



**Water and Sewer  
Capital Program  
2022 – 2026**



**Fund 422**

**Water New Construction**

# Terry Ranch Water Development

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<b>Project Number:</b>	12640	<b>Budget Year:</b>	2024
<b>Division:</b>	Water Capital Projects	<b>Council Priority:</b>	Sustainable Infrastructure & Mobility
<b>Project Type:</b>	Water Construction Supply	<b>Regions:</b>	5- Outside City
<b>Fund:</b>	Water Construction	<b>Location:</b>	Carr, CO
<b>Project Manager:</b>	Jim Paulson	<b>Budget Unit #:</b>	4224401880070000000000
<b>Project Status:</b>	Funded		

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## Description:

The Terry Ranch Project will provide Greeley 1.2 million acre-feet of underground water supply and storage to meet the needs of the city's growing population. Greeley City Council approved the project purchase in March 2021. Construction of the project will occur over many decades, with the first phase to construct the 30-mile pipeline between the ranch and Greeley. The seller of the water and storage (Wingfoot) will partially fund construction of project infrastructure. Wingfoot will pay to the City \$125 million, with \$25 million at closing and \$100 million no sooner than 4 years after closing. Wingfoot pays 80% of the first \$78.125 million in project expenses, and 50% of the next \$125 million in expenses.

## Discussion of Progress:

Steel and appurtenances have been contracted for section 1 which will get us up to highway 14 (6.6 miles). Construction for the first two pieces has been contracted. The final piece for Section 1 to get 1 mile beyond highway 14 has not yet been contracted. Contract is in place to get to final design of last piece of section 1 and 60% design for Section 2 (6-8 miles north of highway 14).

Land acquisition for Section 1 and 2 is still ongoing.

## Justification:

This was one of the alternatives identified to the Milton Seaman Expansion project. It is less expensive and less risky than expanding Milton Seaman. The City finished the due diligence period to ensure the water is safe and that the project will meet Greeley's long term water resource needs. This generational project is the next step to secure Greeley's water future.

## Revenue Detail:

No additional information

## Impact on Operating Budget:

Operating budget expenditures will increase when the Terry Ranch Project is brought online, which is not currently anticipated for many years in the future.

GL Account	Description	Previous 3		2023 Revised Budget	2024	2025	2026	2027	2028	Grand Total
		Years	2022 Actual							
Revenue										
	Fund Balance	5,536,715	760,584	39,417,485	-	3,432,000	15,000	4,048,350	85,000	18,129,784
5788	Other Private Contribution	-	-	-	8,125,350	15,748,000	60,000	13,566,650	-	37,500,000
<b>Total Revenue</b>		<b>\$5,536,715</b>	<b>\$760,584</b>	<b>\$39,417,485</b>	<b>\$8,125,350</b>	<b>\$19,180,000</b>	<b>\$75,000</b>	<b>\$17,615,000</b>	<b>\$85,000</b>	<b>\$55,629,784</b>
Expense										
8202	Construction	-	-	29,130,890	-	17,000,000	-	15,500,000	-	33,130,890
8204	Contingency	-	-	1,393,474	-	1,000,000	-	1,000,000	-	3,993,474
8212	Land/Building Cost/Demolition	382,571	-	3,782,256	-	-	-	-	-	4,164,827
8226	Permits, Fees, Etc	37,368	-	39,178	20,000	75,000	-	75,000	-	246,546
8229	Professional Services	4,262,348	694,386	4,656,687	500,000	800,000	-	800,000	-	11,713,421
8232	Project Management	847,397	-	-	-	-	-	-	-	847,397
8233	Project Management - Benefits	3,500	-	-	-	-	-	-	-	3,500
8235	Real Estate - Internal Chgs Only	1,712	66,199	-	50,000	50,000	-	-	-	167,911
9303	Public Art Fund	-	-	340,000	-	170,000	-	155,000	-	665,000
<b>Total Expense</b>		<b>\$5,536,715</b>	<b>\$760,584</b>	<b>\$39,417,485</b>	<b>\$635,000</b>	<b>\$19,180,000</b>	<b>\$75,000</b>	<b>\$17,615,000</b>	<b>\$85,000</b>	<b>\$55,629,784</b>
<b>Net Total</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>\$7,490,350</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>























Figure 4.6. Option 2 Site Layout









# Non-Potable Expansion Project

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<b>Project Number:</b>	12584	<b>Budget Year:</b>	2024
<b>Division:</b>	Water Capital Projects	<b>Council Priority:</b>	Sustainable Infrastructure & Mobility
<b>Project Type:</b>	Water Construction Supply	<b>Regions:</b>	0 - All Wards
<b>Fund:</b>	Water Construction	<b>Location:</b>	Citywide
<b>Project Manager:</b>	Ryan Duve	<b>Budget Unit #:</b>	4224401860050000000000
<b>Project Status:</b>	Funded		

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## Description:

This item funds City initiated CIP non-potable system expansion projects and oversizing reimbursement of new regional non-potable pump stations that new developments are required to construct in accordance with City development policies.

## Discussion of Progress:

The budget is based on specific projects by both the City and developers up to year 2028. Afterwards, the budget reflects system expansion for conversions.

Anticipate the following construction schedule: 2024: Monfort NPPS Distribution System Expansion with 47th Ave. Sewer Project and 29th St Multifamily NPPS Reimbursement. 2025: Cobblestone NPPS Reimbursement. 2026: Converting Ashton Estates from potable to non-potable irrigation and Village Coop project converting potable to non-potable within Citycenter. 2027: Promontory Park Expansion and Twin Rivers Expansion. 2028: SA-38 1st Ave Pond.

## Justification:

Expanding the City's non-potable system has been identified as a critical goal in meeting Greeley's future water demands. Funding this item provides funds to expand the non-potable system to use non-potable water for irrigating new developments and converting existing systems from potable to non-potable irrigation.

## Revenue Detail:

No additional information

## Impact on Operating Budget:

Each new pump station will add approximately \$25,000/year in operating costs mainly power costs.

GL Account	Description	Previous 3		2023 Revised Budget	2024	2025	2026	2027	2028	Future	Grand Total
		Years	2022 Actual								
Revenue											
	Fund Balance	317,264	-	6,510,000	2,092,000	2,215,000	2,672,000	3,622,000	4,472,000	3,592,500	25,492,764
	<b>Total Revenue</b>	\$317,264	-	\$6,510,000	\$2,092,000	\$2,215,000	\$2,672,000	\$3,622,000	\$4,472,000	\$3,592,500	\$25,492,764
Expense											
8202	Construction	215,363	-	5,288,000	1,759,000	1,876,000	2,083,000	2,492,000	3,458,000	2,500,000	19,671,363
8204	Contingency	-	-	416,000	253,000	282,000	208,000	563,000	417,000	375,000	2,514,000
8229	Professional Services	21,529	-	626,000	24,000	-	282,000	459,000	479,000	431,250	2,322,779
8232	Project Management	59,647	-	-	-	-	-	-	-	-	59,647
8235	Real Estate - Internal Chgs Only	-	-	-	-	-	16,000	-	-	-	16,000
8242	Utility Services	-	-	46,000	-	-	-	-	35,000	175,000	256,000
9303	Public Art Fund	10,000	-	29,000	18,000	20,000	21,000	25,000	30,000	25,000	178,000
	<b>Total Expense</b>	\$317,264	-	\$6,510,000	\$2,092,000	\$2,215,000	\$2,672,000	\$3,622,000	\$4,472,000	\$3,592,500	\$25,492,764
	<b>Net Total</b>	-	-	-	-	-	-	-	-	-	-



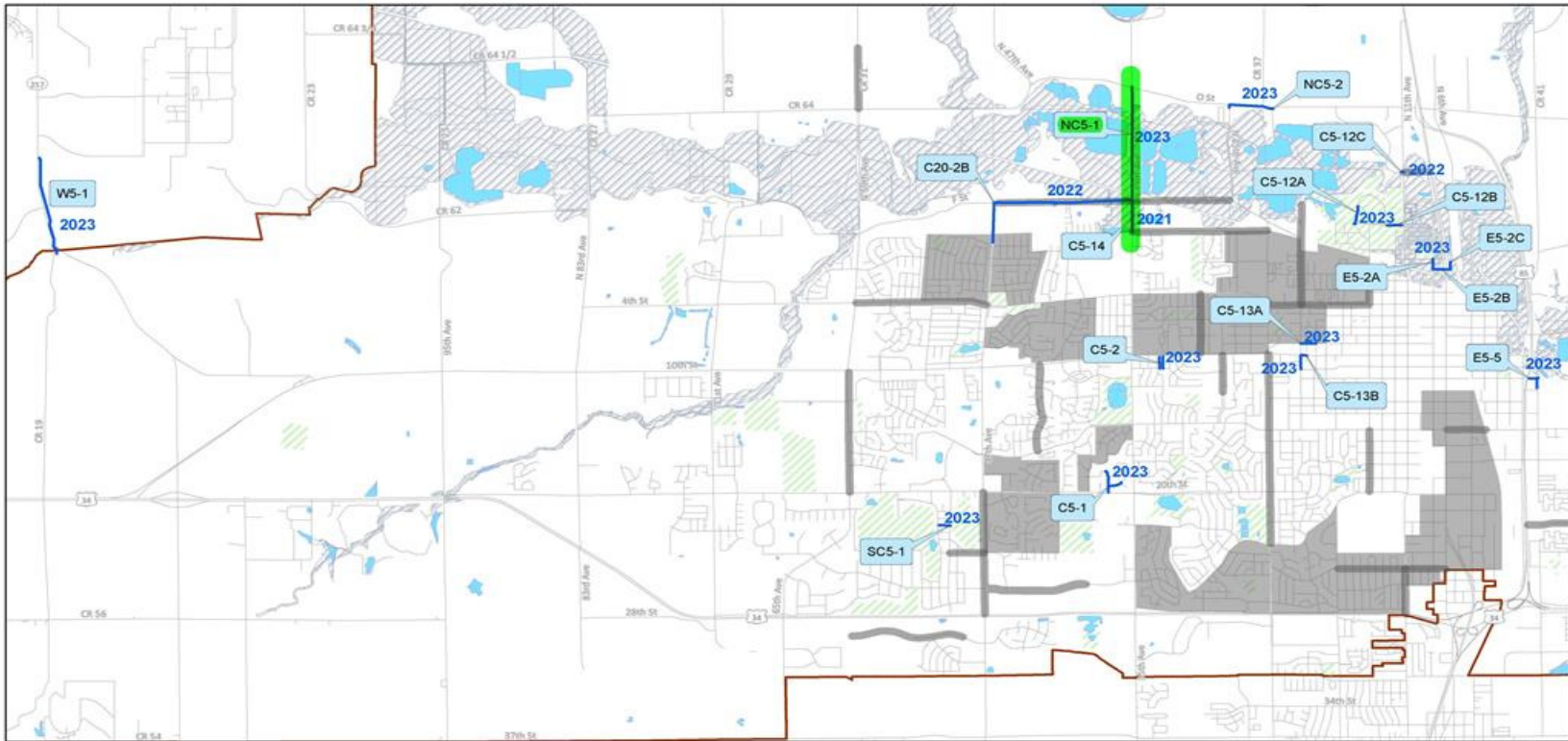






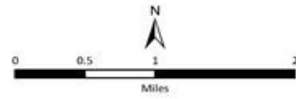






**Legend**

- LREGA
- 5 Year City CIP Projects
- Flood Zone
- Lake
- Park
- Keep Greeley Moving - Roads
- Keep Greeley Moving - Areas



**Water 5 Year City CIP  
Greeley Water/Sewer/Non-Potable  
System Master Plan**

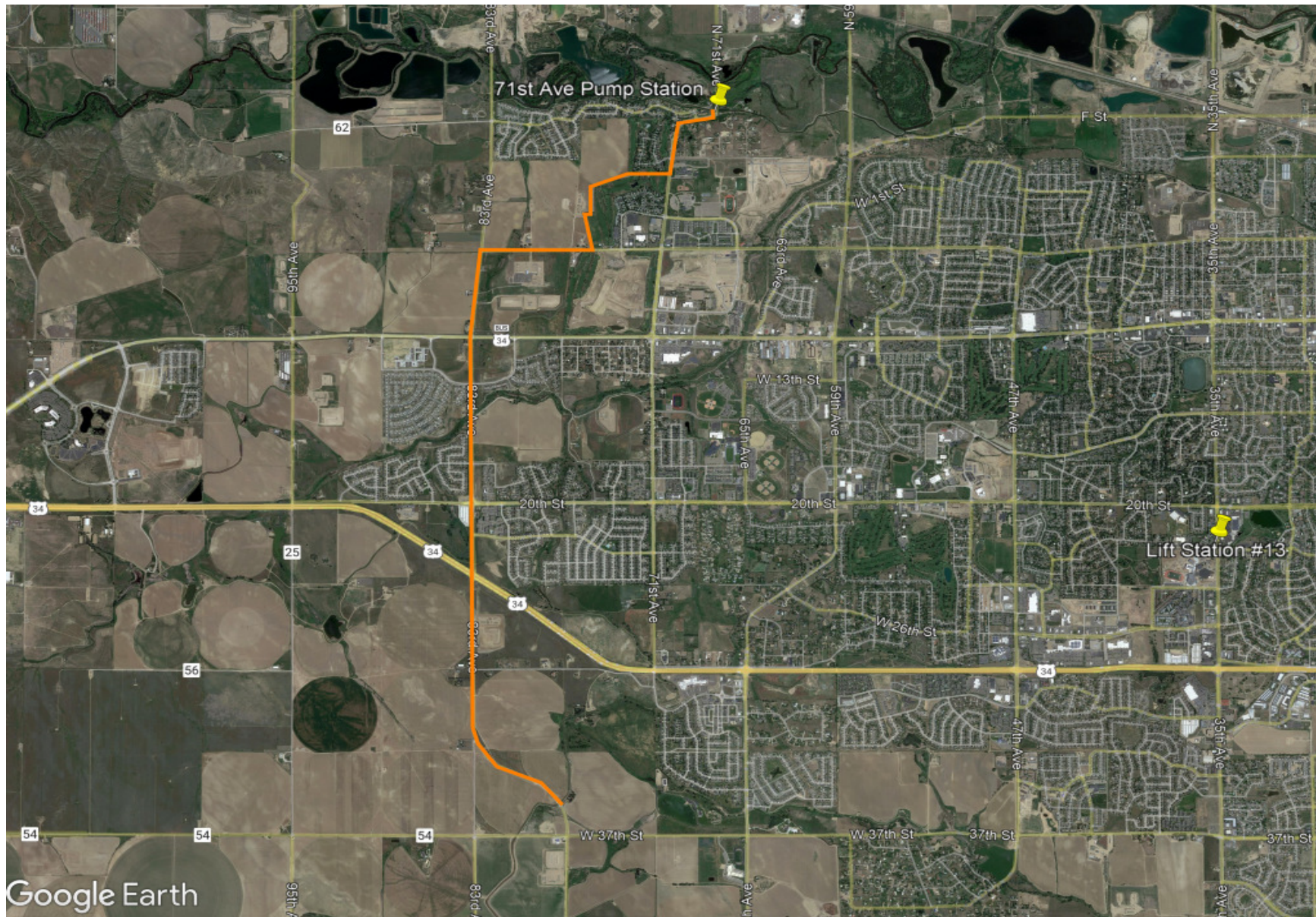












Google Earth













# Water System Expansion for North Greeley

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<b>Project Number:</b>	422New5	<b>Budget Year:</b>	2024
<b>Division:</b>	Water Capital Projects	<b>Council Priority:</b>	Sustainable Infrastructure & Mobility
<b>Project Type:</b>	Water Construction Transmission &	<b>Regions:</b>	
<b>Fund:</b>	Water Construction	<b>Location:</b>	North Greeley
<b>Project Manager:</b>	Unassigned	<b>Budget Unit #:</b>	Unassigned
<b>Project Status:</b>	Funded		

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## Description:

This project is for master planned water pipelines to be installed in advance of development for all areas of North Greeley. It is planned to install new large (16"-24") distribution mains from the existing system to O St. The starting construction work would begin in 2026 with 71st Ave, then 59th Ave in 2028, 83rd Ave in 2030, 25th Ave in 2032, and 95th in 2034. This project is necessary to allow for development of Greeley in the growth region North of the Poudre River.

## Discussion of Progress:

Design is planned for 2025 with construction of the first phase in 2026. Future phases will make use of the initial design for some cost savings. Project planned for completion in 2034 with updates to project schedule and budget planned in future years.

## Justification:

Installing this pipeline at this time will allow future development in North Greeley, these areas along the Poudre are typically owned by Greeley or are located in the floodplain which will inhibit development.

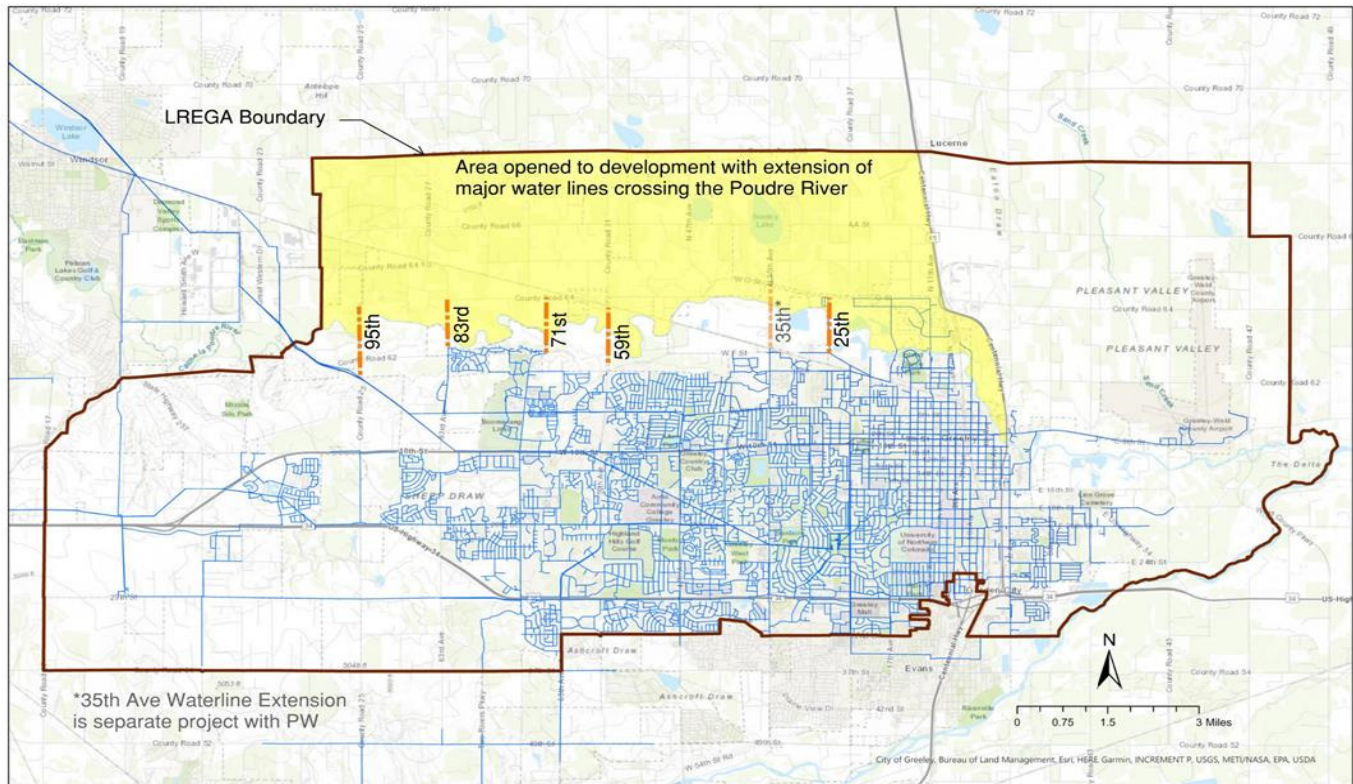
## Revenue Detail:

Will allow for new customers to be added to the system in North Greeley.

## Impact on Operating Budget:

This project will increase the overall length of pipe in the water system and will increase operations, maintenance, and replacement costs.

GL Account	Description	Previous 3		2023 Revised	2024	2025	2026	2027	2028	Future	Grand Total
		Years	2022 Actual	Budget							
Revenue											
	Fund Balance	-	-	-	-	655,000	2,454,000	130,000	3,241,800	5,070,000	11,550,800
<b>Total Revenue</b>		-	-	-	-	\$655,000	\$2,454,000	\$130,000	\$3,241,800	\$5,070,000	\$11,550,800
Expense											
8202	Construction	-	-	-	-	-	2,400,000	-	3,180,000	4,500,000	10,080,000
8212	Land/Building Cost/Demolition	-	-	-	-	25,000	-	-	-	75,000	100,000
8229	Professional Services	-	-	-	-	600,000	-	100,000	-	300,000	1,000,000
8232	Project Management - Labor	-	-	-	-	20,000	20,000	20,000	20,000	100,000	180,000
8235	Real Estate - Internal Chgs	-	-	-	-	10,000	10,000	10,000	10,000	50,000	90,000
9303	Public Art Fund	-	-	-	-	-	24,000	-	31,800	45,000	100,800
<b>Total Expense</b>		-	-	-	-	\$655,000	\$2,454,000	\$130,000	\$3,241,800	\$5,070,000	\$11,550,800
<b>Net Total</b>		-	-	-	-	-	-	-	-	-	-































# Distribution Line Extension & Oversizing

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<b>Project Number:</b>	12524	<b>Budget Year:</b>	2024
<b>Division:</b>	Water Capital Projects	<b>Council Priority:</b>	Sustainable Infrastructure & Mobility
<b>Project Type:</b>	Water Construction Transmission &	<b>Regions:</b>	0 - All Wards
<b>Fund:</b>	Water Construction	<b>Location:</b>	Citywide
<b>Project Manager:</b>	Derek Hannon	<b>Budget Unit #:</b>	4224401880010000000000
<b>Project Status:</b>	Funded		

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## Description:

This program provides for reimbursement to developers for installing oversized pipe at the request of the City. The program can also fund extensions between completed subdivisions to improve the pipe network system. Oversizing reimbursement is anticipated for Lake Bluffs, Northridge, Cache, and Owl Ridge subdivisions.

## Discussion of Progress:

Annual program for development pipeline oversizing reimbursements.

## Justification:

Provides the means for the City to oversize pipes being installed by developers and to extend mains as necessary for the benefit of the entire system. Oversizing and main extensions are dependent upon development and master grid sizing plans. As a result, improved flow, pressure, and system reliability can be built into the future and existing distribution system. Overall cost to the developer is minimal and the City saves mobilization costs.

## Revenue Detail:

This program is in place to oversize water pipes in coordination with new development and extend pipes as needed to connect subdivisions. Expenditures are usually at least partially reimbursable to the developer.

## Impact on Operating Budget:

Additional maintenance costs due to expanded system (offset by rate revenue from new customers).

GL Account	Description	Previous 3 Years	2022 Actual	2023 Revised Budget	2024	2025	2026	2027	2028	Future	Grand Total
Revenue											
	Fund Balance	131,050	769	174,531	161,280	161,280	163,300	165,320	165,320	826,600	1,949,449
	<b>Total Revenue</b>	\$131,050	\$769	\$174,531	\$161,280	\$161,280	\$163,300	\$165,320	\$165,320	\$826,600	\$1,949,449
Expense											
8202	Construction	-	-	121,000	128,000	128,000	130,000	132,000	132,000	660,000	1,431,000
8208	Furniture, Fixtures & Equipment	647	-	-	-	-	-	-	-	-	647
8216	Miscellaneous	37	-	-	-	-	-	-	-	-	37
8224	Operating Supplies	33,709	-	6,000	6,000	6,000	6,000	6,000	6,000	30,000	99,709
8229	Professional Services	78,467	769	45,321	25,000	25,000	25,000	25,000	25,000	125,000	374,556
8232	Project Management	15,462	-	-	-	-	-	-	-	-	15,462
8233	Project Management - Benefits	250	-	-	-	-	-	-	-	-	250
9303	Public Art Fund	1,200	-	1,210	1,280	1,280	1,300	1,320	1,320	6,600	15,510
	<b>Total Expense</b>	\$131,050	\$769	\$174,531	\$161,280	\$161,280	\$163,300	\$165,320	\$165,320	\$826,600	\$1,949,449
	<b>Net Total</b>	-	-	-	-	-	-	-	-	-	-



# Bellvue Pipeline-Gold Hill Segment

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<b>Project Number:</b>	12489	<b>Budget Year:</b>	2024
<b>Division:</b>	Water Capital Projects	<b>Council Priority:</b>	Sustainable Infrastructure & Mobility
<b>Project Type:</b>	Water Construction Transmission & Distribution	<b>Regions:</b>	5- Outside City
<b>Fund:</b>	Water Construction	<b>Location:</b>	South of Windsor
<b>Project Manager:</b>	Rebecca Andrus	<b>Budget Unit #:</b>	4224401880050000000000
<b>Project Status:</b>	Funded		

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## Description:

This project is the Design and Construction of the Gold Hill Segment of the 60" Bellvue Transmission Main. It is approximately 3 miles long and will extend along HWY 257 from the Poudre River in Windsor south to the connection with the transmission lines from Boyd just south of the Zone 4 pump station (131st Ave and HWY 34). Final route selection, permit and easement acquisition, design and construction will be part of this multi-year project. The first Phase of construction is currently planned in 2024 and 2025 would be to complete the Windsor Phase of approximately 4,000 feet of pipe installation and a HWY 257 crossing to install pipe in advance of expected development in that area. Funding in 2025 and 2026 will be used to complete the remaining 2 miles of the 60" Bellvue pipeline.

## Discussion of Progress:

Route selection is complete for final 3 miles. Easement acquisition is complete for the Windsor Phase and underway for the final 2 miles. Providence Infrastructure was selected in August 2019 for Engineering Design of the first phase of the Gold Hill Segment to be called Windsor Phase. Construction is currently on hold until 2024.

## Justification:

To secure Greeley's water future, the 2003 Water Master Plan instituted a policy to expand the transmission system when demand reaches 90% of system capacity. The 60" transmission pipeline is being constructed in multiple segments over several years to connect the Bellvue Water Treatment Plant to customers in Greeley. As of September 2017, 25 of the total 28 miles are complete. The 3-mile Gold Hill Segment will be the final phase of the project.

The pipeline also allows the operation of the Greeley water system from either treatment plant for a short time in the event of an emergency and so represents a significant hazard mitigation effort for Greeley, Evans, Windsor and Milliken.

## Revenue Detail:

The department submitted an application for funding from the Federal Emergency Management Agency - Building Resilient Communities and Infrastructure grant program for 80% of the project costs.

## Impact on Operating Budget:

This pipeline will allow gravity flow to Zone 3 through the Gold Hill tanks, which will lower energy costs for pumping into Zone 3 from Mosier. System water quality and chemical use are expected to see benefits due to reduced water age and better mixing from Boyd and Bellvue treatment facilities. The additional pipe length will cause incremental cost increases to water system operations, rehab, and replacement.



GL Account	Description	Previous 3 Years	2022 Actual	2023 Revised Budget	2024	2025	2026	2027	2028	Grand Total
Revenue										
	Fund Balance	550,349	-	160,000	5,488,000	8,232,000	8,305,000	40,000	-	22,775,349
	<b>Total Revenue</b>	\$550,349	-	\$160,000	\$5,488,000	\$8,232,000	\$8,305,000	\$40,000	-	\$22,775,349
Expense										
8202	Construction	632	-	-	4,600,000	6,900,000	7,000,000	-	-	18,500,632
8204	Contingency	1	-	-	400,000	700,000	700,000	-	-	1,800,001
8212	Land/Building Cost/Demolition	164,404	-	35,000	-	-	-	-	-	199,404
8226	Permits, Fees, Etc	-	-	30,000	-	10,000	10,000	-	-	50,000
8229	Professional Services	298,965	-	75,000	397,000	508,000	515,000	15,000	-	1,808,965
8232	Project Management	41,893	-	-	-	-	-	-	-	41,893
8233	Project Management - Benefits	14,800	-	-	-	-	-	-	-	14,800
8235	Real Estate - Internal Chgs Only	-	-	5,000	5,000	-	-	-	-	10,000
9303	Public Art Fund	20,000	-	-	46,000	69,000	70,000	-	-	205,000
	<b>Total Expense</b>	\$550,349	-	\$160,000	\$5,488,000	\$8,232,000	\$8,305,000	\$40,000	-	\$22,775,349
	<b>Net Total</b>	-	-	-	-	-	-	-	-	-











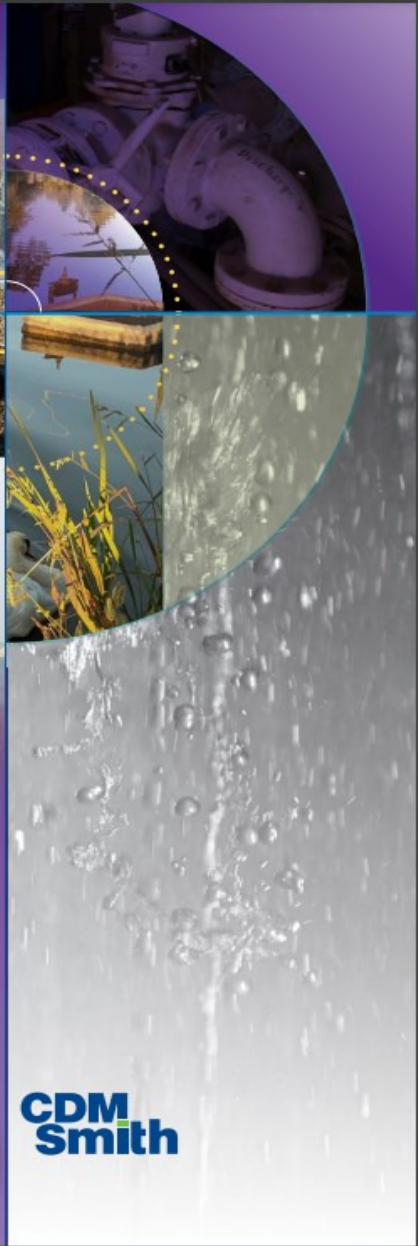


Bellvue Water Treatment Plant - 2.2 MG Clearwell





**FINAL**  
**Greeley Non-Potable  
Water Master Plan**  
*June 2021*



**CDM  
Smith**





