

Colorado Judicial and Heritage Center BACKGROUND

- Current full block facility built in 1977
- 1999 Judicial Branch conducted Space Needs Study
 - Short of space
 - Decentralized operations
 - Lease costs rising in private buildings
- 2000 Colorado History Museum prepares New Vision Plan
 - State retains David Owen Tryba Architects
 - Identifies need for 200,000 SF facility
 - Prefer Civic Center District location
- 2005 Urban Land Institute (ULI) Report

Findings

- Building obsolescence; outgrown spaces
 - Security, life-safety code and ADA issues
- Nearly \$1 million/year in annual lease costs to private buildings

Recommendations

- Courts: "Place of dignity and slightly removed"
 - Consolidate State Judicial Functions
 - Should be part of Capitol Complex on current site
 - Maximize development opportunity (560,000 SF) above grade
- Museum: "Educational place that is fun and accessible"
 - Re-locate Museum in proximity to Civic Center cultural institutions
 - High Visibility Location
- 2006 CHM and Judicial retain Trammell Crow Company as Program Manager and George K. Baum and Company, Piper Jaffray and Company, and RBC Capital as Investment Bankers; Feasibility Report Results:
 - Confirmed facilities too small; significant deferred maintenance
 - Judicial Center should remain next to State Capitol
 - Consolidate 7 Judicial-related agencies from 10 current locations
 - Add two more courts; LEED certified "green" building
 - Save State \$60 million over 30 years in operating and lease cost savings
 - 615,000 SF (560,000 SF above ground) with \$272.9 million estimated budget; updated budget (2/08) is \$295.4 million
 - Self fund with moderate court fee increases (leaving State in mid tier of national fees) and stabilized lease payments; Tabor exempt and no general fund expenditures; on-going continuing maintenance including in finance proposal
 - State owns facility in 35 years at end of lease/purchase agreement (COP)
 - Museum should remain in Civic Center/Golden Triangle neighborhood
 - Considered 8 Options including 3 Historic Buildings
 - 200,000 to 240,000 SF (65,000 SF exhibit space) with \$112.2 million estimated budget; LEED certified "green" building

	SB 405-206		SB 405-206		Variance
	Justice	Historical Society	Justice	Historical Society	
Bill Sponsors	President of the Senate Shaffer and Senator Penny Speaker of the House T. Carroll and Representative Marosizza				
Project Size	615,000 SF	200,000 SF	605,000 SF	190,000 SF	-20,000 SF
Project Cost	\$ 270,379,000	\$ 112,918,000	\$ 257,688,970	\$ 110,638,000	\$ (14,970,030)
Cash Contribution	Justice fees + office rent No general fund	CO gaming revenue No general fund	Justice fees + office rent No general fund	Current CO Gaming allocation No general fund	\$ (12,360,000)
Debt Service Payments	NTE \$19,000,000	NTE \$4,998,000	Average \$18,700,000		\$ (5,298,000)
Interest Rate	Assumed 6.2% Tax Exempt	Assumed 5.5% Tax Exempt	\$19.03M Tax Exempt COP (Series A) / \$299.76M Taxable BAB COP (Series B)		Justice - 1.96% History - 1.26%
COP Payments	\$ 656,155,238	\$ 174,731,931	\$616,120,914		-\$214,766,255 -36%
Parking Garage	Desired but not included		Included in Justice budget. Located adjacent to Museum		330 Spaces
Sustainability	Target: LEED Certified		Target: LEED Gold		Upgraded
Start Date	Feb-12	May-09	Sep-10	Aug-09	
Completion Date	Nov-14	Nov-11	Feb-13	Feb-13	
Construction Months	33	30	29	42	shortened 24 months
Job Creation	Justice reconstruction start date dependent on Museum completion date.		Construction duration reduced due to temporary relocation of Judicial & State Historical Society Museum offices for approximately 16 months beginning April 2010. Construction periods overlap.		
Economic Impact			1,547 Direct 371 Indirect 665 Induced 2,583 Total Over period: 2010 - 2013	420 Direct 100 Indirect 181 Induced 701 Total Over period: 2009 - 2011	1,967 Direct 472 Indirect 846 Induced 3,285 Total Over period: 2009 - 2013
Project Cost Savings			\$248M Direct \$79M Indirect \$123M Induced \$450M Total Over period: 2010 - 2013	\$97M Direct \$30M Indirect \$88M Induced \$175M Total Over period: 2009 - 2011	\$69M Direct \$22M Indirect \$24M Induced \$125M Total Average per year
Program Manager			Justice	\$60M in 30 yrs in lease savings w/ consolidation of 7 offices in 10 locations	
Underwriters			No longer on state controlled maintenance		
Architects	George K. Baum & Co., Piper Jaffray & Co., and RBC Capital	Trammell Crow Company	George K. Baum & Co., Piper Jaffray & Co., and RBC Capital	Trammell Crow Company	
Contractors	n/a	Tryba Architects	Fentress Architects	Tryba Architects	
	n/a	n/a	M.A. Mortenson Co	Hensel Phelps Construction Co.	

Construction Timeline

History Center

- June 2008:**
 - SB08-206 Signed
- July 2008:**
 - Tryba Architects Contract
- September 2008:**
 - History Center Site Selected
- November 2008:**
 - Complete 100% Schematic Design
- June 2009:**
 - Complete 100% DD Documents
 - Close Land
- July 2009:**
 - Sell COPs
- August 2009:**
 - Start Construction
- February 2010:**
 - Begin Temporary Relocation
- May 2010:**
 - Complete Temporary Relocation
 - Begin Demolition of Block
- September 2011:**
 - TCO and History Center Begin Move-In

**Fall 2011:
History Center
Building Complete**

2008

2009

2010

2011 - 2013

Justice Complex

- July 2008:**
 - SB08-206 Signed
- June 2009:**
 - Select Architect/Engineer
 - Select Construction Manager/General Contractor
- July 2009:**
 - Sell COPs
 - Begin Conceptual Design
- October 2009:**
 - Complete Schematic Designs
- February 2010:**
 - Begin Temporary Relocation
- May 2010:**
 - Complete Temporary Relocation
 - Begin Demolition of Block
- July 2010:**
 - Complete DD Documents
- September 2010:**
 - Start Construction
- December 2012:**
 - Temporary Certificate of Occupancy
- January 2013:**
 - Begin Move In
- February 2013:**
 - Justice Relocated

**Spring 2013:
Justice Complex
Project Complete**

Combined History and Judicial Center Economic Impact

	2009	2010	2011	2012	2013	Total
One-time Construction Jobs						
Direct Impact (Actual @ 1.0)	80	446	719	619	103	1,967
Indirect Impact (@ 0.24)	19	107	173	149	25	472
Induced Impact (@ 0.43)	34	192	309	266	44	846
Total Impact	134	745	1,200	1,033	172	3,285
Economic Impact	2009	2010	2011	2012	2013	Total
Direct Impact (Actual @ 1.0)	\$ 22,588,185	\$ 94,546,023	\$ 134,578,664	\$ 84,089,345	\$ 9,075,039	\$ 344,877,257
Indirect Impact (@ 0.32)	\$ 7,228,219	\$ 30,254,727	\$ 43,065,173	\$ 26,908,590	\$ 2,904,013	\$ 110,360,722
Induced Impact (@ 0.50)	\$ 11,294,093	\$ 47,273,012	\$ 67,289,332	\$ 42,044,672	\$ 4,537,520	\$ 172,438,628
Total Economic Impact	\$ 41,110,497	\$ 172,073,762	\$ 244,933,169	\$ 153,042,607	\$ 16,516,572	\$ 627,676,607

TOTAL - 3,280 Jobs and \$630MM in Economic Impact

Notes:

Direct Impact : Actual dollars spent (excluding land and capital reserves) and actual jobs created during construction.

Indirect Impact : Increases in economic activity by local suppliers necessary to support the project's direct impact.

Induced Impact (multiplier effect) : Household spending resulting from direct and indirect income.

This economic impact analysis of the History Center project is for the building construction only and does not include exhibit expenditures. The model and impact multipliers are taken from a similar analysis done very recently on another public project by an economic consulting group here in town. The 250 annual construction jobs number was provided by Hensel Phelps and pro-rated for this year and 2011