

— SHERIDAN —



BOND IMPROVEMENTS PROGRAM

City of Sheridan  
***DrivingChange***  
Bond Improvement Program

2016 – 2019



## Dear Sheridan Resident and Business Owner,

I am excited to inform you that *DrivingChange*, the voter-approved Sheridan Bond Improvements Program, is now complete. This three year program included road work on every street in our community. The project team addressed drainage issues, along with paving, curb and gutter, and sidewalks. The difference has been incredible!

I would like to personally thank you for your patience and cooperation. Without your help and support the project team would not have been able to safely deliver such a quality program on time and on budget.

Tara Beiter-Fluhr  
Mayor, City of Sheridan

# DrivingChange Bond Improvement

## End of Project Report

*DrivingChange* was a critical, much-needed infrastructure improvement initiative, undertaken by the City of Sheridan, Colorado. By 2015, seventy-five percent of Sheridan's streets were noted as being in fair or poor condition, with crumbling sidewalks, drainage issues causing water damage, and areas with high accident rates and traffic congestion. Each year these issues weren't addressed, escalating costs for repairs increased by more than \$1 million. Other negative impacts from the poor condition of the infrastructure included driver and pedestrian safety,



ambulance and fire truck response times, wear and tear on vehicles, declining property values, and Sheridan's ability to attract and retain local businesses with well-paying jobs. In November 2015, the citizens of Sheridan approved a \$31 million bond initiative to fund design and construction of all the needed improvements. More than 10 major improvement projects were successfully completed as part of the Bond Improvements Program between 2016 and 2018, at an estimated monthly tax impact of \$11.72 per \$100,000 of a property owner's actual market value.

### Financial Information:

The City of Sheridan issued \$20 million in bonds in 2016 to complete projects in 2016 - 2017 as part of the *DrivingChange* Bond Improvements Program. In 2016, the city completed \$4 million in *DrivingChange* construction projects at South Clay, South Irving, and South Princeton. In 2017, \$16 million was spent on the Bottoms drainage and roadway reconstruction project and various other *DrivingChange* projects. The city issued \$11 million in bonds during 2017 to be able to complete remaining *DrivingChange* street projects in 2018. Project efficiencies allowed for additional work in Jan./Feb. 2019 on the South Federal Boulevard sidewalks.

### Project Team:

**Pinnacle Consulting Group, Inc.** – Project Management  
**EST Inc.** – Project Design/Construction Administration  
**Kraemer North America** – Construction Manager/General Contractor  
**Bachman pr** – Public Communication  
**Ground Engineering** – Geotechnical Engineering  
**RoadSafe Traffic Systems** – Traffic Control

### Accomplishments:

	Miles Paved	Asphalt Tonnage Placed	Miles Curb/Gutter/Side walk	Drainage Pipe Footage
<b>2016 Project</b>	0.5	1877	0.7	495
<b>2017 Streets</b>	5.1	19027	6.2	0
<b>2017 Bottoms</b>	3.7	13687	4.4	1936
<b>2018 Streets</b>	8.4	31227	6.8	1558
	17.8	65818.5	18.1	3989.0

# Projects completed as part of the *DrivingChange* Program

## 2016 STREETS PROJECTS

- Started May 2016; Completed August 2016
- Area: West Princeton Place, South Irving Street and South Clay Street
- Project work: Street rehabilitation and drainage improvements
- Challenges: Compaction grouting and working within a landfill on Princeton Place. Contractor mobilized in multiple areas around the City of Sheridan since project work located in three different locations.
- Benefits: Stabilization of Princeton and total area benefit of Rose Garden drainage. Accessibility along South Clay Street for both bike and pedestrian traffic. Widening and stabilization of all three roads.
- Cost: \$2,498,187



BEFORE – Irving Street



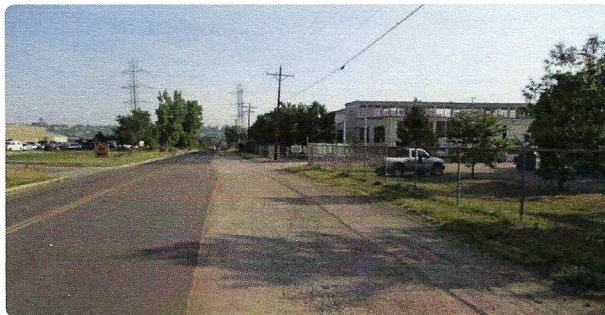
AFTER – Irving Street



BEFORE – Princeton Place



AFTER – Princeton Place



BEFORE – Clay Street



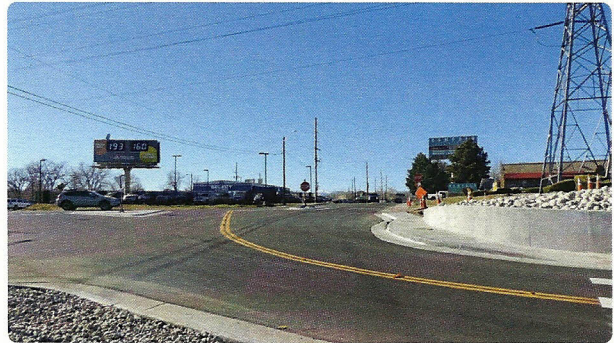
AFTER – Clay Street

## THE "BOTTOMS" AREA (2017 PROJECT)

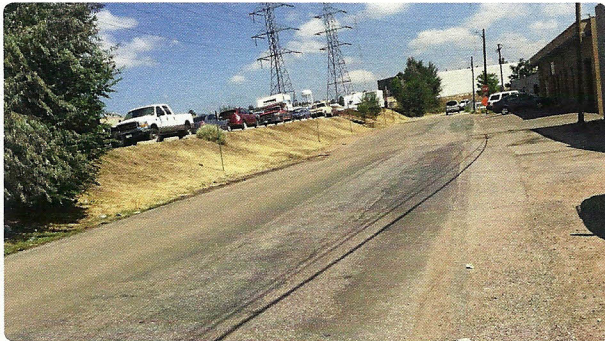
- Started August 2016; Completed April 2017
- Area: North of US Hwy 285 between Zuni Street and the Platte River
- Project work: Storm drainage system and street reconstruction
- Challenges: Work in subgrade that was extremely sandy and full of clay. Very shallow utilities including sewer, gas and cable
- Benefits: New drainage, roads and public sidewalks
- Cost: \$8,143,947



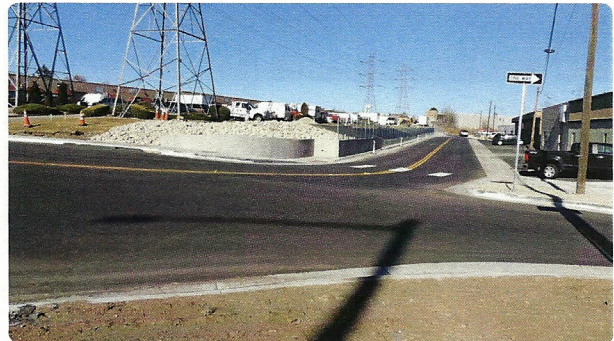
BEFORE – Bottoms Area – W. Hampden Ave.



AFTER – Bottoms Area – W. Hampden Ave.



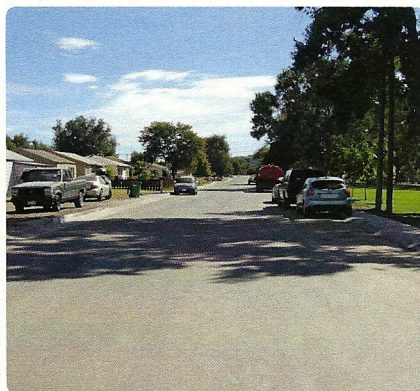
BEFORE – S. Brady Court



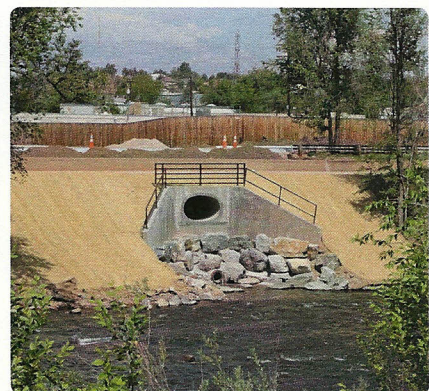
AFTER – S. Brady Court



BEFORE – Bottoms



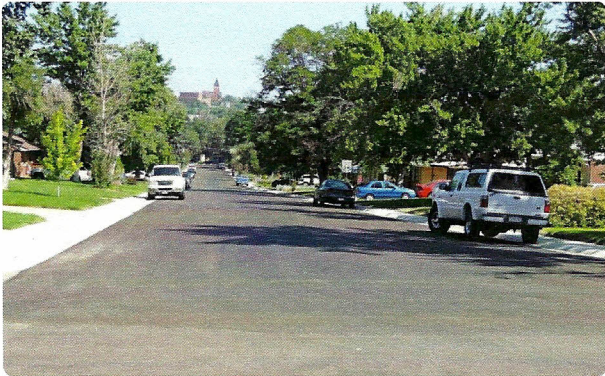
AFTER – Bottoms Neighborhood



AFTER – Bottoms Drainage Work

## FEDERAL WEST NEIGHBORHOOD (2017 PROJECT)

- Started April 2017; Completed November 2017
- Area from W. Hampden Avenue to W. Oxford Avenue and from S. Irving Street to S. Federal Boulevard
- Project work: Roadway repair and repaving, curb and sidewalk repairs, and minor storm sewer work
- Challenges: Shallow utilities and bad subgrade
- Benefits: Complete new sidewalks and streets
- 2017 Project Cost: \$7,774, 488 (includes Federal West and Goat Hill Project Work)



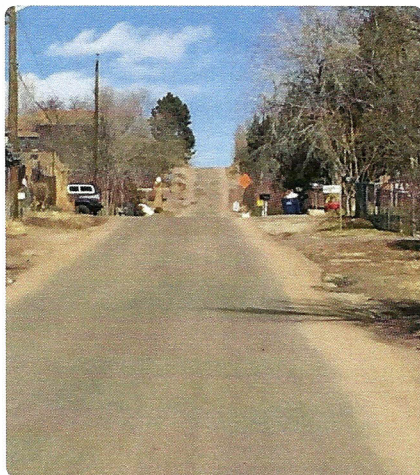
AFTER – Federal West



AFTER – Federal West

## GOAT HILL NEIGHBORHOOD (2017 PROJECT)

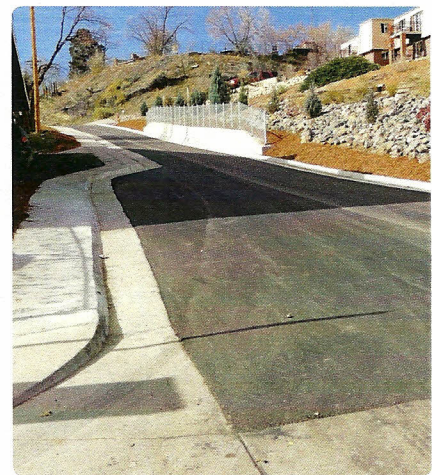
- Started May 2017; Completed November 2017
- Area from W. Hampden Avenue to W. Dartmouth Avenue and from S. Federal Boulevard to Zuni Street
- Roadway repair and repaving, curb and gutter additions, and sidewalk replacement
- Challenges: Very steep grades, bad subgrade and shallow utilities
- Benefits: Complete new infrastructure
- 2017 Project Cost: \$7,774, 488 (includes Federal West and Goat Hill Project Work)



BEFORE – Goat Hill Neighborhood



AFTER – Goat Hill Neighborhood



AFTER – Goat Hill Neighborhood

## ROSE GARDEN NEIGHBORHOOD (2018 PROJECT)

- Started January 2018, Completed September 2018
- Concrete work, sidewalk, curb, gutter and storm concrete culvert and paving on S. Dale Street, S. Decatur Street, S. Eliot Street and S. Clay Street
- Challenges: Areas with shallow utilities, bad existing subgrade, areas where poor pedestrian infrastructure existed.
- Benefits: Complete new sidewalks and streets
- Cost: 2018 Project Cost: \$13,011,384 (includes Rose Garden, Alice Terry, Fort Logan/Northgate Neighborhoods and Santa Fe Business Park)



BEFORE – Rose Garden



AFTER – Rose Garden

## SANTA FE BUSINESS PARK (2017 PROJECT)

- Started September 2018, Completed December 2018
- Concrete work, sidewalk, curb and gutter on W. Oxford Avenue, S. Natches Court and Radcliff Avenue
- Challenges: Areas with shallow utilities, bad existing subgrade, areas where poor pedestrian infrastructure existed.
- Benefits: Complete new infrastructure
- 2018 Project Cost: \$13,011,384 (includes Rose Garden, Alice Terry, Fort Logan/Northgate Neighborhoods and Santa Fe Business Park)



BEFORE – Sink Hole – W. Oxford Avenue



AFTER – W. Oxford Avenue

## ALICE TERRY NEIGHBORHOOD (2018 PROJECT)

- Started March 2018, Completed June 2018
- Road work on Farmdale Road, W. Radcliff Avenue, S. Hooker Street, W. Edgemore Drive, W. Dill Street, S. Irving Street, Edgemore Place, W. Quincy Avenue, S. Lowell Boulevard and W. Mountain Road.
- Challenges: Areas with shallow utilities and bad existing subgrade.
- Benefits: New streets and sidewalks
- 2018 Project Cost: \$13,011,384 (includes Rose Garden, Alice Terry, Fort Logan/Northgate Neighborhoods and Santa Fe Business Park)



BEFORE – Mountain Road near school



AFTER – Mountain Road near school



BEFORE – Alice Terry Neighborhood



AFTER – Alice Terry Neighborhood

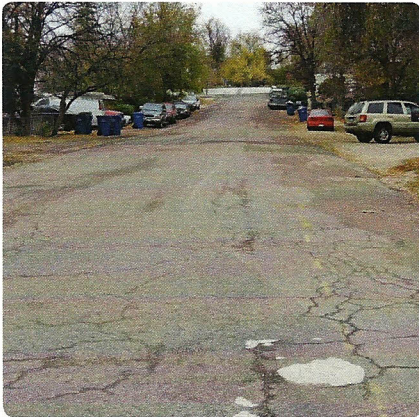


## FORT LOGAN/NORTHGATE NEIGHBORHOOD (2018 PROJECT)

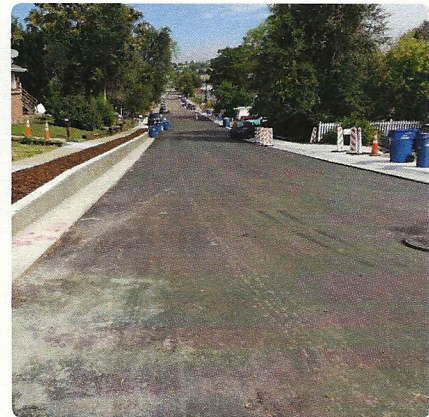
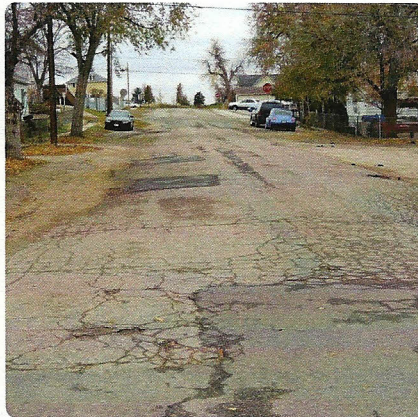


AFTER – Fort Logan/North Gate Neighborhood

- Started July 2018, Completed October 2018
- Road work on W. Oxford Avenue, W. Mansfield Avenue, S. Knox Court, W. Milan Avenue, Lowell Boulevard, S. Julian, W. Lehigh Avenue, W. Kenyon Avenue, S. King Street and S. Irving Court
- Complete reconstruction of most Fort Logan area streets. In addition, new exit at Sheridan High School and a new traffic light at Oxford and Hazel located at City of Sheridan Municipal Building
- Challenges: Areas with shallow utilities, bad existing subgrade, areas where poor pedestrian infrastructure existed. Multiple construction projects working around each other, including Habitat for Humanity.
- Benefits: Complete new infrastructure
- 2018 Project Cost: \$13,011,384 (includes Rose Garden, Alice Terry, Fort Logan/Northgate Neighborhoods and Santa Fe Business Park)



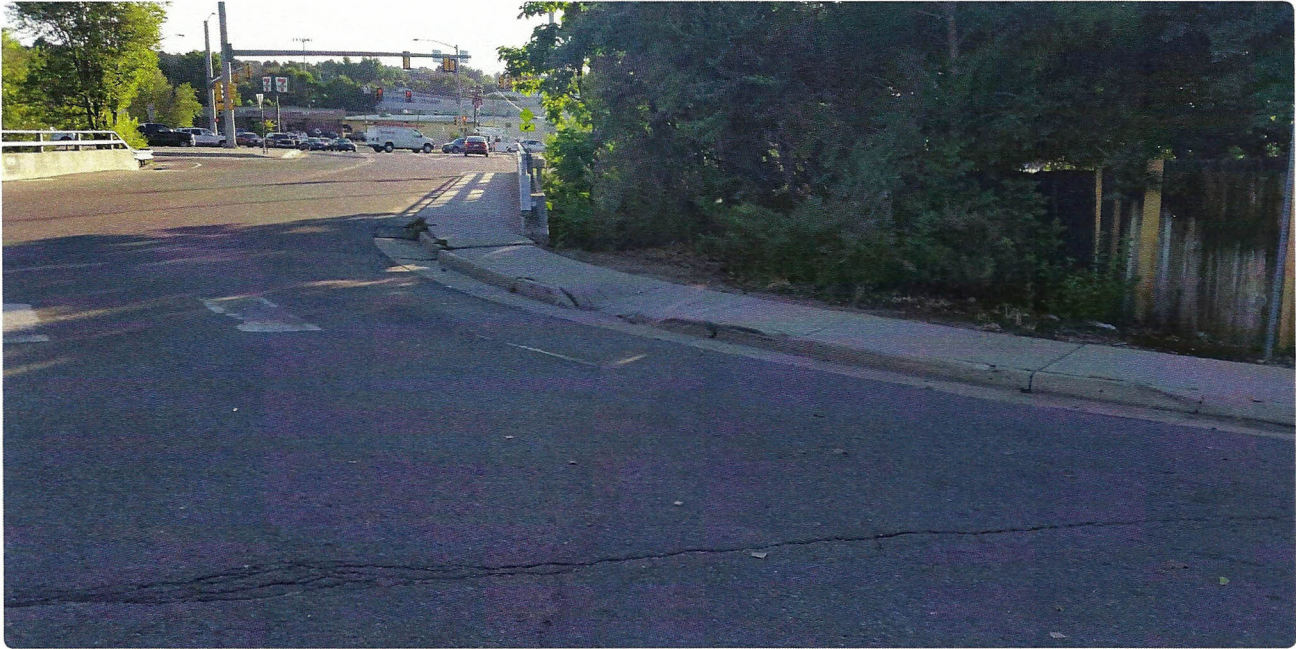
BEFORE – Fort Logan/Northgate Neighborhood



AFTER – Fort Logan

**LOWELL/BEAR CREEK TRAIL SAFETY IMPROVEMENT PROJECT -  
COMMUNICATED BY *DRIVINGCHANGE* PROGRAM**

- Funded by Arapahoe County Open Space Grant
- Construction by Kraemer North America
- Started March 2018, Completed July 2018
- Installed safety signage, reconfigured the trail on the north side of Bear Creek, installed a raised crosswalk across Lowell Boulevard, added a pedestrian-activated crosswalk signal and improvements to existing sidewalks along Lowell and Kenyon)



BEFORE – Lowell Boulevard and Kenyon



AFTER – Lowell Boulevard area



AFTER – Lowell Boulevard area

## SOUTH FEDERAL BOULEVARD SIDEWALKS

- Started November 2018, Completed January 2019
- Construction of five-foot sidewalks on the east and west side of S. Federal Boulevard between S. Clay Street and US 285.
- Challenges: Project work within a very busy state highway in a tight work zone
- Benefits: New public sidewalks
- Cost: \$1,717,709



BEFORE – South Federal Boulevard

## Community Engagement and Communication



Immediately following the November 2015 voter-approved bond measure, the City of Sheridan recognized the importance of both engaging citizens and keeping the community informed about the upcoming construction projects involving city streets, bridges, and alleys, as well as stormwater and drainage improvements. The City of Sheridan contracted with Bachman pr to handle the public engagement.

**Goal:** Increase public awareness of the program by maintaining a high level of ongoing engagement and information about the Bond Improvements Program to Sheridan citizens, property owners, and stakeholders throughout the reconstruction and improvements program, while also creating trust that the City is being responsible in using the funding as promised for specific improvement projects and improving pedestrian and vehicle safety across the City.

The City initiated a robust public engagement and communications program for the Bond Improvements Program branded “DrivingChange.” Citizens, businesses and stakeholders participated in open, transparent and meaningful community dialogue about the program through open discussions, written and phone communication, and well-publicized public meetings. Public participation helped identify relevant community needs, led to better decisions and resulted in more thoughtful interactions between the citizens and the City. Throughout construction, citizens were kept informed of upcoming individual construction projects and progress of the three-year construction program overall.


## COMMUNICATION OBJECTIVES

- Provide involvement opportunities and encourage public participation prior to the start of each project to ensure input was gained on issues and concerns from a broad range of community leaders, agencies, elected officials, citizens, businesses and organizations that have an interest in the outcome of each project;
- Communicate accurate and consistent messages about the *DrivingChange* program through a variety of proactive, efficient, and cost-effective public outreach tools/tactics to inform, involve, and generate community buy-in for continued project support;
- Ensure public meetings were easily accessible to the public to encourage broad participation and in accordance with ADA; and
- Ensure residents were informed and had timely access to meeting proceedings, which encouraged participation and feedback.

## COMMUNICATION TOOLS/TACTICS

**Email database:** Stakeholder and groups/individuals interested in or potentially impacted by each of the projects throughout the City of Sheridan. Email addresses were collected from interested parties and residents via the website, door-to-door visits, and during public meetings.

**Quarterly e-newsletters:** Featured information about overall progress of the projects as they were completed, posted/archived on the City website, printed and mailed to residents with the January or February *Sheridan News*, and printed copies made available at the Sheridan City Building and at special events including the “Sheridan Celebrates” annual community festival.



# Sheridan

## Bond Improvements Program

eNewsletter

Spring 2018

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**In This Issue**

**A Look Ahead**  
Upcoming Construction  
Construction Progress  
DrivingChange Presents  
Information Boxes

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**A Look Ahead**

**2018 Streets Project**


- S. Irving Street west to Lowell Boulevard
- Fort Logan/Northgate neighborhood
- Santa Fe Business Park
- Rose Gardens neighborhood
- Alice Terry neighborhood

**The team continues to work with businesses and residents to be mindful of impacts and accessibility.**

**Upcoming Construction: Fort Logan Neighborhood**

This summer the DrivingChange project team will focus on the Fort Logan neighborhood. This includes the complete reconstruction of the majority of Fort Logan area streets, with the exception of those around Habitat for Humanity.

Work in the Fort Logan neighborhood is scheduled to begin in July with estimated completion in November. A public meeting will be held on Monday, June 4 for residents and business owners to learn more about the project. At the public meeting the project team will present designs, discuss estimated timelines, and will be available to answer questions. Citizens are encouraged to attend this neighborhood public meeting to become more familiar with upcoming traffic impacts, how to best access ongoing project information and learn how these changes will benefit our community.



**Fort Logan Neighborhood Public Meeting**  
Save the Date: Monday, June 4  
Time: 6 - 7:30 p.m.  
Location: City of Sheridan Municipal Building Council Chambers  
4101 S. Federal Blvd Sheridan, CO 80110

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**Project Contacts**

**City Website**  
[Project Website](#)

**City Manager**  
Devin Granbery  
303/762-2200


**Project Manager - Pinnacle Consulting**  
Jason Woolard  
970/669-3611

**Superintendent of Public Works**  
Randy Mourning  
303/438-3259

**Construction Progresses in Alice Terry and Rose Garden Neighborhoods**

In January, road construction work began in the Alice Terry and Rose Garden neighborhoods.

Some construction activities dependent on winter weather include re-striping, asphalt paving and pouring of concrete. In extremely cold temperatures, concrete may not reach strength specification and has the potential to freeze. "We have been very lucky that we have had extremely mild temperatures to allow for concrete work. On colder days and nights our crews have utilized blankets and heaters to help with the curing process," said City of Sheridan Public Works Director Randy Mourning. The construction team keeps a close eye on the forecast to plan upcoming work.

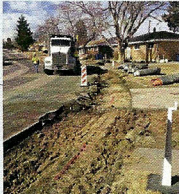


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**Join our mailing list!**

For future meeting notices, please send an **email request** to be added to the project database.

**Concrete work, sidewalks, curb and gutters were recently completed in the Rose Garden neighborhood on S. Dale Court, S. Decatur Street and S. Eliot Street. The team has been working on S. Clay Street, between W. Oxford Avenue and S. Federal Boulevard to install new curb and gutter, a concrete wall and a storm sewer concrete culvert. As the weather warms reconstruction of street surfaces is scheduled for the spring.**



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**Quick Links**

[City of Sheridan](#)  
[Kraemer North America](#)

Work in the Alice Terry neighborhood began on Farmdale Road, and also on W. Radcliff Avenue at S. Federal Boulevard.

**Project webpage:** Established on the City of Sheridan website as a tool to share information with the general public and stakeholders, accessible 24-hours a day throughout the duration of the program, included information about the purpose and scope, and how citizens could get involved, photos/illustrations, fact sheets, contact information, and other study documents including weekly construction updates.

**Articles in *Sheridan News* newsletter:** A monthly standing column in the *Sheridan News* communicated progress of the program.

**Social Media:** Posts to the City's Facebook and Twitter accounts detailed construction progress.

**News releases:** Distributed at key project milestones.



**SHERIDAN**  
**DRIVING CHANGE**  
BOND IMPROVEMENTS PROGRAM

**PROJECT FACT SHEET**  
2018 Streets Project

**Rose Garden Neighborhood Complete**

- Project started January 2018 and completed September 2018
- Rose Garden Neighborhood work consisted of concrete work, sidewalks, curb, gutter and storm concrete culvert and paving on S. Dale Street, S. Decatur Street, S. Eliot Street and S. Clay Street

**Santa Fe Business Park - In Progress**

- Project started January 2018
- Anticipated completion October, 2018
- Santa Fe Business Park work consisted of concrete work, sidewalk, curb and gutter on W. Oxford Avenue, S. Natchez Court and Radcliff Avenue

**Alice Terry Neighborhood Complete**

- Project started March 2018 and completed June 2018
- Road work on Farmdale Road, W. Radcliff Avenue, S. Hooker Street, W. Edgemore Drive, W. Old Street, S. Irving Street, Edgemore Place, W. Quincy Avenue, S. Lowell Boulevard and W. Mountain Road

**Fort Logan/Northgate Neighborhood - In Progress**

- Project started July 2018 and completed October 2018
- Road work on W. Oxford Avenue, W. Mansfield Avenue, S. Knox Court, W. Milan Avenue, Lowell Boulevard, S. Jellison, W. Lehigh Avenue, W. Kenyon Avenue, S. King Street and S. Irving Court
- Work consisted of complete reconstruction of the majority of Fort Logan area streets. In addition, new exit at Sheridan High School and a new traffic light at Oxford and Hazel located at City of Sheridan Municipal Building.

**The Lowell/Bear Creek Trail Safety Improvement Project Complete**

- Funded by Arapahoe County Open Space Grant
- Construction by Kraemer North America
- Project started March 2018 and completed July 2018
- Work consisted of the installation of safety signage, a reconfiguration of the trail on the north side of Bear Creek, a raised crosswalk across Lowell Boulevard, a pedestrian-actuated crosswalk signal and improvements to existing sidewalks along Lowell and Kenyon

**Upcoming Work - S. Federal Boulevard Sidewalks**

- Project Start: Mid October, 2018
- Anticipated completion: January 31, 2019
- Project work consist of construction of five foot sidewalks on the east and west side of S. Federal Boulevard between S. Clay Street and W. Floyd Avenue

**Fact Sheets:** Developed for projects in the Bottoms, Goat Hill, Federal West, Rose Garden, Alice Terry, Fort Logan/Northgate neighborhoods.

**Neighborhood Letters:** Distributed in each neighborhood at the start of the project and during key traffic impacts.

**DrivingChange email address and hotline:** The hotline recording was updated weekly with upcoming construction impacts. Over the course of the project approximately 400 residents reached out through the hotline/email with concerns or issues and were responded to by the project team within 24 hours.

**Communication Roundtable Meetings:** Key stakeholders and community members helped guide the overall Bond Improvements program and the approach to community communications. A driving tour of the program area, walking tour of the Bottoms Neighborhood and walking tour of the Fort Logan/Northgate Neighborhood provided opportunities to view projects firsthand and better understand the issues and need for the project.

**Public/Neighborhood Meetings:** Communicated aspects of the neighborhood construction project; an overview of the program, purpose, benefits, funding and highlights; design plans; construction timeline; and ways to stay informed. Public meetings took place:

- Program Kick-Off – Wednesday, May 11, 2016
- Bottoms Neighborhood – Tuesday, September 13, 2016
- Federal West – Tuesday, April 4, 2017
- Goat Hill Neighborhood – Tuesday, May 2, 2017
- 2018 Streets Projects – Tuesday, December 5, 2018
- Fort Logan/Northgate Neighborhood – Monday, June 4, 2018

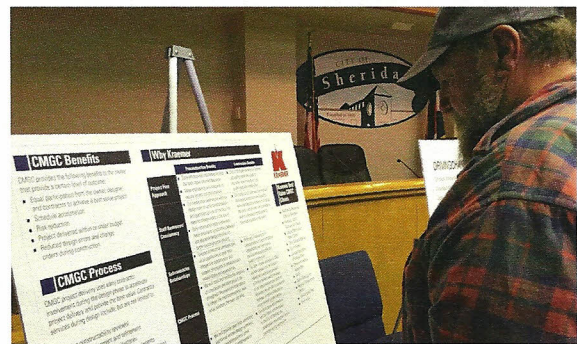


**Coffee with Kraemer:** Monthly opportunities for businesses and citizens to discuss upcoming construction impacts directly with the contractor.

**Construction Updates and Signage:** Weekly progress updates and construction activity maps distributed to citizens and businesses in *DrivingChange* branded information boxes strategically placed throughout the community.

**Photo Displays:** Before and After photos were featured on community display boards, posted on the project webpage, in social media posts and used in eNewsletters and articles to depict the poor conditions prior to the start of the projects and improved conditions at project completion.

**Events:** “Sheridan Celebrates” community festival – Project information booth and citizen engagement communicated details of the Bond Improvements Program for three years during construction phases. Construction equipment was provided by the contractor, Kraemer North America, for interactive education.



## PUBLIC COMMUNICATIONS OUTPUTS

The community engagement process for the City of Sheridan *DrivingChange* program has been systematic, inclusive and informative. Public outreach consisted of Coffee with the Contractor (business contacts), neighborhood / business walkabouts (more than 100 personal contacts), and public / stakeholder meetings (combined attendance more than 150 citizens after six public meetings). Study information and meeting notification took place through flyer distribution (200 flyers), community calendars, press releases to the local media, e-newsletter (600+ contacts), and e-mails. A project website provided those who were not able to attend meetings direct access via the internet to all project information. More than 350 social media posts were sent out over the course of the program. For the past three years a weekly construction update with maps has been emailed to 600+ contact database. More than 20 percent of individuals in the project database opened these emails each week. More than 300 contacts were made to the project team through the project email and hotline. Concerns and issues were addressed within 24 hours of receipt.



February 4, 2019


Randy Mourning  
City of Sheridan  
4101 S Federal Blvd  
Sheridan, CO 80110

Subject: **25<sup>th</sup> Annual "Best in Colorado" Asphalt Pavement Awards**

Dear Randy Mourning,

Congratulations! We are very pleased to advise you that your **Sheridan Bond Improvement Project** has won the **Project Delivery** award in our 25<sup>th</sup> Annual "Best in Colorado" Asphalt Pavement Awards Program. The paving contractors, **Brannan/APC/Martin Marietta Metro along with Kraemer North America**, has also been notified of this award.

Very truly yours,

  
Mike Skinner, P.E.  
Director of Engineering

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## Project Delivery Award

In February 2019, the Colorado Asphalt Pavement Association announced Sheridan Bond Improvement Project won the **Project Delivery Award** in the 25th Annual "Best in Colorado" Asphalt Pavement Awards Program.

## Resident Comments

*"I like how the company was very thorough in advising residents of changes, roads being closed and the time frame. Very polite and helpful."*

*"The employees overall were great. Streets are in great shape."*

*"New streets are so great and the sidewalks are awesome. Paved alley is great."*

*"New curb and gutter will help drainage a lot."*

*"Our little town of Sheridan looks so nice and new. The Bottoms are really nice and I love my new Dill Road."*

*"I'm proud of my little town of Sheridan."*

*"Great job! Looks good. Workers were always polite and accommodating."*

*"Thank everyone for their hard work, personal touch with the neighborhood and expertise in their work."*

*"Very well executed. Minimum intrusion and inconvenience. Results good, very good. Give 'em an "A".*

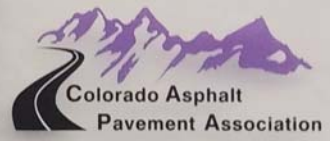
*"Thanks for finally repaving Dartmouth."*

*"It makes one feel proud to drive through the only city in Colorado that has new pavement throughout."*

*"Everything – much needed."*

*"City looks much better."*

1993 - 2018  
**25<sup>TH</sup>**  
**"BEST IN COLORADO"**  
**ASPHALT PAVEMENT AWARDS**



2018  
"BEST IN COLORADO"  
PROJECT DELIVERY  
CITY OF SHERIDAN BOND IMPROVEMENT PROJECT  
CONTRACTOR: APC CONSTRUCTION CO. LLC,  
BRANNAN SAND AND GRAVEL CO.,  
MARTIN MARIETTA, KRAEMER NORTH AMERICA