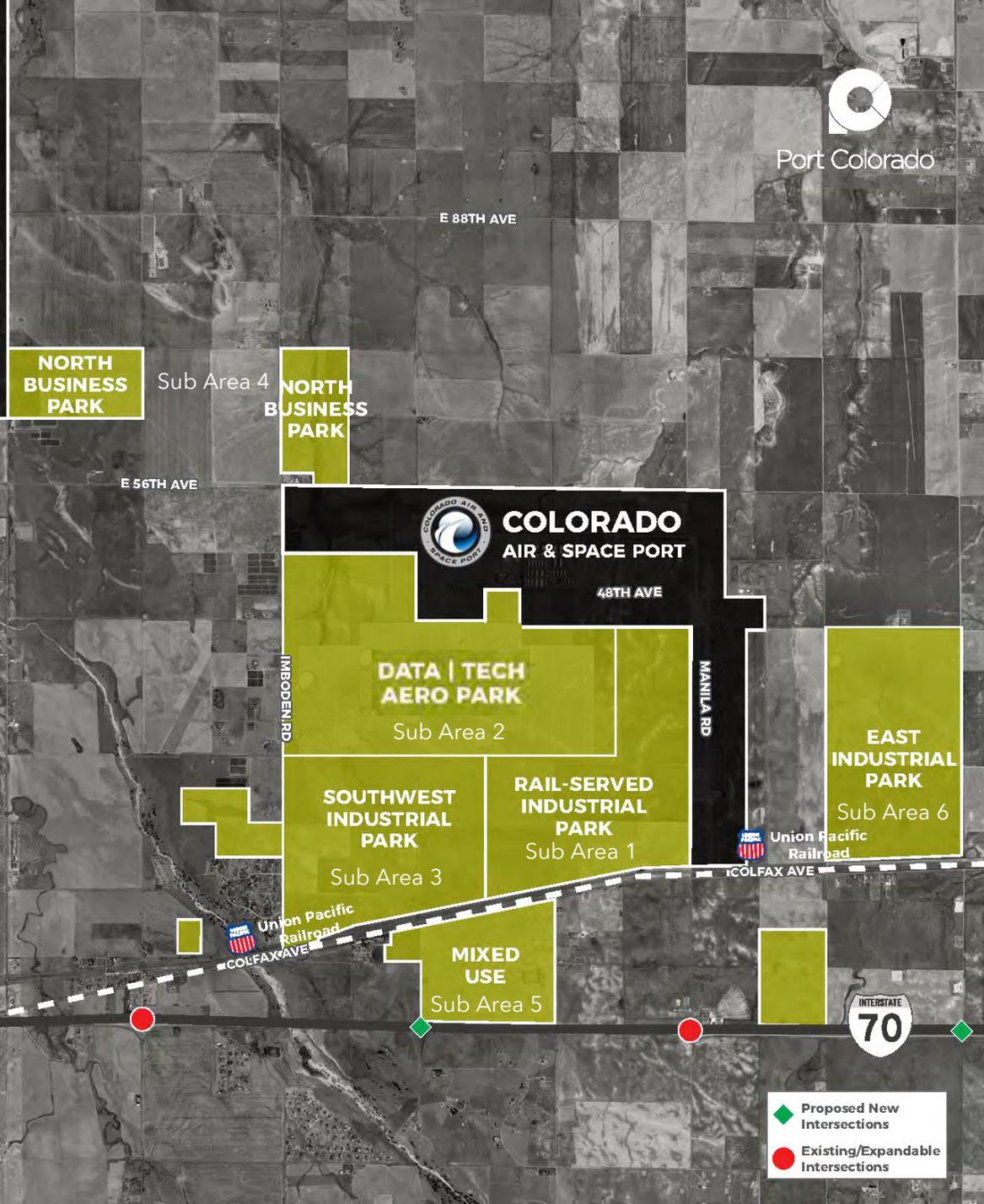
Port Colorado

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



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

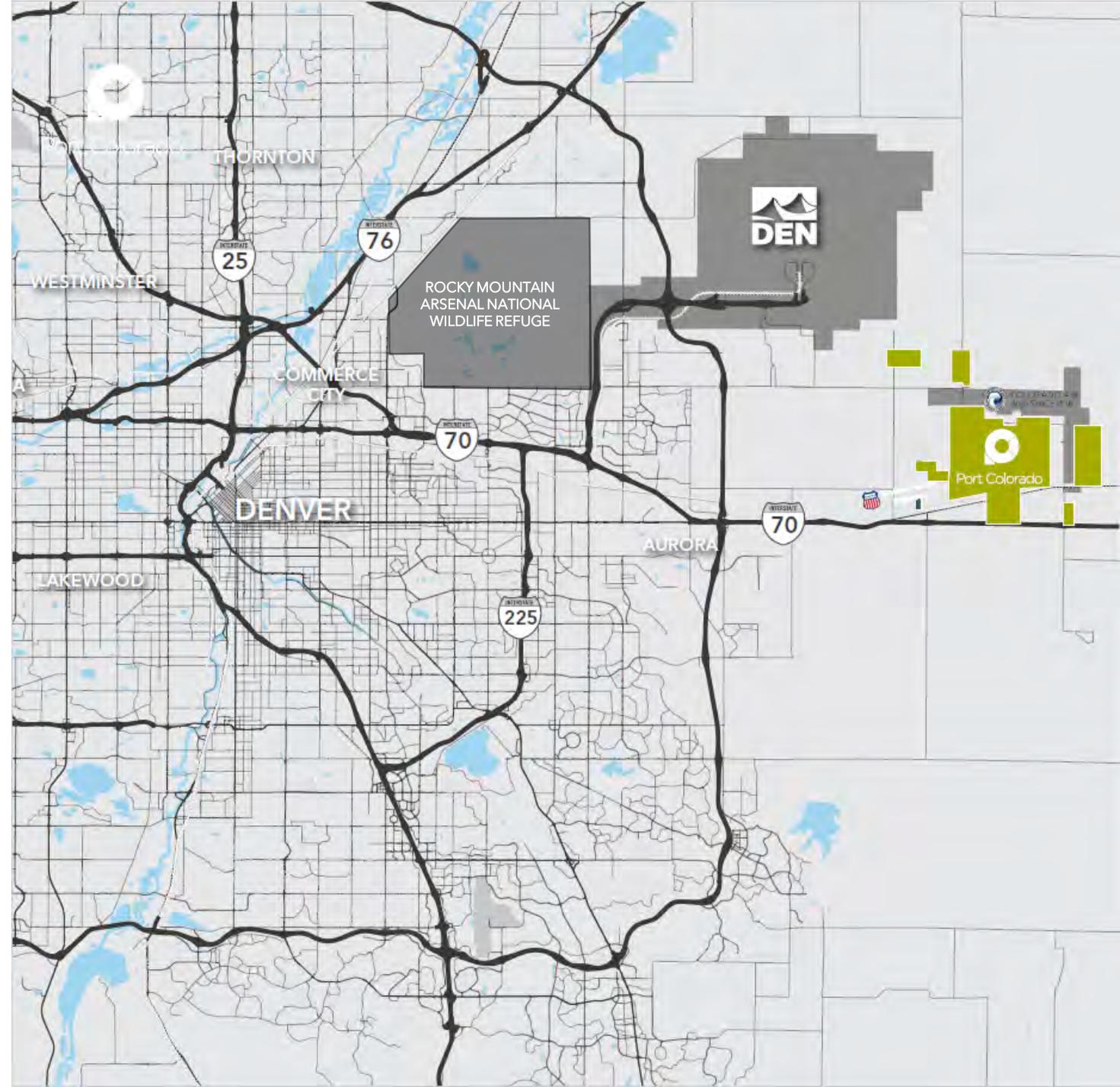
Englewood Population: 35,268

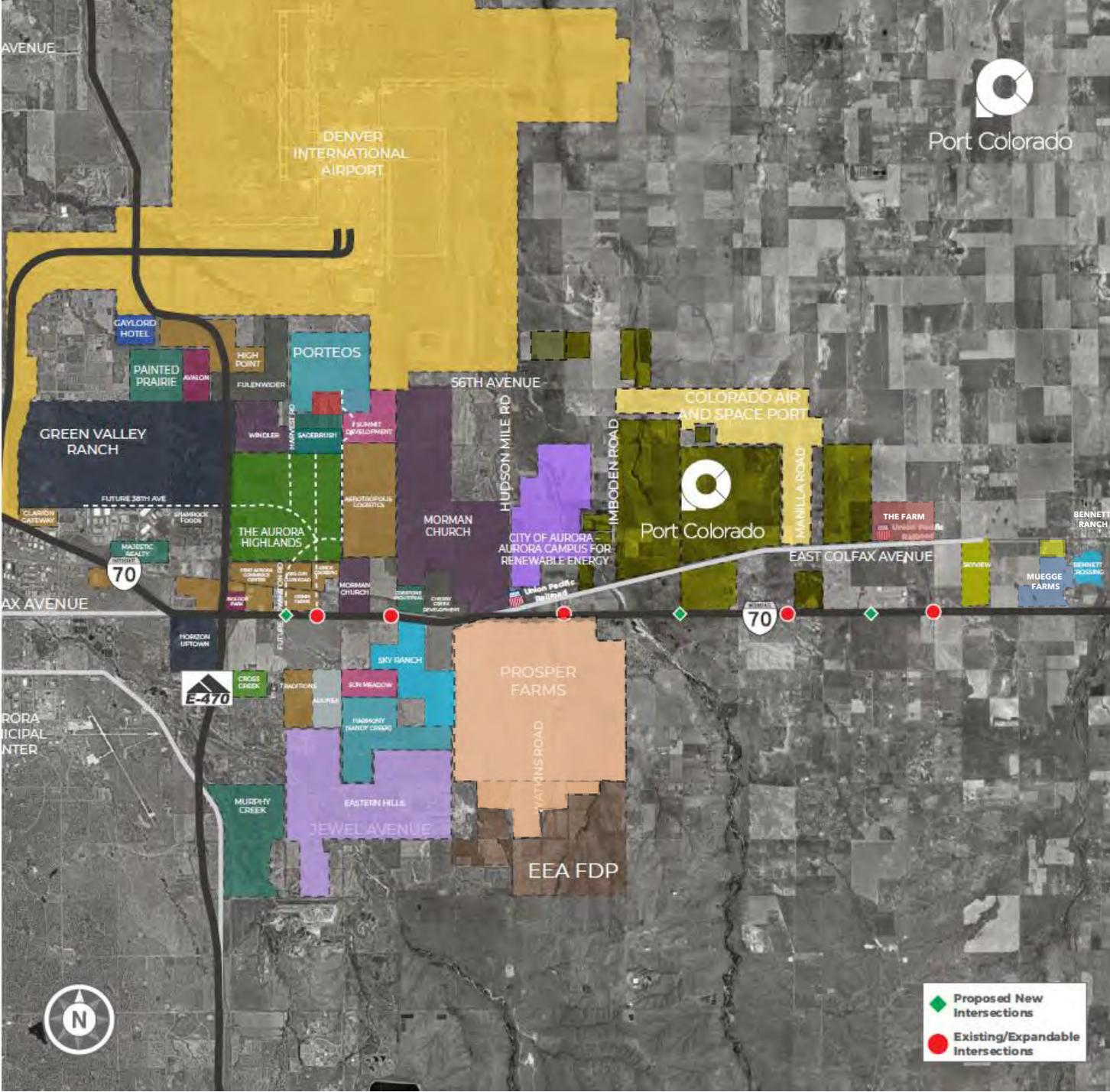
Lakewood Population: 158,410

Littleton Population: 48,140

Thornton Population: 142,672

Westminister 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

<p>The Aurora Highlands</p> <ul style="list-style-type: none"> 3,146 Acres 12,487 Planned Units 32,492 Population est. 	<p>Sky Ranch</p> <ul style="list-style-type: none"> 772 Acres 4,000 Planned Units 12,000 Population est. 	<p>Eastern Hills</p> <ul style="list-style-type: none"> 3,300 Acres 15,000 Planned Units 39,000 Population est.
<p>Prosper Farms</p> <ul style="list-style-type: none"> 5,130 Acres 9,000 Planned Units 27,000 Population est. 	<p>Windler</p> <ul style="list-style-type: none"> 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

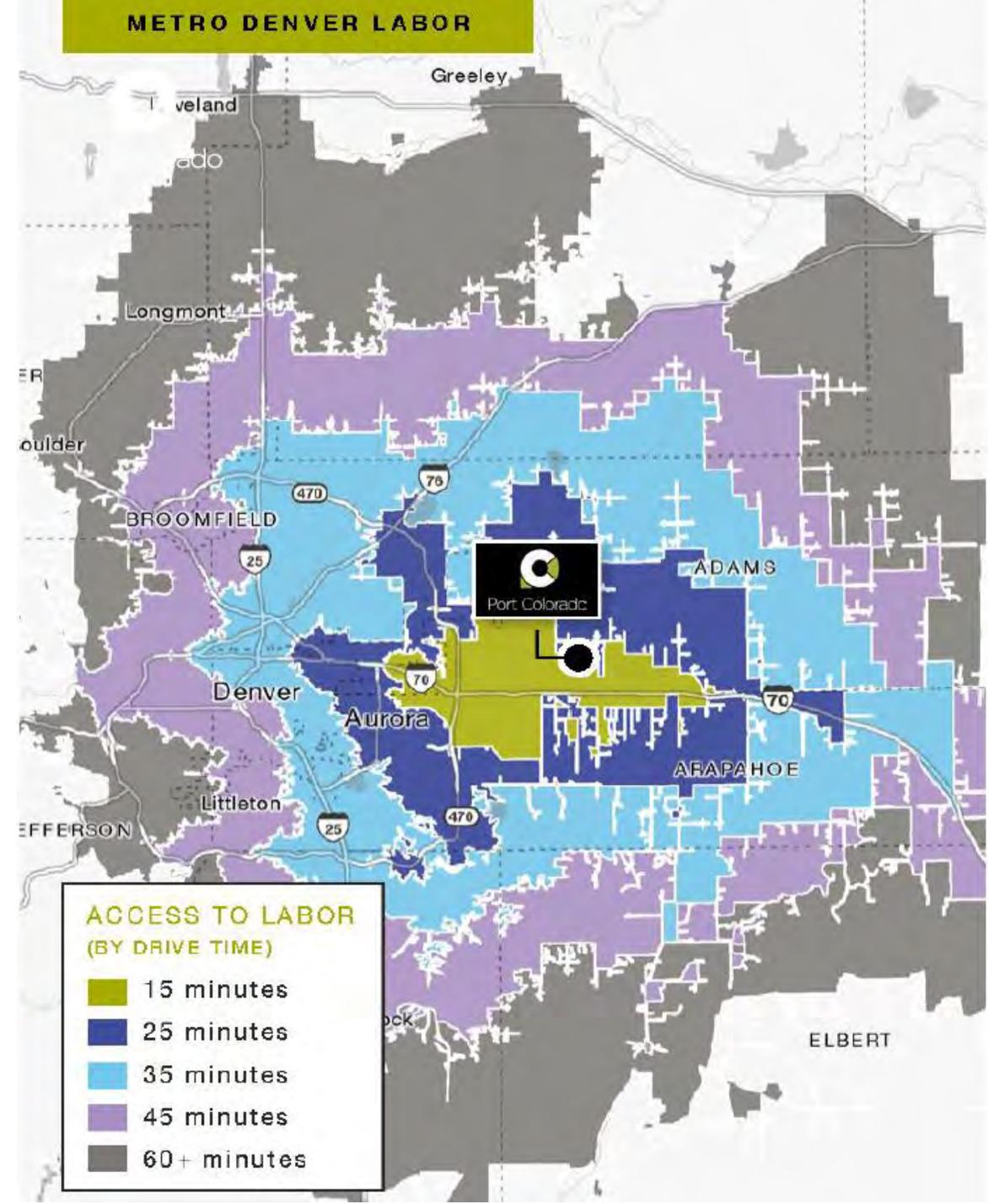
Drive Times

< 2 Minutes - Interstate 70 CASP

9 Minutes - Interstate E-470

10 Minutes - Denver International Airport

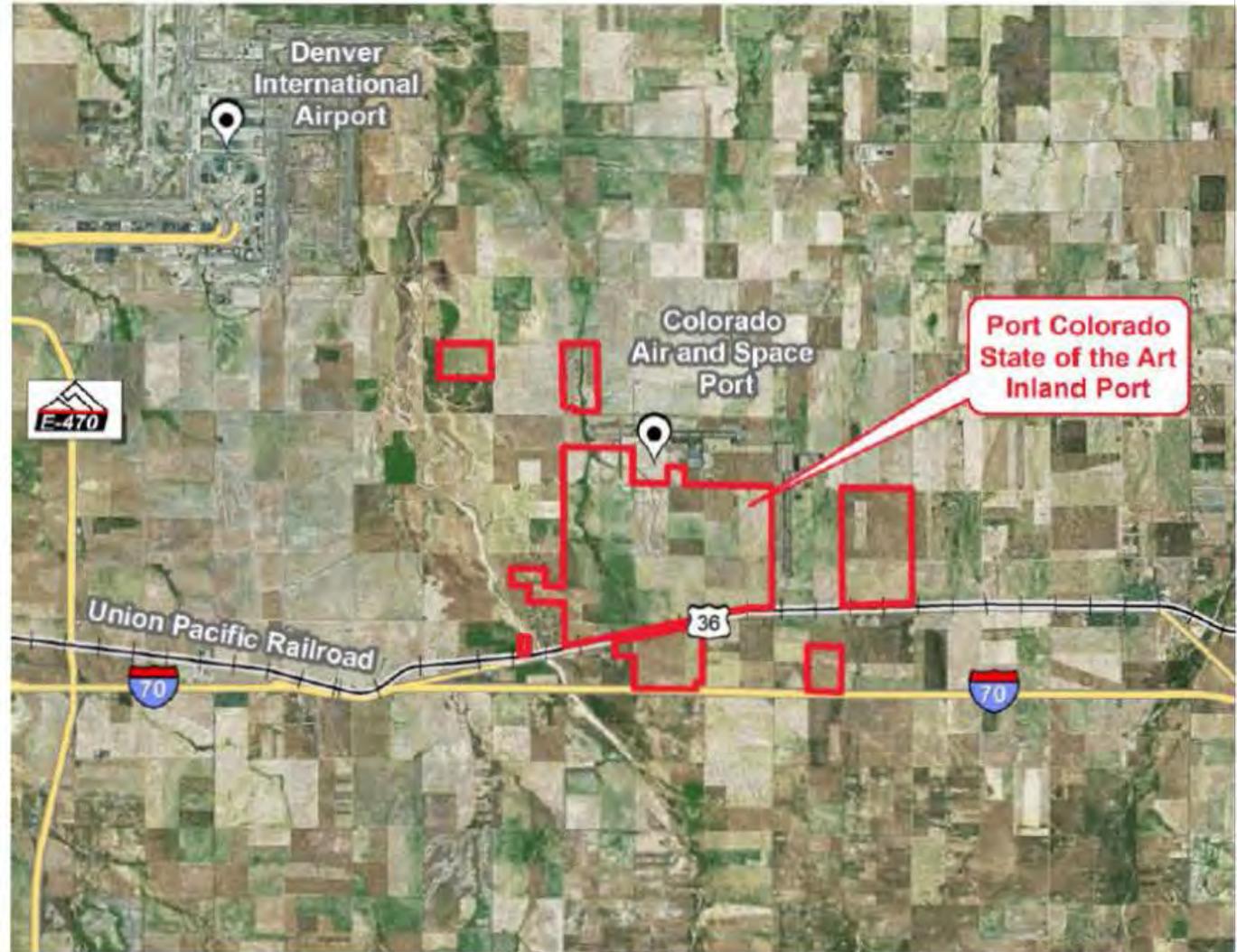
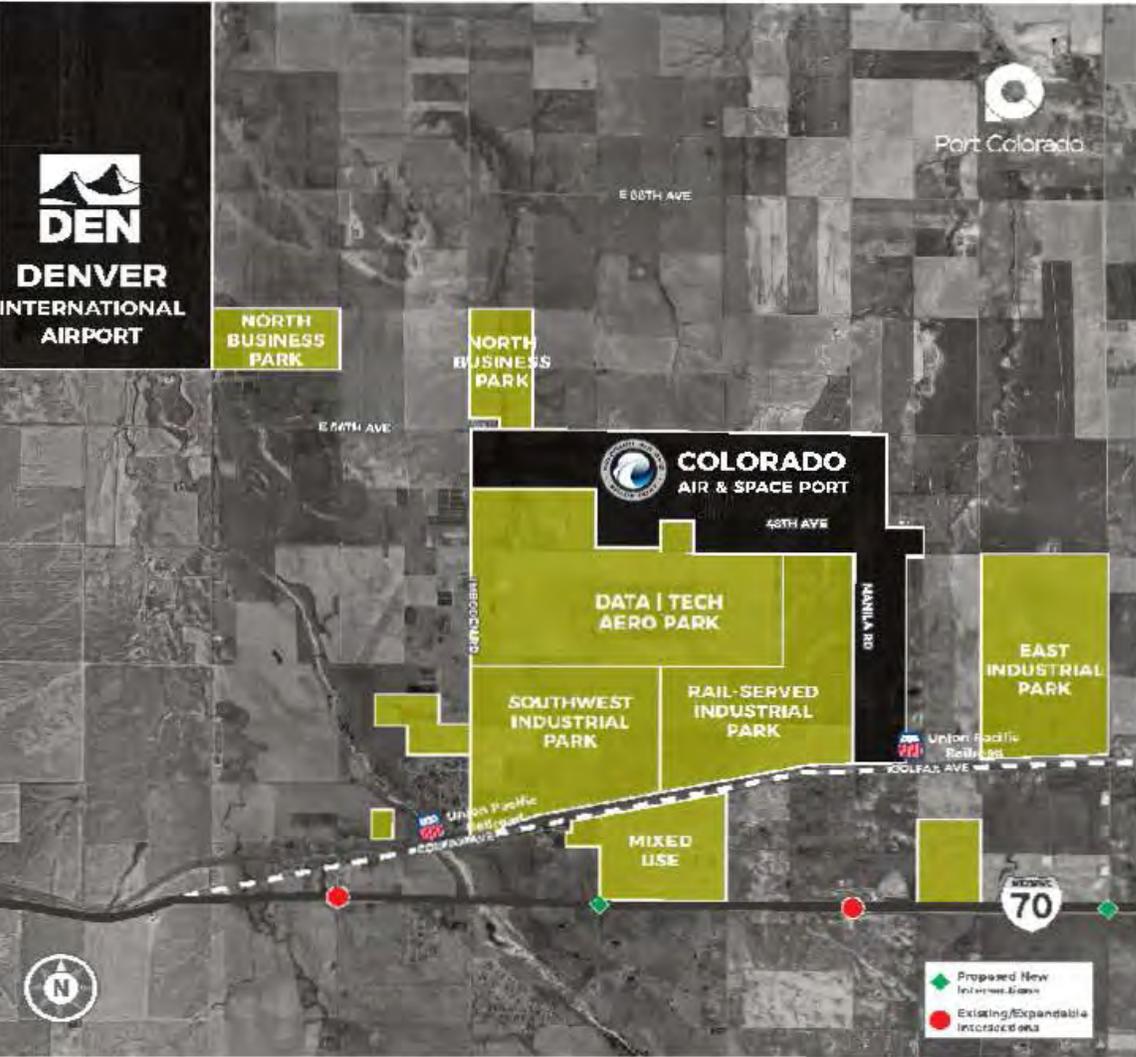
25 Minutes - Downtown Denver





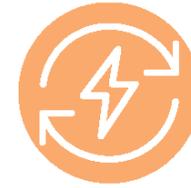
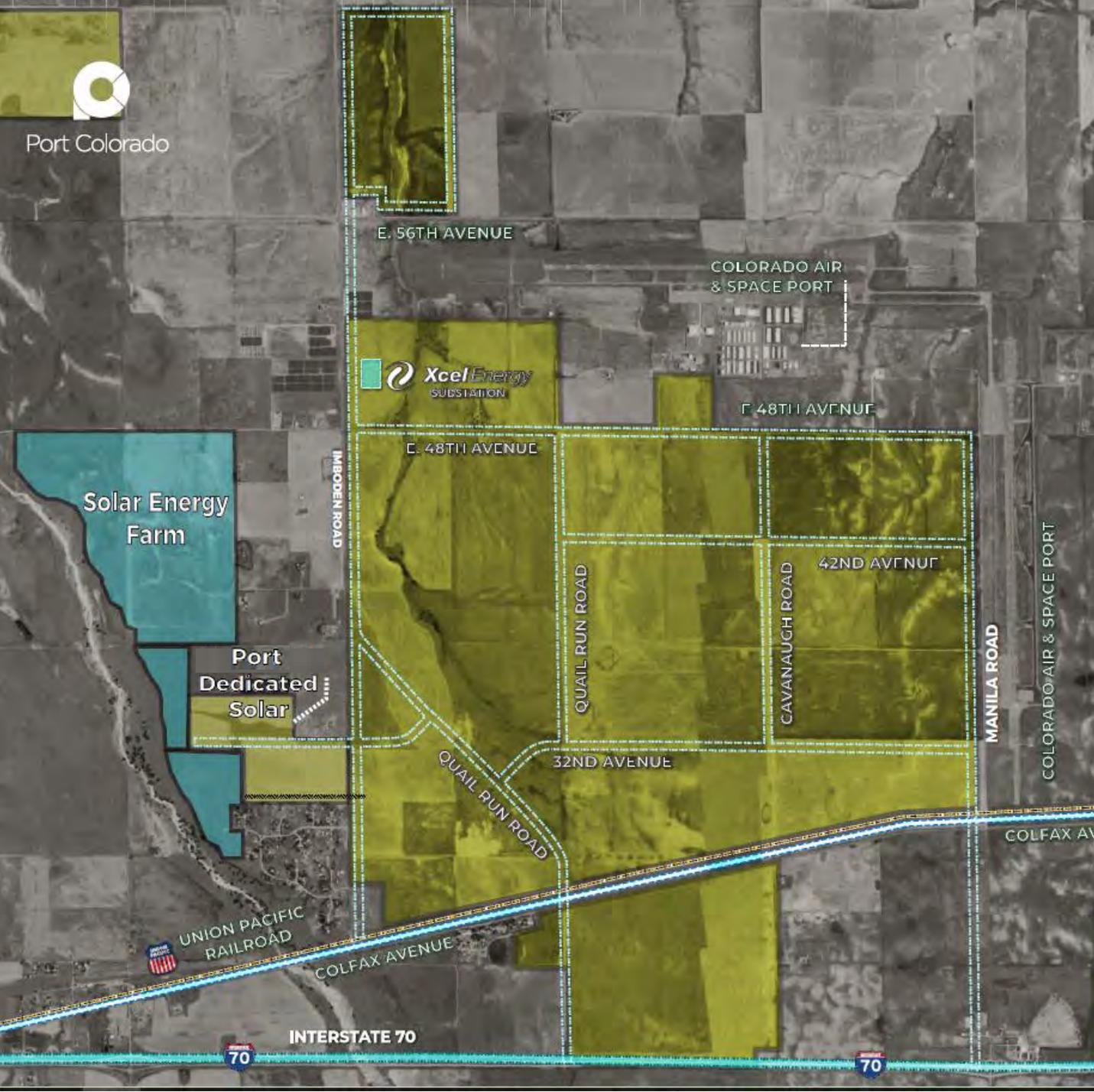
Xcel Energy Certified Mega Site

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

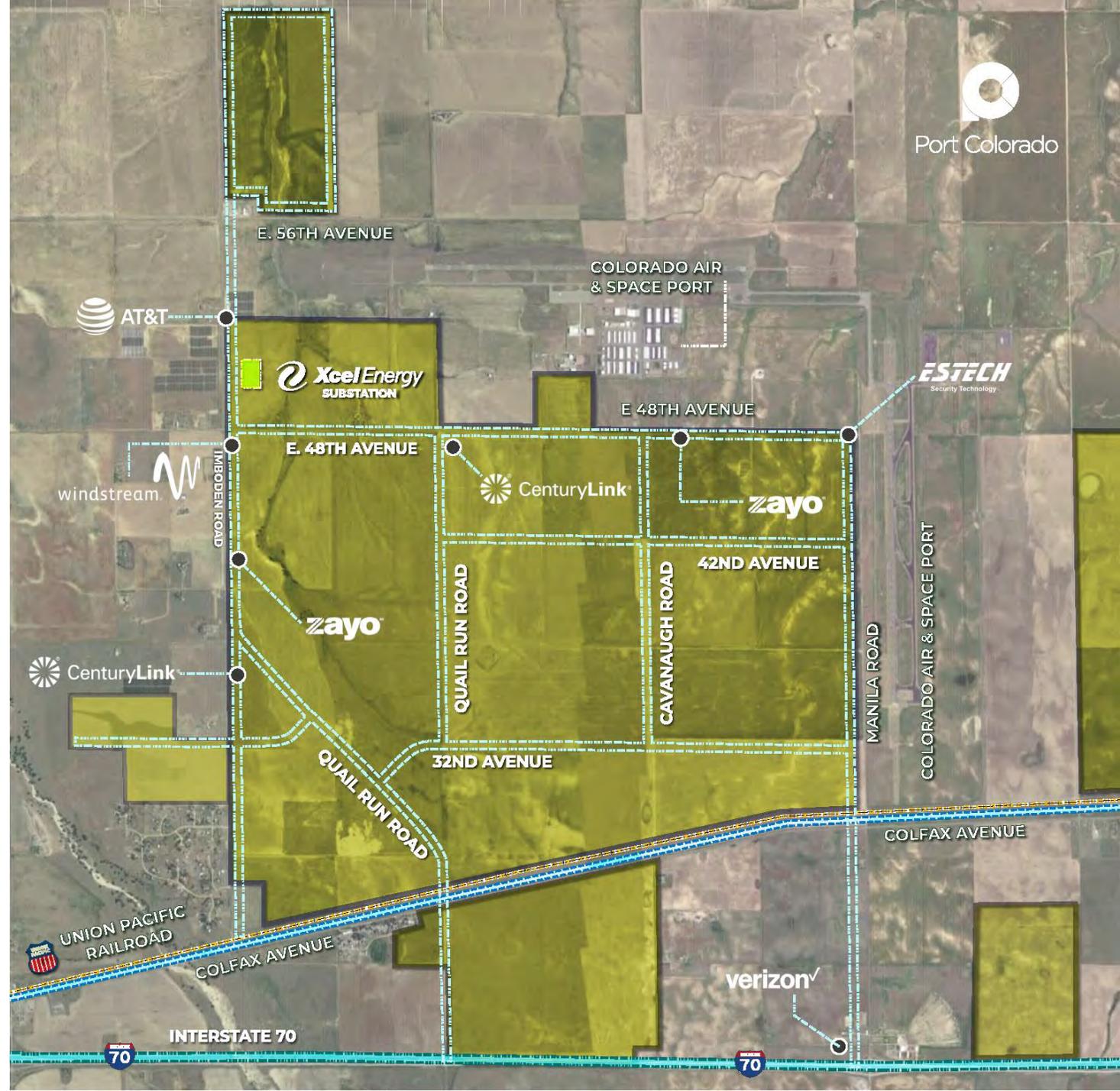
Distribution electrical service provided by Xcel Energy. Transmission service available at 230kV is available and capable of servicing 100+ MW. Redundant transmission sources available approximately two miles to the west.



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

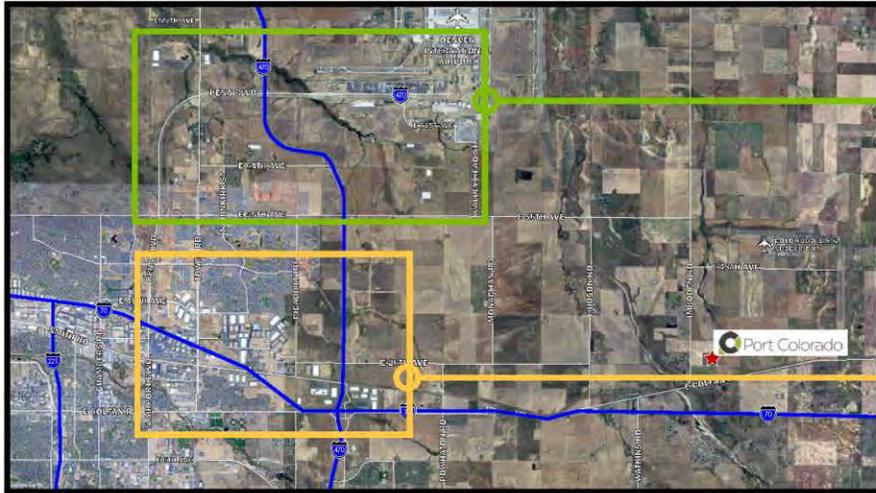


Port Colorado

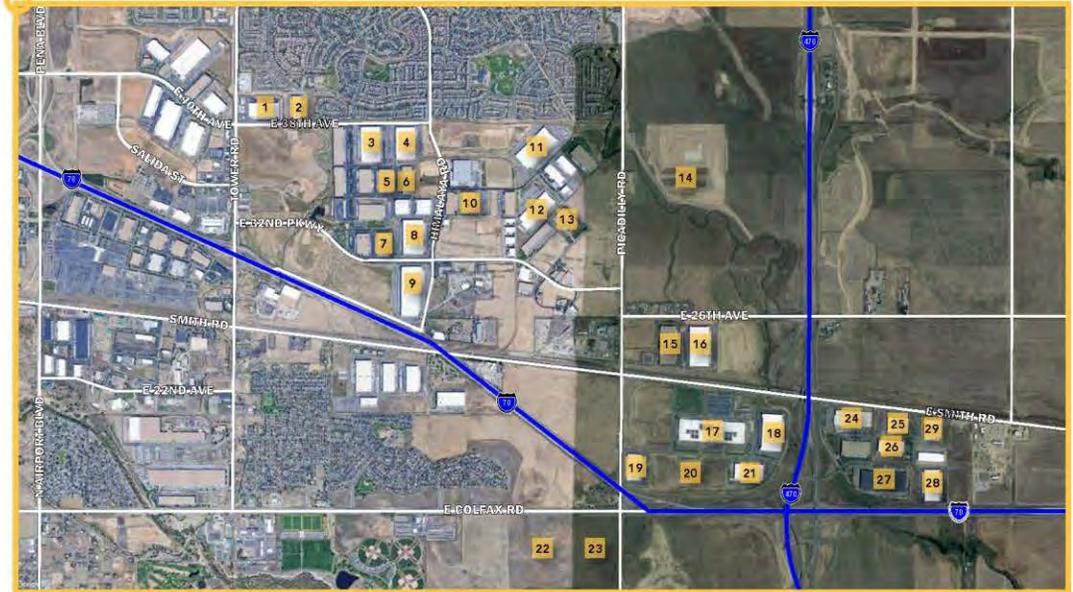
The Evolution of the Core Industrial Market in Metro Denver

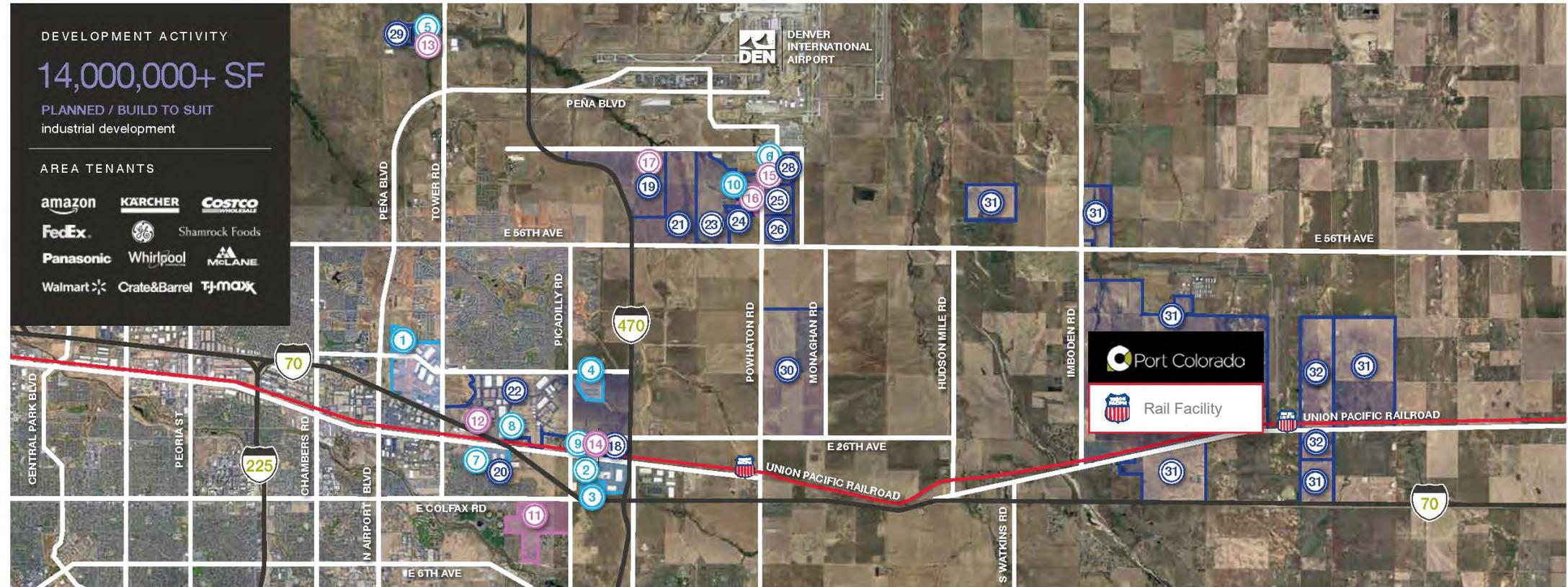


EAST SUBMARKET – CREDIT TENANT MAP



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





MAP #	PROPERTY/PROJECT NAME	ADDRESS	TOTAL SIZE AT COMPLETION (SF)	COMPLETED (SF)	PROJECT SIZE (AC)	CONFIGURATION	DELIVERY (EST.)	DEVELOPER
PLANNED / BUILD TO SUIT (BTS)								
25	Crosspath at Porteos	SWC E 64th Ave & Powhatan Rd, Aurora	1,700,000	Planned	136	Cross Dock	TBD	Crosspath Development
26	Walmart BTS	NEW E 56th Ave & Powhatan Rd, Aurora	BTS	BTS	166	BTS	TBD	Walmart
27	Kroger BTS	64th and Jackson Gap Rd, Aurora	BTS	BTS	50	BTS	Q2 2021	Kroger
28	JAG Logistics Center at DIA, BTS	E 68th Ave, Aurora	BTS	BTS	250	BTS	TBD	J.A. Green Development
29	Nexus at DIA, Phase 2 (Lowes)	Tower Rd & E 88th Ave, Commerce City	1,000,000	BTS	170	BTS	12-24 mos.	Lincoln Property Company
30	ATEC / Aerotropolis Logistics Center	East 26th Avenue & Powhatan Rd, Aurora	TBD	Planned	236	TBD	NA	Newquest Crosswell
31	Port Colorado	Imboden Rd & E Colfax, Aurora	±2,000,000 (Phase I)	Planned	1,154 (Phase I) 6,500+ (Total)	TBD	12-24 mos.	Transport Colorado
32	Rocky Mountain Rail Park	Hwy 36 & N Peterson Rd, Aurora	BTS/TBD	Planned	620	TBD	NA	Rail Land Company

City of Aurora Submittal / Approval Process

Infrastructure Construction Completion Schedule

- **Infrastructure Site Plan 1 - Manila Road, 32nd 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



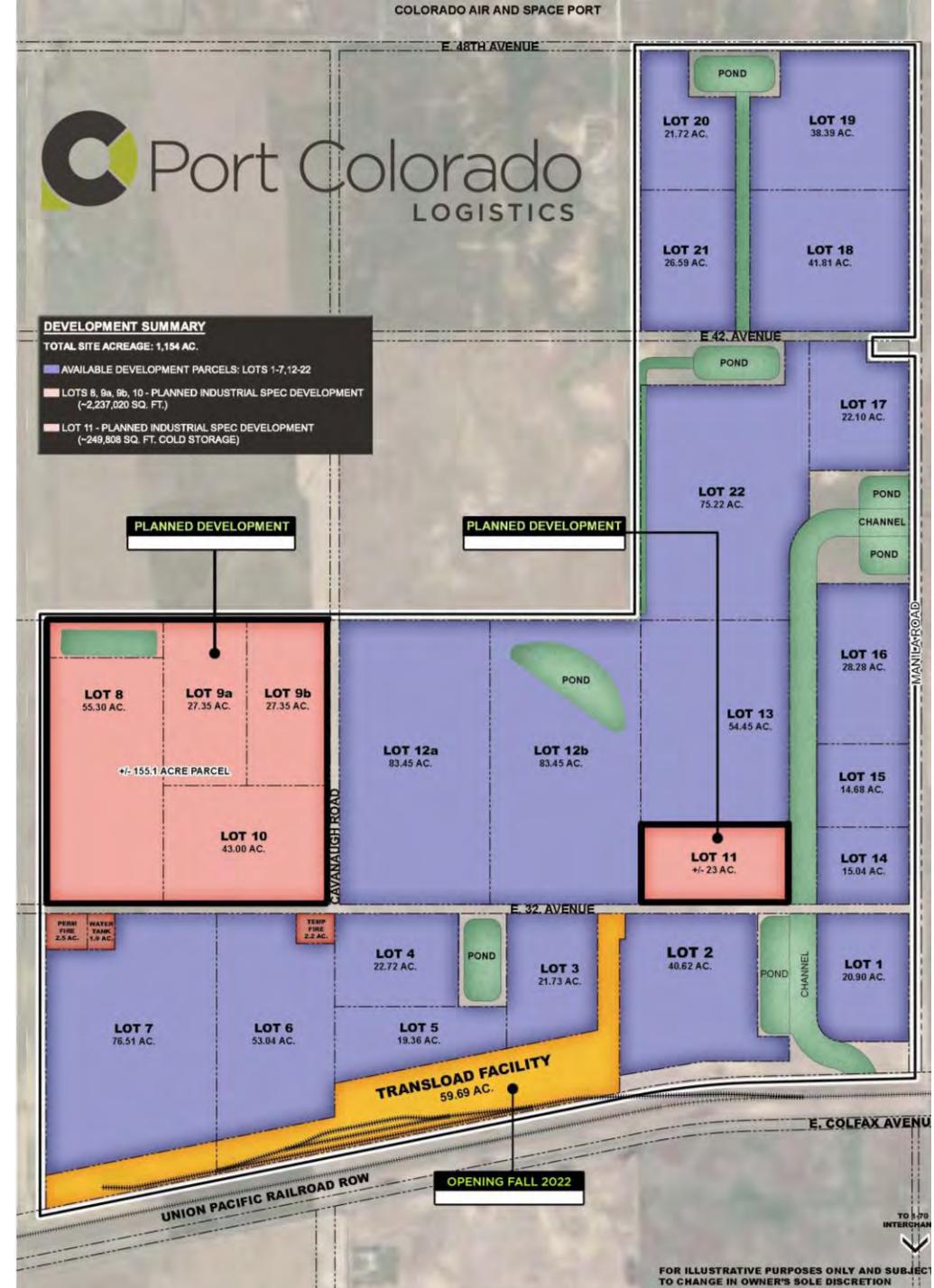
Port Colorado Phase 1 Industrial Development Program

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





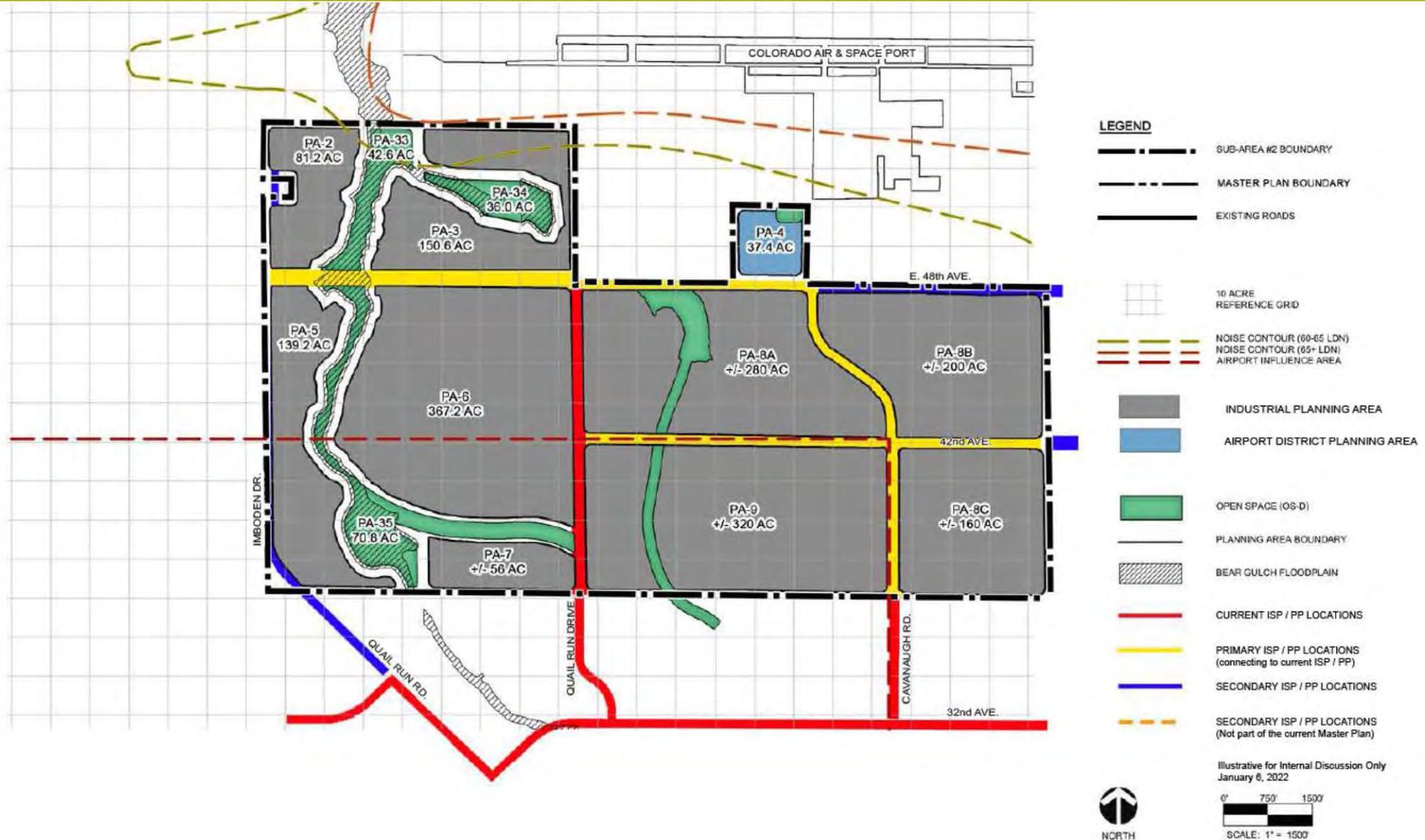
Sub Area 6
Rail Served
East Industrial Park

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





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

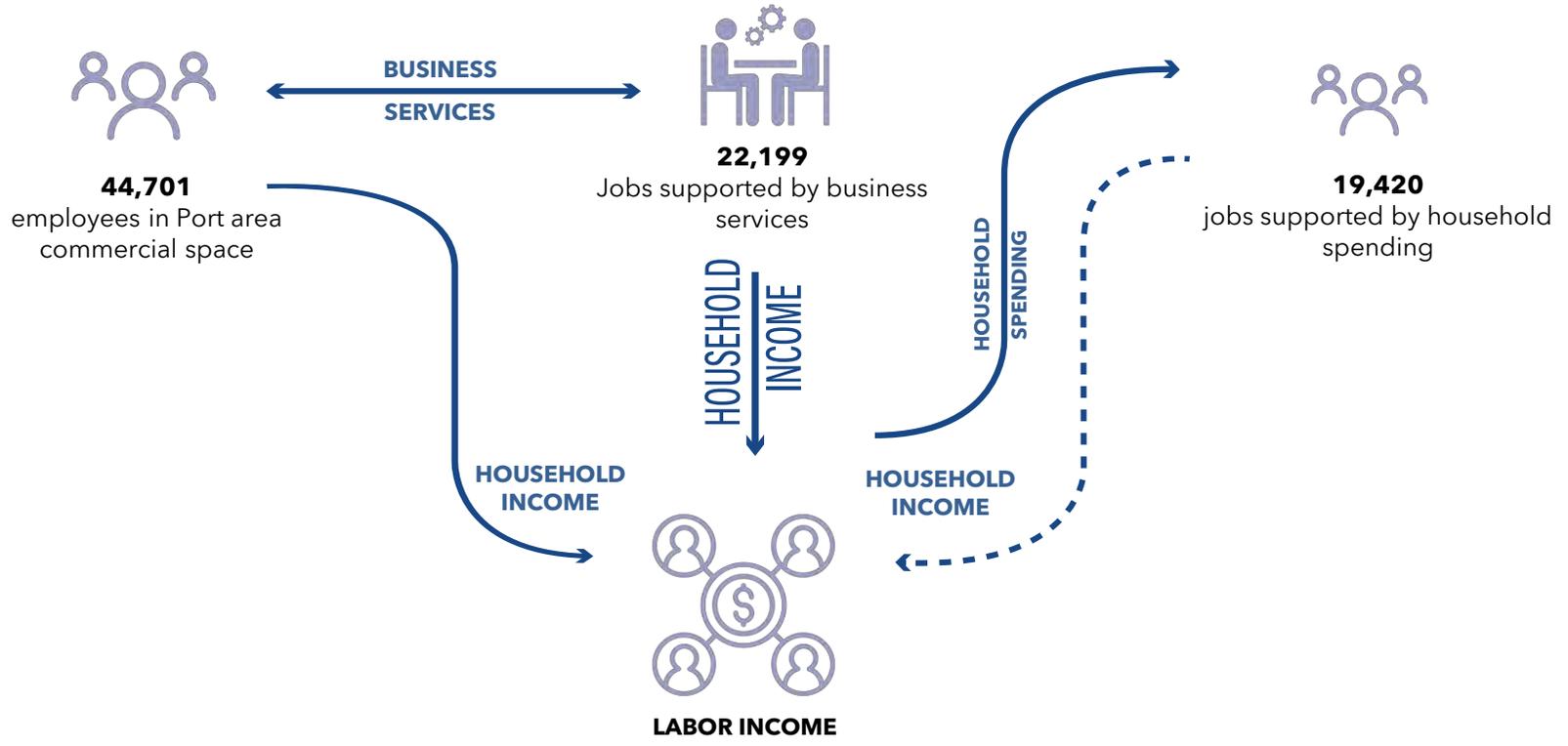
OVERALL ECONOMIC IMPACT

\$20.05 billion

TOTAL ANNUAL ONGOING ECONOMIC IMPACT OF PORT COLORADO

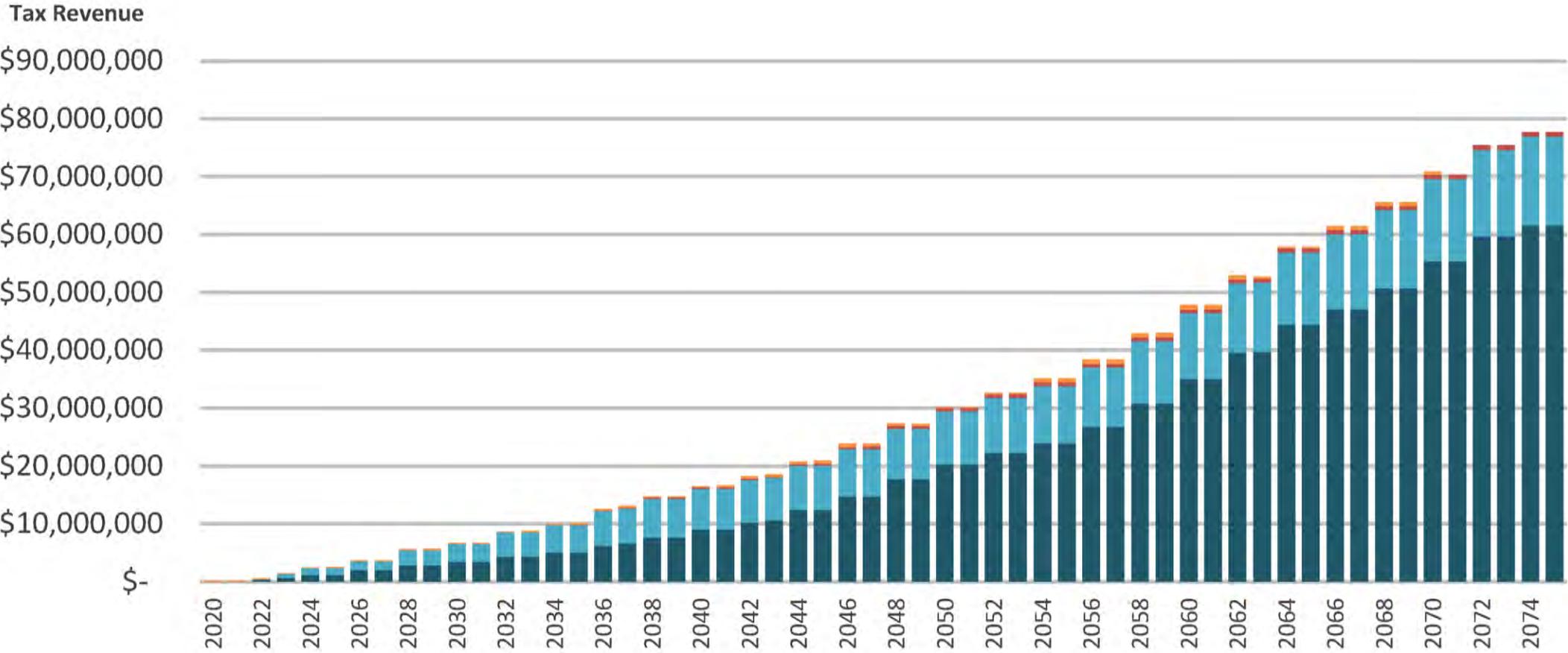
\$12.3 billion
DIRECT IMPACT

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

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.



Port Colorado

