

BID Improvements

The USAFA Visitor's Center Business Improvement District will provide pad ready sites for development at TrueNorth Commons including overlot grading, utilities, improvements to Northgate Boulevard, new access boulevards, signage and landscaping. Specific elements include:

- Overlot Grading and Erosion Control for the developable area, approximately 35 acres.
- Water Main Loop extending from existing Colorado Springs Utilities (CSU) mains located east of I-25 to the project site. The loop consists of one 12" main (approximately 3,700') and an 8" main (approx. 5,700'). The majority of the main will be constructed within the Northgate Boulevard right of way. The water mains will be public and owned and maintained by CSU.
- Lift Station, 4" Force Main and Gravity Sewer Main. A gravity collection system will be constructed within the north south access boulevard and convey sewage to a lift station located on the south side of the property. A 4" force main will be built from the lift station to an existing lift station located on the northeast corner of I-25 and Northgate Boulevard, approx. 3,500'. The force main will be built within the Northgate right of way. The collection system, lift station and force main will be owned and maintained by CSU.
- Northgate Boulevard improvements to include a new roundabout at the entrance to the TrueNorth Commons development and landscaping along the roadway.
- Construction of a new north south access boulevard including utilities and landscaping.
- Pedestrian Bridge across Northgate Boulevard between the hotel and the Visitors Center.
- Storm Water System for the development including trunk storm sewer mains and water quality/detention pond facilities.
- Monument Signage for the development.
- Extension of Electric, Natural Gas and Telecommunication facilities to the site including relocation of existing facilities, as necessary. Construction of these facilities will occur within the Northgate Boulevard right of way. Electric and natural gas will be owned and maintained by CSU. Telecommunication facilities will be owned and maintained by each provider of service.
- USAFA Visitors Center, approx. 32,000 sf, will be constructed by the BID and, upon completion, will be conveyed to the USAFA who will own, maintain and operate the facility. The Visitor Center includes a welcome center, museum and exhibit space, a theater, gift shop, offices and back of house area. Site improvements include retaining walls, plazas, parking, utilities, site furnishings and landscaping.

Schedule

Schematic design has been completed for the Visitor Center and the utilities. Following bond closing, final design will commence for each of the infrastructure elements (grading, utilities, storm water and roadway). Grading will commence in April 2020, with utilities following in June and roadway improvements beginning in September. Pad sites will be delivered to the sub area developer in September 2020. Except for roadway improvements, trunk infrastructure will be completed in 2020. Roadway improvements will be completed by mid-2021 with landscaping to follow as site development is completed. Visitor Center construction is expected to commence by mid-2021 and be conveyed to the USAFA in June 2023. The pedestrian bridge will be completed in conjunction with the development of the hotel and the Visitor Center.

Capital Expenditures

Capital expenditures for BID Improvements during the buildout of the project are projected as follows:

USAFA Visitor's Center Business Improvement District Opinion of Probable Construction Costs September 17, 2019					
	Total	2020	2021	2022	2023
Grading and Erosion Control	\$ 1,889,250	\$ 1,889,250	\$ -	\$ -	\$ -
Potable Water	\$ 2,842,063	\$ 2,842,063	\$ -	\$ -	\$ -
Sanitary Sewer	\$ 2,734,100	\$ 2,734,100	\$ -	\$ -	\$ -
Roadway and Landscaping	\$ 3,741,988	\$ 935,497	\$ 1,870,994	\$ 935,497	\$ -
Pedestrian Bridge	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -
Public Storm Sewer and WQ/Detention Ponds	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -
Monument Signage	\$ 400,000	\$ -	\$ -	\$ 400,000	\$ -
Electric Relocation/Extension	\$ 1,400,000	\$ 1,400,000	\$ -	\$ -	\$ -
Natural Gas Extension	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ -
Telecommunication Extensions	\$ 200,000	\$ 100,000	\$ 100,000	\$ -	\$ -
USAFA Visitors Center	\$ 28,929,236	\$ -	\$ 8,678,771	\$ 14,464,618	\$ 5,785,847
Soft Costs/Escalation/Contingency	\$ 7,691,278	\$ 4,614,767	\$ 1,153,692	\$ 1,538,256	\$ 384,564
	\$ 51,227,915	\$ 15,415,677	\$ 11,803,457	\$ 17,838,371	\$ 6,170,411