



Jefferson County

2009 Citizen Budget Review Panel

Topic : Capital Project Prioritization

**Jefferson County Court and
Administration Building**

March 31, 2009

Meeting Agenda

- **Introduction**
- **Section 1:** BCC Vision / Values / Goals
- **Section 2:** Capital Financing Options
- **Section 3:** General Fund / Capital Expenditure
Fund Projects
- **Section 4:** Panel Discussion / Questions

BCC Vision

**To enhance the quality of life
for our Citizens.**

BCC Values

Jefferson County government:

- **Is open and transparent**
- **Is fiscally responsible**
- **Provides excellent customer service**
- **Communicates effectively**

BCC Goals

- **Providing Safe Communities**
- **Promoting Economic Opportunities**
- **Maintaining and Enhancing all modes of Transportation**
- **Enhancing our Natural Resources**
- **Fostering predictable Growth and Development**
- **Encouraging maximum self-sufficiency for all our Citizens.**

Capital Financing Options

Jefferson County, Colorado

Capital Financing Options

- “Pay As You Go” Concept / Fund Reserve
- General Obligation (GO) Bonds
- Certificates of Participation (COP)

“Pay As You Go” Concept

Formally set aside revenue into a restricted reserve in a Fund Balance to typically pay for replacement items and/or major facility components in a future year.

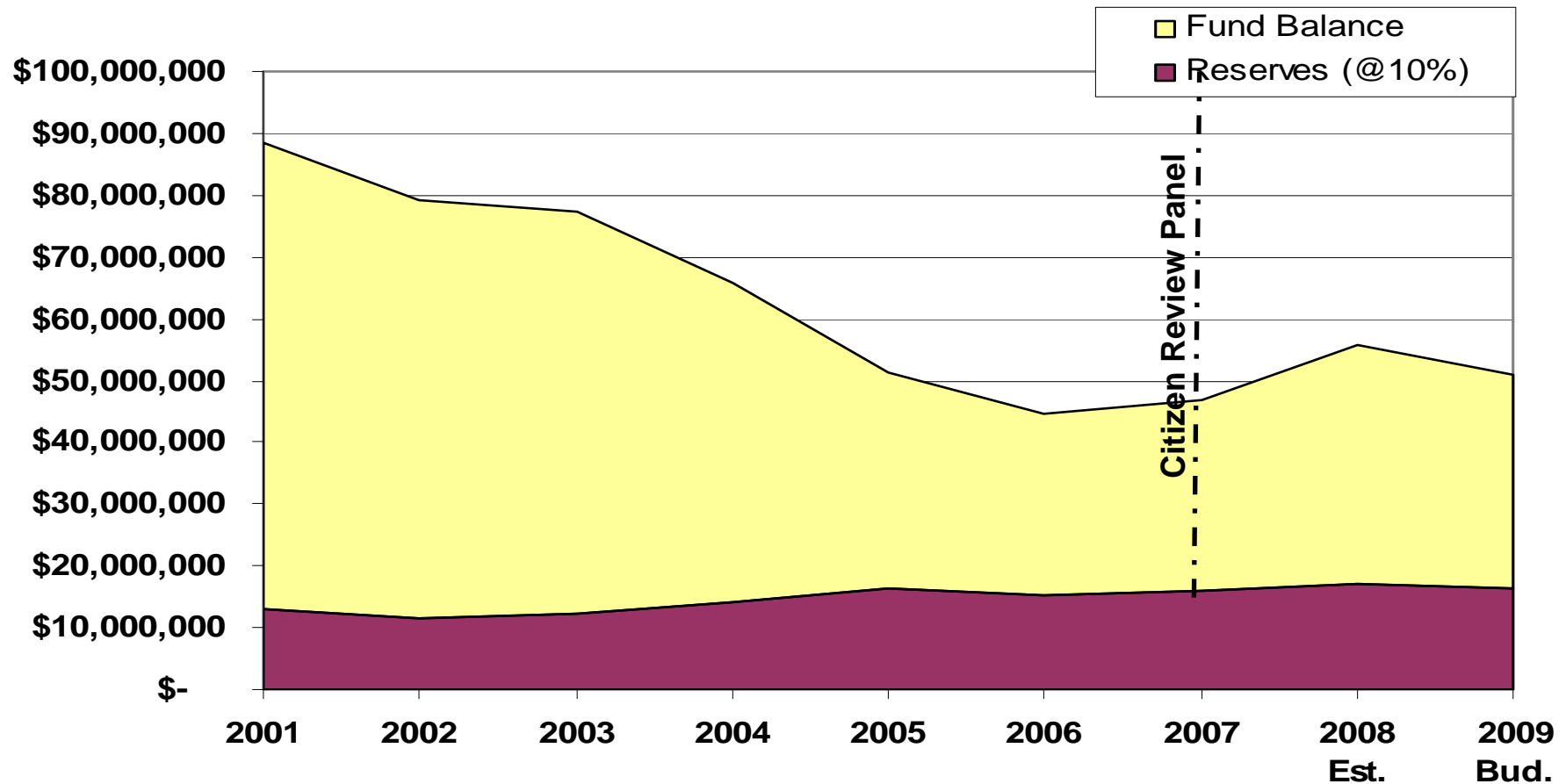
The County currently has a Vehicle Replacement Program and a newly establish PC Replacement Program.

The County does not have a formalized infrastructure replacement program in order to pay for our major facility components.

“Pay As You Go” Financing

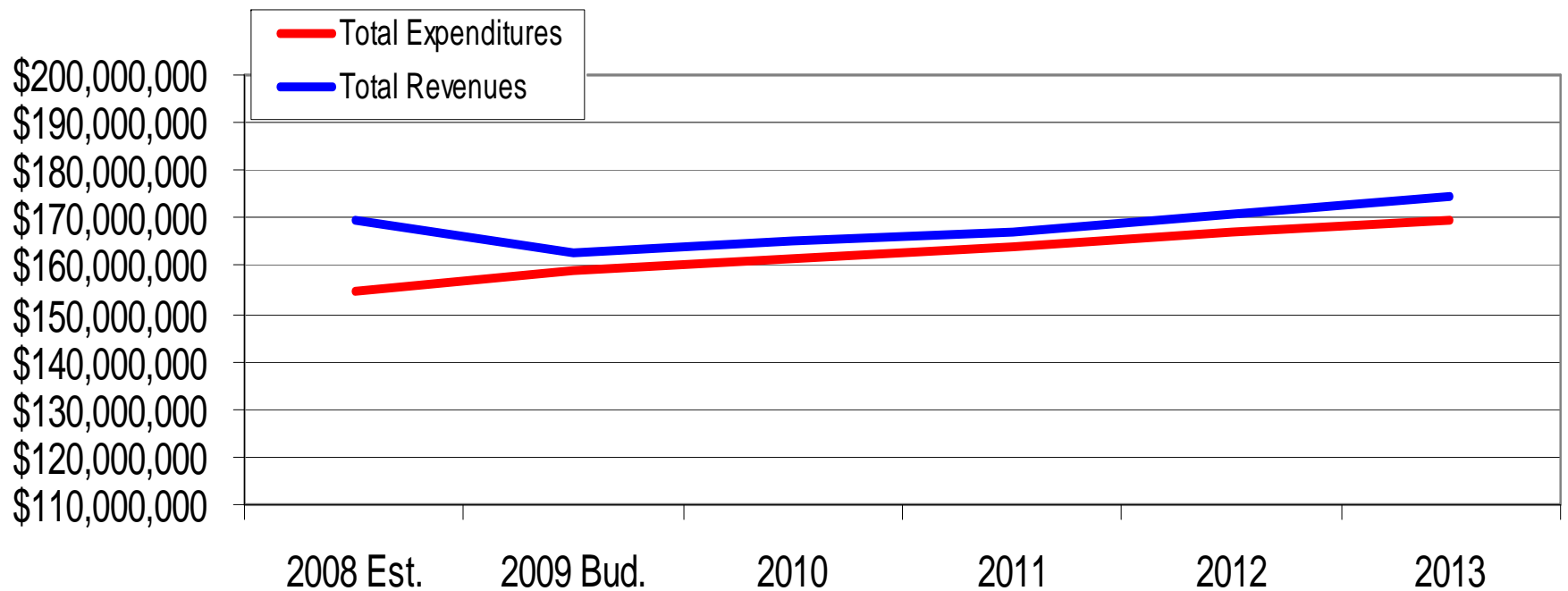
General Fund 2001 - 2009

Reserve and Fund Balance Trend



General Fund – Operating Costs Projection

General Fund 2001 - 2009 Revenue and Operating Expense Projection



General Obligation (GO) Bonding

- A dedicated tax revenue used to pay for a governmental bond issuance.
- Requires a countywide election.

The County doesn't currently have any General Obligation Bonds.

Certificates of Participation (COP)

Financing tool that requires an annual appropriation of revenue to pay the debt obligation.

**\$7.6 million* available for
annual debt service**

*Available from debt retirement of
Administration/Courts Building

Jefferson County, Colorado

Bond Ratings

Bond Rating Agencies		Grade	Risk
Moody's	S&P / Fitch		
Aaa	AAA	Investment	Highest Quality
Aa	AA	Investment	High Quality
A	A	Investment	Strong
Baa	BBB	Investment	Medium Grade
Ba, B	BB,B	Junk	Speculative
Caa/Ca/C	CCC/CC/C	Junk	Highly Speculative
C	D	Junk	In Default

County's Bond Rating*

Moody's

Aa3

Standard & Poor

AA-

Fitch Ratings

AA-

*Rating based on current Open Space Refinance Bond issuance.

Jefferson County, Colorado

Financing Options

Annual Debt	20yrs. @4.85%	25 yrs. @5.25%	30 yrs. @ 5.50%
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\$ 3 million	\$36,077,900	\$39,169,500	\$41,313,200
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\$5 million	\$60,204,400	\$65,350,600	\$68,928,600
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\$7 million	\$84,341,000	\$91,541,800	\$96,548,900
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* Information provided by James Capital Advisors, Inc.

Jefferson County, Colorado

Government Center Campus Concept

Benefits:

- Eliminate approximately \$257K in annual lease payments to be used to offset operational expenses
- Potential consolidation of multiply sites / locations
- Provides a “one-stop” service delivery for citizens

Potential Tenants

- Health Facility – Arvada location
 - Various Motor Vehicle locations
 - Assessor / Treasurer Payment sites and/or information Kiosks
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Locations of Interest

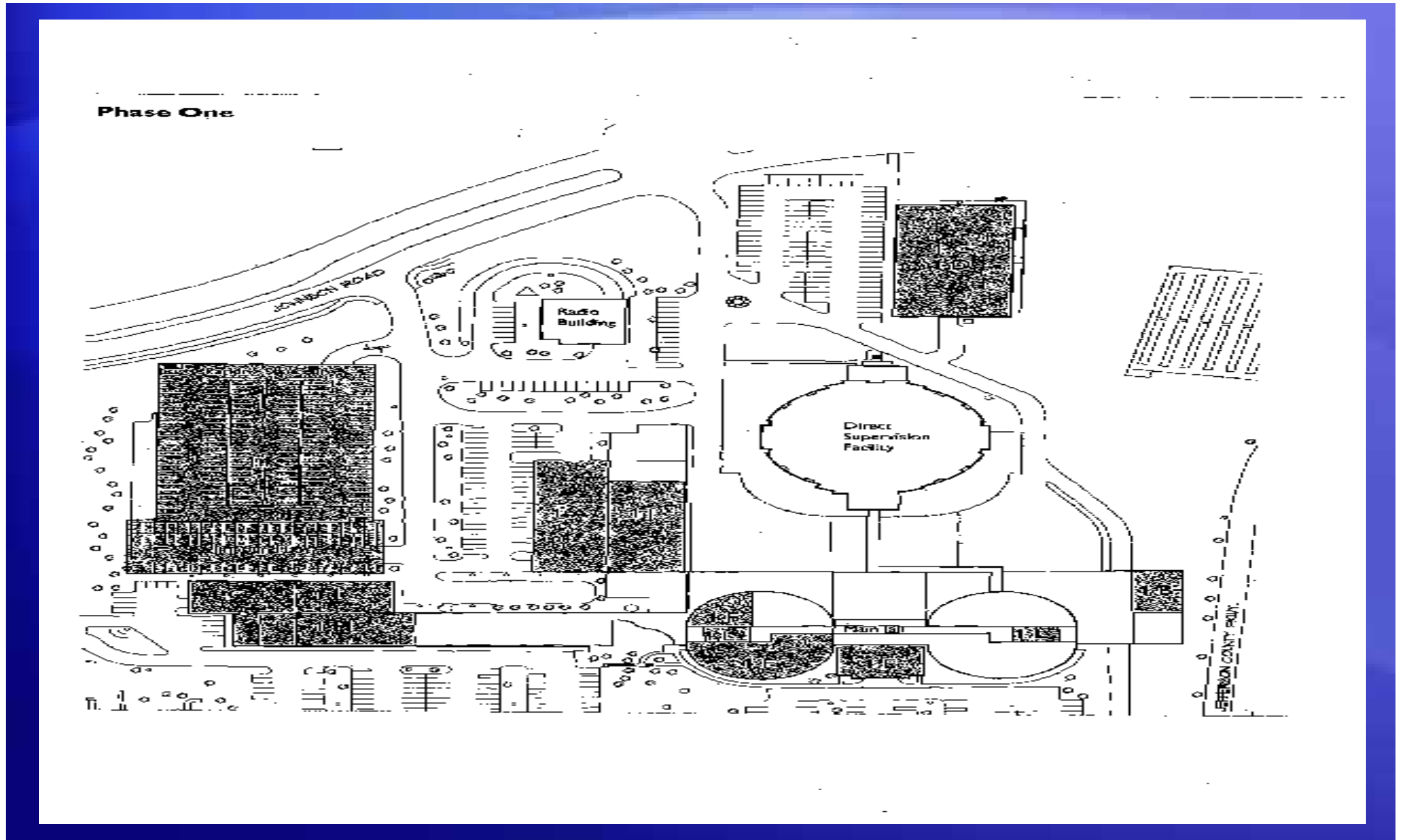
- 6th Avenue & Simms Area
51,000 sq. ft. / Estimated cost \$6.4 million
- 52nd Avenue and Wadsworth Area
113,000 sq. ft. / Estimated cost \$8 million

Detention Center Expansion / Renovation Project

Benefits:

- Consolidate Correctional Operations into one location
- Upgrade Major Building Components and reduce maintenance costs of existing facility
- Provide planned growth and utilization of Detention Operation
- Revenue offset from housing Federal detainees
- Sell the New York Building to offset capital costs

Detention Facility – Phase 1 Master Plan



Jefferson County, Colorado

Data Center Relocation

- **Primary Data / Server room is located in the Administration and Courts Building**
- **Limited Backup / Disaster Recovery capabilities**
- **Decentralized Data Centers throughout the organization**

Approx. \$1.8 million

Identified Financing Projects

PROJECTS	ESTIMATED PROJECT COST
Voting Equipment Replacement	\$14.0 million
Courtroom Expansion / Remodel	\$3.0 million
Data Center Relocation / Backup Network	\$1.8 million
Parking Lot Expansion	\$10.0 million
Health / C&R Facility Consolidation	\$6.4 million
Multi-tenant Facility	\$8.0 million
Detention Facility Expansion / Community Correction Facility	\$41.2 million
Administration and Courts Building – Air Handling Units and Chillers	\$8.9 million
TOTAL PROJECT COST	\$93.3 million

Identified Projects Achieve Four Objectives

- Enhance Public Safety Services
- Improve Service Delivery for our Citizens
- Maintain the Fiscal Integrity of the County
- Improve Operational Efficiency

Panel Discussion / Questions