
**AGENDA
JOINT PERSIGO WORKSHOP
CITY OF GRAND JUNCTION, CITY COUNCIL
MESA COUNTY, BOARD OF COUNTY COMMISSIONERS
544 ROOD AVENUE, SUITE 3A
GRAND JUNCTION, COLORADO
THURSDAY, OCTOBER 2, 2025
2:00 PM**

1. Discussion Topics

- a. Wastewater Cost of Service, Plant Investment Fee, and Rate Study
- b. Sewer Improvement District Financing Options
- c. 2026 Recommended Budget for the Persigo Sewer System
- d. Revisions to Sewer Regulations to Allow Property Owners the Option of Maintaining an Existing Septic System Used in Connection with a Primary Building When Constructing an Accessory Dwelling Units (ADUs) and Connecting the ADUs to the Sanitary Sewer System

2. Next Meeting Topics

3. Other Business

**AGENDA
JOINT WORKSHOP**

**CITY OF GRAND JUNCTION CITY COUNCIL
MESA COUNTY BOARD OF COUNTY COMMISSIONERS**

**THURSDAY, OCTOBER 2, 2025
2:00 PM**

**MESA COUNTY COMMISSIONERS BOARD ROOM 3A, 3RD
FLOOR ANNEX 544 ROOD AVENUE, GRAND JUNCTION, COLORADO**

**JOINT PERSIGO MEETING
CITY OF GRAND JUNCTION, CITY COUNCIL
MESA COUNTY, BOARD OF COUNTY COMMISSIONERS**

Item #1.a.

Meeting Date: October 2, 2025
Presented By: Randi Kim, Utilities Director
Department: Utilities
Submitted By: Randi Kim

Information

SUBJECT:

Wastewater Cost of Service, Plant Investment Fee, and Rate Study

RECOMMENDATION:

For presentation and discussion

EXECUTIVE SUMMARY:

The City retained Raftelis Financial Consultants, Inc. to complete a wastewater cost of service, plant investment fee, and rate study. The purpose of the study was to review the wastewater financial plan for the 2025 through 2034 study period, evaluate the cost of service of providing wastewater to different customer types, and update the value of the wastewater plant investment fee to reflect the anticipated value of the system after

completion of extensive planned improvements to the wastewater treatment plant and collection system.

BACKGROUND OR DETAILED INFORMATION:

The Intergovernmental Agreement between the City of Grand Junction and Mesa County Relating to City Growth and Joint Policy Making for the Persigo Sewer System (the Persigo Agreement) stipulates that no policy shall be effective until formally adopted by both the Council and the Board of County Commissioners. Policy includes reviewing and setting System rates and fees. Further, the agreement requires that rate studies be performed by independent financial consultants at least every five years.

The last independent rate study was completed in 2022 for the 2023 through the 2027 planning period. In 2025, the City contracted with Carollo Engineers to update the 10-year capital improvement plan. Capital costs have escalated significantly beyond what was previously provided in the 2020 Comprehensive Wastewater Basin and Wastewater Treatment Facilities Master Plan, which served as the basis for the last rate study. Therefore, the City initiated a rate study to update the financial plan.

In early 2025, the City retained Raftelis Financial Consultants, Inc. to complete a wastewater cost of service, plant investment fee, and rate study. The purpose of the study was to review the wastewater financial plan for the 2025 through 2034 study period, evaluate the cost of service of providing wastewater to different customer types, and update the value of the wastewater plant investment fee to reflect the anticipated value of the system after completion of extensive planned improvements to the wastewater treatment plant and collection system. The rate study provides recommended rates for 2026 with escalation for the following four years. Recommended rates for 2026 include a monthly sewer service charge of \$30.89 per equivalent unit (EQU) and a plant investment fee of \$6,544. In addition, recommended monthly surcharges for industrial wastewater and rates for grease and septage have been increased proportionally to the load impacts on the wastewater treatment plant.

FISCAL IMPACT:

The recommended rates will fund annual operations and maintenance expenses, debt service, and capital expenditures and maintaining financial performance thresholds including debt service coverage and target cash reserves.

SUGGESTED MOTION:

For discussion only

Attachments

1. Grand Junction Wastewater and PIF Study Report - Final Report and Appendix 091525

City of Grand Junction, Colorado

Wastewater Cost of Service, Plant Investment Fee, and Rate Study

Final Report / September 2025





September 15, 2025
Randi Kim
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Subject: Comprehensive Rate and Plant Investment Fee Study

Dear Ms. Kim:

Raftelis Financial Consultants, Inc. (Raftelis) is pleased to provide this Comprehensive Rate and Plant Investment Fee Study Report (Report) for the Joint Persigo Fund providing sewer services to customers within the City of Grand Junction (City) and Mesa County (County), Colorado. The Report summarizes the key study findings and recommendations proposed for consideration by Joint Persigo Board.

Raftelis addressed the following major objectives:

- » Evaluate annual rate revenue adjustments for the ten-year Study Period necessary to fund annual revenue requirements, maintain adequate cash reserves, and provide appropriate debt service coverage.
- » Complete a wastewater cost-of-service analysis using a single 2026 test-year.
- » Propose wastewater rates by customer type for 2026 effective January 1, 2026.
- » Complete a comprehensive evaluation of the wastewater PIF.
- » Propose wastewater PIFs effective January 1, 2026, with proposed annual adjustments for inflation as reflected within the ENR-CCI.
- » Present study findings and recommendations to the Joint Persigo Board documented within a draft and final study report.

It has been a pleasure working with the City and County. On behalf of the Raftelis team, we thank you, Randi, Rachel, Ashley, Debi for your support, data development, insights, interim reviews, and overall assistance as part of the Study.

Sincerely,

RAFTELIS FINANCIAL CONSULTANTS, INC.

A handwritten signature in blue ink, appearing to read 'AR', is placed over the company name.

Andrew Rheem
Senior Manager

Table of Contents

1.	EXECUTIVE SUMMARY	1
2.	INTRODUCTION & BACKGROUND	5
2.1.	SYSTEM OVERVIEW	5
2.2.	PERSIGO AGREEMENT AND JOINT PERSIGO FUND	5
2.3.	STUDY OVERVIEW	5
2.4.	REPORT ORGANIZATION	6
2.5.	ACKNOWLEDGEMENTS	6
2.6.	RELIANCE ON CITY PROVIDED DATA	6
3.	GROWTH AND CUSTOMER USE	7
3.1.	SEWER VOLUME ANALYSIS	7
3.2.	CUSTOMER GROWTH ASSUMPTIONS	8
4.	SEWER FINANCIAL PLAN	9
4.1.1.	Sewer Fund Financial Plan Results	10
4.1.2.	Total Sewer Fund	11
4.1.3.	Revenues	11
4.1.4.	Operations and Maintenance.....	12
4.1.5.	Capital Improvement Projects	12
4.1.6.	Debt and Debt Service	13
5.	SEWER COST OF SERVICE AND RATE DESIGN.....	14
5.1.	COST OF SERVICE.....	14
5.1.1.	Existing Rates and Rate Structure	14
5.1.2.	Revenue Requirements.....	14
5.2.	UNITS OF SERVICE	15
5.2.1.	Allocation to FUNCTIONAL Cost Components	16
5.2.2.	Unit Cost of Service	17
5.2.3.	Allocation of Costs to Customer Classes.....	18
5.3.	RATE DESIGN	19
5.3.1.	Proposed 2026 Rates	19
5.3.2.	Customer Bill Impact.....	19

6.	WASTEWATER PIFS.....	20
6.1.	PIF DESCRIPTION	20
6.2.	CALCULATION METHODOLOGIES.....	20
6.3.	BUY-IN METHODOLOGY.....	20
6.3.1.	Incremental Methodology	21
6.3.2.	Hybrid Methodology	21
6.4.	PIF CALCULATION	21
6.4.1.	Plant Investment Fee Recommendation.....	22
6.4.2.	Wastewater System Facility Value	22
6.4.3.	NPV Of Future Interest Payments	23
6.4.4.	Capital Projects Benefiting New Development.....	23
6.4.5.	NPV Of Future Interest Payments	23
6.4.6.	Existing and Future Capacity	23

1.1. List of Tables

Table 1-1: Current and Proposed 2026 Wastewater Monthly Charge and Rate Schedule4

Table 1-2: Maximum Supportable Wastewater Fee Calculation4

Table 3-1: 2024 Wastewater Customer Data8

Table 5-1: Wastewater Monthly Charge and Rate Schedule 14

Table 5-2: 2026 Wastewater User Charge Revenue Requirements..... 14

Table 5-3: 2026 Unit Cost of Service..... 18

Table 5-4: Wastewater 2026 Test Year Cost-of-Service Compared to Revenue Under Existing Rates . 18

Table 5-5: Proposed Wastewater Rates 19

Table 6-1: Steps in the Wastewater PIF Calculation Process..... 21

Table 6-2: Proposed 2026 Wastewater PIF per EQU 22

Table 6-3: Maximum Supportable Wastewater PIF Calculation..... 22

1.2. List of Figures

Figure 1-1: Projected Monthly Charge per EQU2

Figure 1-2: Wastewater Capital Projects and Projected Capital Funding.....3

Figure 1-3: Projected Annual Growth4

Figure 3-1: Projected Annual Growth8

Figure 4-1: Projected Monthly Charge per EQU 11

Figure 4-2: Wastewater Capital Projects and Projected Capital Funding..... 12

Figure 5-1: 2021 through 2024 Wastewater Influent Volumes (MG / Year) 15

Figure 5-2: Wastewater BOD Pounds and Strength Concentrations 16

Figure 5-3: Wastewater TSS Pounds and Strength Concentrations..... 16

Figure 5-4: IPT Customer Monthly Wastewater Bill Impact Comparison..... 19

1.3. List of Appendices

APPENDIX A: Financial Plan and Customer Data

APPENDIX B: Cost-of-Service Results

APPENDIX C: Rate Design

APPENDIX D: Plant Investment Fee

This page intentionally left blank to facilitate two-sided printing.

1. Executive Summary

The City of Grand Junction (City) retained Raftelis Financial Consultants, Inc. (Raftelis) in 2025 to complete a wastewater cost of service, rate, and Plant Investment Fee (PIF) study (Study). The purpose of the Study was to:

- » Review City developed wastewater financial plan from 2025 through 2034 (Study Period),
- » Evaluate the cost of service of providing wastewater to different customer types, and
- » Update the value of the wastewater PIF to reflect the anticipated value of the system after completion of extensive planned improvements to the Wastewater Treatment Plant (WWTP) and collection system improvements.

The City requested that Raftelis complete the following major objectives:

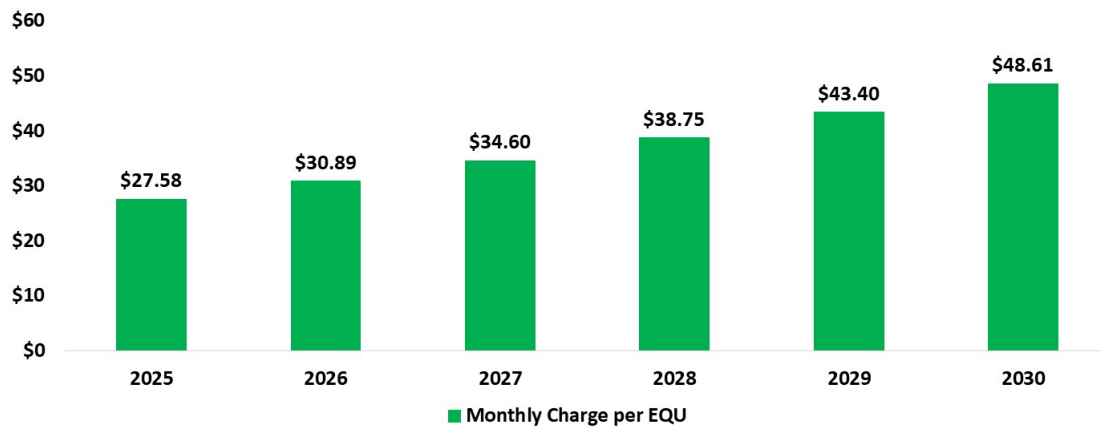
- » Evaluate annual rate revenue adjustments for the ten-year Study Period necessary to fund annual revenue requirements, maintain adequate cash reserves, and provide appropriate debt service coverage.
- » Complete a wastewater cost-of-service analysis using a single 2026 test-year.
- » Propose wastewater rates by customer type for 2026 effective January 1, 2026.
- » Complete a comprehensive evaluation of the wastewater PIF.
- » Propose wastewater PIFs effective January 1, 2026, with proposed annual adjustments for inflation as reflected within the ENR-CCI.
- » Present study findings and recommendations to the Joint Persigo Board documented within a draft and final study report.

The financial plan evaluates the adequacy of system revenues adjusted for customer and demand-related growth to:

- » Fund annual O&M expenses, debt service, and capital expenditures;
- » Maintain the following financial performance thresholds:
 - Exceed Debt Service Coverage (DSC) ratio of at least 1.30 times annual debt service,
 - Exceed sewer fund cash reserve targets of 30% (110 days) of annual O&M expenses, and
 - Exceed capital reserve target range of \$5.0 million to \$7.5 million annually.

Figure 1-1 shows the monthly rate per EQU which projects 12% annual rate revenue adjustments through 2030. The projected rate increases are necessary to fund annual expenditures and meet financial performance criteria.

Figure 1-1: Projected Monthly Charge per EQU



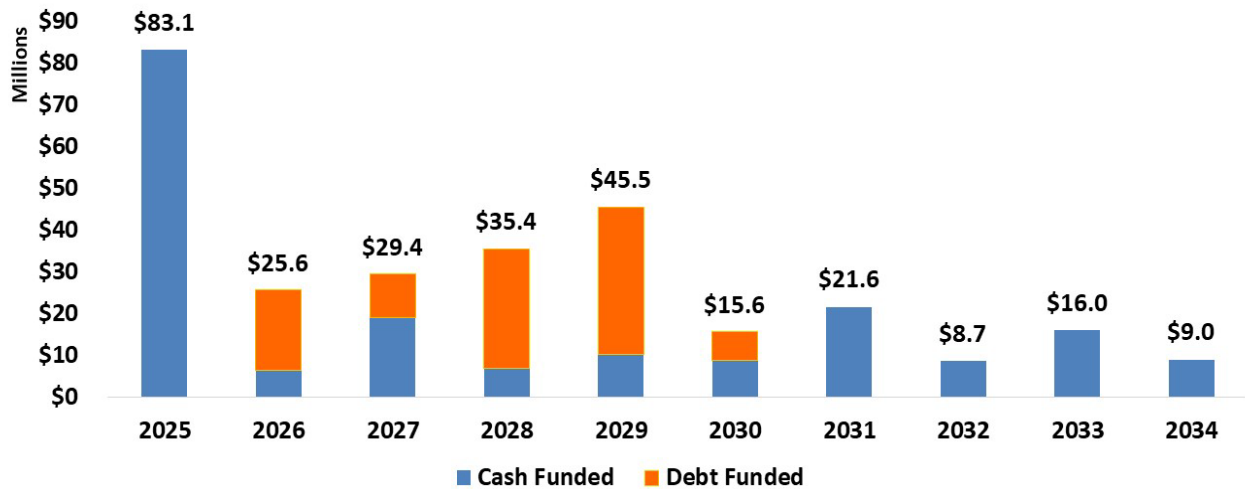
If system revenues are not adequate to fund annual expenditures and exceed financial performance requirements, the following four variables are used to balance the financial plan:

- » Draw down accumulated reserves to fund annual expenditures until funds are depleted.
- » Issue debt to fund a portion of annual capital improvements.
- » Increase user charges.
- » Delay and defer annual capital improvements.

Projected O&M expenditures adjusted for anticipated cost increases and inflation, range from \$12.3 million in 2025 to \$16.4 million by 2034. Expenses are projected to increase for an annual 3% annual rate of inflation plus three additional full-time equivalent (FTEs) between 2027 through 2031.

The 2026 through 2034 CIP totals \$289.8 million as adjusted for projected inflation. The financial plan and capital funding incorporate the inflated CIP amounts based on the anticipated timing of the projects and an assumed capital inflation rate of 4% applied in 2027 through 2034. Figure 1-3 shows the annual sewer capital projects broken down by funding source.

Figure 1-2: Wastewater Capital Projects and Projected Capital Funding



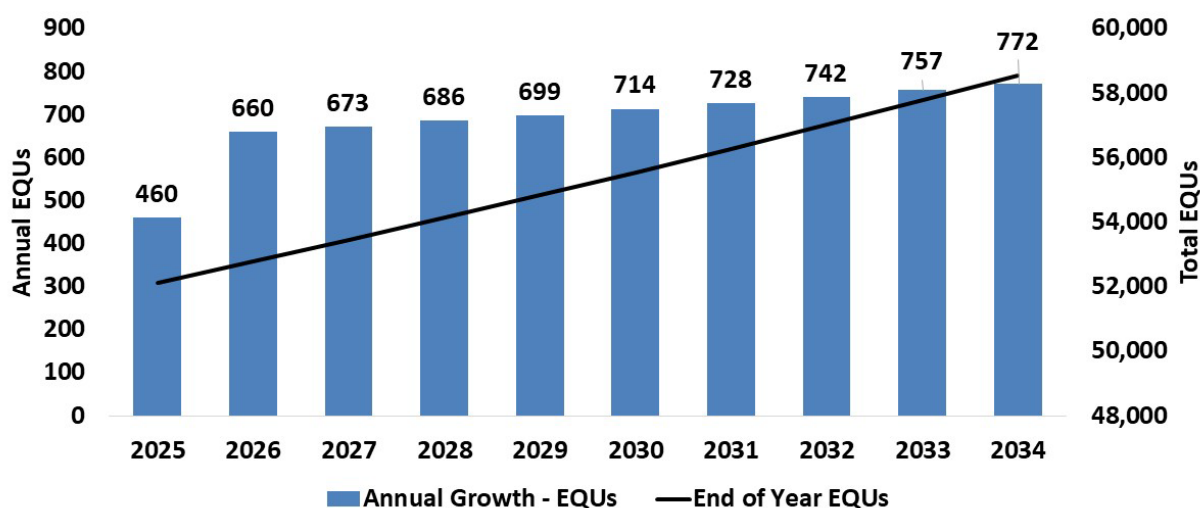
The sewer fund has one existing debt obligations associated with a 2024 loan to be repaid in 2054. Three additional debt issues are projected in 2026, 2027, and 2029 as summarized below.

- » The 2026 \$24.6 million debt issue funds WWTP projects in 2026 and 2027
 - O&M River Siphon
 - WWTP Administrative Building and Maintenance Facility
 - WWTP Phase 2 (2026)
- » The 2027 \$34.9 million debt issue funds WWTP projects in 2027 through 2028.
 - WWTP Phase 2 (2027 and 2028)
- » The 2029 \$42.3 million debt issue funds WWTP projects in 2029 through 2030.
 - WWTP Phase 2 (2029 and 2030)

Projected debt is assumed at a 20-year term and includes issuance costs of 2.0% funded from the proceeds of the debt issue, and 4.48% interest rates.

Sewer system customer growth is projected at 0.9% to 1.3% annually translating to 460 EQUs in 2025 increasing to approximately 660 EQUs in 2026 and to approximately 772 by 2034. These include growth within the existing sewer areas as well as additional customers through septic system conversions anticipated annually from 2026 through 2034. Figure 1-3 summarizes the annual EQU growth as well as cumulative sewer system EQUs each year of the Study Period.

Figure 1-3: Projected Annual Growth



All customers are charged a flat rate per EQU for all sewer flow contribution. One EQU is anticipated to have no more than:

- » 280 gallons per day per EQU,
- » BOD strengths of 200 mg / l, and
- » TSS strengths of 250 mg / l.

Table 1-1 summarizes each of the wastewater-related fees for 2025 and as proposed for 2026. Raftelis proposes to create two separate rates for Septage Disposal and Grease Trap Interceptor waste streams.

Table 1-1: Current and Proposed 2026 Wastewater Monthly Charge and Rate Schedule

Description	2025	2026
Monthly Service Charge – Per EQU	\$27.58	\$30.89
Extra Strength Surcharges		
BOD (per pound)	0.55	0.69
TSS (per pound)	0.49	0.70
Excess Flow (per kgal) (1)	5.77	6.81
Septage Disposal (per kgal) (2)	117.00	120.00
Grease Trap Interceptor (per kgal) (1)	117.00	105.00

(1) Assumes 6,500 mg/l BOD and 13,000 mg/l TSS and 1,000 kgal.

(2) Assumes 3,400 mg/l BOD and 1,800 mg/l TSS and 1,000 kgal.

Raftelis recommends that the City update the separately calculated WWTP and collection system PIFs using the hybrid methodology. Table 1-2 compares the current and proposed wastewater PIF per EQU.

Table 1-2: Maximum Supportable Wastewater Fee Calculation

2025	Proposed 2026	Change - \$	Change - %
\$5,544	\$6,544	\$1,000	18.0%

2. Introduction & Background

2.1. System Overview

The City and Mesa County jointly own a sewer system operated by the City serving customers located throughout the City and Mesa County. The sewer system consists of:

- » The Persigo WWTP with 12.5 million gallons per day (MGD) of capacity,
- » 588 miles of sewer pipelines, and
- » 13,712 manholes.

Customers are billed monthly as part of a combined utility bill including water, sanitary sewer, and solid waste services and is administered by the City's customer service and billing department.

2.2. Persigo Agreement and Joint Persigo Fund

The City and Mesa County entered into an Intergovernmental Agreement (IGA) in 1998 that defines the service area and goals of the Persigo Sewer System (Persigo System or Joint Persigo Fund). The IGA states that "the City shall manage, operate, and maintain the Persigo System for the benefit of the current and future users of sewer service in the Persigo 201, according to sound utility practices and principals and, except as otherwise provided herein, without regard to whether or not current and future users of sewer service in the Persigo 201 are located within or without the boundaries of the City."

2.3. Study Overview

The City retained Raftelis in 2025 to complete a wastewater cost of service, rate and PIF study (Study). The 2025 Study is an update of a similar 2021 Study. The City has developed a multi-year wastewater fund financial plan which was reviewed by Raftelis and updated and maintained by City staff and incorporated into this Study. Raftelis completed the following major objectives:

- » Evaluate annual rate revenue adjustments for the ten-year Study Period necessary to fund annual revenue requirements, maintain adequate cash reserves, and provide appropriate debt service coverage.
- » Complete a wastewater cost-of-service analysis using a single 2026 test-year.
- » Propose wastewater rates by customer type for 2026 effective January 1, 2026.
- » Complete a comprehensive evaluation of the wastewater PIF.
- » Propose wastewater PIFs effective January 1, 2026, with proposed annual adjustments for inflation as reflected within the ENR-CCI.
- » Present study findings and recommendations to the Joint Persigo Board documented within a draft and final study report.

2.4. Report Organization

Our report to the City contains six sections as follows:

- » Section 1 – Executive Summary
- » Section 2 – Introduction and Background
- » Section 3 – Utility Customer Data, & Growth
- » Section 4 – Joint Wastewater Fund Financial Plan
- » Section 5 – Wastewater Cost-of-Service and Rate Recommendations
- » Section 6 – Wastewater PIFs

The report contains found appendices as follows:

- » Appendix A contains wastewater fund financial plan results and related data inputs and assumptions.
- » Appendix B contains the wastewater cost-of-service results for a FY 2026 test-year.
- » Appendix C contains the wastewater rate design recommendations.
- » Appendix D contains the wastewater PIF calculations, inputs, and recommendations.

2.5. Acknowledgements

On behalf of the project team, we would like to acknowledge the commitment and contributions provided by several members of the City in completing this project. We would like to recognize the City staff of Kurt Carson, Randi Kim, Ashley Firl, and Debi Overholt for their support, data development, insights, interim reviews, and overall assistance as part of the Study.

2.6. Reliance on City Provided Data

During this project, the City provided Raftelis with a variety of technical information from capital improvement program, assets, operational to audited and unaudited financial reports, meter, billing data, and revenue data. Raftelis assessed the information for errors and reasonableness but did not independently assess or test for the accuracy of such data, historic or projected. We have relied on this data in the formulation of our findings and subsequent recommendations, as well as in the preparation of this report.

As is often the case, there will be differences between actual and projected data. Some of the assumptions used in this report will not be realized and unanticipated events and circumstances may occur. Therefore, there are likely to be differences between the data or results projected in this report and actual results achieved; these differences may be material. As such, we take no responsibility for the accuracy of data or projections provided by or prepared on behalf of the City, nor do we have any responsibility for updating this report for events occurring after the date of this report.

3. Growth and Customer Use

3.1. Sewer Volume Analysis

The City provides wastewater services to different classes of users and individual customers that are part of the City's Industrial Pre-Treatment (IPT) program and subject to additional monitoring and assessment of extra-strength and volume surcharges.

In 2024, the City served approximately 37,907 retail wastewater accounts with 51,668 EQUs. These accounts are divided into the following three customer classes:

- » Residential
- » Commercial
- » Government

For purposes of billing, all customers are assessed the same monthly fee per EQU with EQUs established for each customer per the City Code. One EQU is anticipated to have no more than:

- » 280 gallons per day per EQU,
- » BOD strengths of 200 mg / l, and
- » TSS strengths of 250 mg / l.

While the City maintains Residential, Commercial and Government classifications, all users are assessed the same monthly charge per EQU regardless of class. Residential customers include all types of residential development, including multi-family housing. For purposes of the water use analysis per account and per EQU, Raftelis separated Multi-Unit Residential customers from those Residential customers with one dwelling unit per account. Individual industrial users are monitored and subject to additional charges for volume and BOD, and/or TSS strength surcharges for discharges over established volume and strength limits per EQU.

Table 3-1 summarizes 2024 accounts and EQUs, and estimated sewer discharge volumes based on January through March metered water use for each customer class or individual customer. Raftelis used water consumption data for 2024 to estimate the amount of water entering the wastewater system as well as current accounts and EQUs by customer group. Customer are located both within the City and outside the City, but within the County. Roughly 50% of the Persigo Fund customers are also City water service customers and the City has access to water use data for these customers. The City does not track customer water use for sewer-only customers served by other water providers and/or through private wells. Water use information summarized in Table 3-1 reflects City customer water use per bill. The vast majority of County wastewater customers are single-family residential accounts and it is assumed that water use per account and EQU are the same for all Residential (excluding Multi-Unit) customers, whether located within the City or outside the City.

Industrial pretreatment customers are billed for service using both the monthly charge per EQU, and volumetric rates for excess strength of 200 mg/L for BOD, 250 mg/L for TSS, and excess flows of 280 gallons

per day per EQU. Strengths and flows are sampled four times per year by City staff and are used for the following year’s fee evaluation.

Table 3-1: 2024 Wastewater Customer Data

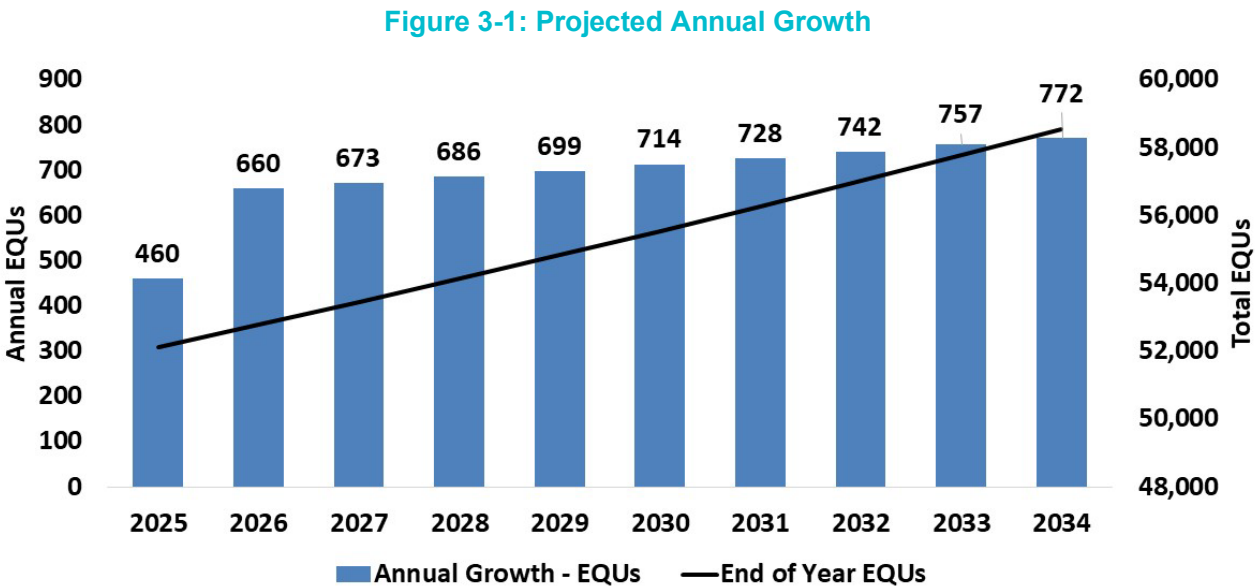
Customer Class	Accounts	EQUs	Average Winter Water Use per Bill (kgal)
Residential	34,255	34,057	3.62
Commercial	1,967	8,755	21.96
Government	312	1,839	31.84
Residential Multi-Unit	1,367	6,984	16.61
IPT	6	33	
Total	37,907	51,668	

3.2. Customer Growth Assumptions

Sewer system customer growth is projected at 0.9% to 1.3% annually translating to 460 EQUs in 2025 increasing to approximately 660 EQUs in 2026 and to 772 by 2034. Included within the annual EQUs are septic customers that are included within the annual EQU growth as the City converts existing septic system customers to City provided wastewater services. Customer growth (septic conversion only) is projected to be:

- » 20 EQUs per year 2026 through 2034

Figure 3-1 summarizes the annual EQU growth as well as cumulative sewer system EQUs each year of the Study Period.



4. Sewer Financial Plan

The City develops and maintains a multi-year wastewater financial plan using web-based financial planning tool developed by WaterWorth. City staff provided the base financial plan and annual user charge revenue requirements for Raftelis to complete a review. Raftelis prepared projected EQU and volume by customer class using historical multi-period data. Feedback was provided by Raftelis and City staff and Raftelis conducted multiple meetings to review, update, and refine the multi-year financial plan and capital funding assumptions. The CIP incorporates the outcomes of the update to the prioritized WWTP and other capital improvements. City staff input collection system and miscellaneous capital improvements. The City has experienced increased capital costs with examples of recent bids coming in above estimated individual project costs as well as increases to the overall phased WWTP capital project costs.

Raftelis and City staff reviewed multiple cash and debt funded capital funding scenarios. The scenarios centered around the timing and amount of external debt to fund major one-time capital projects, including the bulk of Phase 2 of the WWTP. City staff and Raftelis also discussed the repayment length or term of projected debt issuances between 20-year and 30-year term debt.

Funding 100% of the capital plan in cash would require substantial rate increases followed by significant rate decreases as WWTP capital project funding requirements fall and was deemed to be impractical and wasn't evaluated. The tradeoffs between the two debt term scenarios are reduced annual debt service, debt service coverage requirements, and overall, potentially lower annual rate revenue increase projected to be required over the 10-year study period. The downside of a longer repayment term is the slower repayment of the debt amount and higher aggregate interest payments over the life of the debt issue. The revenue requirements reflect the more conservative scenario anticipating 20-year repayment term, higher annual debt service, and overall rate revenue adjustments

The multi-year sewer financial plan, supporting worksheets , revenue projections and assumptions are detailed in Appendix A. The wastewater utility financial plan is organized around a total fund with projected operating expenses (OpEx), prioritized capital improvements, existing and future debt service funded by PIFs, trunkline extension fees, a variety of miscellaneous non-rate revenues, future debt issuances, and monthly customer user charge revenues. The City tracks and manages the wastewater fund with multiple subfunds for operating costs, debt service, repair and replacement capital, and expansionary capital requirements. For financial planning purposes, the WaterWorth software shows the combined wastewater fund results. The wastewater rate revenue requirements represent the cost of providing service and include O&M expenses, debt service obligations, cash-funded capital, and other cash inflows and outflows. The financial plan evaluates the adequacy of system revenues adjusted for customer growth to:

- » Fund annual O&M expenses, debt service, and capital expenditures, and
- » Maintain the following financial performance thresholds:
 - Exceed DSC ratio of at least 1.30 times annual debt service,
 - Exceed sewer fund cash reserve targets of
 - 30% (110 days) of annual O&M expenses
 - Exceed capital reserve target of \$5.0 million to \$7.5 million annually.

Raftelis recommends that the City establish rates to exceed a DSC ratio of at least 1.30 times annual debt service as the City's Series 2024 debt issuance requires an annual DSC ratio of 1.10 times annual debt service¹. The DSC ratio target is applied to outstanding debt and debt projected to be issued over the Study Period to fund capital projects.

Raftelis recommends that the City maintain the operating cash reserve target equal to 30% of O&M expenses and capital reserve between \$5.0 million to \$7.5 million based on a targeted range of 50% to 75% of the average annual cash funded main replacement, WWTP backbone, and lift station rehabilitation capital over a 2026 through 2034 time period. As the City continues the multi-phased WWTP reinvestment and expansion as well as other capital projects for pipeline replacements and non-WWTP repair and replacement capital projects, the City will need to carefully monitor liquidity and cash reserves. The City should review cash reserve policies periodically and adjust reserve policies when warranted to mitigate the risk of unplanned operational contingencies, capital expenses, and potential fluctuations in volume sales revenue. Alternatively, and/or to supplement cash reserves for capital projects, the City may wish to obtain a commercial line of credit or other short term debt instrument to provide additional liquidity in the face of continued increases in capital costs during this period of reinvestment.

If system revenues are not adequate to fund annual expenditures and exceed financial performance requirements, the following four variables are used to balance the financial plan:

- » Draw down accumulated reserves to fund annual expenditures until funds are depleted.
- » Issue debt to fund a portion of annual capital improvements.
- » Increase user charges.
- » Delay and defer annual capital improvements.

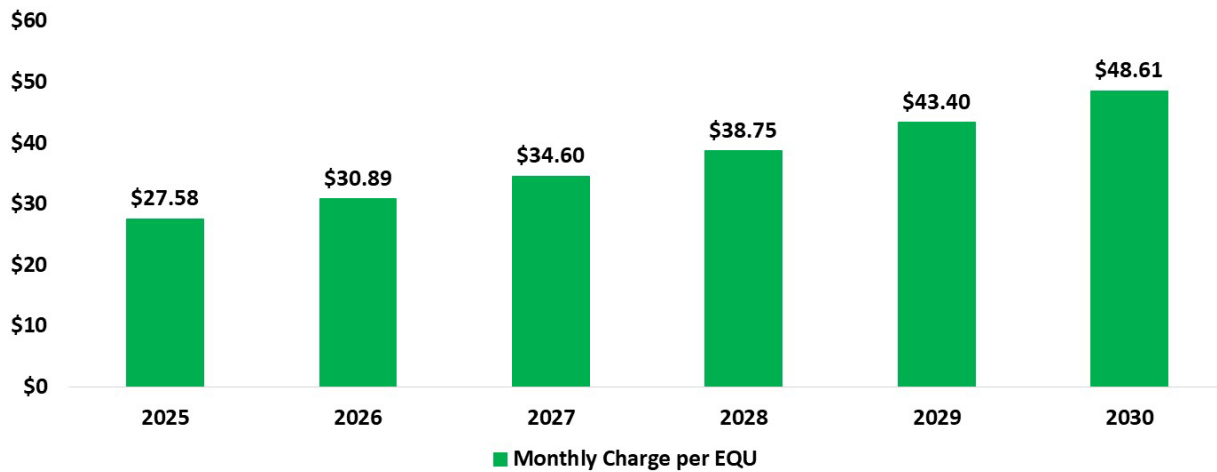
While rate revenue increases are currently projected annually over the Study Period, adjustments may be necessary depending on future CIP expenditures, system growth, water use patterns, inflation, and regulatory requirements. At a minimum, annual reviews as part of the budget process should be used to periodically assess the condition of the water and sewer funds to determine the necessity of future rate revenue adjustments. A comprehensive update is recommended every three to five years unless a major event dictates more frequent updates.

4.1.1. SEWER FUND FINANCIAL PLAN RESULTS

2025 sewer user charge revenue are projected to be \$17.5M. Projected rate revenue increases are 12% in 2026 through 2030. The proposed 2026 sewer rates are detailed in Section 5.2 of this report and proposed rates differ in 2026 from a simple 12% due to incorporating cost-of-service based rate recommendations in 2026. Figure 4-1 shows the monthly rate per EQU including proposed 2026 charges increased by the 12% annual rate revenue adjustments through 2030. Sewer rate increases are also effective January 1st of each year. The City strives to complete a rate study at least every five years and will re-evaluate rates annually prior to 2031 and adjust as necessary.

¹ Per the Rate Maintenance Covenant detailed in the *City of Grand Junction, Colorado Series 2024 Joint Sewer System Revenue Bonds* official statement.

Figure 4-1: Projected Monthly Charge per EQU



4.1.2. TOTAL SEWER FUND

Joint Persigo Fund revenues and expenditures are summarized on pages A-2 through A-6 as either outputs from the financial planning tool and/or line-item capital projects listings before and after inflation. As previously stated, the City tracks multiple subfunds for accounting and budgeting purposes, but all funds are combined into a single fund for financial planning and rate setting evaluations.

A total sewer fund balance of approximately \$87.8 million (including unspent bond proceeds) was available as of January 1, 2025, including an operating and capital cash reserve minimum of \$11.2 million, leaving \$76.6 million as restricted bond proceeds and unrestricted cash reserves.

4.1.3. REVENUES

2025 user charge revenues were projected by Raftelis using historic 2021 through 2024 customer billing data, adjusted for projected growth and expected IPT customer surcharges. Projections for the remainder of the Study Period are adjusted based on customer growth and developed in a variety of worksheets included in Appendix A summarized on pages A-1, A-9, and A-11. Sewer user charge revenue is projected to range from \$17.5 million in 2025 to \$32.6 million by 2030 and to \$41.4 million by 2034. Revenue is increased annually with projected growth and annual rate revenue adjustments.

PIFs are one-time capital recovery fees assessed to new or increased development to recover the cost of system capacity necessary to serve customers. Proposed sewer PIFs are discussed in Section 6 of this report. PIF revenue is projected at \$4.3 million in 2026 to \$5.0 million by 2034 annually.

The City anticipates \$0.1 million in 2025 and \$0.7 million in sewer improvement district revenues and/or assessments annually in 2026 through 2034 from converting septic system customers to sanitary sewer customers. One-time trunk line extension fee revenues are also included in the Joint Persigo Fund projected by the City at approximately \$0.15 million annually each year of the Study Period. As these revenues are based on the level of development as well as the location where development occurs within a trunk line extension area, actual annual revenues may vary.

The sewer fund has a variety of additional miscellaneous fee and charge revenues and interest income which are listed individually on page A-3. These miscellaneous revenues were budgeted to be \$1.5 in 2026 and increasing slightly annually increasing to just above \$1.5 million.

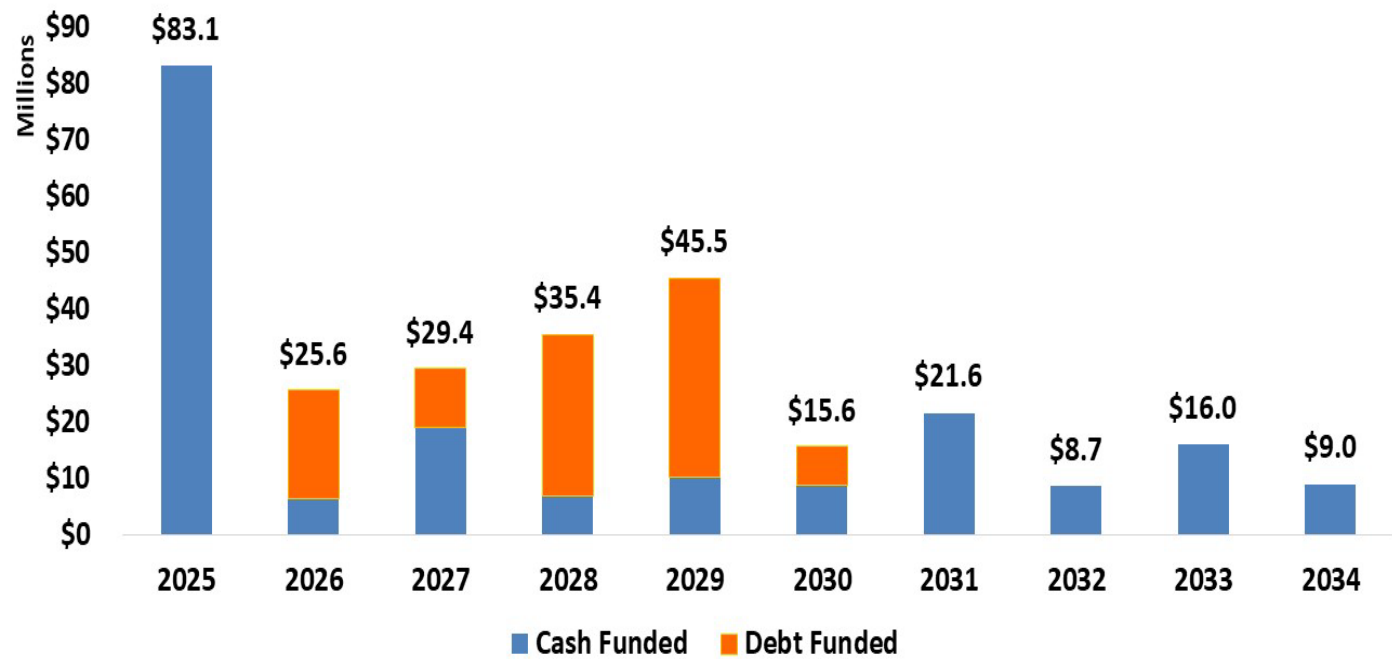
4.1.4. OPERATIONS AND MAINTENANCE

Page A-3 summarizes projected sewer utility O&M expenditures over the Study Period. Projected O&M expenditures are based on the City’s 2025 budget as forecasted within the WaterWorth financial planning tool and provided by City staff. Expenses adjusted for anticipated cost increases and inflation, range from \$12.3 million in 2025 to \$14.5 million by 2030 and to \$16.4 million by 2034. Expenses are projected to increase for an annual 3% annual rate of inflation plus one additional full-time equivalent (FTEs) in 2027, 2029, and 2031. It is noteworthy that O&M was projected within the 2021 Study in 2025 of \$9.7 million. The increase is due to a designation of some repair and replacement capital projects from capital to O&M and inflationary increases higher than what was projected to occur. The City should continue to control and monitor costs as part of the annual budget as additional debt is issued and increased debt service is expected.

4.1.5. CAPITAL IMPROVEMENT PROJECTS

The projects listed in the CIP were provided by City staff in 2025 dollars for the years 2025 through 2034. The CIP totals \$289.9 million, adjusted for inflation. The detailed project listing on pages A-6 and A-7 includes the dollar amount in 2025 as adjusted for inflation based on the timing of each capital project within the Study Period. The financial plan and capital funding incorporate the inflated CIP amounts based on the anticipated timing of the projects and an assumed capital inflation rate of 4% applied in 2026 through 2024. Figure 4-2 shows the annual sewer capital projects broken down by funding source.

Figure 4-2: Wastewater Capital Projects and Projected Capital Funding



Major CIP projects (inflation adjusted) include:

- » WWTP capital projects in 2025 of \$61.5 million
- » WWTP Phase 2 in 2025 through 2030 of \$86.5 million
- » WWTP Administrative Building and Maintenance Facility in 2026 and 2027 of \$12.5 million
- » WWTP Asset Management capital improvements in 2026 through 2034 totaling \$8.7 million
- » Sewer Line Replacements / Rehabilitation Projects in 2027 through 2034 totaling \$40.7 million
- » Lake Road Lift Station Replacement in 2025 of \$10.3 million
- » O&M River Siphon in 2026 of \$5.5 million
- » Grand Valley Byproducts Lift Station Replacement in 2027 of \$12.3 million

4.1.6.DEBT AND DEBT SERVICE

The sewer fund has one existing debt obligations associated with a 2024 loan to be repaid in 2054. Three additional debt issues are projected in 2026, 2027, and 2029 as summarized below.

- » The 2026 \$24.6 million debt issue funds WWTP projects in 2026 through 2027
 - O&M River Siphon
 - WWTP Administrative Building and Maintenance Facility
 - WWTP Phase 2 (2026)
- » The 2027 \$34.9 million debt issue funds WWTP projects in 2027 through 2028.
 - WWTP Phase 2 (2027 and 2028)
- » The 2029 \$42.3 million debt issue funds WWTP projects in 2029 through 2030.
 - WWTP Phase 2 (2029 and 2030)

Projected debt is assumed at a 20-year term and includes issuance costs of 2% funded from the proceeds of the debt issue, and 4.48% interest rates. Raftelis and the City discussed potential 25-year and 30-year term debt and resulting annual debt service payments.

5. Sewer Cost of Service and Rate Design

5.1. Cost of Service

Raftelis completed a cost-of-service analysis for the 2026 test year to identify customer, volume and extra strength costs as summarized in Appendix B.

5.1.1. EXISTING RATES AND RATE STRUCTURE

All customers are charged a flat rate per EQU for all sewer flow contributions. One EQU is anticipated to have no more than:

- » 280 gallons per day per EQU,
- » BOD strengths of 200 mg / l, and
- » TSS strengths of 250 mg / l.

summarizes each of the wastewater-related fees for 2024 and 2025.

Table 5-1: Wastewater Monthly Charge and Rate Schedule

Description	2024	2025
Monthly Service Charge – Per EQU	\$26.02	\$27.58
Extra Strength Surcharges		
BOD (per pound)	0.52	0.55
TSS (per pound)	0.46	0.49
Excess Flow (per kgal)	5.44	5.77
Septage and Grease Trap Interceptor (per kgal) (1)	110.00	117.00
(1) Assumes 3,400 mg / l of BOD and 1,800 mg / l of TSS.		

5.1.2. REVENUE REQUIREMENTS

The total 2026 revenue requirement consists of \$12.7 million of operating expenses and \$29.3 million of capital costs. These costs are partially offset by \$22.1 million in cash reserves, one-time PIF and trunkline extension fee revenues, sewer improvement district revenues, and other recurring miscellaneous revenue sources. Wastewater user charges revenues of \$19.8 million are required to fund the remaining revenue requirements as summarized in Appendix B and shown in .

Table 5-2: 2026 Wastewater User Charge Revenue Requirements

Description	Operating	Capital	Total
O&M Expenses	\$12,656,541	\$0	\$12,656,541
Existing Debt Service	0	3,748,000	3,748,000
Capital Costs	0	25,550,000	25,550,000
Other Cash (Inflows) / Outflows	(503,903)	(6,222,402)	(6,726,305)
Change in Cash Reserves	0	(15,447,222)	(15,447,222)
Wastewater User Charge Revenues	\$12,152,638	\$7,674,465	\$19,827,103

5.2. Units of Service

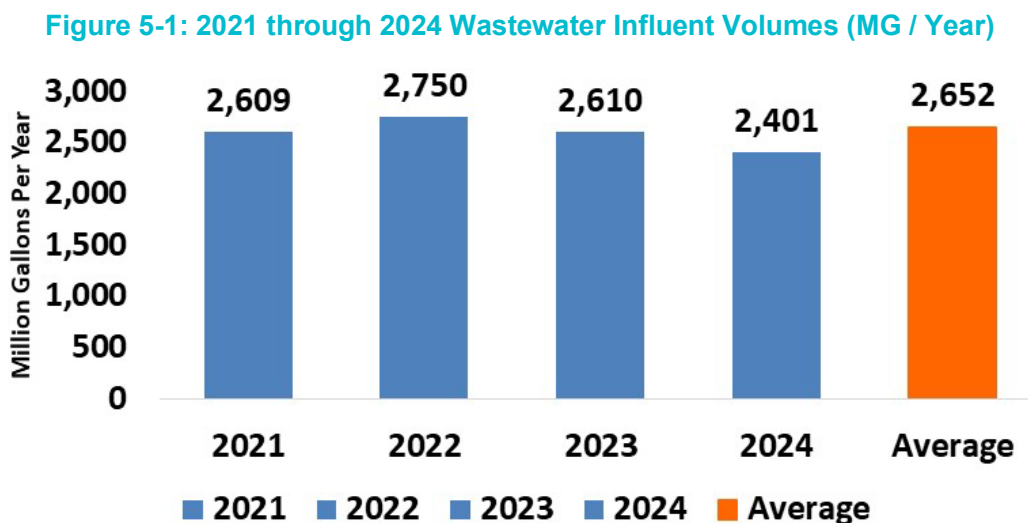
Service requirements for each class are based on contributed wastewater volume or flows (kgal), BOD (pounds) and TSS (pounds) strengths, and customers reflected as EQUs, accounts, and/or bills. Page B-11 summarizes estimated 2026 class units of service.

Wastewater volume consists of two elements: contributed sanitary flow and infiltration/inflow (I/I) from storm event water runoff, snow melting and/or ground water that seeps into the wastewater collection and interceptor system.

Contributed wastewater flow is that portion of the annual water use that enters the sanitary wastewater system. Estimates of the contributed volume are based on annualized average winter period water use from January through March for each customer grouping during periods of the year which generally excludes non-wastewater water uses such as lawn sprinkling, car washing or that included in manufactured products. Raftelis estimated winter water use per bill and per EQU for residential, commercial, government, and individual IPT customers as discussed in Section 3.

I/I represents approximately 4% of the total wastewater flow reaching the City's wastewater treatment plant. Each customer class should bear its proportionate share of the costs associated with I/I, as the wastewater system must be adequate to convey and process the total wastewater flow. With the exception of IPT customers, individual customers are not metered. For IPT customers, their flows are measured before leaving the facility and they are billed manually. The results of the incorporation of annualized winter water use and volume and customer related I/I are detailed on page B-10.

Raftelis estimates 2026 units of service including 2.6 billion gallons of sewer volume, 6.2 million pounds of BOD and 5.9 million pounds of TSS based on average 2021 through 2024 volume and loadings. Historical 2021 through 2024 annual sewer influent volumes in billions of gallons are summarized in Figure 5-1.



Historical 2021 through 2024 BOD and TSS pounds and system strengths as measured at the WWTP are summarized in Figure 5-2 and Figure 5-3.

Figure 5-2: Wastewater BOD Pounds and Strength Concentrations

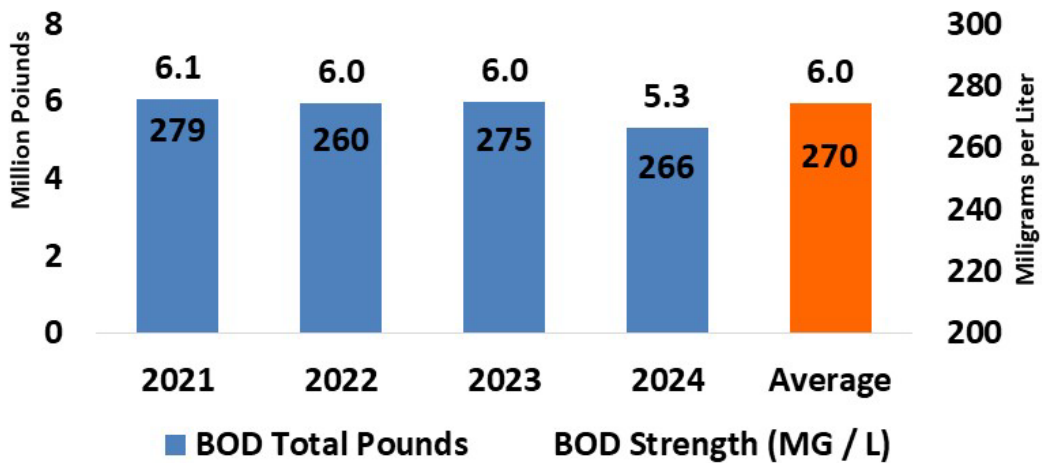
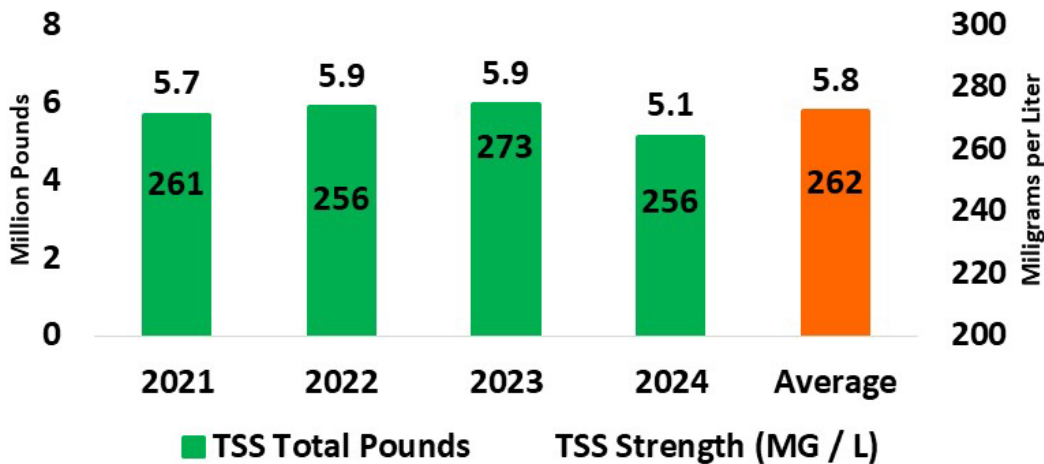


Figure 5-3: Wastewater TSS Pounds and Strength Concentrations



5.2.1. ALLOCATION TO FUNCTIONAL COST COMPONENTS

Various functions or processes are involved in conveying and treating wastewater influent to meet environmental standards that apply to both operating and capital costs. The following functional cost components were evaluated as part of the wastewater cost of service analysis:

- » Administration
- » Billing
- » Construction Services
- » Collection System
- » WWTP

The cost-of-service process follows two-step process.

1. Allocate revenue requirements to the functional cost components.
2. Allocate the functional costs among service characteristics. For example, wastewater treatment expenses are separated into volume, BOD, and TSS while collection system expenses are allocated fully as volume-related cost components.

There are three basic wastewater flow-based components: volume, strength, and customer. Volume costs vary with the quantity of wastewater contributed. Strength costs vary with the strength of wastewater contributed. Customer costs vary in proportion to the number of units, customer equivalents, and annual bills.

The approach included summarizing the original cost of existing wastewater system assets by function as well as projected CIP by function added through improvements to a 2026 test year. Page B-5 summarizes existing assets by function as of 12/31/24 and projected cumulative system improvements from 2025 through 2026 by functional designation. The total of the existing system assets and projected CIP as of the 2026 test year is included by functional area on page B-5.

Adjustment to the cost of service include a variety of miscellaneous operating revenues and expenditures as summarized in page B-3.

Administration and general expenses are identified with system facilities or activities to the extent possible to simplify the allocation process. Those expenses that are not specifically assigned are allocated in proportion to all other operating expenses.

Net cost of service equals total cost of service less adjustments for miscellaneous revenue sources and other sources as previously discussed and summarized in page B-12.

5.2.2. UNIT COST OF SERVICE

Unit cost of service forms the basis for rate design and is the quotient of net cost of service divided by the applicable units of service. The unit cost of service, or unit cost, is based on the proportional demands of all customers.

Table 5-3 summarizes the development of the 2026 test-year unit cost of service for customers based on the service received. It is noteworthy that the volume units of service are based in I/I adjusted volumes and doesn't equate to the cost per 1,000 gallons of meter water use since that excludes I/I.

Table 5-3: 2026 Unit Cost of Service

Description	Volume	BOD	TSS	Customer	Total
O&M	\$6,163,994	\$2,854,833	\$2,854,833	\$278,977	\$12,152,638
Capital	4,993,003	1,3999,219	1,282,244	0	7,674,465
Total Rev. Req.	\$11,156,997	\$4,254,053	\$4,137,077	\$278,977	\$19,827,103
Units of Service	2,592,477	6,162,114	5,945,808	464,736	
Unit Cost of Service	\$4.3036	\$0.6904	\$0.6958	\$0.6003	
Units	KGAL	Pounds	Pounds	Bills	

5.2.3. ALLOCATION OF COSTS TO CUSTOMER CLASSES

These classes group customers with similar service requirement characteristics and provide a means for allocating costs to customers.

The summary of the cost of service for each customer classification is compared to the projected 2026 revenues generated from the same customers from the current rates. Overall, the system increases required by 2026 totals approximately 12%. The difference between the cost-of-service customer costs and the revenue generated from the current rates provides the necessary adjustment to user charges necessary to achieve cost of service results by 2026.

Class cost of service is the product of unit cost of service and class units of service summarized in Table 5-4.

Table 5-4: Wastewater 2026 Test Year Cost-of-Service Compared to Revenue Under Existing Rates

Customer Grouping	2026 Revenue at Existing Rates	2026 Test Year Cost of Service	Indicated Revenue Increase
Domestic Strength	\$17,528,455	\$19,555,602	11.6%
IPT Customers	<u>219,320</u>	<u>271,501</u>	23.8%
Total System	\$17,747,774	\$19,827,103	11.7%

5.3. Rate Design

Raftelis worked with City staff to develop a single wastewater rate schedule to achieve cost of service results by 2026.

5.3.1. PROPOSED 2026 RATES

Table 5-5 summarizes the existing and proposed 2026 wastewater rates for domestic strength customers as well as individual IPT customer surcharges for above domestic volumes and/or strengths.

Table 5-5: Proposed Wastewater Rates

Description	2025	2026
Monthly Service Charge – Per EQU	\$27.58	\$30.89
Extra Strength Surcharges		
BOD (per pound)	0.55	0.69
TSS (per pound)	0.49	0.70
Excess Flow (per kgal) (1)	5.77	6.81
Septage Disposal (per kgal) (2)	\$117.00	\$120.00
Grease Trap Interceptor (per kgal) (1)	\$117.00	\$105.00

(1) Assumes 6,500 mg/l BOD and 13,000 mg/l TSS and 1,000 kgal.

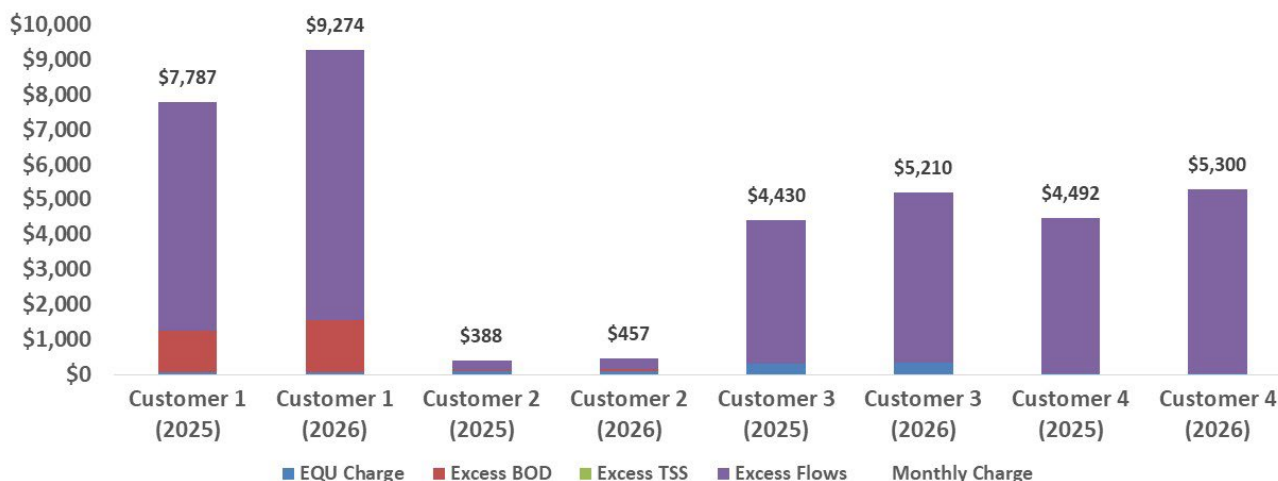
(2) Assumes 3,400 mg/l BOD and 1,800 mg/l TSS and 1,000 kgal.

Raftelis proposes separate rates for Septage Disposal and Grease Trap Interceptor waste streams. Appendix C includes detailed calculations underlying the proposed rates.

5.3.2. CUSTOMER BILL IMPACT

Figure 5-4 shows the monthly bill impact for IPT customers using sampling data for BOD, TSS, and excess flows from 2024.

Figure 5-4: IPT Customer Monthly Wastewater Bill Impact Comparison



6. Wastewater PIFs

6.1. PIF Description

The primary funding sources used by wastewater utilities to pay for required CIP expenditures are operating revenues from wastewater rates and PIF receipts. In growing communities such as the City, PIF receipts can provide a significant portion of required CIP funding and/or debt repayment of external debt financing providing upfront funding. As a result, the determination of PIFs and the projection of the future PIF receipts is a critical part of the financial planning process as discussed in this section of our Report.

PIFs are also referred to as system development charges, impact fees, capacity fees, connection fees, tap fees, and a variety of other terms. As described in the AWWA M1, these fees compensate a community for the cost of acquiring, constructing, and extending infrastructure to support new development:

"A system development charge (SDC) is a one-time charge paid by a new water system customer for system capacity. It is also assessed to existing customers requiring increased system capacity. The receipts from this charge are used to finance the development of capacity-related water facilities and are an important funding/financing source for growth-related or capacity-related water facilities."

There are several legal standards that define the design and application of PIFs. For example, PIFs cannot pay for O&M expenses but may fund capital and repay debt service obligations. There must also be a rational nexus between the PIFs paid by new development and the costs such fees are used to pay for. This means that PIF receipts are dedicated for infrastructure expansion required by new development. In addition, PIFs must be proportional to a new development's share of growth-related infrastructure costs.

6.2. Calculation Methodologies

The three primary industry accepted methodologies for calculating water PIFs are the Equity Buy-In, Incremental Cost, and Hybrid or Combined approaches. The goal is to find the approach which best reflects the unit cost of capacity benefiting future development. Depending on the unique circumstances of the utility in question, the use of one or more of these approaches results in a conceptually defensible and fundamentally equitable method for recovering the cost of system capacity additions required to serve new development. Not only can different methods be used between utilities of the same entity, but different methods can be used within the same utility. For example, in the case of the City, depending on the circumstances it would be appropriate to use different methods for the wastewater treatment and wastewater collection system infrastructure.

6.3. Buy-In Methodology

The buy-in method is typically used by utility systems with existing available capacity to meet the demands imposed by new development over the next 5-to-10-year period. This method estimates the value of a unit of system capacity based upon customer equity in existing capacity-related assets. Thus, the resulting PIF reflects the proportional cost of new customer's share of existing system capacity. Under the buy-in method, the cost of existing capacity-related facilities is generally estimated using based on current replacement cost.

6.3.1. INCREMENTAL METHODOLOGY

The incremental cost method focuses on the cost of the additional capacity-related assets required to serve new customers. The incremental cost method is most appropriate for utility systems that do not have existing available capacity to serve growth over the next 5-to-10-year period. The resulting PIF reflects the proportional cost of each new customer's share of future system capacity. As such, the incremental cost method is most appropriately used when a utility has a well-defined capital improvement program or utility master plan comprehensively identifying the timing and costs of prioritized capital improvements.

6.3.2. HYBRID METHODOLOGY

In addition to the buy-in and incremental methods, it is also common for many water utilities to use a combination of these two approaches. This combined or "hybrid" approach is often used when a utility has some existing system capacity to accommodate growth but will also be required to construct additional new capacity over the next 5-to-10-year period. For example, assume that a wastewater utility has adequate treatment capacity to accommodate long-term demand growth but that it has a shortage of backbone transmission main and pumping capacity. In such a situation, it may be appropriate to utilize the buy-in method to calculate that portion of the PIFs associated with existing facilities and the incremental cost method to calculate that portion of the PIFs related to planned capacity additions.

6.4. PIF Calculation

Calculating a PIF requires a multi-step process as follows and summarized in Table 6-1.

1. Complete a valuation of capacity-related facilities.
2. Determine the appropriate units of capacity to use in the calculation.
3. Determine the unit cost of capacity of facilities benefiting new development.
4. Develop the fee assessment schedule reflecting the demand relationships between various types of customers or provided in a single assessment as the City does per EQU.

Table 6-1: Steps in the Wastewater PIF Calculation Process

Step	Buy-In	Incremental Cost	Hybrid
#1: Asset Valuation	Estimate value of existing assets	Estimate value of future growth-related asset additions	Estimate value of existing assets and future growth-related asset additions
#2: Units of Capacity	Determine units of existing capacity	Estimate future capacity unit additions	Determine existing units of capacity and future capacity unit additions
#3: Unit Cost of Capacity	Calculate unit cost of existing capacity	Calculate unit cost of incremental capacity additions	Calculate unit cost of combined existing and future capacity additions
#4: Assessment Schedule	Determine the PIF assessment schedule	Determine the PIF assessment schedule	Determine the PIF assessment schedule

6.4.1. PLANT INVESTMENT FEE RECOMMENDATION

Raftelis recommends that the City update the separately calculated WWTP and collection system PIFs using the hybrid methodology. The WWTP has facilities sized for current and future growth, but extensive replacement and revitalization capital improvements which will also add capacity for growth over the next five-to-ten-year period. The City's wastewater collection system is similarly situated with available capacity constructed with expansions planned over the next five to ten-year period.

The Buy-In value of the existing wastewater system represents the replacement cost new less depreciation (RCNLD) of the wastewater system components. This RCN is determined by escalating original facility asset values based on the ENR-CCI. The value of shorter-lived assets, miscellaneous improvements and assets contributed by developers are excluded from the Buy-In value of facilities available to serve new ERUs. By including the RCN of the wastewater facilities available to serve new EQUs, the City can use wastewater PIF revenues to pay annual payments on, or retire debt issued to fund the existing portion water facilities. Raftelis recommends that the PIF be indexed by the annual change in the ENR-CCI in between more comprehensive evaluations of the PIF. Table 6-2 compares the current and proposed wastewater PIF per EQU.

Table 6-2: Proposed 2026 Wastewater PIF per EQU

2025	Proposed 2026	Change - \$	Change - %
\$5,544	\$6,544	\$1,000	18.0%

Table 6-3 summarizes the separately calculated WWTP and collection system PIF components further detailed on pages D-2 and D-3.

Table 6-3: Maximum Supportable Wastewater PIF Calculation

Description	WWTP	Collection
Wastewater System RCNLD	\$71.2 M	\$106.0 M
Net Present Value of Interest Existing Debt	30.8 M	0.0 M
PIF Eligible CIP: 2025 - 2034	151.7 M	14.6 M
Net Present Value of Interest Future Debt	<u>33.2 M</u>	<u>0.0 M</u>
Total Value	\$286.7 M	\$120.6 M
System EQU Capacity in 2034	<u>62,241</u>	<u>62,241</u>
Value per EQU	\$4,606	\$1,938

6.4.2. WASTEWATER SYSTEM FACILITY VALUE

The RCNLD of wastewater system assets includes facilities as of December 31, 2024 indexed to the ENR-CCI as of December 2024. The treatment replacement cost totals \$71.2 million while the collection system facilities total \$106.0 million. These exclude developer contributed facilities, those added through sewer improvement districts, shorter lived assets, and those fully depreciated. Appendix D includes the full listing of all assets and a summary of the RCNLD by asset type and functional component summarized on page D-4 did not contribute any treatment related assets.

6.4.3. NPV OF FUTURE INTEREST PAYMENTS

The NPV of existing interest payments are associated with the 2024 series debt issued to fund a portion of the WWTP capital expenditures. The NPV interest reflects today's value associated with funding the growth-related facilities and is eligible for inclusion as assessed connection fees are anticipated to repay the growth-related debt service. Appendix pages D-6 and D-7 provide additional details regarding the 2024 Series included in the PIF calculation.

6.4.4. CAPITAL PROJECTS BENEFITING NEW DEVELOPMENT

The eligible capital costs from 2025 through 2034 include a portion of the prioritized improvements which either fully replace and expand existing facilities or expand existing facilities to expand capacity to serve new development in 2025 costs. The eligible WWTP facilities totals \$151.4 million while the collection system facilities total \$14.6 million. Appendix D includes the full listing of all capital improvements and identification of eligible individual improvements detailed on page D-5.

6.4.5. NPV OF FUTURE INTEREST PAYMENTS

The NPV of future interest payments associated with future debt issued to fund a portion of the WWTP capital expenditures. There are three debt issuances planned in 2026, 2027, and 2029 totaling \$101.8 million. The NPV interest reflects today's value associated with funding the growth-related facilities and is eligible for inclusion as assessed connection fees are anticipated to repay the growth-related debt service. Appendix pages D-8, D-9, D-10, and D-11 provide additional details regarding the future debt and NPV of future interest payments included in the PIF calculation.

6.4.6. EXISTING AND FUTURE CAPACITY

The City's current WWTP capacity is 12.5 MGD and is planned to be expanded to 15.0 MGD by 2034 following the prioritized WWTP capital improvements. The City anticipates 241 gallons per day per EQU in the design of the wastewater facilities. Once the system is expanded to 15.0 MGD, there will be capacity to serve 62,241 EQUs. This capacity limitation was used for WWTP and collection system PIF calculations since the treatment capacity effectively limits the overall system capacity and ability to add customers. The City anticipates additional WWTP capacity expansions to be necessary to serve the build-out population of the wastewater service area.

APPENDIX A:

FINANCIAL PLAN AND CUSTOMER DATA

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Waterworth Output - Opex

Table A-15
9/14/2025

Line No	Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
1	Cash Position Opening Balance	\$87,847,628	\$10,605,984	\$19,758,762	\$35,715,607	\$10,769,594	\$20,990,460	\$19,041,480	\$12,701,915	\$21,027,541	\$23,876,119
2	Revenues										
3	Sale of Sewer Service	17,510,159	19,827,103	22,450,626	25,421,292	28,785,038	32,593,874	34,600,027	36,729,658	38,990,369	41,390,226
4	Developer Contributions and PIF Revenues	2,837,923	5,125,524	5,214,621	5,303,726	5,393,104	5,495,651	5,591,806	5,688,051	5,791,000	5,938,483
5	Grants	0	0	0	0	0	0	0	0	0	0
6	Other Operating Revenue	721,128	729,961	738,983	748,200	757,615	767,235	777,065	787,109	797,373	807,864
7	Non-Operating Revenue	824,730	824,730	824,730	824,730	824,730	824,730	824,730	824,730	824,730	824,730
8	Borrowed Funds	0	24,600,000	34,860,000	0	42,320,000	0	0	0	0	0
9	Revenue Subtotal	21,893,940	51,107,319	64,088,960	32,297,948	78,080,487	39,681,490	41,793,627	44,029,548	46,403,473	48,961,304
10	Expenditures										
11	Operating Expenses	12,287,904	12,656,541	13,136,238	13,530,324	14,036,234	14,457,321	14,991,042	15,440,772	15,903,995	16,381,114
12	Capital Improvements	82,896,930	24,550,000	28,360,000	34,400,000	44,510,000	13,390,000	6,730,000	7,700,000	15,090,000	7,990,000
13	Capital Expansion	200,000	1,000,000	1,000,000	1,000,000	1,000,000	2,220,000	14,850,000	1,000,000	1,000,000	1,000,000
14	Current Debt Service	3,750,750	3,748,000	3,748,000	3,750,500	3,750,250	3,752,250	3,751,250	3,752,250	3,750,000	3,749,500
15	Proposed Debt Service	0	0	1,887,877	4,563,137	4,563,137	7,810,900	7,810,900	7,810,900	7,810,900	7,810,900
16	Expenditure Subtotal	99,135,584	41,954,541	48,132,115	57,243,961	67,859,621	41,630,471	48,133,192	35,703,922	43,554,895	36,931,514
Managed Reserves & Transfers											
17	Net Surplus/Deficit	(77,241,644)	9,152,778	15,956,845	(24,946,013)	10,220,866	(1,948,980)	(6,339,565)	8,325,626	2,848,578	12,029,789
18	Cash Position Closing Balance	\$10,605,984	\$19,758,762	\$35,715,607	\$10,769,594	\$20,990,460	\$19,041,480	\$12,701,915	\$21,027,541	\$23,876,119	\$35,905,908
19	Debt Service Coverage Analysis										
20	Step 5.2 — DSC Ratio	2.52	3.51	2.73	2.17	2.53	2.12	2.26	2.41	2.58	2.76
21	Reserves and Cash Target										
22	Step 6.1 — Operating Threshold	\$3,686,371	\$3,796,962	\$3,940,871	\$4,059,097	\$4,210,870	\$4,337,196	\$4,497,313	\$4,632,232	\$4,771,199	\$4,914,334
23	Step 6.1 — Capital Reserve Target	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000
24	Cash Position Target	11,186,371	11,296,962	11,440,871	11,559,097	11,710,870	11,837,196	11,997,313	12,132,232	12,271,199	12,414,334
25	Unspent Bond Proceeds	0	5,340,000	29,470,000	0	6,930,000	0	0	0	0	0
26	End of Year Cash Less Unspent Bonds and Cash Target	(\$580,387)	\$3,121,799	(\$5,195,264)	(\$789,503)	\$2,349,590	\$7,204,284	\$704,603	\$8,895,310	\$11,604,920	\$23,491,574

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Total Projected Wastewater Revenues (Flat Fees plus IPT Fees)
Revenue at 2025 Rates Adjusted Annually for Growth

Table A-4
09/14/25

Line No.	Customer Class	Projected									
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
1	Residential	\$11,371,072	\$11,515,042	\$11,661,849	\$11,811,489	\$11,963,964	\$12,119,713	\$12,278,516	\$12,440,373	\$12,605,501	\$12,773,901
2	Commercial	2,995,674	3,031,564	3,068,169	3,105,489	3,143,523	3,182,382	3,222,012	3,262,409	3,303,630	3,342,647
3	Government	613,857	621,392	629,080	636,917	644,902	653,063	661,386	669,868	678,525	687,590
4	Residential Multi-Unit	2,331,826	2,360,456	2,389,654	2,419,422	2,449,762	2,480,761	2,512,372	2,544,599	2,577,484	2,611,918
5	Alsco (aka American Linen)	93,779	93,779	93,779	93,779	93,779	93,779	93,779	93,779	93,779	88,519
6	Capco Inc. (2 Locations / Accounts)	11,568	11,568	11,568	11,568	11,568	11,568	11,568	11,568	11,568	11,059
7	Omni Linen Service, LLC	53,900	53,900	53,900	53,900	53,900	53,900	53,900	53,900	53,900	50,836
8	Western Filament	4,659	4,659	4,659	4,659	4,659	4,659	4,659	4,659	4,659	4,456
9	CoorsTek Inc.	55,413	55,413	55,413	55,413	55,413	55,413	55,413	55,413	55,413	52,584
10	Total	\$17,531,749	\$17,747,774	\$17,968,072	\$18,192,635	\$18,421,471	\$18,655,238	\$18,893,605	\$19,136,568	\$19,384,459	\$19,623,510

Line No.	Item Descriptor	Inflation	Budget	Test Year	Projected							
			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
1	Labor and Benefits	3.00%	\$5,450,750	\$5,614,273	\$5,782,701	\$5,956,182	\$6,134,867	\$6,318,913	\$6,508,481	\$6,703,735	\$6,904,847	\$7,111,992
2	Operating	3.00%	3,994,613	4,114,451	4,237,885	4,365,021	4,495,972	4,630,851	4,769,777	4,912,870	5,060,256	5,212,064
3	Internal Support	3.00%	2,842,541	2,927,817	3,015,652	3,106,121	3,199,305	3,295,284	3,394,143	3,495,967	3,600,846	3,708,871
4	Additional FTE	3.00%	0	0	100,000	103,000	206,090	212,273	318,641	328,200	338,046	348,187
5	Total		\$12,287,904	\$12,656,541	\$13,136,238	\$13,530,324	\$14,036,234	\$14,457,321	\$14,991,042	\$15,440,772	\$15,903,995	\$16,381,114

Line No.	Description	Category Description	Budget	Test Year	Projected							
			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
1	904-4685 PIF	Developer Contributions	\$2,548,605	\$4,271,727	\$4,356,210	\$4,440,562	\$4,525,045	\$4,622,551	\$4,713,512	\$4,804,408	\$4,901,849	\$5,043,657
2	906-4385 SID construction reimbursement	Developer Contributions	140,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000
3	824-4690 Other Revenue (WW lab revenue)	Other Operating Revenue	116,600	120,098	123,701	127,412	131,234	135,171	139,226	143,403	147,705	152,137
4	820-4112 Professional Services (septic tank disposal)	Other Operating Revenue	192,400	192,400	192,400	192,400	192,400	192,400	192,400	192,400	192,400	192,400
5	820-4116 Service Charges (Industrial users)	Sale of Sewer Service	274,852	311,220	352,401	399,031	451,831	511,617	543,107	576,535	612,021	649,691
6	820-4500 Fines (IPT fine)	Other Operating Revenue	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
7	821-4600 Interest Revenue	Non-Operating Revenue	245,684	245,684	245,684	245,684	245,684	245,684	245,684	245,684	245,684	245,684
8	821-4690 Other Revenue	Other Operating Revenue	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
9	821-4112 Professional Services	Other Operating Revenue	1,848	1,848	1,848	1,848	1,848	1,848	1,848	1,848	1,848	1,848
10	821-4116 Service Charges (monthly sewer bills)	Sale of Sewer Service	17,235,307	19,515,883	22,098,224	25,022,261	28,333,207	32,082,257	34,056,920	36,153,123	38,378,348	40,740,536
11	821-4400 Interfund Revenue (service City departments)	Other Operating Revenue	45,000	46,350	47,741	49,173	50,648	52,167	53,732	55,344	57,005	58,715
12	904-821-4600 Interest Revenue	Non-Operating Revenue	579,046	579,046	579,046	579,046	579,046	579,046	579,046	579,046	579,046	579,046
13	904-821-4116 Service Charges (RIN sales from RNG)	Other Operating Revenue	212,280	214,615	216,976	219,363	221,776	224,215	226,681	229,175	231,696	234,245
14	904-821-4192 Development Fees (trunkline ext and lift station impact)	Developer Contributions	149,318	153,798	158,411	163,164	168,059	173,100	178,294	183,642	189,152	194,826
15	904-821-4432 Interfund Revenue Fleet Fuel (RNG sales)	Other Operating Revenue	150,000	151,650	153,318	155,005	156,710	158,434	160,176	161,938	163,720	165,520
16	Total		\$21,893,940	\$26,507,319	\$29,228,960	\$32,297,948	\$35,760,487	\$39,681,490	\$41,793,627	\$44,029,548	\$46,403,473	\$48,961,304

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Waterworth Output - Existing and Proposed Debt Service

Table A-7
9/14/2025

Line No.	Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
1	Current Debt Service										
2	2002 sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	2009 sewer	0	0	0	0	0	0	0	0	0	0
4	Series 2024 Revenue Bonds	3,750,750	3,748,000	3,748,000	3,750,500	3,750,250	3,752,250	3,751,250	3,752,250	3,750,000	3,749,500
5	Proposed Debt Service										
6	Series 2026	0	0	1,887,877	1,887,877	1,887,877	1,887,877	1,887,877	1,887,877	1,887,877	1,887,877
7	Series 2027	0	0	0	2,675,260	2,675,260	2,675,260	2,675,260	2,675,260	2,675,260	2,675,260
8	Series 2029	0	0	0	0	0	3,247,763	3,247,763	3,247,763	3,247,763	3,247,763
9	Subtotal Current	3,750,750	3,748,000	3,748,000	3,750,500	3,750,250	3,752,250	3,751,250	3,752,250	3,750,000	3,749,500
10	Subtotal Proposed	0	0	1,887,877	4,563,137	4,563,137	7,810,900	7,810,900	7,810,900	7,810,900	7,810,900
11	Total Debt Service	\$3,750,750	\$3,748,000	\$5,635,877	\$8,313,637	\$8,313,387	\$11,563,150	\$11,562,150	\$11,563,150	\$11,560,900	\$11,560,400

Line No.	Project Name	Projected - 2025 \$'s After Inflation										Total	Asset Coding
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034		
1	Lake Road Lift Station Replacement	\$10,283,132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,283,132	12
2	OM River Siphon	230,000	0	0	0	0	0	0	0	0	0	230,000	12
3	Grand Valley Byproducts Lift Station	1,370,000	0	0	0	0	0	0	0	0	0	1,370,000	12
4	2025 Sewer Replacement Projects	3,898,000	0	0	0	0	0	0	0	0	0	3,898,000	12
5	2026 Sewer Replacement Projects	602,000	0	0	0	0	0	0	0	0	0	602,000	12
6	El Poso Lift Station Replacement	205,000	0	0	0	0	0	0	0	0	0	205,000	12
7	Wastewater Treatment Plant Imp and Asset Replace (Reallocate Fr Proj F2213, F2309)	7,454,861	0	0	0	0	0	0	0	0	0	7,454,861	2
9	Wastewater Treatment Plant Rehabilitation/Expansion Project	59,676,101	0	0	0	0	0	0	0	0	0	59,676,101	2
10	Phase 2 Wastewater Treatment Plan	4,000,000	0	0	0	0	0	0	0	0	0	4,000,000	2
11	Sewer Line Replacements/Rehabilitation	220,000	0	0	0	0	0	0	0	0	0	220,000	12
12	Jetter Truck	311,796	0	0	0	0	0	0	0	0	0	311,796	12
13	Sewer Improvement Districts	200,000	0	0	0	0	0	0	0	0	0	200,000	91
14	Odor Control Improvements	276,040	0	0	0	0	0	0	0	0	0	276,040	2
15	F0016 - Sewer Line Replacements/Rehabilitation	0	0	550,000	5,070,000	5,280,000	5,500,000	5,720,000	5,950,000	6,190,000	6,440,000	40,700,000	12
16	F0034 - Sewer Improvement Districts	0	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	9,000,000	91
17	Persigo WWTP Improvements and Asset Replace	0	770,000	810,000	860,000	910,000	960,000	1,010,000	1,070,000	1,130,000	1,190,000	8,710,000	2
18	Sewer Capacity Projects - Orchard Mesa Sewer Basin (OM-1)	0	0	0	0	0	1,220,000	13,850,000	0	0	0	15,070,000	12
19	Sewer Capacity Projects - Orchard Mesa Sewer Basin (OM-2)	0	0	0	0	0	0	0	680,000	7,770,000	0	8,450,000	12
20	Sewer Capacity Projects - Orchard Mesa Sewer Basin (OM-3)	0	0	0	0	0	0	0	0	0	360,000	360,000	12
21	OM River Syphon	0	5,490,000	0	0	0	0	0	0	0	0	5,490,000	12
22	Grand Valley Byproducts Lift Station Replacement	0	0	12,300,000	0	0	0	0	0	0	0	12,300,000	12
23	2025 Sewer Replacement Projects	0	0	0	0	0	0	0	0	0	0	0	12
24	2026 Sewer Replacement Projects	0	4,000,000	0	0	0	0	0	0	0	0	4,000,000	12
25	2027 Sewer Replacement Projects	0	520,000	4,330,000	0	0	0	0	0	0	0	4,850,000	2
26	Persigo WWTP Administration Building and Maintenance Facility	0	7,470,000	4,980,000	0	0	0	0	0	0	0	12,450,000	2
27	Phase 2 Wastewater Treatment Plant Expansion	0	6,300,000	5,390,000	28,470,000	35,390,000	6,930,000	0	0	0	0	82,480,000	2
28	Phase 3 Wastewater Treatment Plant Expansion	0	0	0	0	0	0	0	0	0	0	0	2
29	Trunkline Extension Projects	0	0	0	0	2,930,000	0	0	0	0	0	2,930,000	12
30	Force to Match Water Worth	(5,630,000)	0	0	0	0	0	0	0	0	0	(5,630,000)	2
31	Total Capital Improvement Program	\$83,096,930	\$25,550,000	\$29,360,000	\$35,400,000	\$45,510,000	\$15,610,000	\$21,580,000	\$8,700,000	\$16,090,000	\$8,990,000	\$289,886,930	

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Wastewater Capital Improvement Plan
CIP by Functionalized Designation - Cumulative

Asset Coding	Description	Estimated	Projected - Inflated								
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
1	General Plant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	Treatment Plant Other	65,777,002	80,837,002	96,347,002	125,677,002	161,977,002	169,867,002	170,877,002	171,947,002	173,077,002	174,267,002
3	Aeration Basins/Blowers	0	0	0	0	0	0	0	0	0	0
4	UV Project	0	0	0	0	0	0	0	0	0	0
5	Boilers	0	0	0	0	0	0	0	0	0	0
6	Basins (Including Basin Flow Meters)	0	0	0	0	0	0	0	0	0	0
7	Clarifier	0	0	0	0	0	0	0	0	0	0
8	Software and Systems	0	0	0	0	0	0	0	0	0	0
9	Digesters	0	0	0	0	0	0	0	0	0	0
10	Lab	0	0	0	0	0	0	0	0	0	0
11	Generators	0	0	0	0	0	0	0	0	0	0
12	Collection System	17,119,928	26,609,928	39,459,928	44,529,928	52,739,928	59,459,928	79,029,928	85,659,928	99,549,928	106,349,928
13	Sludge	0	0	0	0	0	0	0	0	0	0
14	Biogas/CNG	0	0	0	0	0	0	0	0	0	0
15	Influent	0	0	0	0	0	0	0	0	0	0
91	Improvement Districts	200,000	1,200,000	2,200,000	3,200,000	4,200,000	5,200,000	6,200,000	7,200,000	8,200,000	9,200,000
99	Developer Contributed	0	0	0	0	0	0	0	0	0	0
Total Capital Improvement Program (Inflated Cost)		\$83,096,930	\$108,646,930	\$138,006,930	\$173,406,930	\$218,916,930	\$234,526,930	\$256,106,930	\$264,806,930	\$280,826,930	\$289,816,930

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
General Input Schedule

Table A-1

General Model Inputs	
Budget Year	2025
Test Year	2026
Interest Earnings on Reserve Balances	1.00%
Minimum Debt Service Requirement	1.30
Minimum Operating Reserve - % of Annual O&M	30%

O&M Inflation Factors										
Description	Budget Year	Forecast								
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Labor&Benefits		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Operations		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Interfund		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%

Capital Projects Inflation Factor										
Description	Budget Year	Forecast								
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Annual Inflation Factor	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Inflation Factor	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Projected Growth Rate by Customer Class										
Description	Budget Year	Forecast								
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Beginning of Year Total EQUs	51,668	52,128	52,788	53,461	54,147	54,846	55,560	56,288	57,030	57,787
Annual Growth in EQUs	460	640	653	666	679	694	708	722	737	752
% Increase	0.89%	1.23%	1.24%	1.25%	1.25%	1.27%	1.27%	1.28%	1.29%	1.30%
Annual Growth in EQUs From Septic Conversions	0	20	20	20	20	20	20	20	20	20
% Increase	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Projected Growth Rate by Customer Class										
Customer Class	Budget Year	Forecast								
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Residential	0.89%	1.27%	1.27%	1.28%	1.29%	1.30%	1.31%	1.32%	1.33%	1.34%
Commercial	0.89%	1.23%	1.24%	1.25%	1.25%	1.27%	1.27%	1.28%	1.29%	1.34%
Government	0.89%	1.23%	1.24%	1.25%	1.25%	1.27%	1.27%	1.28%	1.29%	1.34%
Residential Multi-Unit	0.89%	1.23%	1.24%	1.25%	1.25%	1.27%	1.27%	1.28%	1.29%	1.34%
Alsco (aka American Linen)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Capco	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Omni H.S.	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Western Filament	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Edgewater	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Coors Ceramic	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Projected Wastewater Revenues from Flat Fees

Table A-2
09/14/25

Line No.	Customer Class	Actual	Projected	Projected									
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
1	Residential	\$9,953,621	\$10,633,990	\$11,371,072	\$11,515,042	\$11,661,849	\$11,811,489	\$11,963,964	\$12,119,713	\$12,278,516	\$12,440,373	\$12,605,501	\$12,773,901
2	Commercial	2,557,054	2,733,684	2,923,166	2,959,057	2,995,661	3,032,981	3,071,016	3,109,874	3,149,504	3,189,901	3,231,122	3,274,287
3	Government	536,401	574,065	613,857	621,392	629,080	636,917	644,902	653,063	661,386	669,868	678,525	687,590
4	Residential Multi-Unit	1,945,791	2,180,676	2,331,826	2,360,456	2,389,654	2,419,422	2,449,762	2,480,761	2,512,372	2,544,599	2,577,484	2,611,918
5	Alsco (aka American Linen)	465	1,093	1,158	1,158	1,158	1,158	1,158	1,158	1,158	1,158	1,158	1,158
6	Capco Inc. (2 Locations / Accounts)	1,310	2,514	2,664	2,664	2,664	2,664	2,664	2,664	2,664	2,664	2,664	2,664
7	Omni Linen Service, LLC	295	312	331	331	331	331	331	331	331	331	331	331
8	Western Filament	974	1,015	1,076	1,076	1,076	1,076	1,076	1,076	1,076	1,076	1,076	1,076
9	CoorsTek Inc.	4,863	5,620	5,957	5,957	5,957	5,957	5,957	5,957	5,957	5,957	5,957	5,957
10	Total	\$15,000,773	\$16,132,968	\$17,251,107	\$17,467,133	\$17,687,430	\$17,911,994	\$18,140,830	\$18,374,596	\$18,612,963	\$18,855,926	\$19,103,818	\$19,358,880

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Monthly Rate per EQU

Table WW-11
09/14/25

Line No.	Customer Class	2024	2025
1	Residential	\$26.02	\$27.58
2	Commercial	26.02	27.58
3	Government	26.02	27.58
4	Residential Multi-Unit	26.02	27.58
5	Alsco (aka American Linen)	26.02	27.58
6	Capco Inc. (2 Locations / Accounts)	26.02	27.58
7	Omni Linen Service, LLC	26.02	27.58
8	Western Filament	26.02	27.58
9	CoorsTek Inc.	26.02	27.58

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Projected Wastewater Revenues from IPT Fees

Table A-3
09/14/25

Line No.	Customer Class	Projected									
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
1	Residential	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	Commercial	72,508	72,508	72,508	72,508	72,508	72,508	72,508	72,508	72,508	68,361
3	Government	0	0	0	0	0	0	0	0	0	0
4	Residential Multi-Unit	0	0	0	0	0	0	0	0	0	0
5	Alsco (aka American Linen)	92,621	92,621	92,621	92,621	92,621	92,621	92,621	92,621	92,621	87,361
6	Capco Inc. (2 Locations / Accounts)	8,904	8,904	8,904	8,904	8,904	8,904	8,904	8,904	8,904	8,395
7	Omni Linen Service, LLC	53,569	53,569	53,569	53,569	53,569	53,569	53,569	53,569	53,569	50,506
8	Western Filament	3,584	3,584	3,584	3,584	3,584	3,584	3,584	3,584	3,584	3,380
9	CoorsTek Inc.	49,456	49,456	49,456	49,456	49,456	49,456	49,456	49,456	49,456	46,627
10	Total	\$280,642	\$280,642	\$280,642	\$280,642	\$280,642	\$280,642	\$280,642	\$280,642	\$280,642	\$264,630

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
IPT Fees - Excess Flow, BOD, and TSS Above Allowance per EQI

Table WW-12

09/14/25

Line No.	Customer Class	2025
1	BOD Surcharge - per lb	\$0.55
2	TSS Surcharge - per lb	0.49
3	Excess Flow Surcharge - per kgal	5.77

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
PROJECTED EQUs

Table WW-3
09/14/25

Line No.	Customer Class	Projected									
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
1	Residential	34,360	34,795	35,239	35,691	36,152	36,623	37,102	37,591	38,090	38,599
2	Commercial	8,833	8,941	9,052	9,165	9,280	9,397	9,517	9,639	9,764	9,894
3	Government	1,855	1,878	1,901	1,925	1,949	1,973	1,999	2,024	2,050	2,078
4	Residential Multi-Unit	7,046	7,133	7,221	7,311	7,403	7,496	7,592	7,689	7,788	7,893
5	Alsco (aka American Linen)	4	4	4	4	4	4	4	4	4	4
6	Capco Inc. (2 Locations / Accounts)	8	8	8	8	8	8	8	8	8	8
7	Omni Linen Service, LLC	1	1	1	1	1	1	1	1	1	1
8	Western Filament	3	3	3	3	3	3	3	3	3	3
9	CoorsTek Inc.	18	18	18	18	18	18	18	18	18	18
10	Total	52,128	52,781	53,447	54,125	54,817	55,523	56,243	56,978	57,727	58,497

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
HISTORICAL EQU BY CUSTOMER CLASS

Table WW-1
09/14/25

Line No.	Customer Class	2023 (1)	2024 (1)
1	Residential	33,787	34,057
2	Commercial	8,680	8,755
3	Government	1,821	1,839
4	Residential Multi-Unit	6,605	6,984
5	Alsco (aka American Linen)	2	4
6	Capco Inc. (2 Locations / Accounts)	4	8
7	Omni Linen Service, LLC	1	1
8	Western Filament	3	3
9	CoorsTek Inc.	17	18
10	Total	50,919	51,668
11	Annual Increase		1.47%
	Number of EQUs	50,919	51,668

(1) Average EQUs for twelve months

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
PROJECTED ACCOUNTS

Table WW-4
09/14/25

Line No.	Customer Class	Projected									
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
1	Residential	34,560	34,998	35,444	35,899	36,362	36,835	37,318	37,810	38,312	38,824
2	Commercial	1,985	2,009	2,034	2,059	2,085	2,111	2,138	2,165	2,193	2,222
3	Government	315	319	323	327	331	335	339	343	347	352
4	Residential Multi-Unit	1,379	1,396	1,413	1,431	1,449	1,467	1,486	1,505	1,524	1,544
5	Alsco (aka American Linen)	1	1	1	1	1	1	1	1	1	1
6	Capco Inc. (2 Locations / Accounts)	2	2	2	2	2	2	2	2	2	2
7	Omni Linen Service, LLC	1	1	1	1	1	1	1	1	1	1
8	Western Filament	1	1	1	1	1	1	1	1	1	1
9	CoorsTek Inc.	1	1	1	1	1	1	1	1	1	1
10	Total	38,245	38,728	39,220	39,722	40,233	40,754	41,287	41,829	42,382	42,948

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
HISTORICAL ACCOUNTS BY CUSTOMER CLASS

Table WW-2
09/14/25

Line No.	Customer Class	2023	2024
1	Residential	33,916	34,255
2	Commercial	1,954	1,967
3	Government	310	312
4	Residential Multi-Unit	1,308	1,367
5	Alsco (aka American Linen)	1	1
6	Capco Inc. (2 Locations / Accounts)	2	2
7	Omni Linen Service, LLC	1	1
8	Western Filament	1	1
9	CoorsTek Inc.	1	1
10	Total	37,494	37,907

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
FORECAST EXCESS FLOW SURCHARGE (Kgal)

Table WW-10
09/14/25

Line No.	Customer Class	Projected										Test Year
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2026
		Kgal	Kgal	Kgal	Kgal	Kgal	Kgal	Kgal	Kgal	Kgal	Kgal	Kgal
1	Residential	0	0	0	0	0	0	0	0	0	0	0
2	Commercial	12,566	12,566	12,566	12,566	12,566	12,566	12,566	12,566	12,566	12,566	12,566
3	Government	0	0	0	0	0	0	0	0	0	0	0
4	Residential Multi-Unit	0	0	0	0	0	0	0	0	0	0	0
5	Alsco (aka American Linen)	13,607	13,607	13,607	13,607	13,607	13,607	13,607	13,607	13,607	13,607	13,607
6	Capco Inc. (2 Locations / Accounts)	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543	1,543
7	Omni Linen Service, LLC	9,284	9,284	9,284	9,284	9,284	9,284	9,284	9,284	9,284	9,284	9,284
8	Western Filament	518	518	518	518	518	518	518	518	518	518	518
9	CoorsTek Inc.	8,571	8,571	8,571	8,571	8,571	8,571	8,571	8,571	8,571	8,571	8,571
10	Total	46,090	46,090	46,090	46,090	46,090	46,090	46,090	46,090	46,090	46,090	46,090

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Industrial Pretreatment Monitored Customers & Commercial - Excess Flow

Table WW-7
09/14/25

Line No.	Customer Class	2022	2023	2024	3 - Year Average	Forecast Flow
1	Residential	0	0	0	0	0
2	Commercial	22,889	14,037	13,339	12,566	12,566
3	Government	0	0	0	0	0
4	Residential Multi-Unit	0	0	0	0	0
5	Alsco (aka American Linen)	11,664	13,306		13,607	13,607
6	Capco Inc. (2 Locations / Accounts)	1,843	1,157		1,543	1,543
7	Omni Linen Service, LLC	7,792	6,890		9,284	9,284
8	Western Filament	341	720		518	518
9	CoorsTek Inc.	10,489	6,516		8,571	8,571

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
FORECAST BOD SURCHARGE STRENGTH

Table WW-8
09/14/25

Line No.	Customer Class	Projected									
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
		lbs	lbs	lbs	lbs	lbs	lbs	lbs	lbs	lbs	lbs
1	Residential	0	0	0	0	0	0	0	0	0	0
2	Commercial	0	0	0	0	0	0	0	0	0	0
3	Government	0	0	0	0	0	0	0	0	0	0
4	Residential Multi-Unit	0	0	0	0	0	0	0	0	0	0
5	Alsco (aka American Linen)	25,648	25,648	25,648	25,648	25,648	25,648	25,648	25,648	25,648	25,648
6	Capco Inc. (2 Locations / Accounts)	0	0	0	0	0	0	0	0	0	0
7	Omni Linen Service, LLC	0	0	0	0	0	0	0	0	0	0
8	Western Filament	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080
9	CoorsTek Inc.	0	0	0	0	0	0	0	0	0	0
10	Total	26,728	26,728	26,728	26,728	26,728	26,728	26,728	26,728	26,728	26,728

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Industrial Pretreatment Monitored Customers - BOD

Table WW-5
09/14/25

Line No.	Customer Class	2022	2023	2024	3 - Year Avg. mg/l	Forecast mg / l
1	Residential	0	0	0	0.0	0.0
2	Commercial	0	0	0	0.0	0.0
3	Government	0	0	0	0.0	0.0
4	Residential Multi-Unit	0	0	0	0.0	0.0
5	Alsco (aka American Linen)	226	226	226	226.0	226.0
6	Capco Inc. (2 Locations / Accounts)	0	0	0	0.0	0.0
7	Omni Linen Service, LLC	0	0	0	0.0	0.0
8	Western Filament	250	250	250	250.0	250.0
9	CoorsTek Inc.	0	0	0	0.0	0.0

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
FORECAST TSS SURCHARGE STRENGTH

Table WW-9
09/14/25

Line No.	Customer Class	Projected									
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
		lbs	lbs	lbs	lbs	lbs	lbs	lbs	lbs	lbs	lbs
1	Residential	0	0	0	0	0	0	0	0	0	0
2	Commercial	0	0	0	0	0	0	0	0	0	0
3	Government	0	0	0	0	0	0	0	0	0	0
4	Residential Multi-Unit	0	0	0	0	0	0	0	0	0	0
5	Alsco (aka American Linen)	0	0	0	0	0	0	0	0	0	0
6	Capco Inc. (2 Locations / Accounts)	0	0	0	0	0	0	0	0	0	0
7	Omni Linen Service, LLC	0	0	0	0	0	0	0	0	0	0
8	Western Filament	0	0	0	0	0	0	0	0	0	0
9	CoorsTek Inc.	0	0	0	0	0	0	0	0	0	0
10	Total	0	0	0	0	0	0	0	0	0	0

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Industrial Pretreatment Monitored Customers - TSS

Table WW-6
09/14/25

Line No.	Customer Class	2022	2023	2024	3 - Year Avg. mg/l	Forecast mg / l
1	Residential	0	0	0	0.0	0.0
2	Commercial	0	0	0	0.0	0.0
3	Government	0	0	0	0.0	0.0
4	Residential Multi-Unit	0	0	0	0.0	0.0
5	Alsco (aka American Linen)	0	0	0	0.0	0.0
6	Capco Inc. (2 Locations / Accounts)	0	0	0	0.0	0.0
7	Omni Linen Service, LLC	0	0	0	0.0	0.0
8	Western Filament	0	0	0	0.0	0.0
9	CoorsTek Inc.	0	0	0	0.0	0.0

APPENDIX B:

COST-OF-SERVICE RESULTS

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Comparison of Cost of Service to Revenue Under Existing Rates Summarized
Test Year 2026

Table B-14
09/14/25

Line No.		Under Existing Rates	Cost of Service	Revenue Increase
1	Domestic Strength	\$17,528,455	\$19,555,602	11.6%
2	IPT Customers	219,320	271,501	23.8%
3	Total System	\$17,747,774	\$19,827,103	11.7%

City of Grand Junction, CO
 Wastewater Cost of Service, Rate, and PIF Study
 Alternative Distribution of Cost to Customer Classes
 Test Year 2026

Table B-12
 09/14/25

Line No.	Description	Total	Volume Related			Customer Related
			Vol	BOD	TSS	Billing
1	Unit Costs of Service - \$/unit Total System		\$4.3036	\$0.6904	\$0.6958	\$0.6003
2	Domestic Strength Units		2,559,314	6,054,454	5,867,602	464,664
3	Cost of Service - \$	\$19,555,602	\$11,014,278	\$4,179,729	\$4,082,661	\$278,934
4	IPT Customers Units		33,163	107,660	78,207	72
5	Cost of Service - \$	\$271,501	\$142,719	\$74,323	\$54,416	\$43
6	Total System	\$19,827,103	\$11,156,997	\$4,254,053	\$4,137,077	\$278,977

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Test Year Total Cost of Service
Test Year 2026

Table B-1
09/14/25

Line No.		Operating Expense	Capital Expense	Amount (\$)
Revenue Requirements				
1	Operating & Maintenance Expense	\$12,656,541		\$12,656,541
2	Existing Debt Service		3,748,000	3,748,000
3	New Debt Service		0	0
4	Capital Improvement Projects		25,550,000	25,550,000
5				
6	Total Revenue Requirements	\$12,656,541	\$29,298,000	\$41,954,541
Revenue Requirement Adjustments				
7	824-4690 Other Revenue (WW lab revenue)	(120,098)	0	(120,098)
8	820-4112 Professional Services (septic tank disposal)	0	(192,400)	(192,400)
9				
10	820-4500 Fines (IPT fine)	(1,000)	0	(1,000)
11	821-4600 Interest Revenue	0	(245,684)	(245,684)
12	821-4690 Other Revenue	(2,000)	0	(2,000)
13	821-4112 Professional Services	(557)	(1,291)	(1,848)
14	821-4400 Interfund Revenue (service City departments)	(13,983)	(32,367)	(46,350)
15	904-821-4600 Interest Revenue	0	(579,046)	(579,046)
16	904-821-4116 Service Charges (RIN sales from RNG)	(214,615)	0	(214,615)
17	904-821-4192 Development Fees (trunkline ext and lift station impact)	0	(853,798)	(853,798)
18	904-821-4432 Interfund Revenue Fleet Fuel (RNG sales)	(151,650)	0	(151,650)
19	904-821-4664 Sewer Tap Fee City (PIF)	0	(4,271,727)	(4,271,727)
20	904-4200 - Grant/Reimb Rev_Federal	0	0	0
21	902-4500 - Special Assessments	0	0	0
22	Revenue Projection Adjustment	0	0	0
23	Increase/Decrease in Fund Balance	0	(15,447,222)	(15,447,222)
24	Total Adjustments	(503,903)	(21,623,535)	(22,127,438)
25	Total Cost of Service	\$12,152,638	\$7,674,465	\$19,827,103

City of Grand Junction, CO
Wastewater Financial Planning Study
Capital Expense Allocation Factors
Test Year 2026

Table B-2
09/14/25

Line No.	Description	Volume Related			Customer Related	Total
		% VOL	% BOD	% TSS	% Billing	
1	General Plant	65.06%	18.23%	16.71%	0.00%	100.00%
2	Treatment Plant Other	33.33%	33.33%	33.33%	0.00%	100.00%
3	Aeration Basins/Blowers	0.00%	100.00%	0.00%	0.00%	100.00%
4	UV Project	100.00%	0.00%	0.00%	0.00%	100.00%
5	Boilers	100.00%	0.00%	0.00%	0.00%	100.00%
6	Equalization Basins (Including Basin Flow Meters)	100.00%	0.00%	0.00%	0.00%	100.00%
7	Clarifier	80.00%	0.00%	20.00%	0.00%	100.00%
8	Software and Systems	65.06%	18.23%	16.71%	0.00%	100.00%
9	Digesters	20.00%	40.00%	40.00%	0.00%	100.00%
10	Lab	0.00%	50.00%	50.00%	0.00%	100.00%
11	Generators	33.33%	33.33%	33.33%	0.00%	100.00%
12	Collection System Small Mains (8" minus)	100.00%	0.00%	0.00%	0.00%	100.00%
13	Collection System Large Mains (10" plus)	100.00%	0.00%	0.00%	0.00%	100.00%
14	Sludge	0.00%	50.00%	50.00%	0.00%	100.00%
15	Biogas/CNG	0.00%	100.00%	0.00%	0.00%	100.00%
16	Influent	100.00%	0.00%	0.00%	0.00%	100.00%
17	Improvement Districts	100.00%	0.00%	0.00%	0.00%	100.00%
18	Developer Contributed	100.00%	0.00%	0.00%	0.00%	100.00%

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Allocation of Capital Expense
Test Year 2026

Table B-3
09/14/25

						Volume Related		Customer Related
Line No.	Description	Original Cost Assets through 12/31/2024	CIP (Inflated Costs)	Total	Volume	BOD	TSS	Billing
		\$	\$	\$	\$	\$	\$	\$
1	General Plant	\$24,125	\$0	\$24,125	\$15,695	\$4,398	\$4,031	\$0
2	Treatment Plant Other	77,857,413	80,837,002	158,694,415	52,898,138	52,898,138	52,898,138	0
3	Aeration Basins/Blowers	1,445,879	0	1,445,879	0	1,445,879	0	0
4	UV Project	727,749	0	727,749	727,749	0	0	0
5	Boilers	0	0	0	0	0	0	0
6	Basins (Including Basin Flow Meters)	138,953	0	138,953	138,953	0	0	0
7	Clarifier	2,798,148	0	2,798,148	2,238,519	0	559,630	0
8	Software and Systems	0	0	0	0	0	0	0
9	Digesters	804,484	0	804,484	160,897	321,793	321,793	0
10	Lab	699,490	0	699,490	0	349,745	349,745	0
11	Generators	410,716	0	410,716	136,905	136,905	136,905	0
12	Collection System	113,837,882	26,609,928	140,447,810	140,447,810	0	0	0
13	Sludge	1,622,635	0	1,622,635	0	811,317	811,317	0
14	Biogas/CNG	4,138,319	0	4,138,319	0	4,138,319	0	0
15	Influent	1,106,084	0	1,106,084	1,106,084	0	0	0
16	Improvement Districts	182,856	1,200,000	1,382,856	1,382,856	0	0	0
17	Developer Contributed	15,215,717	0	15,215,717	15,215,717	0	0	0
18	Total Capital Expense	221,026,393	108,646,930	329,673,323	214,485,268	60,106,496	55,081,560	0
19	<i>Subtotal Excl General Plant and Software & Systems</i>	\$221,002,269	\$108,646,930	\$329,649,199	\$214,469,573	\$60,102,097	\$55,077,529	\$0
20	<i>Percent of Total</i>			<i>100.0%</i>	<i>65.1%</i>	<i>18.2%</i>	<i>16.7%</i>	<i>0.0%</i>
21	Annual Capital Expenses			\$7,674,465	\$4,993,003	\$1,399,219	\$1,282,244	\$0

Line No.	Description	Total \$	Total %	Admin	Billing	Construction Services	Collection System	WWTP General
1	Labor and Benefits	5,614,273	100.00%	10.00%	0.00%	5.00%	30.00%	55.00%
2	Operating	4,114,451	100.00%	5.00%	5.00%	0.00%	10.00%	80.00%
3	Internal Support	2,927,817	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%
4	Additional FTE	0	100.00%	25.00%	0.00%	0.00%	0.00%	75.00%
5	Total	\$12,656,541						

City of Grand Junction, CO
 Wastewater Cost of Service, Rate, and PIF Study
 O&M Allocation to Facility Components
 Test Year 2026

Table B-5
 09/14/25

Line No.	Cost Center Description	Total	Admin	Billing	Construction Services	Collection System	WWTP
1	Labor and Benefits	5,614,273	561,427	0	280,714	1,684,282	3,087,850
2	Operating	4,114,451	205,723	205,723	0	411,445	3,291,561
3	Internal Support	2,927,817	2,927,817	0	0	0	0
4	Additional FTE	0	0	0	0	0	0
5	Total - \$	\$12,656,541	\$3,694,967	\$205,723	\$280,714	\$2,095,727	\$6,379,411
6	Total - %	100.0%	29.2%	1.6%	2.2%	16.6%	50.4%

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Allocation of O&M Expenses (%)
Test Year 2026

Table B-6
09/14/25

		Volume Related				Customer Related
Line No.	Description	Total	Volume	BOD	TSS	Billing
1	Administration	100.00%	50.72%	23.49%	23.49%	2.30%
2	Billing	100.00%	0.00%	0.00%	0.00%	100.00%
3	Construction Services	100.00%	100.00%	0.00%	0.00%	0.00%
4	Collection System - Small Mains	100.00%	100.00%	0.00%	0.00%	0.00%
5	Collection System - Large Mains	100.00%	100.00%	0.00%	0.00%	0.00%
6	Wastewater Treatment Plant	100.00%	34.00%	33.00%	33.00%	0.00%

City of Grand Junction, CO
 Wastewater Cost of Service, Rate, and PIF Study
 Allocation of O&M Expenses (\$)
 Test Year 2026

Table B-7
 09/14/25

		Volume Related				Customer Related
Line No.	Description	Total	Volume	BOD	TSS	Billing
1	Administration	\$3,694,967	\$1,874,141	\$868,002	\$868,002	\$84,822
2	Billing	205,723	0	0	0	205,723
3	Construction Services	280,714	280,714	0	0	0
4	Collection System - Small Mains	1,393,657	1,393,657	0	0	0
5	Collection System - Large Mains	702,070	702,070	0	0	0
6	Wastewater Treatment Plant	6,379,411	2,169,000	2,105,206	2,105,206	0
7	Total Operating Expenses	\$12,656,541	\$6,419,581	\$2,973,208	\$2,973,208	\$290,544
8	<i>Percent of Total</i>	100.0%	50.7%	23.5%	23.5%	2.3%
9	Adjustments	(\$503,903)	(\$255,587)	(\$118,374)	(\$118,374)	(\$11,568)
10	Adjusted Operating Expenses	\$12,152,638	\$6,163,994	\$2,854,833	\$2,854,833	\$278,977
11	Total Excluding Admin - \$	\$8,961,574	\$4,545,440	\$2,105,206	\$2,105,206	\$205,723
12	Total Excluding Admin - %	100.0%	50.7%	23.5%	23.5%	2.3%

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Test Year Inflow/Infiltration Allocation
Test Year 2026

Table B-8
09/14/25

Infiltration / Inflow Attributed to:

Percent Customer Related	67.0%
Percent Volume Related	33.0%

Line No.	Customer Class	Number of Bills	Contributed Wastewater Volume 1,000 gal	I/I Volume			Total Treated Volume 1,000 gal	Percent I/I
				Customer Related (a) 1,000 gal	Volume Related (b) 1,000 gal	Total I&I 1,000 gal		
1	Residential	419,976	1,520,351	66,590	22,227	88,818	1,609,169	5.52%
2	Commercial	24,108	529,353	3,823	7,739	11,562	540,915	2.14%
3	Government	3,828	121,880	607	1,782	2,389	124,269	1.92%
4	Residential Multi-Unit	16,752	278,238	2,656	4,068	6,724	284,962	2.36%
5	Alsco (aka American Linen)	12	13,607	2	199	201	13,808	1.45%
6	Capco Inc. (2 Locations / Accounts)	24	3,086	4	45	49	3,135	1.56%
7	Omni Linen Service, LLC	12	6,890	2	101	103	6,993	1.47%
8	Western Filament	12	518	2	8	9	528	1.80%
9	CoorsTek Inc.	12	8,571	2	125	127	8,698	1.46%
10	Total	464,736	2,482,495	73,688	36,294	109,981	2,592,477	4.2%
						Treat Plant Vol.	2,592,477	

(a) Allocated based on each customer class' share of the total number of active taps.
 (b) Allocated based on each customer class' share of total billable wastewater volume.

Line No.	Customer Class	Contributed Volume 1,000 gal	Infiltration/ Inflow 1,000 gal	Total Treated Volume 1,000 gal	Contributed Wastewater Strength				Number of Billed EQUs	Number of Accounts	Number of Bills
					BOD mg/l	BOD lbs	TSS mg/l	TSS lbs			
1	Residential	1,520,351	88,818	1,609,169	296	3,757,373	287	3,641,413	34,795.35	34,998	419,976
2	Commercial	529,353	11,562	540,915	296	1,308,235	287	1,267,861	8,941.47	2,009	24,108
3	Government	121,880	2,389	124,269	296	301,213	287	291,917	1,877.68	319	3,828
4	Residential Multi-Unit	278,238	6,724	284,962	296	687,632	287	666,411	7,132.66	1,396	16,752
5	Alsco (aka American Linen)	13,607	201	13,808	523	59,353	287	32,570	3.50	1	12
6	Capco Inc. (2 Locations / Accounts)	3,086	49	3,135	297	7,645	287	7,388	8.05	2	24
7	Omni Linen Service, LLC	6,890	103	6,993	297	17,067	287	16,493	1.00	1	12
8	Western Filament	518	9	528	547	2,364	287	1,240	3.25	1	12
9	CoorsTek Inc.	8,571	127	8,698	297	21,231	287	20,516	18.00	1	12
10	Total	2,482,495	109,981	2,592,477	285	6,162,114	275	5,945,808	52,780.96	38,728	464,736

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Development of Units Cost of Service
Test Year 2026

Table B-10
09/14/25

Line No.	Description	Volume Related				Customer Related
		Total	Vol	BOD	TSS	Billing
		\$	\$	\$	\$	\$
Revenue Requirements						
1	Operation & Maintenance Expense	\$12,152,638	\$6,163,994	\$2,854,833	\$2,854,833	\$278,977
2	Capital Expense	7,674,465	4,993,003	1,399,219	1,282,244	0
3	Total Cost of Service	\$19,827,103	\$11,156,997	\$4,254,053	\$4,137,077	\$278,977
			56.27%	21.46%	20.87%	1.41%
Units of Service						
			1,000 gal	lbs	lbs	bills
4	Residential		1,609,169	3,757,373	3,641,413	419,976
5	Commercial		540,915	1,308,235	1,267,861	24,108
6	Government		124,269	301,213	291,917	3,828
7	Residential Multi-Unit		284,962	687,632	666,411	16,752
8	Alsco (aka American Linen)		13,808	59,353	32,570	12
9	Capco Inc. (2 Locations / Accounts)		3,135	7,645	7,388	24
10	Omni Linen Service, LLC		6,993	17,067	16,493	12
11	Western Filament		528	2,364	1,240	12
12	CoorsTek Inc.		8,698	21,231	20,516	12
13	Total Units of Service		2,592,477	6,162,114	5,945,808	464,736
14	Total Cost of Service		\$11,156,997	\$4,254,053	\$4,137,077	\$278,977
15	Total Units of Service		2,592,477	6,162,114	5,945,808	464,736
16	Total System Unit Costs		\$4.3036	\$0.6904	\$0.6958	\$0.6003

**City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Average Monthly Winter Water Use Per Bill**

**Table WW-29
09/14/25**

Line No.	Customer Class	Monthly Use per Bill (Kgal)
1	Residential	3.62
2	Commercial	21.96
3	Government	31.84
4	Residential Multi-Unit	16.61
5	Alsco (aka American Linen)	1,134.0
6	Capco Inc. (2 Locations / Accounts)	128.6
7	Omni Linen Service, LLC	574.2
8	Western Filament	43.2
9	CoorsTek Inc.	714.3

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Wastewater Treatment Plant Forecast Flows & Strengths (Million Gallons per Year)

Table WW-26
09/14/25

Forecast WWTP Flow & Strengths										
Annual Flow (MG)	<u>2025</u> 2,592	<u>2026</u> 2,592	<u>2027</u> 2,592	<u>2028</u> 2,592	<u>2029</u> 2,592	<u>2030</u> 2,592	<u>2031</u> 2,592	<u>2032</u> 2,592	<u>2033</u> 2,592	<u>2034</u> 2,592
BOD mg/L	275	275	275	275	275	275	275	275	275	275
TSS mg/L	265	265	265	265	265	265	265	265	265	265

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Wastewater Treatment Plant Historical Flows & Strengths

Table WW-25
09/14/25

Summary 2016 - 2020 WWTP Flow & Strength Characteristics							
	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	Total 2021 - 2024	Average 2021 - 2024
Annual Flow (MG)	2,888	2,609	2,750	2,610	2,401	10,370	2,592
BOD Annual lbs	6,570,930	6,060,620	5,962,081	5,994,507	5,333,569	23,350,776	5,837,694
TSS Annual lbs	6,236,819	5,685,473	5,881,933	5,949,002	5,119,023	22,635,431	5,658,858
BOD mg/L	273	279	260	275	266	1,080	270
TSS mg/L	259	261	256	273	256	1,047	262

Annual Flow (kgal) 2,592,477

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
IPT Customer Historical Strengths

Table WW-27
09/14/25

IPT Monitored Customer Strength History							
Customer		2020	2021	2022	2023	2024	Average
BOD (mg/L)							
Alsco (aka American Linen)		0	29	226	226	226	141.40
Capco, Inc (2 Locations/Accounts)		0	0	0	0	0	0.00
CoorsTek, Inc. 003/002		0	142	0	0	0	28.40
Omni Linen Services		0	0	0	0	0	0.00
Western Filament		341	49	250	250	250	228.00
TSS (mg/L)							
Alsco (aka American Linen)		0	0	0	0	0	0.00
Capco, Inc (2 Locations/Accounts)		0	0	0	0	0	0.00
CoorsTek, Inc. 003/002		0	406	0	0	0	81.20
Omni Linen Services		0	0	0	0	0	0.00
Western Filament		0	0	0	0	0	0.00

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
IPT Customer Historical Flows

Table WW-28
09/14/25

IPT Monitored Customer Flow History							
Customer		2020	2021	2022	2023	2024	Average
Industrial Flow (MG/Mo)							
Alsco (aka American Linen)		1.3552	1.0998	0.9720	1.1088		1.1340
Capco (1328 Winters Ave)		0.1130	0.1514	0.1536	0.0964		0.1286
Capco (640 S 12th St)		0.0000	0.0000	0.0000	0.0000		0.0000
Coors Ceramic 003 (2018)		1.2220	0.7257	0.8741	0.5430		0.7143
Omni Linen Service		1.0890	0.7822	0.6493	0.5742		0.7737
Western Filament		0.0340	0.0503	0.0284	0.0600		0.0432

IPT Monitored Daily Customer Flow History							
Customer		2020	2021	2022	2023	2024	Average
Industrial Flow (MGD)							
Alsco (aka American Linen)		0.05	0.04	0.03	0.04		0.04
Capco (1328 Winters Ave)		0.00	0.01	0.01	0.00		0.00
Coors Ceramic 003		0.04	0.02	0.03	0.02		0.02
Omni Linen Service		0.04	0.03	0.02	0.02		0.03
Western Filament		0.00	0.00	0.00	0.00		0.00

APPENDIX C:

RATE DESIGN

**City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Rate Design - Domestic Strength Rate per EQU
Test Year 2026**

**Table C-1
09/14/25**

Line No	Customer Type	EQUs	Monthly \$ / EQU	Annual Revenue
1	Residential	34,795	\$30.89	\$12,897,940
2	Commercial	8,941	30.89	3,314,424
3	Government	1,878	30.89	696,018
4	Residential Multi-Unit	7,133	30.89	2,643,934
5	Total	52,747		\$19,552,317
6	Domestic Strength Test-Year Cost of Service			\$19,555,602
7	Revenue Surplus/(Deficiency)			(\$3,285)

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Rate Design -IPT Customers and Surcharges for Excess BOD, TSS, and Flow
Test Year 2026

Table C-2
09/14/25

Line No	Customer Type	EQUs	Monthly \$ / EQU		Annual Revenue
1	Alsco (aka American Linen)	3.5	\$30.89		\$1,297
2	Capco Inc. (2 Locations / Accounts)	8.1	30.89		2,984
3	Omni Linen Service, LLC	1.0	30.89		371
4	Western Filament	3.3	30.89		1,205
5	CoorsTek Inc.	18.0	30.89		6,672
6	Subtotal	33.8			\$12,529
	Excess Surcharge	Units	\$ per Unit	Unit Type	
7	Excess BOD Surcharge	26,728	\$0.69	pounds	\$18,442
8	Excess TSS Surcharge	0	\$0.70	pounds	0
9	Excess Flow Surcharge	33,524	\$6.81	kgal	228,298
10	Subtotal				\$259,270
11	IPT Customers - Total Flat and Excess Surcharge Revenue				\$271,799
12	Domestic Strength Test-Year Cost of Service				\$271,501
13	Revenue Surplus/(Deficiency)				\$297

City of Grand Junction, CO
Wastewater Cost of Service, Rate, and PIF Study
Rate Design - Septic Hauler Rate
Test Year 2026

Table C-3
09/14/25

Line No	Customer Type	Units (1)	\$ per Unit	Unit Type	Annual Revenue
1	Excess Surcharge - Septic Rate per 1,000 Gallons				
2	Excess BOD Surcharge	54	\$0.69	pounds	\$37.40
3	Excess TSS Surcharge	108	\$0.70	pounds	75.89
4	Flow Charge	1	\$6.81	kgal	6.81
5	Total Surcharge per 1,000 Gallons				<u>\$120.11</u>

(1) Assumes 6,500 BOD (mg/l) and 13,000 TSS (mg/l) per EPA Guide to Septage Treatment and Disposal 07/18/2001.

City of Grand Junction, Colorado
Wastewater Cost of Service, Rate, and PIF Study
Grease Inteceptor Rate per 1,000 Gallons
Grease Interceptor Rate

Line No	Activity	Total
1	Operating Costs	\$26,311
2	Capital Costs	\$3,017
3	Total Costs	\$29,328
4	Annual Volume - Grease Interceptor (1,000 Gallons)	427
5	Additional Costs per 1,000 Gallon	\$68.69
6	Treatment Costs (Volume, BOD and TSS)	\$36.62
7	Total Grease Rate (\$ per 1,000 Gallons)	\$105.30

City of Grand Junction, Colorado
 Wastewater Cost of Service, Rate, and PIF Study
 Grease Inteceptor Rate per 1,000 Gallons
 Operating Costs

Line No	Activity	\$ / Unit	MG/L	Pounds per 1,000 Gallons	\$ per Unit	Total
1	BOD Treatment Rate	Pounds	3,400	28.36	\$0.69	\$19.57
2	TSS Treatment Rate	Pounds	1,800	15.01	\$0.70	\$10.51
3	Flow Treatment Rate	1,000 Gallons			\$6.54	\$6.54
4	Total					<u>\$36.62</u>

City of Grand Junction, Colorado
Wastewater Cost of Service, Rate, and PIF Study
Grease Inteceptor Rate per 1,000 Gallons
Operating Costs

Line No	Activity	Frequency	Labor Cost - \$ / Hour	Vehicle Cost - \$ / Hour	Total Costs - \$ per Hour	Hours	Hourly Costs	Landfill Costs	Annual Amount
1	Grease Hauling to Landfill	Weekly	\$41.20	\$79.00	\$120.20	104	\$12,501	\$6,500	\$19,001
2	Grease Facility Maintenance and Cleaning Activity 1	Bi-Annually	\$41.20	\$110.00	\$151.20	32	\$4,838	\$0	\$4,838
3	Grease Facility Maintenance and Cleaning Activity 2	Monthly	\$41.20	\$0.00	\$41.20	12	\$494	\$0	\$494
4	Administrative Costs	Monthly	\$41.20	\$0.00	\$41.20	48	\$1,978	\$0	\$1,978
5	Total								<u>\$26,311</u>

City of Grand Junction, Colorado
Wastewater Cost of Service, Rate, and PIF Study
Grease Inteceptor Rate per 1,000 Gallons
Capital Costs

Line No	Description	Original Cost	Year	ENR-CCI Index	Replacement Cost New	Useful Life	Annual Amount
1	2005 Internally Completed Capital Improvements to Grease Receiving Station	\$58,000	2005	1.82	\$105,560	40	\$2,639
2	Persigo Grease & Septage Recovery Facility-Plant Backbone Improvements	3,248	2009	1.58	\$5,132	40	128
3	2024 Investments in Grease Receiving Station	10,000	2024	1.00	\$10,000	40	250
4	Total	<u>\$71,248</u>			<u>\$120,692</u>		<u>\$3,017</u>

APPENDIX D:
PIF CALCULATIONS

City of Grand Junction
Grand Junction WW PIF Model - 2025
Proposed Wastewater PIF

Line No	Description	PIF (2025)
1	Fee per EQU	
2	Wastewater Treatment Plant (WWTP)	\$4,606
3	Collection System	1,938
4	Total Fee per EQU	\$6,544
5	Current Combined Fee per EQU	\$5,544
6	Change - \$	\$1,000
7	Change - %	18.0%

City of Grand Junction
Grand Junction WW PIF Model - 2025
Sewer Plant Investment Fee Calculation
WWTP Portion of PIF - Proposed

Line No.	Description	WWTP PIF Calculation	
1	Total WWTP Facility RCNLD (1)	\$71,208,356	
2	Plus: NPV Of Borrowing Cost of Outstanding Debt	30,847,635	
3	Plus: WWTP CIP 2025 through 2034 (2)	151,419,742	
4	Plus: NPV Of Borrowing Cost of Future Debt	33,187,876	
5	Total Cost For WWTP PIF Calculation	<u>\$286,663,609</u>	\$286,663,609
6	Total WWTP capacity (MGD) (3)	15.0	
7	Anticipated Flow per EQU (gpd) (4)	<u>241</u>	
8	System EQU capacity	62,241	62,241
9	Value per EQU		<u><u>\$4,606</u></u>

(1) Includes existing asset RCNLD by WWTP component and process. Excludes shorter lived assets like software, lab facilities as well as Biogas / CNG.

(2) Planned 2025 through 2034 WWTP capital projects allocated as eligible capacity improvements are detailed on page 5.

(3) WWTP has capacity of 12.5 MGD and will have capacity 15.0 MGD following CIP through 2034 per City staff.

(4) Per July 2021 WW Master Plan, page 2-14, 90.5 GPCD. 206 average maximum month gpd per EQU and a peak month factor of 1.17.

City of Grand Junction
Grand Junction WW PIF Model - 2025
Sewer Plant Investment Fee Calculation
Collection System Portion of PIF - Proposed

Line No.	Description	Collection System PIF Calculation	
1	Total Collection System RCNLD (1)	\$105,960,557	
2	Plus: NPV Of Borrowing Cost of Outstanding Debt	0	
3	Plus: Collection System CIP 2025 through 2034 (2)	14,636,602	
4	Plus: NPV Of Borrowing Cost of Future Debt	0	
5	Total Cost For PIF Calculation	<u>\$120,597,159</u>	\$120,597,159
6	Total WWTP capacity (MGD) (1)	15.0	
7	Anticipated Flow per EQU (gpd) (2)	<u>241</u>	
8	System EQU capacity	62,241	62,241
9	Value per EQU		<u><u>\$1,938</u></u>

(1) Includes existing asset RCNLD of collection system. Excludes Sewer Improvement District and Developer Contributed Assets.

(2) Planned 2025 through 2034 Collection system capital projects allocated as eligible capacity improvements are detailed on page 5.

(3) WWTP has capacity of 12.5 MGD and will have capacity 15.0 MGD following CIP through 2034 per City staff.

(4) Per July 2021 WW Master Plan, page 2-14, 90.5 GPCD. 206 average maximum month gpd per EQU and a peak month factor of 1.17.

City of Grand Junction
Grand Junction WW PIF Model - 2025
Joint Persigo Fund Assets as of 12/31/24
Summary Fixed Asset Values

Line No	Raftelis Coding	Asset Class	Original Cost	Replacement Cost New	Indexed Accumulated Depreciation	Replacement Cost New Less Depreciation	Fee Component (1)
1	1	General Plant	\$20,475	\$39,315	\$31,789	\$7,526	1
2	2	Treatment Plant Other	77,323,145	148,904,760	83,555,786	65,348,974	1
3	3	Aeration Basins/Blowers	1,332,719	2,213,371	1,390,366	823,005	1
4	4	UV Project	727,749	1,106,390	1,106,390	0	1
5	5	Boilers	0	0	0	0	1
6	6	Basins (Including Basin Flow Meters)	130,261	193,868	118,645	75,223	1
7	7	Clarifier	2,798,148	5,388,743	2,846,670	2,542,073	1
8	8	Software and Systems	0	0	0	0	0
9	9	Digesters	804,484	1,101,935	1,049,381	52,554	1
10	10	Lab	646,057	1,050,439	690,718	359,721	1
11	11	Generators	410,716	670,900	651,931	18,969	0
12	12	Collection System	113,800,935	205,357,115	99,396,558	105,960,557	2
13	13	Sludge	1,622,635	2,613,231	1,565,738	1,047,493	1
14	14	Biogas/CNG	4,138,319	5,372,014	1,027,712	4,344,302	0
15	15	Influent	1,106,084	1,701,614	749,826	951,788	1
16	20	TBD	15,945	15,945	797	15,148	0
17	91	Improvement Districts	182,856	227,111	36,717	190,394	0
18	95	Excluded Short-Lived Assets	750,149	1,259,897	1,259,897	0	0
19	99	Developer Contributed	15,215,717	20,206,125	4,831,921	15,374,204	0
20		Total	\$221,026,393	\$397,422,771	\$200,310,842	\$197,111,929	

(1) 1= Included WWTP and WWTP-related facilities, and 2 = Included Collection System Facilities, and 0 = Excluded assets and asset types.

City of Grand Junction
Wastewater PIF Model
Joint Sewer Fund CIP: 2025 through 2034 (Non-Inflated, 2025 \$s)

Line No	Description	Asset Coding	2025-2034 Total	Future Capacity Allocation	2025-2034 PIF Eligible	Future Capacity Allocation (1)
			\$		\$	
1	Lake Road Lift Station Replacemer	20	10,283,132	40%	4,113,253	2
2	OM River Siphon	12	230,000	40%	92,000	1
3	Grand Valley Byproducts Lift Station	20	1,370,000	25%	342,500	2
4	2025 Sewer Replacement Projects	20	3,898,000	0%	0	2
5	2026 Sewer Replacement Projects	20	602,000	0%	0	2
6	El Poso Lift Station Replacement	20	205,000	0%	0	2
7	Wastewater Treatment Plant Imp and Asset Replace (Reallocate Fr Proj F2213, F230)	20	7,454,861	10%	745,486	1
8	Wastewater Treatment Plant Rehabilitation/Expansion Project	20	59,676,101	100%	59,676,101	1
9	Phase 2 Wastewater Treatment Plant	20	4,000,000	100%	4,000,000	1
10	Sewer Line Replacements/Rehabilitation	20	220,000	0%	0	2
11	Jetter Truck	20	311,796	0%	0	2
12	Sewer Improvement Districts	20	1,270,000	0%	0	0
13	Odor Control Improvements	20	276,040	0%	0	1
14	F0016 - Sewer Line Replacements/Rehabilitatio	12	32,139,424	0%	0	2
15	F0034 - Sewer Improvement Districts	91	7,435,332	0%	0	0
16	F0010 - Wastewater Treatment Plant Improvements and Asset Replac	2	7,093,822	10%	709,382	1
17	Sewer Capacity Projects - Orchard Mesa Sewer Basin (OM-1	12	11,948,607	40%	4,779,443	2
18	Sewer Capacity Projects - Orchard Mesa Sewer Basin (OM-2	12	6,143,059	40%	2,457,223	2
19	Sewer Capacity Projects - Orchard Mesa Sewer Basin (OM-3	12	252,931	40%	101,172	2
20	OM River Syphor	12	5,278,846	40%	2,111,538	1
21	Grand Valley Byproducts Lift Station Replacemer	12	11,372,041	25%	2,843,010	2
22	2026 Sewer Replacement Projects	12	3,846,154	0%	0	0
23	2027 Sewer Replacement Projects	12	4,503,328	0%	0	0
24	Persigo WWTP Administration Building and Maintenance Facility	2	11,786,982	100%	11,786,982	1
25	Phase 2 Wastewater Treatment Plant Expansion	2	72,298,252	100%	72,298,252	1
26	Trunkline Extension Projects	12	2,504,576	0%	0	2
27	Total CIP		\$266,400,284		\$166,056,344	

Source: Waterworth CIP - June 2025.

City of Grand Junction
 Grand Junction WW PIF Model - 2025
 Wastewater System – NPV of Borrowing Cost
 Existing Wastewater Debt Inputs

Line No	Bond Name	Average Borrowing Rate	Loan Term	Principal Amount	Year of Issue	Discount Rate
1	2024 Series Bonds		30	\$62,000,000	2024	0.00%
2	Total			<u>\$62,000,000</u>		

	Bond Name	% Growth	NPV of Interest - \$	Growth-Related Interest - \$
3				
4	2024 Series Bonds	100.00%	\$30,847,635	\$30,847,635
5	Total		<u>\$30,847,635</u>	<u>\$30,847,635</u>

City of Grand Junction
Grand Junction WW PIF Model - 2025
Wastewater System – NPV of Borrowing Cost
2024 Wastewater Fund Debt Issue and Remaining Debt Service Repayment

Line No	Description	Summary
1	Borrowing Rate	5.00%
2	Principal Amount	62,000,000
3	Year of Issue	2024
4	Loan Term	30
5	Annual Payment	\$3,757,623
6	Discount Rate	5.00%
7	NPV of Interest Payments	\$30,847,635

Line No	Year	Principal	Interest	Total
8	2025	955,000	2,795,750	3,750,750
9	2026	1,000,000	2,748,000	3,748,000
10	2027	1,050,000	2,698,000	3,748,000
11	2028	1,105,000	2,645,500	3,750,500
12	2029	1,160,000	2,590,250	3,750,250
13	2030	1,220,000	2,532,250	3,752,250
14	2031	1,280,000	2,471,250	3,751,250
15	2032	1,345,000	2,407,250	3,752,250
16	2033	1,410,000	2,340,000	3,750,000
17	2034	1,480,000	2,269,500	3,749,500
18	2035	1,555,000	2,195,500	3,750,500
19	2036	1,635,000	2,117,750	3,752,750
20	2037	1,715,000	2,036,000	3,751,000
21	2038	1,800,000	1,950,250	3,750,250
22	2039	1,890,000	1,860,250	3,750,250
23	2040	1,985,000	1,965,750	3,950,750
24	2041	2,085,000	1,666,500	3,751,500
25	2042	2,190,000	1,562,250	3,752,250
26	2043	2,300,000	1,452,750	3,752,750
27	2044	2,415,000	1,337,750	3,752,750
28	2045	2,535,000	1,217,000	3,752,000
29	2046	2,635,000	1,115,600	3,750,600
30	2047	2,740,000	1,010,200	3,750,200
31	2048	2,850,000	900,600	3,750,600
32	2049	2,965,000	786,600	3,751,600
33	2050	3,085,000	668,000	3,753,000
34	2051	3,205,000	544,600	3,749,600
35	2052	3,335,000	416,400	3,751,400
36	2053	3,470,000	283,000	3,753,000
37	2054	3,605,000	144,200	3,749,200
38	Total	\$62,000,000	#####	\$112,728,700

City of Grand Junction
Grand Junction WW PIF Model - 2025
Wastewater System – NPV of Borrowing Cost
New Debt Issuances Inputs

Line No	Bond Name	Borrowing Rate	Principal	Year of Issue	Loan Term (Yrs)	Annual Payment
1	Series 2026	4.48%	24,724,800	2026	20	\$1,897,455
2	Series 2027	4.48%	35,557,200	2027	20	2,728,765
3	Series 2029	4.48%	43,166,400	2028	20	3,312,718
4	Total		\$103,448,400			\$7,938,938

New Debt Issuances Summary

Line No	Bond Name	% Growth	NPV of Interest - \$	Growth-Related Interest - \$
5	Series 2026	86.40%	8,800,264	7,603,428
6	Series 2027	100.00%	12,113,156	12,113,156
7	Series 2029	100.00%	13,471,292	13,471,292
8	Total		\$34,384,712	\$33,187,876

City of Grand Junction
Grand Junction WW PIF Model - 2025
Wastewater System – NPV of Borrowing Cost
Series 2026

Borrowing Rate 4.48%
 Principal Amount \$24,724,800
 Year of Issue 2026
 Loan Term 20
 Annual Payment \$1,897,455
 Discount Rate 4.48%
 NPV of Interest Payments \$8,800,264

Line No	Fiscal Year	EOY Principal Balance	Principal	Interest	Annual Payment
1	2025	\$0	\$0	\$0	\$0
2	2026	0	0	0	0
3	2027	23,935,016	789,784	1,107,671	1,897,455
4	2028	23,109,850	825,166	1,072,289	1,897,455
5	2029	22,247,717	862,133	1,035,321	1,897,455
6	2030	21,346,960	900,757	996,698	1,897,455
7	2031	20,405,849	941,111	956,344	1,897,455
8	2032	19,422,577	983,273	914,182	1,897,455
9	2033	18,395,253	1,027,323	870,131	1,897,455
10	2034	17,321,906	1,073,347	824,107	1,897,455
11	2035	16,200,473	1,121,433	776,021	1,897,455
12	2036	15,028,799	1,171,674	725,781	1,897,455
13	2037	13,804,635	1,224,164	673,290	1,897,455
14	2038	12,525,628	1,279,007	618,448	1,897,455
15	2039	11,189,321	1,336,307	561,148	1,897,455
16	2040	9,793,148	1,396,173	501,282	1,897,455
17	2041	8,334,426	1,458,722	438,733	1,897,455
18	2042	6,810,354	1,524,072	373,382	1,897,455
19	2043	5,218,003	1,592,351	305,104	1,897,455
20	2044	3,554,315	1,663,688	233,767	1,897,455
21	2045	1,816,094	1,738,221	159,233	1,897,455
22	2046	0	1,816,094	81,361	1,897,455
23	Total		\$24,724,800	\$13,224,294	\$37,949,094

City of Grand Junction
Grand Junction WW PIF Model - 2025
Wastewater System – NPV of Borrowing Cost
Series 2027

Borrowing Rate 4.48%
 Principal Amount \$35,557,200
 Year of Issue 2027
 Loan Term 20

Annual Payment \$2,728,765
 Discount Rate 4.48%
 NPV of Interest Payments \$12,113,156

Line No	Fiscal Year	EOY Principal Balance	Principal	Interest	Annual Payment
1	2025	\$0	\$0	\$0	\$0
2	2026	0	0	0	0
3	2027	0	0	0	0
4	2028	34,421,397	1,135,803	1,592,963	2,728,765
5	2029	33,234,711	1,186,687	1,542,079	2,728,765
6	2030	31,994,860	1,239,850	1,488,915	2,728,765
7	2031	30,699,465	1,295,396	1,433,370	2,728,765
8	2032	29,346,036	1,353,429	1,375,336	2,728,765
9	2033	27,931,973	1,414,063	1,314,702	2,728,765
10	2034	26,454,560	1,477,413	1,251,352	2,728,765
11	2035	24,910,959	1,543,601	1,185,164	2,728,765
12	2036	23,298,205	1,612,754	1,116,011	2,728,765
13	2037	21,613,199	1,685,006	1,043,760	2,728,765
14	2038	19,852,705	1,760,494	968,271	2,728,765
15	2039	18,013,341	1,839,364	889,401	2,728,765
16	2040	16,091,573	1,921,768	806,998	2,728,765
17	2041	14,083,710	2,007,863	720,902	2,728,765
18	2042	11,985,895	2,097,815	630,950	2,728,765
19	2043	9,794,098	2,191,797	536,968	2,728,765
20	2044	7,504,109	2,289,990	438,776	2,728,765
21	2045	5,111,527	2,392,581	336,184	2,728,765
22	2046	2,611,758	2,499,769	228,996	2,728,765
23	2047	0	2,611,758	117,007	2,728,765
24	Total		\$35,557,200	\$19,018,105	\$54,575,305

City of Grand Junction
Grand Junction WW PIF Model - 2025
Wastewater System – NPV of Borrowing Cost
Series 2029

Borrowing Rate 4.48%
 Principal Amount \$43,166,400
 Year of Issue 2028
 Loan Term 20

 Annual Payment \$3,312,718
 Discount Rate 4.48%
 NPV of Interest Payments \$13,471,292

Line No	Fiscal Year	EOY Principal Balance	Principal	Interest	Annual Payment
1	2025	\$0	\$0	\$0	\$0
2	2026	0	0	0	0
3	2027	0	0	0	0
4	2028	0	0	0	0
5	2029	43,166,400	0	0	0
6	2030	41,787,537	1,378,863	1,933,855	3,312,718
7	2031	40,346,901	1,440,636	1,872,082	3,312,718
8	2032	38,841,724	1,505,177	1,807,541	3,312,718
9	2033	37,269,115	1,572,609	1,740,109	3,312,718
10	2034	35,626,054	1,643,062	1,669,656	3,312,718
11	2035	33,909,383	1,716,671	1,596,047	3,312,718
12	2036	32,115,805	1,793,578	1,519,140	3,312,718
13	2037	30,241,875	1,873,930	1,438,788	3,312,718
14	2038	28,283,994	1,957,882	1,354,836	3,312,718
15	2039	26,238,399	2,045,595	1,267,123	3,312,718
16	2040	24,101,161	2,137,238	1,175,480	3,312,718
17	2041	21,868,175	2,232,986	1,079,732	3,312,718
18	2042	19,535,151	2,333,024	979,694	3,312,718
19	2043	17,097,608	2,437,543	875,175	3,312,718
20	2044	14,550,863	2,546,745	765,973	3,312,718
21	2045	11,890,024	2,660,839	651,879	3,312,718
22	2046	9,109,979	2,780,045	532,673	3,312,718
23	2047	6,205,388	2,904,591	408,127	3,312,718
24	2048	3,170,672	3,034,717	278,001	3,312,718
25	2049	0	3,170,672	142,046	3,312,718
26	Total		\$43,166,400	\$23,087,958	\$66,254,358

City of Grand Junction
Grand Junction WW PIF Model - 2025
Fixed Asset Values - Joint Persigo Fund Assets as of 12/31/24

Line No	Include/Exclude	RFC Coding	Asset Description	Original Cost	Accumulated Depreciation (2024)	Useful Life Years	Acquisition Year	Selected Inflationary Factor	Original Cost	OCLD	Replacement Cost New	Indexed Accumulated Depreciation	Replacement Cost New Less Depreciation
1	Yes	10	Engineering Lab Remodel (8.26%) 2549	20,270	11,513	40	2002	2.07	20,270	8,757	41,959	23,833	18,126
2	Yes	12	25 1/2 Rd; Independent to F Rd (4.68%)	91,669	46,960	40	2004	1.91	91,669	44,709	175,087	89,693	85,394
3	Yes	99	Sanitary Sewer 2005 (DIA) (97.10%)	334,620	130,502	50	2005	1.82	334,620	204,118	609,008	237,514	371,495
4	Yes	99	Sanitary Sewer 2006 (DIA)	274,945	105,045	50	2006	1.75	274,945	169,900	481,154	183,830	297,324
5	Yes	99	Sanitary Sewer 2007 (DIA)	710,800	258,904	50	2007	1.70	710,800	451,896	1,208,360	440,137	768,223
6	Yes	99	Sanitary Sewer 2008 (DIA)	1,406,582	580,215	40	2008	1.63	1,406,582	826,367	2,292,729	945,751	1,346,978
7	Yes	2	Digital Ortho Photography Project	2,286	2,286	10	2003	2.03	2,286	0	4,641	4,641	0
8	Yes	2	Flow Injection Analysis (75%)	45,688	45,688	10	2011	1.50	45,688	0	68,532	68,532	0
9	Yes	2	Biological Nutrient Removal	29,909	8,225	20	2017	1.26	29,909	21,684	37,685	10,363	27,322
10	Yes	14	High Pressure CNG Storage	132,426	99,320	10	2017	1.26	132,426	33,107	166,857	125,143	41,714
11	Yes	1	Engine Lathe 1440-3PGH	9,700	9,700	10	1995	2.48	9,700	0	24,056	24,056	0
12	Yes	95	Magnetic Flowmeter 4" Flanged Inline	7,282	7,282	5	2000	2.18	7,282	0	15,875	15,875	0
13	Yes	95	Basin Flow Meter 2 Channells	8,692	8,692	5	2000	2.18	8,692	0	18,949	18,949	0
14	Yes	12	Improvements	238,820	238,820	50	1970	9.82	238,820	0	2,345,214	2,345,214	0
15	Yes	12	Improvements	1,258,946	1,258,946	50	1971	8.58	1,258,946	0	10,801,758	10,801,758	0
16	Yes	12	Improvements	397,993	397,993	50	1971	8.58	397,993	0	3,414,776	3,414,776	0
17	Yes	12	Improvements	62,703	62,703	50	1973	7.16	62,703	0	448,953	448,953	0
18	Yes	12	Improvements	423,303	415,085	50	1975	6.13	423,303	8,217	2,594,845	2,544,474	50,371
19	Yes	12	Improvements	55,948	53,772	50	1976	5.65	55,948	2,176	316,106	303,812	12,295
20	Yes	12	Improvements	959,760	903,392	50	1977	5.27	959,760	56,368	5,057,935	4,760,876	297,059
21	Yes	12	Improvements	675	583	50	1981	3.84	675	92	2,592	2,237	355
22	Yes	2	Improvements	8,239,236	6,879,196	50	1982	3.55	8,239,236	1,360,040	29,249,287	24,421,146	4,828,141
23	Yes	12	Improvements	498,485	410,553	50	1983	3.34	498,485	87,932	1,664,940	1,371,246	293,694
24	Yes	2	1984 Improvements	20,846,110	16,757,065	50	1984	3.27	20,846,110	4,089,045	68,166,780	54,795,602	13,371,178
25	Yes	12	1985 Improvements	228,444	179,125	50	1985	3.23	228,444	49,319	737,874	578,575	159,299
26	Yes	12	1986 Improvements	544,849	416,420	50	1986	3.16	544,849	128,429	1,721,723	1,315,888	405,835
27	Yes	12	1987 Improvements	620,494	461,947	50	1987	3.08	620,494	158,547	1,911,122	1,422,798	488,323
28	Yes	12	1988 Improvements	434,666	314,988	50	1988	3.00	434,666	119,678	1,303,998	944,963	359,035
29	Yes	12	1989 Improvements	251,868	177,527	50	1989	2.94	251,868	74,341	740,492	521,929	218,563
30	Yes	12	1990 Improvements	612,657	419,670	50	1990	2.87	612,657	192,987	1,758,326	1,204,453	553,873
31	Yes	12	Ridges Sewer Line	1,067,618	856,132	50	1992	2.72	1,067,618	211,486	2,903,921	2,328,679	575,242
32	Yes	12	GJWWSD Sewer System	468,498	343,878	50	1993	2.60	468,498	124,620	1,218,095	894,083	324,012
33	Yes	2	Tank Haul Dumpsite	11,524	11,524	10	1990	2.87	11,524	0	33,074	33,074	0
34	Yes	2	Persigo Plant, 2145 River Road	124,891	0	0	1987	1.00	124,891	124,891	124,891	0	124,891
35	Yes	95	Northstar Utility System (59%)	21,761	21,761	5	2009	1.58	21,761	0	34,383	34,383	0
36	Yes	2	Flowline/Pipe Replacement-Persigo	64,893	20,117	50	2009	1.58	64,893	44,776	102,530	31,784	70,746
37	Yes	12	Interceptor Rehabilitation 2009	192,850	59,783	50	2009	1.58	192,850	133,066	304,702	94,458	210,245
38	Yes	12	Sewer Line Replacements 2008	1,220,097	378,230	50	2009	1.58	1,220,097	841,867	1,927,753	597,604	1,330,149
39	Yes	12	Crawford Ave. Sewer Improvements	57,634	17,867	50	2009	1.58	57,634	39,768	91,062	28,229	62,833
40	Yes	12	Manhole Raising Project	32,556	10,092	50	2009	1.58	32,556	22,464	51,439	15,946	35,493
41	Yes	12	Sewer Line Repl/Alley Reconstruction	185,875	115,243	25	2009	1.58	185,875	70,633	293,683	182,083	111,599
42	Yes	12	Fruitvale Sanitation District-Sewer Line	63,526	63,526	40	2009	1.58	63,526	0	100,371	100,371	0
43	Yes	12	Fruitvale Sanitation District-1998 Sewer	40,510	22,290	40	2009	1.58	40,510	18,220	64,006	35,217	28,788
44	Yes	12	Fruitvale Sanitation District-1999 Sewer	13,631	7,270	40	2009	1.58	13,631	6,361	21,537	11,486	10,051
45	Yes	12	Fruitvale Sanitation District-2000 Sewer	35,625	18,387	40	2009	1.58	35,625	17,238	56,288	29,052	27,236
46	Yes	12	Fruitvale Sanitation District-2001 Sewer	6,906	3,453	40	2009	1.58	6,906	3,453	10,912	5,456	5,456
47	Yes	12	Fruitvale Sanitation District-	36,557	18,279	40	2009	1.58	36,557	18,279	57,760	28,880	28,880
48	Yes	95	Northstar Utility System Software (55%)	9,687	9,687	5	2010	1.54	9,687	0	14,918	14,918	0
49	Yes	95	Aeration Blower	95,384	95,384	5	2010	1.54	95,384	0	146,891	146,891	0
50	Yes	95	2010 Plant Equipment	401,906	401,906	5	2010	1.54	401,906	0	618,935	618,935	0
51	Yes	12	Sewer Line at 1st & Patterson	25,278	7,331	50	2010	1.54	25,278	17,947	38,928	11,289	27,639
52	Yes	12	2011 Sewer Interceptor	639	173	50	2010	1.54	639	467	984	266	719
53	Yes	12	2011 Interceptor Repair/Replacement	43	12	50	2010	1.54	43	31	66	18	48
54	Yes	12	Railhead Lift Station	235,886	63,689	50	2010	1.54	235,886	172,197	363,265	98,082	265,183
55	Yes	12	1st Avenue Sewer Line	15,666	4,543	50	2010	1.54	15,666	11,123	24,125	6,996	17,129
56	Yes	15	Persigo Vault	836,433	242,565	50	2010	1.54	836,433	593,867	1,288,106	373,551	914,556
57	Yes	12	2011 Sewer Line Replacements	4,855	1,214	50	2010	1.54	4,855	3,641	7,477	1,869	5,608
58	Yes	12	2010 Alley ID Sewer Replacements	77,526	44,965	25	2010	1.54	77,526	32,561	119,389	69,246	50,143

City of Grand Junction
Grand Junction WW PIF Model - 2025
Fixed Asset Values - Joint Persigo Fund Assets as of 12/31/24

Line No	Include/Exclude	RFC Coding	Asset Description	Original Cost	Accumulated Depreciation (2024)	Useful Life Years	Acquisition Year	Selected Inflationary Factor	Original Cost	OCLD	Replacement Cost New	Indexed Accumulated Depreciation	Replacement Cost New Less Depreciation
59	Yes	10	Lab Hardware/Software-ATL	19,885	19,885	10	2010	1.54	19,885	0	30,623	30,623	0
60	Yes	10	Lab Equipment-Analytical Balance	5,807	5,807	10	2010	1.54	5,807	0	8,942	8,942	0
61	Yes	95	Aeration Blower	2,441	2,441	5	2011	1.50	2,441	0	3,661	3,661	0
62	Yes	2	Persigo Solar Energy Project	439,080	296,379	20	2011	1.50	439,080	142,701	658,620	444,569	214,052
63	Yes	95	Autoclave, Model 2540E 120w/60hz	5,693	5,693	5	2011	1.50	5,693	0	8,540	8,540	0
64	Yes	12	2011 Sewer Interceptor	601,017	162,274	50	2011	1.50	601,017	438,742	901,525	243,412	658,113
65	Yes	12	2011 Inteceptor Rehabilitation	16,881	4,558	50	2011	1.50	16,881	12,323	25,321	6,837	18,484
66	Yes	12	Railhead Lift Station-Sewer Line	69,355	18,726	50	2011	1.50	69,355	50,629	104,032	28,089	75,943
67	Yes	12	Main Street Sewer Line Replacement-	12,396	3,347	50	2011	1.50	12,396	9,049	18,594	5,020	13,574
68	Yes	12	2011 Sewer Line Replacements	669,103	167,276	50	2011	1.50	669,103	501,827	1,003,655	250,914	752,741
69	Yes	12	2011 Sewer Line Replacements	795	199	50	2012	1.46	795	596	1,161	290	871
70	Yes	12	2011 Manhole Adjustment	36,779	9,930	50	2011	1.50	36,779	26,849	55,168	14,895	40,273
71	Yes	12	2012 Panorama Sewer Line	11,909	2,739	50	2011	1.50	11,909	9,170	17,864	4,109	13,755
72	Yes	95	Lab Equipment-Autotitrator	11,350	11,350	7	2012	1.46	11,350	0	16,570	16,570	0
73	Yes	12	2012 Sewer Interceptor Repair &	748,438	172,141	50	2012	1.46	748,438	576,297	1,092,719	251,325	841,394
74	Yes	12	2012 Panorama Sewer Line	1,103,042	253,700	50	2012	1.46	1,103,042	849,343	1,610,442	370,402	1,240,040
75	Yes	12	2013 Sewer Line Replacement	3,808	876	50	2012	1.46	3,808	2,932	5,559	1,279	4,281
76	Yes	7	Plant Backbone Improvements,	109,975	54,988	25	2012	1.46	109,975	54,988	160,564	80,282	80,282
77	Yes	12	CGV Easements	72,794	0	0	2012	1.00	72,794	72,794	72,794	0	72,794
78	Yes	12	CGV-Trail Side Easement	4,595	0	0	2012	1.00	4,595	4,595	4,595	0	4,595
79	Yes	12	CGV-System	950,850	671,189	40	2012	1.46	950,850	279,662	1,388,242	979,935	408,306
80	Yes	12	CGV-Sewer Line Extension	19,185	12,790	40	2012	1.46	19,185	6,395	28,010	18,673	9,337
81	Yes	12	CGV-Sewer Line Extension	28,693	18,122	40	2012	1.46	28,693	10,571	41,891	26,458	15,434
82	Yes	12	CGV-Sewer Line Extensions	14,219	8,531	40	2012	1.46	14,219	5,688	20,760	12,456	8,304
83	Yes	12	CGV-Sewer Line Extension	72,665	41,523	40	2012	1.46	72,665	31,142	106,091	60,623	45,467
84	Yes	12	CGV-Sewer Line Extension	243,042	132,569	40	2012	1.46	243,042	110,474	354,842	193,550	161,292
85	Yes	12	CGV-Sewer Line Extension	177,838	92,785	40	2012	1.46	177,838	85,053	259,643	135,466	124,177
86	Yes	12	CGV-Sewer Line Extension	141,475	70,737	40	2012	1.46	141,475	70,737	206,553	103,277	103,277
87	Yes	12	CGV-Sewer Line Extension	358,517	172,088	40	2012	1.46	358,517	186,429	523,434	251,248	272,186
88	Yes	12	CGV-Sewer Line Extension	118,993	54,920	40	2012	1.46	118,993	64,073	173,730	80,183	93,547
89	Yes	12	CGV-Sewer Line Extension	324,534	144,237	40	2012	1.46	324,534	180,296	473,819	210,586	263,233
90	Yes	12	CGV-Sewer Line Extension	294,294	126,126	40	2012	1.46	294,294	168,168	429,669	184,144	245,525
91	Yes	12	CGV-Sewer Line Extension	554,010	229,245	40	2012	1.46	554,010	324,764	808,854	334,698	474,156
92	Yes	12	CGV-Sewer Line Extension	425,818	170,327	40	2012	1.46	425,818	255,491	621,694	248,678	373,017
93	Yes	12	CGV-Sewer Line Extension	510,269	197,523	40	2012	1.46	510,269	312,745	744,992	288,384	456,608
94	Yes	12	CGV-Sewer Line Extension	858,536	321,951	40	2012	1.46	858,536	536,585	1,253,463	470,048	783,414
95	Yes	12	CGV-Sewer Line Extension	1,276,012	464,004	40	2012	1.46	1,276,012	812,008	1,862,978	677,447	1,185,531
96	Yes	12	CGV-Sewer Line Extension	2,816,930	994,210	40	2012	1.46	2,816,930	1,822,719	4,112,717	1,451,547	2,661,170
97	Yes	12	CGV-Sewer Line Extension	1,240,920	425,458	40	2012	1.46	1,240,920	815,462	1,811,743	621,169	1,190,574
98	Yes	12	CGV-Sewer Line Extension	1,468,264	489,421	40	2012	1.46	1,468,264	978,842	2,143,665	714,555	1,429,110
99	Yes	12	CGV-Sewer Line Extension	1,441,225	467,424	40	2012	1.46	1,441,225	973,800	2,104,188	682,439	1,421,749
100	Yes	12	CGV-Sewer Line Extension	1,927,286	608,617	40	2012	1.46	1,927,286	1,318,670	2,813,838	888,580	1,925,258
101	Yes	12	CGV-Sewer Line Extension	1,429,331	439,794	40	2012	1.46	1,429,331	989,537	2,086,823	642,099	1,444,723
102	Yes	12	CGV-Sewer Line Extension	1,371,663	411,499	40	2012	1.46	1,371,663	960,164	2,002,629	600,789	1,401,840
103	Yes	12	TV Van-IT Pipes Mobile Package &	35,949	35,949	10	2013	1.42	35,949	0	51,047	51,047	0
104	Yes	2	DFH Heated Air Intakes	19,572	7,503	30	2013	1.42	19,572	12,069	27,792	10,654	17,138
105	Yes	2	Self Cleaning Strainers (Eaton 12" Model	38,564	14,783	30	2013	1.42	38,564	23,781	54,761	20,992	33,769
106	Yes	10	Lab Equipment-Autotitrator	9,924	9,924	10	2013	1.42	9,924	0	14,093	14,093	0
107	Yes	2	1500 KVA 3 Phase Padmount	25,500	5,865	50	2013	1.42	25,500	19,635	36,210	8,328	27,882
108	Yes	12	2013 Sewer Interceptor Repair &	230,197	52,945	50	2013	1.42	230,197	177,252	326,880	75,182	251,697
109	Yes	12	6th Street Sewer Realignment	20,099	4,623	50	2013	1.42	20,099	15,476	28,540	6,564	21,976
110	Yes	12	2013 Sewer Line Replacement	972,393	223,650	50	2013	1.42	972,393	748,742	1,380,797	317,583	1,063,214
111	Yes	12	Brach's Market Lift Station Replacement	71,356	14,985	50	2013	1.42	71,356	56,371	101,326	21,278	80,047
112	Yes	12	Orchard Ave & Epps Drive Sewer Line	241,313	55,502	50	2013	1.42	241,313	185,811	342,664	78,813	263,851
113	Yes	12	2012 Panorama Sewer Line	4,502	1,035	50	2013	1.42	4,502	3,466	6,392	1,470	4,922
114	Yes	12	2012 Sewer Interceptor Repair &	2,040	469	50	2013	1.42	2,040	1,571	2,897	666	2,231
115	Yes	15	Persigo Influent Slide Gate Replacement	4,740	2,489	20	2013	1.42	4,740	2,252	6,731	3,534	3,197
116	Yes	12	2013 Sewer Line Replacement-15th	25,743	5,406	50	2013	1.42	25,743	20,337	36,554	7,676	28,878

City of Grand Junction
Grand Junction WW PIF Model - 2025
Fixed Asset Values - Joint Persigo Fund Assets as of 12/31/24

Line No	Include/ Exclude	RFC Coding	Asset Description	Original Cost	Accumulated Depreciation (2024)	Useful Life Years	Acquisition Year	Selected Inflationary Factor	Original Cost	OCLD	Replacement Cost New	Indexed Accumulated Depreciation	Replacement Cost New Less Depreciation
117	Yes	12	2013 Sewer Interceptor Repair &	211,006	44,311	50	2013	1.42	211,006	166,695	299,629	62,922	236,707
118	Yes	15	Plant Backbone-Persigo Influent Slide	179,936	179,936	10	2014	1.38	179,936	0	248,312	248,312	0
119	Yes	2	Plant Backbone-Motor Control Center	75,688	75,688	10	2014	1.38	75,688	0	104,449	104,449	0
120	Yes	6	Plant Backbone-Persigo Basin Floor	107,274	56,319	20	2014	1.38	107,274	50,955	148,038	77,720	70,318
121	Yes	13	Plant Backbone-Replacement Pumps for	19,405	19,405	10	2014	1.38	19,405	0	26,779	26,779	0
122	Yes	9	Plant Backbone-Digester Gas Flare	32,340	30,723	10	2014	1.38	32,340	1,617	44,629	42,398	2,231
123	Yes	12	2013 Sewer Interceptor Repair &	330,626	69,431	50	2014	1.38	330,626	261,195	456,264	95,815	360,448
124	Yes	12	2014 Sewer Interceptor Repair &	529,561	100,617	50	2014	1.38	529,561	428,945	730,794	138,851	591,944
125	Yes	12	2013 Sewer Line Replacement	426,299	89,523	50	2014	1.38	426,299	336,776	588,292	123,541	464,751
126	Yes	12	Brach's Market Lift Station Replacement	27,948	5,869	50	2014	1.38	27,948	22,079	38,569	8,099	30,469
127	Yes	12	2014 Sewer Line Replacement Phase 1	961,663	182,716	50	2014	1.38	961,663	778,947	1,327,095	252,148	1,074,947
128	Yes	12	2014 Sewer Line Replacement Phase 2	422,478	80,271	50	2014	1.38	422,478	342,207	583,019	110,774	472,246
129	Yes	95	Lab Equipment-Fume Hood	15,110	15,110	5	2014	1.38	15,110	0	20,852	20,852	0
130	Yes	6	Plant Backbone Basin Re-Roofing	7,483	3,928	20	2014	1.38	7,483	3,554	10,326	5,421	4,905
131	Yes	2	Plant Backbone-Flo-Dar/SVC Model	13,128	13,128	10	2014	1.38	13,128	0	18,117	18,117	0
132	Yes	2	Plant Backbone-Three Phase Pad Mount	25,500	25,500	10	2014	1.38	25,500	0	35,190	35,190	0
133	Yes	2	Plant Backbone-Slide Gate 48"x48"H,	19,950	19,950	10	2014	1.38	19,950	0	27,531	27,531	0
134	Yes	12	2015 Sewer Line Replacement	6,195	1,177	50	2014	1.38	6,195	5,018	8,550	1,624	6,925
135	Yes	12	2014 Sewer Interceptor Repair &	308,202	58,558	50	2014	1.38	308,202	249,643	425,318	80,810	344,508
136	Yes	2	Plant Backbone - Persigo Emergency	69,160	65,702	10	2015	1.35	69,160	3,458	93,366	88,698	4,668
137	Yes	11	Plant Backbone-2014 MCC	281,016	266,965	10	2015	1.35	281,016	14,051	379,372	360,403	18,969
138	Yes	3	Plant Backbone-Persigo Aeration Basin	33,616	31,935	10	2015	1.35	33,616	1,681	45,381	43,112	2,269
139	Yes	13	Plant Backbone-Replacement Pumps for	55,300	52,535	10	2015	1.35	55,300	2,765	74,655	70,922	3,733
140	Yes	13	Plant Backbone-Sludge Floor	13,750	13,063	10	2015	1.35	13,750	688	18,563	17,634	928
141	Yes	14	Plant Backbone-Digester Gas Flare	63,220	60,059	10	2015	1.35	63,220	3,161	85,347	81,080	4,267
142	Yes	9	Plant Backbone-Anaerobic Digester Lid	745,516	708,240	10	2015	1.35	745,516	37,276	1,006,447	956,124	50,322
143	Yes	7	Plant Backbone-Primary Clarifier Rake	78,760	66,946	10	2015	1.35	78,760	11,814	106,326	90,377	15,949
144	Yes	2	Plant Backbone-2 Transformers at CL 2	16,360	15,542	10	2015	1.35	16,360	818	22,086	20,982	1,104
145	Yes	2	Plant Backbone-Drying Bed	23,864	22,671	10	2015	1.35	23,864	1,193	32,216	30,606	1,611
146	Yes	12	Plant Backbone-ROW Hose Machine	56,051	53,248	10	2015	1.35	56,051	2,803	75,669	71,885	3,783
147	Yes	3	Plant Backbone-TSS Meters for Aeration	42,742	40,605	10	2015	1.35	42,742	2,137	57,702	54,817	2,885
148	Yes	12	2014 Sewer Line Replacement Phase 1	4,482	852	50	2015	1.35	4,482	3,630	6,051	1,150	4,901
149	Yes	12	2014 Sewer Line Replacement Phase 2	158,944	30,199	50	2015	1.35	158,944	128,745	214,575	40,769	173,805
150	Yes	12	2015 Sewer Line Replacement Phase 1	1,189,382	225,983	50	2015	1.35	1,189,382	963,399	1,605,666	305,076	1,300,589
151	Yes	12	2015 Sewer Line Replacement Phase 2	639,535	108,721	50	2015	1.35	639,535	530,814	863,372	146,773	716,599
152	Yes	2	Defuser Design	26,926	10,232	25	2015	1.35	26,926	16,694	36,349	13,813	22,537
153	Yes	7	Plant Backbone-Primary Clarifier Rake	80,362	68,308	10	2016	1.31	80,362	12,054	105,275	89,483	15,791
154	Yes	3	Plant Backbone-A-Basin Stone	90,570	76,985	10	2016	1.31	90,570	13,586	118,647	100,850	17,797
155	Yes	2	Plant Backbone-Raw Sewage Wet Well	83,939	62,954	10	2016	1.31	83,939	20,985	109,960	82,470	27,490
156	Yes	13	Plant Backbone-Sludge Processing MCC	169,321	143,923	10	2016	1.31	169,321	25,398	221,810	188,539	33,272
157	Yes	12	2016 Sewer Interceptor Repair &	37,868	5,680	50	2016	1.31	37,868	32,187	49,607	7,441	42,166
158	Yes	12	2015 Sewer Line Replacement Phase 2	1,941	330	50	2016	1.31	1,941	1,611	2,543	432	2,111
159	Yes	12	2016 South Side Interceptor Repair Hwy	202,224	34,378	50	2016	1.31	202,224	167,846	264,914	45,035	219,878
160	Yes	12	2015 Sewer Line Replacement Phase 1	203,920	34,666	50	2016	1.31	203,920	169,254	267,136	45,413	221,723
161	Yes	12	2016 Sewer Line Replacement	44,888	7,631	50	2016	1.31	44,888	37,257	58,804	9,997	48,807
162	Yes	12	Sewer Line Replacement in Collection	43,171	7,339	50	2016	1.31	43,171	35,832	56,553	9,614	46,939
163	Yes	91	Sewer Improvement Districts	11,585	1,970	50	2016	1.31	11,585	9,616	15,177	2,580	12,597
164	Yes	2	Defuser Design	157,297	47,189	25	2016	1.31	157,297	110,108	206,059	61,818	144,242
165	Yes	10	Lab Equipment - FIA Upgrade	9,254	7,866	10	2016	1.31	9,254	1,388	12,123	10,305	1,818
166	Yes	15	Wash press for headworks	7,751	5,490	12	2016	1.31	7,751	2,261	10,154	7,192	2,962
167	Yes	2	HVAC Rooftop Replacement Unit	6,631	2,818	20	2016	1.31	6,631	3,813	8,687	3,692	4,995
168	Yes	15	WAP4 Auger for Wash Press	10,172	7,205	12	2016	1.31	10,172	2,967	13,325	9,438	3,886
169	Yes	91	Sewer Improvement Districts -	9,159	1,557	50	2016	1.31	9,159	7,602	11,998	2,040	9,959
170	Yes	91	Sewer Improvement Districts -	566	96	50	2016	1.31	566	470	741	126	615
171	Yes	7	Plant Backbone - Raw Sewage Wet	508,646	381,485	10	2017	1.26	508,646	127,162	640,894	480,671	160,224
172	Yes	15	Plant Backbone-Flo Dar Meters	21,018	6,831	20	2017	1.26	21,018	14,187	26,483	8,607	17,876
173	Yes	12	Plant Backbone-Hearing Protection	28,973	21,730	10	2017	1.26	28,973	7,243	36,506	27,380	9,127
174	Yes	2	Plant Backbone-Replace Incoming	86,130	64,598	10	2017	1.26	86,130	21,533	108,524	81,393	27,131

City of Grand Junction
Grand Junction WW PIF Model - 2025
Fixed Asset Values - Joint Persigo Fund Assets as of 12/31/24

Line No	Include/Exclude	RFC Coding	Asset Description	Original Cost	Accumulated Depreciation (2024)	Useful Life Years	Acquisition Year	Selected Inflationary Factor	Original Cost	OCLD	Replacement Cost New	Indexed Accumulated Depreciation	Replacement Cost New Less Depreciation
175	Yes	12	2016 Sewer Interceptor Repair &	3,536,830	530,525	50	2017	1.26	3,536,830	3,006,306	4,456,406	668,461	3,787,945
176	Yes	12	2017 Sewer Line Replacement Phase 1	1,393,715	209,057	50	2017	1.26	1,393,715	1,184,658	1,756,081	263,412	1,492,669
177	Yes	12	2017 Sewer Line Replacement Phase 2	66,584	9,988	50	2017	1.26	66,584	56,596	83,896	12,584	71,311
178	Yes	12	28 1/2 Road Sewer Line Replacement	237,564	35,635	50	2017	1.26	237,564	201,930	299,331	44,900	254,431
179	Yes	12	Miscellaneous SSEP Extensions	28,271	4,241	50	2017	1.26	28,271	24,031	35,622	5,343	30,279
180	Yes	12	23 Road Sewer Trunk Extension	11,611	1,277	50	2017	1.26	11,611	10,334	14,630	1,609	13,021
181	Yes	2	Defuser Design	11,345	3,404	25	2017	1.26	11,345	7,942	14,295	4,288	10,006
182	Yes	2	Biological Nutrient Removal	129,000	35,475	20	2018	1.23	129,000	93,525	158,670	43,634	115,035
183	Yes	12	2019 Interceptor Repair and	8,826	794	50	2018	1.23	8,826	8,031	10,856	977	9,879
184	Yes	12	Red Mesa Force Main Modifications	54,070	7,029	50	2018	1.23	54,070	47,041	66,507	8,646	57,861
185	Yes	12	2018 Sewer Line Replacement Phase 1	987,884	128,425	50	2018	1.23	987,884	859,459	1,215,098	157,963	1,057,135
186	Yes	12	2018 Sewer Line Replacement Phase 2	494,692	64,310	50	2018	1.23	494,692	430,382	608,471	79,101	529,370
187	Yes	2	Biological Nutrient Removal Effluent	843,808	92,819	50	2018	1.23	843,808	750,989	1,037,884	114,167	923,717
188	Yes	2	Biological Nutrient Removal Effluent	1,755,734	193,131	50	2018	1.23	1,755,734	1,562,603	2,159,553	237,551	1,922,002
189	Yes	12	Persigo Lift Station	40,281	10,473	25	2018	1.23	40,281	29,808	49,545	12,882	36,663
190	Yes	12	Pioneer Heavy Duty Solids Handling	48,750	12,675	25	2018	1.23	48,750	36,075	59,963	15,590	44,372
191	Yes	15	Plant Backbone-Flo Dar Meters	11,215	3,645	20	2018	1.23	11,215	7,570	13,795	4,483	9,311
192	Yes	12	2019 Plant Backbone Improvements	156,361	17,200	50	2019	1.20	156,361	139,162	187,634	20,640	166,994
193	Yes	12	2019 Interceptor Repair and	1,707,388	153,665	50	2019	1.20	1,707,388	1,553,723	2,048,866	184,398	1,864,468
194	Yes	12	2019 Sewer Line Replacement in	827,201	90,992	50	2019	1.20	827,201	736,209	992,642	109,191	883,451
195	Yes	12	2019 South Downtown Sewer Line	912,170	100,339	50	2019	1.20	912,170	811,831	1,094,604	120,406	974,198
196	Yes	12	2019 Sewer Line Replacement Project -	394,403	43,384	50	2019	1.20	394,403	351,019	473,284	52,061	421,223
197	Yes	12	2019 Sewer Line Asphalt Patch Project	41,248	4,537	50	2019	1.20	41,248	36,711	49,498	5,445	44,053
198	Yes	2	Biological Nutrient Removal-Effluent	1,365,078	150,159	50	2019	1.20	1,365,078	1,214,919	1,638,093	180,190	1,457,903
199	Yes	2	Biological Nutrient Removal-Effluent	958,404	105,424	50	2019	1.20	958,404	852,980	1,150,085	126,509	1,023,576
200	Yes	1	2019 Plant Backbone Improvements	8,230	1,852	20	2020	1.18	8,230	6,378	9,711	2,185	7,526
201	Yes	12	2019 Interceptor Repair and	688	62	50	2020	1.18	688	626	812	73	739
202	Yes	12	2019 Sewer Line Replacement in	27,354	2,462	50	2020	1.18	27,354	24,892	32,277	2,905	29,372
203	Yes	12	2019 Sewer Line Replacement Project-	1,020,349	91,831	50	2020	1.18	1,020,349	928,517	1,204,011	108,361	1,095,650
204	Yes	12	2020 Sewer Line	301,585	15,079	50	2020	1.18	301,585	286,505	355,870	17,794	338,076
205	Yes	12	2020 Sewer Replacement in Alley	63,139	5,682	50	2020	1.18	63,139	57,456	74,503	6,705	67,798
206	Yes	91	Victor Drive Sewer Improvement Districts	32,786	7,377	20	2020	1.18	32,786	25,409	38,687	8,705	29,982
207	Yes	12	Lift Station Elimination	78,371	13,323	20	2020	1.18	78,371	65,048	92,478	15,721	76,757
208	Yes	10	Laboratory Equipment (Management	49,450	22,252	10	2020	1.18	49,450	27,197	58,351	26,258	32,093
209	Yes	12	River Bend Lift Station Elimination	864,158	77,774	50	2020	1.18	864,158	786,384	1,019,707	91,774	927,933
210	Yes	2	2020 Wastewater Treatment Plant	248,768	31,096	20	2021	1.12	248,768	217,672	278,620	34,828	243,793
211	Yes	2	2021 Wastewater Treatment Plant	1,591,269	47,738	50	2021	1.12	1,591,269	1,543,531	1,782,221	53,467	1,728,755
212	Yes	12	2020 Sewer Line Replacements	372,828	18,641	50	2021	1.12	372,828	354,187	417,567	20,878	396,689
213	Yes	12	2021 Sewer Line Replacements	2,199,531	0	50	2021	1.12	2,199,531	2,199,531	2,463,475	0	2,463,475
214	Yes	12	Freightliner 114SD	189,900	66,465	10	2021	1.12	189,900	123,435	212,688	74,441	138,247
215	Yes	12	Collection System Equipment - Lift	6,582	2,304	10	2021	1.12	6,582	4,279	7,372	2,580	4,792
216	Yes	12	Lift Station Elimination	127,400	16,562	20	2021	1.12	127,400	110,838	142,688	18,549	124,139
217	Yes	12	Parallel Tiara Rado Force Main Under	108,046	6,483	25	2021	1.12	108,046	101,563	121,012	7,261	113,751
218	Yes	2	Persigo Odor Control Improvements	166,630	26,661	20	2021	1.12	166,630	139,969	186,625	29,860	156,765
219	Yes	2	2020 Wastewater Treatment Plant Imp	20,484	2,561	20	2022	1.04	20,484	17,924	21,304	2,663	18,641
220	Yes	2	2021 Wastewater Treatment Plant Imp	2,341,538	70,246	50	2022	1.04	2,341,538	2,271,292	2,435,199	73,056	2,362,143
221	Yes	2	2022 Wastewater Treatment Plant	217,848	10,892	50	2022	1.04	217,848	206,956	226,562	11,328	215,234
222	Yes	12	2021 Sewer Line	312,644	0	50	2022	1.04	312,644	312,644	325,149	0	325,149
223	Yes	12	2022 Sewer Line	182,032	9,102	50	2022	1.04	182,032	172,930	189,313	9,466	179,848
224	Yes	12	Collection System Equipment	61,600	15,400	10	2022	1.04	61,600	46,200	64,064	16,016	48,048
225	Yes	12	Lift Station Elimination	126,620	13,928	20	2022	1.04	126,620	112,692	131,685	14,485	117,200
226	Yes	10	Laboratory Equipment	55,953	13,988	10	2022	1.04	55,953	41,965	58,191	14,548	43,643
227	Yes	12	Parallel Tiara Rado Force Main Under	2,839,200	170,352	25	2022	1.04	2,839,200	2,668,848	2,952,768	177,166	2,775,602
228	Yes	2	Odor Control Improvements	341,506	37,566	20	2022	1.04	341,506	303,940	355,166	39,068	316,098
229	Yes	2	2022 Wastewater Treatment Plant	1,718,254	85,913	50	2022	1.04	1,718,254	1,632,341	1,786,984	89,349	1,697,635
230	Yes	2	2022 Wastewater Treatment Plant Impvs	666,889	20,007	50	2023	1.02	666,889	646,883	680,227	20,407	659,820
231	Yes	2	Wastewater Treatment Plant Impvs	140,382	4,211	50	2023	1.02	140,382	136,171	143,190	4,296	138,894
232	Yes	12	Sewer Line Repl in Collection System			50	2023	1.02	0	0	0	0	0

City of Grand Junction
Grand Junction WW PIF Model - 2025
Fixed Asset Values - Joint Persigo Fund Assets as of 12/31/24

Line No	Include/Exclude	RFC Coding	Asset Description	Original Cost	Accumulated Depreciation (2024)	Useful Life Years	Acquisition Year	Selected Inflationary Factor	Original Cost	OCLD	Replacement Cost New	Indexed Accumulated Depreciation	Replacement Cost New Less Depreciation
233	Yes	12	2021 Sewer Line Replacements	13,291	0	50	2023	1.02	13,291	13,291	13,557	0	13,557
234	Yes	12	2022 Sewer Line Replacements	2,977,550	89,327	50	2023	1.02	2,977,550	2,888,224	3,037,101	91,113	2,945,988
235	Yes	12	Sewer Line Replacements	537,436	0	50	2023	1.02	537,436	537,436	548,184	0	548,184
236	Yes	12	Sewer Improvement Districts	29,201	0	50	2023	1.02	29,201	29,201	29,785	0	29,785
237	Yes	12	Collection System Equip	18,630	1,863	20	2023	1.02	18,630	16,767	19,002	1,900	17,102
238	Yes	12	Lift Station Elimination	407,919	20,396	25	2023	1.02	407,919	387,523	416,078	20,804	395,274
239	Yes	10	Laboratory Equip	188,837	28,326	10	2023	1.02	188,837	160,512	192,614	28,892	163,722
240	Yes	2	Odor Control Impvs	4,567,429	197,922	30	2023	1.02	4,567,429	4,369,507	4,658,778	201,880	4,456,897
241	Yes	2	2021 Wastewater Treatment Plant	43,342	1,300	50	2023	1.02	43,342	42,042	44,209	1,326	42,882
242	Yes	12	Parallel Tiara Rado Force Main	324,904	19,494	25	2023	1.02	324,904	305,409	331,402	19,884	311,518
243	Yes	20	Ford Bronco Sport	15,945	797	10	2024	1.00	15,945	15,148	15,945	797	15,148
244	Yes	91	Sewer Improvement Districts	38,053	0	50	2024	1.00	38,053	38,053	38,053	0	38,053
245	Yes	12	Lift Station Elimination	466,868	4,669	50	2024	1.00	466,868	462,199	466,868	4,669	462,199
246	Yes	12	Sewer Line Repl in Collection System,	73,863	739	50	2024	1.00	73,863	73,124	73,863	739	73,124
247	Yes	12	Sewer Line Replacements/Rehabilitation	3,774,706	0	50	2024	1.00	3,774,706	3,774,706	3,774,706	0	3,774,706
248	Yes	2	Odor Control Improvements	558,035	5,580	50	2024	1.00	558,035	552,455	558,035	5,580	552,455
249	Yes	10	Laboratory Equipment	3,955	198	10	2024	1.00	3,955	3,757	3,955	198	3,757
250	Yes	2	Wastewater Treatment Plant Improve &	525,889	5,259	50	2024	1.00	525,889	520,630	525,889	5,259	520,630
251	Yes	12	Northridge Sewer Extension	25,227	16,780	50	1991	2.81	25,227	8,447	70,888	47,152	23,736
252	Yes	12	South Camp Extension #93322	398,822	241,509	50	1994	2.51	398,822	157,313	1,001,043	606,187	394,856
253	Yes	12	Independent Valley Ext to 340	9,331	5,651	50	1994	2.51	9,331	3,680	23,421	14,183	9,238
254	Yes	12	Rosevale Design	15,446	9,353	50	1994	2.51	15,446	6,093	38,769	23,477	15,292
255	Yes	12	26 Road Design	14,674	8,886	50	1994	2.51	14,674	5,788	36,832	22,304	14,528
256	Yes	12	23 Road Construction	93,793	56,797	50	1994	2.51	93,793	36,996	235,420	142,560	92,860
257	Yes	12	South Rim Filling	4,208	2,464	50	1995	2.48	4,208	1,744	10,436	6,112	4,324
258	Yes	12	26 Road Extension	6,626	3,880	50	1995	2.48	6,626	2,746	16,432	9,624	6,809
259	Yes	12	Scenic Interceptor	11,957	7,003	50	1995	2.48	11,957	4,954	29,653	17,367	12,287
260	Yes	12	1994 Sewer Line Replacement	34,717	20,333	50	1995	2.48	34,717	14,384	86,098	50,425	35,673
261	Yes	12	Rosevale Extension	12,905	12,905	50	1995	2.48	12,905	0	32,004	32,004	0
262	Yes	12	Rosevale Extension	611,016	345,707	50	1996	2.41	611,016	265,309	1,472,549	833,154	639,395
263	Yes	12	Rosevale Extension	189,674	103,543	50	1997	2.33	189,674	86,131	441,940	241,255	200,686
264	Yes	12	Cimarron North Sewer Line	4,939	2,696	50	1997	2.33	4,939	2,243	11,508	6,283	5,225
265	Yes	12	Appleton Trunk Extension	149,846	78,819	50	1998	2.29	149,846	71,027	343,147	180,495	162,652
266	Yes	12	Independence Valley Sewer Trunk	23,425	12,322	50	1998	2.29	23,425	11,103	53,643	28,217	25,426
267	Yes	12	26 Road Trunk Extension	6,778	3,565	50	1998	2.29	6,778	3,213	15,522	8,164	7,358
268	Yes	12	County Square/Forrest Hills	5,531	2,909	50	1998	2.29	5,531	2,622	12,666	6,662	6,004
269	Yes	12	Northfield Estates Trunk Extension	34,949	18,383	50	1998	2.29	34,949	16,566	80,033	42,097	37,936
270	Yes	12	Appleton Trunk Extension	4,274	2,163	50	1999	2.24	4,274	2,111	9,574	4,846	4,728
271	Yes	12	Red Canyon Trunk Line Extension	105,388	51,239	50	2000	2.18	105,388	54,149	229,746	111,701	118,045
272	Yes	12	Desert Hills SWR Trunk Exentsion	33,611	16,341	50	2000	2.18	33,611	17,270	73,272	35,624	37,648
273	Yes	12	26 Road Trunk Line Extension	6,269	2,923	50	2001	2.14	6,269	3,346	13,416	6,256	7,160
274	Yes	12	Northfield Estates Trunk Extension	11,950	5,572	50	2001	2.14	11,950	6,378	25,573	11,923	13,650
275	Yes	12	Desert Hills SWR Trunk Extension	202,961	94,637	50	2001	2.14	202,961	108,324	434,337	202,523	231,814
276	Yes	12	Columbine Sewer Improvement	24,531	11,438	50	2001	2.14	24,531	13,093	52,496	24,477	28,019
277	Yes	95	Unknown CIP From 1994	29,665	29,665	1	1994	2.51	29,665	0	74,459	74,459	0
278	Yes	12	26 Road Trunk Line Extension	384,899	345,304	25	2002	2.07	384,899	39,595	796,741	714,780	81,961
279	Yes	12	Trunk Sewer Line Extensions	41,000	33,620	25	2004	1.91	41,000	7,380	78,310	64,214	14,096
280	Yes	12	24.5 Rd. Trunk Extension	8,295	3,235	50	2005	1.82	8,295	5,060	15,097	5,888	9,209
281	Yes	12	24.5 Rd. Trunk Extension 2006	713,098	263,846	50	2006	1.75	713,098	449,252	1,247,921	461,731	786,190
282	Yes	12	24.5 Road Trunk Extension 2007	9,172	3,210	50	2007	1.70	9,172	5,962	15,592	5,457	10,135
283	Yes	12	River Road North Sewer Trunk	231,718	48,661	50	2013	1.42	231,718	183,057	329,040	69,098	259,942
284	Yes	12	River Road North Sewer Trunk	9,764	2,050	50	2014	1.38	9,764	7,714	13,475	2,830	10,645
285	Yes	12	23 Road Swr Extension	70,448	46,859	50	1991	2.81	70,448	23,589	197,959	131,673	66,286
286	Yes	12	Independence Valley Ext.	114,931	71,881	50	1993	2.60	114,931	43,050	298,821	186,891	111,930
287	Yes	12	Line Replacements	33,462	20,928	50	1993	2.60	33,462	12,534	87,001	54,414	32,587
288	Yes	12	Sparkman Line Replacement	5,695	3,562	50	1993	2.60	5,695	2,133	14,807	9,261	5,546
289	Yes	3	Aereation System	84,551	84,551	20	1993	2.60	84,551	0	219,833	219,833	0
290	Yes	3	Aereation Basin-Course Bubble	56,370	56,370	20	1994	2.51	56,370	0	141,489	141,489	0

City of Grand Junction
Grand Junction WW PIF Model - 2025
Fixed Asset Values - Joint Persigo Fund Assets as of 12/31/24

Line No	Include/Exclude	RFC Coding	Asset Description	Original Cost	Accumulated Depreciation (2024)	Useful Life Years	Acquisition Year	Selected Inflationary Factor	Original Cost	OCLD	Replacement Cost New	Indexed Accumulated Depreciation	Replacement Cost New Less Depreciation
291	Yes	12	Senic Interceptor	287,446	176,842	50	1994	2.51	287,446	110,604	721,489	443,874	277,615
292	Yes	12	Senic Interceptor	193,768	113,485	50	1995	2.48	193,768	80,283	480,545	281,444	199,101
293	Yes	3	Sanataire Aereation System	82,200	82,200	20	1995	2.48	82,200	0	203,856	203,856	0
294	Yes	2	Asphalt Overlay @ Persigo	34,965	34,965	10	1996	2.41	34,965	0	84,266	84,266	0
295	Yes	13	Renovate Sludge Slurry Blending Tank	122,294	122,294	20	1996	2.41	122,294	0	294,729	294,729	0
296	Yes	12	Interceptor Rehabilitations	285,610	165,731	50	1996	2.41	285,610	119,879	688,320	399,412	288,908
297	Yes	2	Persigo Parking Lot	47,188	47,188	10	1997	2.33	47,188	0	109,948	109,948	0
298	Yes	12	Interceptor Rehabilitations	135,752	74,107	50	1997	2.33	135,752	61,645	316,302	172,669	143,633
299	Yes	7	Concrete Wall Clarifying Tank	2,200	2,200	20	1997	2.33	2,200	0	5,126	5,126	0
300	Yes	13	Heat Exchanger	37,733	37,733	10	1998	2.29	37,733	0	86,409	86,409	0
301	Yes	6	Waterman Slide Gate	15,504	15,504	10	1998	2.29	15,504	0	35,504	35,504	0
302	Yes	2	Ferrous Chloride Building	11,037	11,037	10	1998	2.29	11,037	0	25,275	25,275	0
303	Yes	13	Polymer Feed Pumps	42,715	42,715	10	1998	2.29	42,715	0	97,817	97,817	0
304	Yes	12	Interceptor Repair	21,360	10,810	50	1999	2.24	21,360	10,550	47,846	24,215	23,631
305	Yes	13	Heat Exchanger	37,415	37,415	10	1999	2.24	37,415	0	83,810	83,810	0
306	Yes	12	Plant Backbone Improvements	18,300	9,262	50	1999	2.24	18,300	9,038	40,992	20,746	20,246
307	Yes	12	Valley Vista Line Extensions	168,651	88,403	50	1999	2.24	168,651	80,248	377,778	198,022	179,756
308	Yes	7	Final Clarifier Addition	1,290,001	625,391	50	2000	2.18	1,290,001	664,610	2,812,202	1,363,352	1,448,850
309	Yes	12	24 Road Sewer Replacement	475,304	234,336	50	2000	2.18	475,304	240,968	1,036,163	510,853	525,309
310	Yes	12	Horizon Drive Swr Replacement 7th-12th	211,478	101,510	50	2000	2.18	211,478	109,968	461,022	221,291	239,731
311	Yes	12	1st and Colorado Int. Repair	30,721	14,746	50	2000	2.18	30,721	15,975	66,972	32,146	34,826
312	Yes	7	Final Clarifier Addition	728,204	344,570	50	2001	2.14	728,204	383,635	1,558,357	737,379	820,978
313	Yes	12	Interceptor Repair & Replacement	191,731	89,400	50	2001	2.14	191,731	102,331	410,304	191,316	218,988
314	Yes	2	Persigo Shop Addition	321,601	321,601	30	1994	2.51	321,601	0	807,219	807,219	0
315	Yes	10	WWTF Lab Extension	11,888	11,888	10	1998	2.29	11,888	0	27,224	27,224	0
316	Yes	2	Operation Center Improvements	44,364	44,364	10	1998	2.29	44,364	0	101,594	101,594	0
317	Yes	10	Lab Expansion	230,960	193,919	30	1999	2.24	230,960	37,041	517,350	434,379	82,971
318	Yes	10	Lab Expansion	10,543	8,482	30	2000	2.18	10,543	2,061	22,984	18,491	4,492
319	Yes	10	Lab Expansion	22,624	18,373	30	2001	2.14	22,624	4,251	48,414	39,317	9,097
320	Yes	15	Flow Metering Device	34,819	34,819	10	1992	2.72	34,819	0	94,708	94,708	0
321	Yes	95	LIMS Software	21,279	21,279	5	1996	2.41	21,279	0	51,282	51,282	0
322	Yes	11	Cummins Onan Generator	20,000	20,000	10	1998	2.29	20,000	0	45,800	45,800	0
323	Yes	11	Cummins 35KW Generator	16,300	16,300	10	1999	2.24	16,300	0	36,512	36,512	0
324	Yes	11	Cummins 150KW Generator	26,700	26,700	10	1999	2.24	26,700	0	59,808	59,808	0
325	Yes	11	Cummins Diesel Genset Generator	11,100	11,100	10	1999	2.24	11,100	0	24,864	24,864	0
326	Yes	11	Cummins Diesel Generator	11,100	11,100	10	1999	2.24	11,100	0	24,864	24,864	0
327	Yes	11	Cummins ONAN Ind. Generator	12,400	12,400	10	1999	2.24	12,400	0	27,776	27,776	0
328	Yes	11	Cummins Onan Diesel Generator	15,800	15,800	10	1999	2.24	15,800	0	35,392	35,392	0
329	Yes	14	Persigo Biogas/CNG	1,557,246	295,877	50	2015	1.35	1,557,246	1,261,369	2,102,282	399,434	1,702,849
330	Yes	12	Collection System Office-251 27 Road	504,000	119,700	40	2015	1.35	504,000	384,300	680,400	161,595	518,805
331	Yes	12	Collection System Office-251 27 Road-	56,000	0	0	2015	1.00	56,000	56,000	56,000	0	56,000
332	Yes	99	Sanitary Sewer (DIA)	418,759	99,455	40	2015	1.35	418,759	319,304	565,325	134,265	431,060
333	Yes	99	Sanitary Sewer (DIA)	948,686	201,596	40	2016	1.31	948,686	747,090	1,242,779	264,090	978,688
334	Yes	11	Cummins 35KW Generator	16,300	16,300	10	1999	2.24	16,300	0	36,512	36,512	0
335	Yes	12	Persigo Water Line Replacement	314,198	282,433	25	2002	2.07	314,198	31,765	650,390	584,635	65,755
336	Yes	12	Columbine Sewer Elimination Project	504,868	454,044	25	2002	2.07	504,868	50,824	1,045,077	939,872	105,205
337	Yes	10	Trace MetalLaminar Flow Hood	6,708	6,708	10	2003	2.03	6,708	0	13,616	13,616	0
338	Yes	12	Plant Backbone Improvements	177,879	76,382	50	2003	2.03	177,879	101,498	361,095	155,055	206,040
339	Yes	12	Interceptor Repair/Replacement	397,087	173,372	50	2003	2.03	397,087	223,715	806,087	351,945	454,142
340	Yes	12	Combined Sewer Elimination 2003	4,916,113	2,120,605	50	2003	2.03	4,916,113	2,795,508	9,979,709	4,304,828	5,674,881
341	Yes	95	Software, Work Order Infrastructure	81,382	81,382	3	2003	2.03	81,382	0	165,206	165,206	0
342	Yes	9	Microwave Digestion System	26,628	26,628	10	2004	1.91	26,628	0	50,859	50,859	0
343	Yes	12	Plant Backbone Improvements	61,402	25,175	50	2004	1.91	61,402	36,227	117,278	48,084	69,194
344	Yes	12	Interceptor Repair/Replacement	317,970	260,735	25	2004	1.91	317,970	57,235	607,323	498,005	109,318
345	Yes	12	Combined Sewer Elimination 2004	4,743,094	3,892,630	25	2004	1.91	4,743,094	850,464	9,059,310	7,434,923	1,624,387
346	Yes	95	Software (19.31%) Work Order	18,241	18,241	3	2004	1.91	18,241	0	34,840	34,840	0
347	Yes	12	Plant Backbone Improvements 2005	60,824	29,652	40	2005	1.82	60,824	31,172	110,700	53,966	56,734
348	Yes	95	Software (3.18%), Work Order	1,291	1,291	3	2005	1.82	1,291	0	2,349	2,349	0

City of Grand Junction
Grand Junction WW PIF Model - 2025
Fixed Asset Values - Joint Persigo Fund Assets as of 12/31/24

Line No	Include/Exclude	RFC Coding	Asset Description	Original Cost	Accumulated Depreciation (2024)	Useful Life Years	Acquisition Year	Selected Inflationary Factor	Original Cost	OCLD	Replacement Cost New	Indexed Accumulated Depreciation	Replacement Cost New Less Depreciation
349	Yes	12	Interceptor Repair/Replacement 2005	704,400	279,964	50	2005	1.82	704,400	424,437	1,282,009	509,534	772,475
350	Yes	12	Combined Sewer Elimination Project	440,905	343,906	25	2005	1.82	440,905	96,999	802,447	625,908	176,538
351	Yes	2	Work Bench	9,923	9,923	10	2006	1.75	9,923	0	17,365	17,365	0
352	Yes	12	Plant Backbone Improvements 2006	92,229	42,656	40	2006	1.75	92,229	49,573	161,400	74,648	86,753
353	Yes	12	Interceptor Repair/Replacement 2006	1,115,302	419,293	50	2006	1.75	1,115,302	696,009	1,951,779	733,764	1,218,016
354	Yes	12	Combined Sewer Elimination Project	22,424	16,594	25	2006	1.75	22,424	5,830	39,243	29,040	10,203
355	Yes	12	Plant Backbone Improvements 2007	620,138	275,986	40	2007	1.70	620,138	344,152	1,054,234	469,175	585,059
356	Yes	12	Interceptor Repair/Replacement 2007	620,821	220,638	50	2007	1.70	620,821	400,183	1,055,396	375,084	680,311
357	Yes	2	Flow Monitoring Station 2007	27,259	27,259	10	2007	1.70	27,259	0	46,339	46,339	0
358	Yes	12	River Rd. Interceptor	3,126,228	969,131	50	2008	1.63	3,126,228	2,157,097	5,095,751	1,579,683	3,516,068
359	Yes	3	Aeration Basin Modification	293,003	161,152	30	2008	1.63	293,003	131,851	477,595	262,677	214,918
360	Yes	12	Lift Station Cathodic Protection	14,100	7,755	30	2008	1.63	14,100	6,345	22,983	12,641	10,342
361	Yes	2	New Boiler System	7,240	3,982	30	2008	1.63	7,240	3,258	11,801	6,491	5,311
362	Yes	12	Plant Backbone Improvements 2008	165,309	68,337	40	2008	1.63	165,309	96,972	269,454	111,389	158,064
363	Yes	12	Sewer Line Replacement in Collection	73,113	24,127	50	2008	1.63	73,113	48,985	119,174	39,327	79,846
364	Yes	12	Sewer Line Replacement/Alley	12,250	4,042	50	2008	1.63	12,250	8,207	19,967	6,589	13,378
365	Yes	2	Northstar Utility Systems Software	173,739	173,739	10	2008	1.63	173,739	0	283,195	283,195	0
366	Yes	2	Persigo WWTP Upgrades	138,902	53,824	40	2009	1.58	138,902	85,077	219,465	85,043	134,422
367	Yes	13	Sludge Line Rehabilitation Project	278,671	107,985	40	2009	1.58	278,671	170,686	440,301	170,616	269,684
368	Yes	12	Automated Septic Site-Plant Backbone	3,419	1,325	40	2009	1.58	3,419	2,094	5,402	2,093	3,309
369	Yes	12	Persigo Grease & Septage Recovery	3,248	1,258	40	2009	1.58	3,248	1,989	5,131	1,988	3,143
370	Yes	95	Aeration Blower	15,335	15,335	5	2009	1.58	15,335	0	24,230	24,230	0
371	Yes	12	River Road Interceptor 2009	15,367	4,764	50	2009	1.58	15,367	10,603	24,280	7,527	16,753
372	Yes	3	Aeration Basin Modifications	5,087	1,950	30	2009	1.58	5,087	3,137	8,038	3,081	4,957
373	Yes	12	SRF Loan South Side Interceptor 2009	50,477	17,036	40	2009	1.58	50,477	33,441	79,754	26,917	52,837
374	Yes	2	Persigo Boiler System	57,792	44,789	20	2009	1.58	57,792	13,003	91,312	70,767	20,545
375	Yes	2	Persigo Equipment Storage Building	108,057	41,947	40	2009	1.58	108,057	66,110	170,730	66,276	104,454
376	Yes	99	Sanitary Sewer (DIA) 2009	968,700	375,371	40	2009	1.58	968,700	593,329	1,530,546	593,087	937,459
377	Yes	4	Persigo UV Project	369,491	369,491	10	2010	1.54	369,491	0	569,017	569,017	0
378	Yes	12	2009 SRF Loan South Side Interceptor	794,013	267,980	40	2010	1.54	794,013	526,034	1,222,781	412,689	810,092
379	Yes	2	Persigo Boiler System	6,138	6,138	10	2010	1.54	6,138	0	9,452	9,452	0
380	Yes	99	Sanitary Sewer (DIA) 2010	485,866	176,126	40	2010	1.54	485,866	309,740	748,234	271,235	476,999
381	Yes	3	Aeration Basin Modifications	35,794	13,721	30	2011	1.50	35,794	22,073	53,691	20,581	33,109
382	Yes	4	Persigo UV Project	357,928	357,928	10	2011	1.50	357,928	0	536,891	536,891	0
383	Yes	13	Sewer-Dissolved Air Flotation (DAF)	828,869	345,362	30	2011	1.50	828,869	483,507	1,243,304	518,043	725,261
384	Yes	12	2009 SRF Loan South Side Interceptor	414	140	40	2011	1.50	414	274	621	210	411
385	Yes	12	Fruitvale Sanitation Outfall Line	753,351	235,422	40	2011	1.50	753,351	517,929	1,130,027	353,133	776,893
386	Yes	12	24 Road Interceptor	1,183	340	40	2011	1.50	1,183	843	1,774	510	1,264
387	Yes	99	Sanitary Sewer (DIA)	814,180	274,786	40	2011	1.50	814,180	539,394	1,221,270	412,179	809,091
388	Yes	99	Sanitary Sewer (DIA)	652,859	204,018	40	2012	1.46	652,859	448,841	953,174	297,867	655,307
389	Yes	3	Aeration Basin Modifications	566,601	217,197	30	2012	1.46	566,601	349,404	827,237	317,108	510,130
390	Yes	4	Persigo UV Project	330	330	10	2012	1.46	330	0	482	482	0
391	Yes	13	Dissolved Air Flotation	17,161	7,151	30	2012	1.46	17,161	10,011	25,055	10,440	14,616
392	Yes	12	Fruitvale Sanitation Outfall Line	322	101	40	2012	1.46	322	221	470	147	323
393	Yes	12	24 Road Interceptor	693,013	199,241	40	2012	1.46	693,013	493,772	1,011,800	290,892	720,907
394	Yes	99	2013 Sanitary Sewer (DIA)	159,178	45,764	40	2013	1.42	159,178	113,414	226,033	64,984	161,048
395	Yes	3	Aeration Basin Modifications	42,185	16,171	30	2013	1.42	42,185	26,014	59,903	22,963	36,940
396	Yes	12	24 Road Interceptor	4,050	1,164	40	2013	1.42	4,050	2,886	5,751	1,653	4,098
397	Yes	14	Persigo Biogas/CNG	1,347,480	256,021	50	2014	1.38	1,347,480	1,091,458	1,859,522	353,309	1,506,213
398	Yes	99	2014 Sanitary Sewer (DIA)	382,619	100,437	40	2014	1.38	382,619	282,182	528,014	138,604	389,410
399	Yes	99	Sanitary Sewer (DIA)	758,900	142,294	40	2017	1.26	758,900	616,606	956,214	179,290	776,924
400	Yes	12	23 Road Sewer Trunk Extension	7,617	838	50	2018	1.23	7,617	6,779	9,369	1,031	8,338
401	Yes	99	Sanitary Sewer (DIA)	396,900	64,496	40	2018	1.23	396,900	332,404	488,187	79,330	408,857
402	Yes	12	Sewer Trunk Line Extensions, 23 Road	33,954	3,056	50	2019	1.20	33,954	30,898	40,745	3,667	37,078
403	Yes	99	Sanitary Sewer (DIA)	808,666	111,192	40	2019	1.20	808,666	697,474	970,399	133,430	836,969
404	Yes	2	2020 Flow Equalization Basin	97,023	12,128	20	2020	1.18	97,023	84,895	114,487	14,311	100,176
405	Yes	12	23 Road Sewer Trunk Line Extensions	480,165	43,215	50	2020	1.18	480,165	436,950	566,595	50,994	515,601
406	Yes	12	Parallel Tiara Rado Force Main Under	72,584	4,355	25	2020	1.18	72,584	68,229	85,649	5,139	80,510

City of Grand Junction
Grand Junction WW PIF Model - 2025
Fixed Asset Values - Joint Persigo Fund Assets as of 12/31/24

Line No	Include/Exclude	RFC Coding	Asset Description	Original Cost	Accumulated Depreciation (2024)	Useful Life Years	Acquisition Year	Selected Inflationary Factor	Original Cost	OCLD	Replacement Cost New	Indexed Accumulated Depreciation	Replacement Cost New Less Depreciation
407	Yes	2	Persigo Odor Control Improvements	39,601	8,316	20	2020	1.18	39,601	31,285	46,729	9,813	36,916
408	Yes	14	CNG Gas Storage Enhanced Fueling	17,450	872	50	2020	1.18	17,450	16,577	20,591	1,030	19,561
409	Yes	99	Sanitary Sewer (DIA)	1,404,115	157,963	40	2020	1.18	1,404,115	1,246,152	1,656,856	186,396	1,470,459
410	Yes	14	CNG Gas Storage/Enhanced Fueling	918,940	45,947	50	2021	1.12	918,940	872,993	1,029,213	51,461	977,752
411	Yes	14	Persigo BioCNG Chiller Replacement	32,281	11,298	10	2021	1.12	32,281	20,983	36,155	12,654	23,501
412	Yes	99	Sanitary Sewer (DIA)	1,318,900	115,404	40	2021	1.12	1,318,900	1,203,496	1,477,168	129,252	1,347,916
413	Yes	14	CNG Gas Storage/Enhanced Fueling	69,276	3,464	50	2022	1.04	69,276	65,812	72,047	3,602	68,445
414	Yes	99	Sanitary Sewer (DIA)	1,568,692	98,043	40	2022	1.04	1,568,692	1,470,649	1,631,440	101,965	1,529,475
415	Yes	2	2022 WasteWater Treatment Plant	2,281,846	68,455	50	2023	1.02	2,281,846	2,213,391	2,327,483	69,824	2,257,659
416	Yes	2	2023 Wastewater Treatment Plant	808,048	24,241	50	2023	1.02	808,048	783,806	824,209	24,726	799,483
417	Yes	12	Capacity Project	30,420	0	50	2023	1.02	30,420	30,420	31,029	0	31,029
418	Yes	99	Sanitary Sewer (DIA)	874,298	32,786	40	2023	1.02	874,298	841,512	891,784	33,442	858,342
419	Yes	12	Capacity Projects	153,807	0	50	2024	1.00	153,807	153,807	153,807	0	153,807
420	Yes	2	2022 Wastewater Treatment Plant Expan:	503,456	5,035	50	2024	1.00	503,456	498,422	503,456	5,035	498,422
421	Yes	2	2023 Wastewater Treatment Plant Expan:	2,169,878	21,699	50	2024	1.00	2,169,878	2,148,179	2,169,878	21,699	2,148,179
422	Yes	12	Collection System Equipment	921	46	10	2024	1.00	921	875	921	46	875
423	Yes	2	Wastewater Treatment Plant Rehab/Expa	21,731,630	0	50	2024	1.00	21,731,630	21,731,630	21,731,630	0	21,731,630
424	Yes	99	2024 Sanitary Sewer (DIA)	527,452	5,275	50	2024	1.00	527,452	522,178	527,452	5,275	522,178
425	Yes	12	5th Street Line Replacement #99009	20,873	13,884	50	1991	2.81	20,873	6,989	58,653	39,013	19,640
426	Yes	12	ONAN Sub Sewer Extension #99108	145,636	96,870	50	1991	2.81	145,636	48,766	409,237	272,205	137,032
427	Yes	12	Alley Main to Road 9th to 12th #99115	111,129	73,918	50	1991	2.81	111,129	37,211	312,272	207,708	104,564
428	Yes	12	1st to 5th Orchard Ave #99115	28,993	19,285	50	1991	2.81	28,993	9,708	81,470	54,191	27,280
429	Yes	12	Alley Improve Phase A	25,698	17,093	50	1991	2.81	25,698	8,605	72,211	48,031	24,181
430	Yes	12	Alley Improvement Phase B #99121	53,293	35,448	50	1991	2.81	53,293	17,845	149,753	99,608	50,145
431	Yes	12	Phase A Alley Improvement	66,039	42,615	50	1992	2.72	66,039	23,424	179,626	115,913	63,714
432	Yes	12	Phase B Alley Improvement #99208	118,514	76,476	50	1992	2.72	118,514	42,038	322,358	208,015	114,343
433	Yes	12	Line Upgrade G road 8" to 12"	11,062	7,138	50	1992	2.72	11,062	3,924	30,089	19,416	10,672
434	Yes	12	Alley Line Replacements	10,340	6,467	50	1993	2.60	10,340	3,873	26,884	16,814	10,070
435	Yes	12	Line Replacements	131,103	81,995	50	1993	2.60	131,103	49,108	340,868	213,188	127,680
436	Yes	12	Alley Line Improvements #99302	53,238	33,296	50	1993	2.60	53,238	19,942	138,419	86,570	51,848
437	Yes	12	West Mesa Line Replacement #99305	86,979	54,399	50	1993	2.60	86,979	32,580	226,145	141,439	84,707
438	Yes	12	Replacements in Alley #99402	100,693	60,983	50	1994	2.51	100,693	39,710	252,739	153,067	99,672
439	Yes	12	Replacements in System	41,716	25,261	50	1994	2.51	41,716	16,455	104,707	63,405	41,302
440	Yes	12	Insituform (Pipe Const. in place) #99401	64,318	38,948	50	1994	2.51	64,318	25,370	161,438	97,760	63,678
441	Yes	12	6 & 50 Sid & Eng #99505	15,523	9,400	50	1994	2.51	15,523	6,123	38,963	23,593	15,369
442	Yes	12	94 Sewer Line Replacement	120,830	70,767	50	1995	2.48	120,830	50,063	299,658	175,503	124,156
443	Yes	12	95 Improvements	3,624	2,122	50	1995	2.48	3,624	1,502	8,988	5,264	3,724
444	Yes	12	95 Alley Improvement District	107,937	63,216	50	1995	2.48	107,937	44,721	267,684	156,776	110,908
445	Yes	12	Hwy 6 & 50 Sewer District	272,953	159,862	50	1995	2.48	272,953	113,091	676,923	396,458	280,466
446	Yes	12	Mays Sub/Willow Ridge	152,520	89,328	50	1995	2.48	152,520	63,192	378,250	221,532	156,717
447	Yes	12	1996 Sewer Replacements	200,436	113,405	50	1996	2.41	200,436	87,031	483,051	273,305	209,746
448	Yes	12	1996 Sewer Line Improvements (Alley)	214,761	121,510	50	1996	2.41	214,761	93,251	517,574	292,838	224,736
449	Yes	12	Sewer Line Replacement	298,201	162,787	50	1997	2.33	298,201	135,414	694,808	379,294	315,514
450	Yes	12	Collection System Line Repair	11,268	6,151	50	1997	2.33	11,268	5,117	26,254	14,332	11,922
451	Yes	12	Fifth Street Viaduct	41,081	22,426	50	1997	2.33	41,081	18,655	95,719	52,252	43,467
452	Yes	12	Extensions & Reconstructions	12,265	6,696	50	1997	2.33	12,265	5,569	28,577	15,601	12,977
453	Yes	12	Buffalo Court Extension	7,758	4,081	50	1998	2.29	7,758	3,677	17,766	9,345	8,421
454	Yes	12	Sewer Line Replacement	297,830	156,659	50	1998	2.29	297,830	141,171	682,031	358,748	323,283
455	Yes	12	Alley ID Sewer Replacement	12,947	6,552	50	1999	2.24	12,947	6,395	29,001	14,677	14,324
456	Yes	12	Sewer Line Replacements	247,047	124,876	50	1999	2.24	247,047	122,170	553,384	279,723	273,661
457	Yes	12	Doe Lift Station	94,911	46,145	50	2000	2.18	94,911	48,766	206,906	100,595	106,311
458	Yes	12	2000 Sewer Line Replacement	77,429	37,645	50	2000	2.18	77,429	39,784	168,795	82,067	86,728
459	Yes	12	2nd Combined Sewer Elimination Pro	71,218	34,626	50	2000	2.18	71,218	36,592	155,255	75,484	79,771
460	Yes	12	2000 Sewer Line Replacement Alley	142,968	68,458	50	2001	2.14	142,968	74,510	305,952	146,501	159,451
461	Yes	12	Collection System Line Repair	79,590	37,111	50	2001	2.14	79,590	42,479	170,323	79,418	90,905
462	Yes	12	2001 Sewer Line Replacement Alley	166,680	77,719	50	2001	2.14	166,680	88,961	356,695	166,320	190,375
463	Yes	12	2002 Sewer Line Replacements	728,573	653,625	25	2002	2.07	728,573	74,948	1,508,146	1,353,003	155,143
464	Yes	12	Sewer Line Replacement 2003	94,835	40,722	50	2003	2.03	94,835	54,112	192,514	82,666	109,848

City of Grand Junction
Grand Junction WW PIF Model - 2025
Fixed Asset Values - Joint Persigo Fund Assets as of 12/31/24

Line No	Include/ Exclude	RFC Coding	Asset Description	Original Cost	Accumulated Depreciation (2024)	Useful Life Years	Acquisition Year	Selected Inflationary Factor	Original Cost	OCLD	Replacement Cost New	Indexed Accumulated Depreciation	Replacement Cost New Less Depreciation
465	Yes	12	Sewer Line Replacements 2003 Alley	160,370	68,863	50	2003	2.03	160,370	91,507	325,550	139,792	185,758
466	Yes	12	Sewer Line Replacement Collection	49,678	40,736	25	2004	1.91	49,678	8,942	94,885	77,806	17,079
467	Yes	12	Sewer Line Replacements Alley	201,784	165,463	25	2004	1.91	201,784	36,321	385,408	316,035	69,373
468	Yes	12	Sewer Line Replacements 2005	404,019	157,567	50	2005	1.82	404,019	246,452	735,315	286,773	448,542
469	Yes	12	Sewer Line Replacements 2005 Alley	252,030	98,292	50	2005	1.82	252,030	153,738	458,694	178,891	279,803
470	Yes	12	Sewer Line Replacement 2006 (11.57%)	84,702	31,340	50	2006	1.75	84,702	53,362	148,229	54,845	93,383
471	Yes	12	Sewer Line Replacement 2006	647,521	239,582	50	2006	1.75	647,521	407,939	1,133,162	419,269	713,893
472	Yes	12	Sewer Line Replacement 2006 Alley	77,159	28,549	50	2006	1.75	77,159	48,610	135,028	49,960	85,067
473	Yes	12	Sewer Line Replacement 2007	385,560	134,946	50	2007	1.70	385,560	250,614	655,451	229,408	426,043
474	Yes	12	Sewer Line Replacement 2007 Alley	250,464	87,663	50	2007	1.70	250,464	162,802	425,789	149,026	276,763
475	Yes	12	Sewer Line Replacements	495,843	163,628	50	2008	1.63	495,843	332,215	808,224	266,714	541,510
476	Yes	12	Country Club Pk. Dressel Drive	185,953	97,552	50	1997	2.33	185,953	88,401	433,270	227,297	205,973
477	Yes	12	Northfield Estates	1,450	792	50	1997	2.33	1,450	658	3,379	1,845	1,533
478	Yes	12	Hickory Ct.	11,713	6,394	50	1997	2.33	11,713	5,319	27,291	14,898	12,393
479	Yes	12	Northfield Estates Sewer Imp.	48,929	25,443	50	1998	2.29	48,929	23,486	112,047	58,265	53,782
480	Yes	1	Workstation	2,545	2,545	10	2000	2.18	2,545	0	5,548	5,548	0
481	Yes	95	AutoCad Land Dev. Desktop Full Sys	3,650	3,650	5	2000	2.18	3,650	0	7,957	7,957	0
482	Yes	12	27 Road Sewerline Improvement	70,733	33,152	50	2000	2.18	70,733	37,581	154,198	72,270	81,927
483	Yes	12	Appleton Sewer Improvement	2,365	1,150	50	2000	2.18	2,365	1,215	5,156	2,507	2,649
484	Yes	12	Combined Sewer Improvement	435,482	196,777	50	2001	2.14	435,482	238,705	931,931	421,103	510,828
485	Yes	12	Northfield Estates Sewer Imp. #2	371,655	173,295	50	2001	2.14	371,655	198,360	795,342	370,852	424,490
486	Yes	12	Appleton Sewer Improvement #2	220,040	102,600	50	2001	2.14	220,040	117,440	470,886	219,564	251,322
487	Yes	12	Country Club Pk. Sewer Improvement	316,967	147,795	50	2001	2.14	316,967	169,172	678,309	316,282	362,027
488	Yes	12	ManZana Sewer Improvement	40,977	19,107	50	2001	2.14	40,977	21,870	87,691	40,889	46,802
489	Yes	12	Monument Meadows Sewer Imp.	52,525	24,491	50	2001	2.14	52,525	28,034	112,404	52,411	59,992
490	Yes	12	23 Road Sewer Improvement	2,616	1,220	50	2001	2.14	2,616	1,396	5,598	2,610	2,988
491	Yes	12	Northfield Estates Sewer Imp. Dist.	20,004	17,946	25	2002	2.07	20,004	2,058	41,408	37,149	4,260
492	Yes	12	Appleton Sewer Imp. Dist.	108,823	97,684	25	2002	2.07	108,823	11,139	225,264	202,205	23,058
493	Yes	12	Country Club Park SID	169,932	152,538	25	2002	2.07	169,932	17,394	351,759	315,754	36,005
494	Yes	12	Redlands Village South SID	685,990	615,422	25	2002	2.07	685,990	70,568	1,419,999	1,273,924	146,075
495	Yes	12	Redlands Village NW SID	935,458	837,837	25	2002	2.07	935,458	97,621	1,936,398	1,734,323	202,075
496	Yes	12	Skyway Sewer Imp. Dist	308,037	276,291	25	2002	2.07	308,037	31,746	637,637	571,922	65,714
497	Yes	12	Scenic South SID	85,487	76,693	25	2002	2.07	85,487	8,794	176,958	158,754	18,204
498	Yes	91	Sewer Improvement Districts-Redlands	90,707	17,234	50	2015	1.35	90,707	73,472	122,454	23,266	99,188
499	Yes	12	Sewer Improvement Districts 2003	2,503,047	1,074,817	50	2003	2.03	2,503,047	1,428,230	5,081,185	2,181,878	2,899,307
500	Yes	12	Sewer Improvement Districts 2003	156,806	56,274	50	2003	2.03	156,806	100,532	318,317	114,237	204,080
501	Yes	12	Sewer Improvement Districts 2003	127,253	54,651	50	2003	2.03	127,253	72,602	258,323	110,941	147,382
502	Yes	12	Sewer Improvement Districts 2004	374,990	307,466	25	2004	1.91	374,990	67,525	716,231	587,259	128,972
503	Yes	12	Sewer Improvement Districts 2005	833,956	325,243	50	2005	1.82	833,956	508,713	1,517,800	591,942	925,858
504	Yes	12	Sewer Improvement Districts 2006	991,847	360,352	50	2006	1.75	991,847	631,495	1,735,733	630,616	1,105,117
505	Yes	12	Sewer Improvement Districts 2007	517,240	181,034	50	2007	1.70	517,240	336,206	879,308	307,758	571,550
506	Yes	12	Sewer Improvement Districts 2008	809,218	267,042	50	2008	1.63	809,218	542,176	1,319,025	435,278	883,747
507	Yes	12	Sewer Improvement Districts 2009	22,565	6,995	50	2009	1.58	22,565	15,570	35,652	11,052	24,600
508	Yes	12	Canary Lane Sewer Improvement	52,697	15,282	50	2009	1.58	52,697	37,415	83,261	24,146	59,115
509	Yes	12	Miscellaneous SSEP Extensions	25,984	7,535	50	2010	1.54	25,984	18,448	40,015	11,604	28,411
510	Yes	12	Easter Hill SID	107,552	31,190	50	2010	1.54	107,552	76,362	165,630	48,033	117,597
511	Yes	12	Easter Hill SID II	18,845	5,465	50	2010	1.54	18,845	13,380	29,021	8,416	20,605
512	Yes	12	2012 Miscellaneous SSEP Extensions	9,969	2,492	50	2012	1.46	9,969	7,476	14,554	3,639	10,916
513	Yes	12	Galley Lane Sewer Improvement District	5,738	1,320	50	2013	1.42	5,738	4,418	8,148	1,874	6,274
514			Total	\$221,026,393	\$80,037,519				\$221,026,393	\$140,988,874	\$397,422,771	\$200,310,842	\$197,111,929

City of Grand Junction
Grand Junction WW PIF Model - 2025
20 City ENR-CCI
#s through January 2025

Line No	Year	ENR-CCI Index	% Change	ENR-CCI Adjustment Factor
1	1970	1,381	4689.6	1,381.00
2	1971	1,581	4689.0	1,581.00
3	1972	1,753	4689.0	1,753.00
4	1973	1,895	4689.8	1,895.00
5	1974	2,020	4689.2	2,020.00
6	1975	2,212	4689.2	2,212.00
7	1976	2,401	4633.0	2,401.00
8	1977	2,576	4651.0	2,576.00
9	1978	2,776	4648.9	2,776.00
10	1979	3,003	4642.4	3,003.00
11	1980	3,237	4665.1	3,237.33
12	1981	3,535	4665.1	3,534.92
13	1982	3,825	4657.5	3,825.08
14	1983	4,066	4558.9	4,066.33
15	1984	4,146	4569.3	4,145.75
16	1985	4,195	4616.0	4,194.75
17	1986	4,295	4620.4	4,294.75
18	1987	4,406	4575.5	4,406.42
19	1988	4,519	4551.2	4,519.42
20	1989	4,606	4549.2	4,606.33
21	1990	4,732	4525.2	4,731.92
22	1991	4,835	4525.7	4,835.08
23	1992	4,985	4506.9	4,984.83
24	1993	5,210	4473.3	5,210.42
25	1994	5,408	4480.5	5,407.58
26	1995	5,471	4477.6	5,471.17
27	1996	5,622	4476.1	5,622.17
28	1997	5,825	4443.9	5,825.08
29	1998	5,920	4445.9	5,920.42
30	1999	6,060	4440.7	6,059.50
31	2000	6,221	4442.0	6,221.17
32	2001	6,342	4448.5	6,342.08
33	2002	6,538	4444.7	6,538.00
34	2003	6,695	4446.4	6,694.66
35	2004	7,115	4446.4	7,114.89
36	2005	7,444	4456.8	7,444.24
37	2006	7,749	4441.1	7,749.37
38	2007	7,971	4447.9	7,970.52
39	2008	8,311	4449.9	8,311.14
40	2009	8,570	4451.4	8,570.13
41	2010	8,802	4447.6	8,802.37
42	2011	9,070	4447.5	9,069.81
43	2012	9,308	4435.5	9,307.80
44	2013	9,547	4412.2	9,546.66
45	2014	9,807	4412.1	9,806.52
46	2015	10,036	4412.1	10,035.59
47	2016	10,339	4414.1	10,338.58
48	2017	10,736	4384.1	10,735.84
49	2018	11,062	4344.3	11,061.88
50	2019	11,281	4332.4	11,281.33
51	2020	11,466	4335.1	11,465.67
52	2021	12,134	4341.7	12,133.64
53	2022	13,007	4344.2	13,006.84
54	2023	13,358	4346.4	13,358.05
55	2024	13,566	4357.1	13,566.19
56	2025	13,732	4364.8	13,731.60

**AGENDA
JOINT WORKSHOP**

**CITY OF GRAND JUNCTION CITY COUNCIL
MESA COUNTY BOARD OF COUNTY COMMISSIONERS**

**THURSDAY, OCTOBER 2, 2025
2:00 PM**

MESA COUNTY COMMISSIONERS BOARD ROOM 3A, 3RD
FLOOR ANNEX 544 ROOD AVENUE, GRAND JUNCTION, COLORADO

**JOINT PERSIGO MEETING
CITY OF GRAND JUNCTION, CITY COUNCIL
MESA COUNTY, BOARD OF COUNTY COMMISSIONERS**

Item #1.b.

Meeting Date: October 2, 2025
Presented By: Randi Kim, Utilities Director
Department: Utilities
Submitted By: Randi Kim

Information

SUBJECT:

Sewer Improvement District Financing Options

RECOMMENDATION:

For discussion purposes.

EXECUTIVE SUMMARY:

Staff previously presented two options for funding the Septic System Elimination Program (SSEP): use of Plant Investment Fees (PIF) or increasing the Sewer Fund cost share such that the property owner assessment is no more than \$28,000 (typical cost of replacing a septic system). Further study was needed to determine the long-term fiscal impacts of these two options. Staff employed an independent financial

consultant to study these two options and provide recommendations regarding financing Sewer Improvement Districts.

BACKGROUND OR DETAILED INFORMATION:

The City and Mesa County issued joint resolutions (Grand Junction Resolution No. 38-00 and Mesa County Resolution No. MCM 2000-73) in May 2000 that established the Septic System Elimination Program. The City and the County determined that it was in the best interests of the community and the sewer system to establish a program to provide incentives for property owners to join together and create improvement districts to eliminate these septic systems and to provide incentives to underwrite a portion of the improvement district assessment to reduce the overall cost to the customer.

The Sewer Fund included \$1,000,000 per year between 2001 and 2005 and \$1,500,000 per year between 2006 and 2010 to create local sewer improvement districts and finance the improvements. Property owners were assessed 70 percent of the actual construction cost, while the Sewer Enterprise funded the remaining 30 percent. The cost of plant investment fees, trunk line extension fees, and service line construction costs were not included in the assistance program. An interest rate of 8 percent was established for those property owners utilizing the long-term financing mechanism of a local improvement district.

At the program's onset, approximately 1,800 septic systems were operating within the Persigo 201 Boundary. To date, 29 sewer improvement districts (SIDs) have been formed, and 23 miles of sewer have been constructed, extending service to 1,431 parcels. Between 2000 and 2014, the total capital expenditure was \$11 million. In addition, one SID consisting of two properties was built in 2020. During this period, 1,050 property owners (73 percent) took advantage of the cost share program.

A review of the program as part of the 2020 Comprehensive Wastewater Basin Study Update indicated there are 1,555 septic systems within the Persigo 201 Boundary. Of these, 218 are within SIDs that were formed, 518 are within SIDs that were previously proposed but voted down by property owners, 528 are within newly proposed SIDs, 13 are single lots that don't have access to sewer, and 278 already have access to a sewer main.

According to County permitting records, 998 septic systems are over 25 years old, while 189 were installed after the Septic System Elimination Program was established in 2000.

The 2020 Comprehensive Wastewater Master Plan includes recommendations for funding levels of \$1,000,000 per year. The 2026 Recommended Budget includes \$1,000,000 per year in the 10-year capital plan.

Staff have been working with property owners to form four SIDs: Meander Drive, Skyline, and Bookcliffs Ranch, and Rosevale/South Redlands. Based on completed designs, estimated costs to extend sewer to Meander Drive, Skyline and Bookcliffs

Ranch range from \$23,900 to \$49,500 per lot, resulting in an average assessment cost of \$36,716 (70 percent owner share). Sewer construction costs are considerably higher than in 2000 (\$10,799 - \$17,358 per lot) due to construction cost escalation and because there are fewer lots per SID to spread the costs across. Property owners are also faced with the additional cost of installing a private sewer lateral (\$3,000), the sewer plant investment fee (\$5,544), and abandoning the septic system (\$500), which will increase the total cost of connecting to the sewer to \$45,760. Property owners voted against formation of sewer improvement districts for Meaner Drive and Skyline Drive. Property owners for Bookcliffs Ranch have until December 2025 to vote but have indicated that they will not vote for formation of the sewer improvement district based on the current cost share program. The Rosevale/South Redlands area is still under design. Conceptual cost estimates are \$62,270 per lot. Residents have indicated that they would be interested in connecting to sewer if the cost share model is more favorable. Due to the high cost of connecting to sewer as compared to the average cost of replacing a septic system (\$28,000), property owners are not incentivized to connect to the sewer under the current 30 percent cost share program.

FISCAL IMPACT:

Staff previously presented two main options for funding the Septic System Elimination Program (SSEP): use of Plant Investment Fees (PIF) or increasing the Sewer Fund cost share to 50%.

Staff contracted with Raftelis Financial Consultants, Inc. to evaluate these funding options. Raftelis determined that the PIF would need to be increased from \$6,544 (2026 recommended PIF) to \$6,683 and would also require a 3% increase in rates to fund the septic system elimination program. For 2026, this translates to an increase of \$0.93 over the 2026 recommended rate of \$30.89 per EQU. Increasing the cost share of the enterprise fund from 30% to 50% would require a one-time rate increase of 1%. For 2026, this translates to an increase of \$0.31 over the 2026 recommended rate of \$30.89 per EQU.

SUGGESTED MOTION:

For discussion purposes

Attachments

1. Grand Junction - 2025 Imp District PIF Memo and Attachment - Final 091925

MEMORANDUM

To: Randi Kim, P.E., Utilities Director, City of Grand Junction
From: Andrew Rheem, Senior Manager
Date: September 19, 2025
Re: Septic Elimination Program Funding and Plant Investment Fee Analysis

The City of Grand Junction (City) and Mesa County (County) retained Raftelis in 2025 to complete a comprehensive wastewater rate and Plant Investment Fee (PIF) study. The City and County jointly own the Persigo wastewater system that is operated by the City. The City and County are evaluating potential changes to the Septic Elimination Program (SEP) funding sources. The City and County SEP was established in 2000 to provide incentives for properties to connect to the Persigo wastewater system and eliminate individual septic systems. The program identifies prioritized areas and requires voter approval for the creation of sewer improvement districts and the portion recovered from connecting properties. The SEP has been used to successfully eliminate over 1,000 septic system with 29 separate sewer improvement districts formed for this purpose since 2000. Approximately 1,550 properties remain on septic systems today, including approximately 500 properties within an approved sewer improvement district.

The SEP is projected to be \$1.00 million annually from 2026 through 2034. The City's current SEP funding approach recovers 70% of the costs from the properties within an approved sewer improvement district with 30% funded by the City through the wastewater enterprise fund. This policy is consistent with industry best practices for funding septic system conversions with the majority of the costs recovered from individual properties through fees and/or assessments. The average infrastructure costs to connect one septic system property have increased since 2000 and is now approximately \$50,000. As the costs of this program have increased, voters have approved fewer sewer improvement districts and new SEP areas.

This memorandum summarizes increased PIF and cashflow implications of the following two potential SEP funding policy alternatives.

1. Incorporate the full SEP costs as wastewater PIF eligible capital projects with SEP capital costs eligible for PIF funding. Wastewater PIFs are one-time fees assessed to new and/or increased development connecting to the City's wastewater facilities.

2. Modify the cost share percentage to 50% from benefiting properties and 50% wastewater enterprise fund from the current 70% benefiting properties and 30% wastewater enterprise fund.

PIF Funding Option Analysis Results

As part of the 2025 wastewater rate and PIF study, Raftelis calculated the PIF per wastewater Equivalent Units (EQU) that is proposed to be effective January 1, 2026. The calculated total wastewater PIF is \$6,544 per EQU. Appendix D of the September 2025 report details this PIF calculation. If implemented, the wastewater PIF per EQU will increase by \$1,000 from the current wastewater PIF of \$5,544 to \$6,544. The SEP capital projects are excluded from this PIF calculation. Including 100% of the SEP capital projects of \$8.71 million from 2025 through 2034 increases the calculated PIF of \$6,544 per EQU by \$139 to \$6,683. Attachment 1 of this memorandum details the supporting PIF calculation including the SEP costs. Table 1 summarizes the two PIF values.

Table 1 – PIF per EQU Excluding and Including the SEP Capital Costs

Description	PIF Excluding SEP	SEP Capital 2025 - 2034	PIF Including SEP
Total Cost (\$ millions)	\$407.26	\$8.71	\$415.97
System EQU Capacity	<u>62,241</u>	0	<u>62,241</u>
PIF per EQU	\$6,544		\$6,683

The PIF calculation includes the following costs:

- Value of existing wastewater facilities representing the replacement cost new less depreciation (RCNLD) as of December 31, 2024.
- Net present value (NPV) of borrowing costs remaining debt service of existing debt.
- Capital projects benefiting new development from 2025 through 2034.
- NPV of borrowing costs of future debt funding PIF eligible improvements.

The PIF calculations excluding and including the SEP reflect wastewater treatment plant (WWTP) capacity of 15.0 Million Gallons per Day (MGD) or the capacity following capital projects through 2034. 15.0 MGD of WWTP capacity can serve 62,241 EQUs with the anticipated annual volume of 241 gallons per day per EQU.

Cash Flow Impacts and Rate Impacts

Raftelis also evaluated the cash flow and funding implications of the two SEP funding alternatives. Under the current policy, 70% of the SEP capital costs of the properties total a projected \$6.30 million from 2026 through 2034. 2026 wastewater rate revenues, if proposed rates are implemented, are projected to be \$19.83 million.

The \$6.30 million would be eliminated with funding provided fully through wastewater PIFs and/or rate revenues. The higher PIF per EQU generates a total of \$0.89 million in additional revenues from the 6,250 EQUs projected to connect over the same nine-year period. The incremental PIF revenue less 70% of the SEP costs being eliminated equates to a net negative cashflow of \$5.41 million or approximately \$0.60 million per year over the nine-year period.

The rate impact of \$0.60 million per year reflects a one-time increase in rates of 3.0%.

Under the second SEP funding alternative, the increase to the enterprise funding portion to 50% of the costs from 30% increases the portion funded by rate revenues by \$0.20 million annually. The rate impact of \$0.20 million per year reflects a one-time increase in rates of 1.0%.

Both funding options anticipate a 2027 implementation of the one-time rate increases. For each year the rates are not increased, the one-time percent increase to rates will need to be adjusted higher as there will be fewer years with the higher rates and less revenue generated.

Raftelis recommends SEP funding alternative 2 which increases the enterprise fund portion of costs to 50%. This option results in lower impacts to rates, maintains 50% funding from the benefiting properties, improves the financial incentive of properties to connect to the centralized sewer systems resulting in fewer septic systems within the Colorado River watershed.

City of Grand Junction
Grand Junction WW PIF Model - 2025
Proposed Wastewater PIF - SEP Funding Alternative

Line No	Description	PIF (2025)
1	Fee per EQU	
2	Wastewater Treatment Plant (WWTP)	\$4,606
3	Collection System	2,077
4	Total Fee per EQU	\$6,683
5	Current Combined Fee per EQU	\$5,544
6	Change - \$	\$1,139
7	Change - %	20.5%

City of Grand Junction
Grand Junction WW PIF Model - 2025
Sewer Plant Investment Fee Calculation
WWTP Portion of PIF - SEP Funding Alternative

Line No.	Description	WWTP PIF Calculation	
1	Total WWTP Facility RCNLD (1)	\$71,208,356	
2	Plus: NPV Of Borrowing Cost of Outstanding Debt	30,847,635	
3	Plus: WWTP CIP 2025 through 2034 (2)	151,419,742	
4	Plus: NPV Of Borrowing Cost of Future Debt	33,187,876	
5	Total Cost For WWTP PIF Calculation	<u>\$286,663,609</u>	\$286,663,609
6	Total WWTP capacity (MGD) (3)	15.0	
7	Anticipated Flow per EQU (gpd) (4)	<u>241</u>	
8	System EQU capacity	62,241	62,241
9	Value per EQU		<u><u>\$4,606</u></u>

(1) Includes existing asset RCNLD by WWTP component and process. Excludes shorter lived assets like software, lab facilities as well as Biogas / CNG.

(2) Planned 2025 through 2034 WWTP capital projects allocated as eligible capacity improvements are detailed on page 5.

(3) WWTP has capacity of 12.5 MGD and will have capacity 15.0 MGD following CIP through 2034 per City staff.

(4) Per July 2021 WW Master Plan, page 2-14, 90.5 GPCD. 206 average maximum month gpd per EQU and a peak month factor of 1.17.

City of Grand Junction
Grand Junction WW PIF Model - 2025
Sewer Plant Investment Fee Calculation
Collection System Portion of PIF - SEP Funding Alternative

Line No.	Description	Collection System PIF Calculation	
1	Total Collection System RCNLD (1)	\$105,960,557	
2	Plus: NPV Of Borrowing Cost of Outstanding Debt	0	
3	Plus: Collection System CIP 2025 through 2034 (2)	23,341,934	
4	Plus: NPV Of Borrowing Cost of Future Debt	0	
5	Total Cost For PIF Calculation	<u>\$129,302,490</u>	\$129,302,490
6	Total WWTP capacity (MGD) (1)	15.0	
7	Anticipated Flow per EQU (gpd) (2)	<u>241</u>	
8	System EQU capacity	62,241	62,241
9	Value per EQU		<u><u>\$2,077</u></u>

(1) Includes existing asset RCNLD of collection system. Excludes Sewer Improvement District and Developer Contributed Assets.

(2) Planned 2025 through 2034 Collection system capital projects allocated as eligible capacity improvements are detailed on page 5.

(3) WWTP has capacity of 12.5 MGD and will have capacity 15.0 MGD following CIP through 2034 per City staff.

(4) Per July 2021 WW Master Plan, page 2-14, 90.5 GPCD. 206 average maximum month gpd per EQU and a peak month factor of 1.17.

City of Grand Junction
Grand Junction WW PIF Model - 2025
Joint Persigo Fund Assets as of 12/31/24
Summary Fixed Asset Values - SEP Funding Alternative

Line No	Raftelis Coding	Asset Class	Original Cost	Replacement Cost New	Indexed Accumulated Depreciation	Replacement Cost New Less Depreciation	Fee Component (1)
1	1	General Plant	\$20,475	\$39,315	\$31,789	\$7,526	1
2	2	Treatment Plant Other	77,323,145	148,904,760	83,555,786	65,348,974	1
3	3	Aeration Basins/Blowers	1,332,719	2,213,371	1,390,366	823,005	1
4	4	UV Project	727,749	1,106,390	1,106,390	0	1
5	5	Boilers	0	0	0	0	1
6	6	Basins (Including Basin Flow Meters)	130,261	193,868	118,645	75,223	1
7	7	Clarifier	2,798,148	5,388,743	2,846,670	2,542,073	1
8	8	Software and Systems	0	0	0	0	0
9	9	Digesters	804,484	1,101,935	1,049,381	52,554	1
10	10	Lab	646,057	1,050,439	690,718	359,721	1
11	11	Generators	410,716	670,900	651,931	18,969	0
12	12	Collection System	113,800,935	205,357,115	99,396,558	105,960,557	2
13	13	Sludge	1,622,635	2,613,231	1,565,738	1,047,493	1
14	14	Biogas/CNG	4,138,319	5,372,014	1,027,712	4,344,302	0
15	15	Influent	1,106,084	1,701,614	749,826	951,788	1
16	20	TBD	15,945	15,945	797	15,148	0
17	91	Improvement Districts	182,856	227,111	36,717	190,394	0
18	95	Excluded Short-Lived Assets	750,149	1,259,897	1,259,897	0	0
19	99	Developer Contributed	15,215,717	20,206,125	4,831,921	15,374,204	0
20		Total	\$221,026,393	\$397,422,771	\$200,310,842	\$197,111,929	

(1) 1= Included WWTP and WWTP-related facilities, and 2 = Included Collection System Facilities, and 0 = Excluded assets and asset types.

City of Grand Junction
Wastewater PIF Model

Joint Sewer Fund CIP: 2025 through 2034 (Non-Inflated, 2025 \$s)
SEP Funding Alternative

Line No	Description	Asset Coding	2025-2034 Total	Future Capacity Allocation	2025-2034 PIF Eligible	Future Capacity Allocation (1)
			\$		\$	
1	Lake Road Lift Station Replacemer	20	10,283,132	40%	4,113,253	2
2	OM River Siphon	12	230,000	40%	92,000	1
3	Grand Valley Byproducts Lift Station	20	1,370,000	25%	342,500	2
4	2025 Sewer Replacement Projects	20	3,898,000	0%	0	2
5	2026 Sewer Replacement Projects	20	602,000	0%	0	2
6	El Poso Lift Station Replacement	20	205,000	0%	0	2
7	Wastewater Treatment Plant Imp and Asset Replace (Reallocate Fr Proj F2213, F230)	20	7,454,861	10%	745,486	1
8	Wastewater Treatment Plant Rehabilitation/Expansion Project	20	59,676,101	100%	59,676,101	1
9	Phase 2 Wastewater Treatment Plant	20	4,000,000	100%	4,000,000	1
10	Sewer Line Replacements/Rehabilitation	20	220,000	0%	0	2
11	Jetter Truck	20	311,796	0%	0	2
12	Sewer Improvement Districts	20	1,270,000	100%	1,270,000	2
13	Odor Control Improvements	20	276,040	0%	0	1
14	F0016 - Sewer Line Replacements/Rehabilitatio	12	32,139,424	0%	0	2
15	F0034 - Sewer Improvement Districts	91	7,435,332	100%	7,435,332	2
16	F0010 - Wastewater Treatment Plant Improvements and Asset Replac	2	7,093,822	10%	709,382	1
17	Sewer Capacity Projects - Orchard Mesa Sewer Basin (OM-1	12	11,948,607	40%	4,779,443	2
18	Sewer Capacity Projects - Orchard Mesa Sewer Basin (OM-2	12	6,143,059	40%	2,457,223	2
19	Sewer Capacity Projects - Orchard Mesa Sewer Basin (OM-3	12	252,931	40%	101,172	2
20	OM River Syphor	12	5,278,846	40%	2,111,538	1
21	Grand Valley Byproducts Lift Station Replacemer	12	11,372,041	25%	2,843,010	2
22	2026 Sewer Replacement Projects	12	3,846,154	0%	0	0
23	2027 Sewer Replacement Projects	12	4,503,328	0%	0	0
24	Persigo WWTP Administration Building and Maintenance Facility	2	11,786,982	100%	11,786,982	1
25	Phase 2 Wastewater Treatment Plant Expansion	2	72,298,252	100%	72,298,252	1
26	Trunkline Extension Projects	12	2,504,576	0%	0	2
27	Total CIP		\$266,400,284		\$174,761,675	

(1) 1= Included WWTP and WWTP-related facilities, and 2 = Included Collection System Facilities, and

City of Grand Junction
 Grand Junction WW PIF Model - 2025
 Wastewater System – NPV of Borrowing Cost
 Existing Wastewater Debt Inputs - SEP Funding Alternative

Line No	Bond Name	Average Borrowing Rate	Loan Term	Principal Amount	Year of Issue	Discount Rate
1	2024 Series Bonds		30	\$62,000,000	2024	0.00%
2	Total			<u>\$62,000,000</u>		

	Bond Name	% Growth	NPV of Interest - \$	Growth-Related Interest - \$
3				
4	2024 Series Bonds	100.00%	\$30,847,635	\$30,847,635
5	Total		<u>\$30,847,635</u>	<u>\$30,847,635</u>

City of Grand Junction
Grand Junction WW PIF Model - 2025
Wastewater System – NPV of Borrowing Cost
2024 Wastewater Fund Debt Issue and Remaining Debt Service Repayment - SEP Funding Alternative

Line No	Description	Summary
1	Borrowing Rate	5.00%
2	Principal Amount	62,000,000
3	Year of Issue	2024
4	Loan Term	30
5	Annual Payment	\$3,757,623
6	Discount Rate	5.00%
7	NPV of Interest Payments	\$30,847,635

Line No	Year	Principal	Interest	Total
8	2025	955,000	2,795,750	3,750,750
9	2026	1,000,000	2,748,000	3,748,000
10	2027	1,050,000	2,698,000	3,748,000
11	2028	1,105,000	2,645,500	3,750,500
12	2029	1,160,000	2,590,250	3,750,250
13	2030	1,220,000	2,532,250	3,752,250
14	2031	1,280,000	2,471,250	3,751,250
15	2032	1,345,000	2,407,250	3,752,250
16	2033	1,410,000	2,340,000	3,750,000
17	2034	1,480,000	2,269,500	3,749,500
18	2035	1,555,000	2,195,500	3,750,500
19	2036	1,635,000	2,117,750	3,752,750
20	2037	1,715,000	2,036,000	3,751,000
21	2038	1,800,000	1,950,250	3,750,250
22	2039	1,890,000	1,860,250	3,750,250
23	2040	1,985,000	1,965,750	3,950,750
24	2041	2,085,000	1,666,500	3,751,500
25	2042	2,190,000	1,562,250	3,752,250
26	2043	2,300,000	1,452,750	3,752,750
27	2044	2,415,000	1,337,750	3,752,750
28	2045	2,535,000	1,217,000	3,752,000
29	2046	2,635,000	1,115,600	3,750,600
30	2047	2,740,000	1,010,200	3,750,200
31	2048	2,850,000	900,600	3,750,600
32	2049	2,965,000	786,600	3,751,600
33	2050	3,085,000	668,000	3,753,000
34	2051	3,205,000	544,600	3,749,600
35	2052	3,335,000	416,400	3,751,400
36	2053	3,470,000	283,000	3,753,000
37	2054	3,605,000	144,200	3,749,200
38	Total	\$62,000,000	\$50,728,700	\$112,728,700

City of Grand Junction
Grand Junction WW PIF Model - 2025
Wastewater System – NPV of Borrowing Cost
New Debt Issuances Inputs - SEP Funding Alternative

Line No	Bond Name	Borrowing Rate	Principal	Year of Issue	Loan Term (Yrs)	Annual Payment
1	Series 2026	4.48%	24,724,800	2026	20	\$1,897,455
2	Series 2027	4.48%	35,557,200	2027	20	2,728,765
3	Series 2029	4.48%	43,166,400	2028	20	3,312,718
4	Total		\$103,448,400			\$7,938,938

New Debt Issuances Summary

Line No	Bond Name	% Growth	NPV of Interest - \$	Growth-Related Interest - \$
5	Series 2026	86.40%	8,800,264	7,603,428
6	Series 2027	100.00%	12,113,156	12,113,156
7	Series 2029	100.00%	13,471,292	13,471,292
8	Total		\$34,384,712	\$33,187,876

City of Grand Junction
Grand Junction WW PIF Model - 2025
Wastewater System – NPV of Borrowing Cost
Series 2026 - SEP Funding Alternative

Borrowing Rate 4.48%
 Principal Amount \$24,724,800
 Year of Issue 2026
 Loan Term 20
 Annual Payment \$1,897,455
 Discount Rate 4.48%
 NPV of Interest Payments \$8,800,264

Line No	Fiscal Year	EOY Principal Balance	Principal	Interest	Annual Payment
1	2025	\$0	\$0	\$0	\$0
2	2026	0	0	0	0
3	2027	23,935,016	789,784	1,107,671	1,897,455
4	2028	23,109,850	825,166	1,072,289	1,897,455
5	2029	22,247,717	862,133	1,035,321	1,897,455
6	2030	21,346,960	900,757	996,698	1,897,455
7	2031	20,405,849	941,111	956,344	1,897,455
8	2032	19,422,577	983,273	914,182	1,897,455
9	2033	18,395,253	1,027,323	870,131	1,897,455
10	2034	17,321,906	1,073,347	824,107	1,897,455
11	2035	16,200,473	1,121,433	776,021	1,897,455
12	2036	15,028,799	1,171,674	725,781	1,897,455
13	2037	13,804,635	1,224,164	673,290	1,897,455
14	2038	12,525,628	1,279,007	618,448	1,897,455
15	2039	11,189,321	1,336,307	561,148	1,897,455
16	2040	9,793,148	1,396,173	501,282	1,897,455
17	2041	8,334,426	1,458,722	438,733	1,897,455
18	2042	6,810,354	1,524,072	373,382	1,897,455
19	2043	5,218,003	1,592,351	305,104	1,897,455
20	2044	3,554,315	1,663,688	233,767	1,897,455
21	2045	1,816,094	1,738,221	159,233	1,897,455
22	2046	0	1,816,094	81,361	1,897,455
23	Total		\$24,724,800	\$13,224,294	\$37,949,094

City of Grand Junction
Grand Junction WW PIF Model - 2025
Wastewater System – NPV of Borrowing Cost
Series 2027 - SEP Funding Alternative

Borrowing Rate 4.48%
 Principal Amount \$35,557,200
 Year of Issue 2027
 Loan Term 20

Annual Payment \$2,728,765
 Discount Rate 4.48%
 NPV of Interest Payments \$12,113,156

Line No	Fiscal Year	EOY Principal Balance	Principal	Interest	Annual Payment
1	2025	\$0	\$0	\$0	\$0
2	2026	0	0	0	0
3	2027	0	0	0	0
4	2028	34,421,397	1,135,803	1,592,963	2,728,765
5	2029	33,234,711	1,186,687	1,542,079	2,728,765
6	2030	31,994,860	1,239,850	1,488,915	2,728,765
7	2031	30,699,465	1,295,396	1,433,370	2,728,765
8	2032	29,346,036	1,353,429	1,375,336	2,728,765
9	2033	27,931,973	1,414,063	1,314,702	2,728,765
10	2034	26,454,560	1,477,413	1,251,352	2,728,765
11	2035	24,910,959	1,543,601	1,185,164	2,728,765
12	2036	23,298,205	1,612,754	1,116,011	2,728,765
13	2037	21,613,199	1,685,006	1,043,760	2,728,765
14	2038	19,852,705	1,760,494	968,271	2,728,765
15	2039	18,013,341	1,839,364	889,401	2,728,765
16	2040	16,091,573	1,921,768	806,998	2,728,765
17	2041	14,083,710	2,007,863	720,902	2,728,765
18	2042	11,985,895	2,097,815	630,950	2,728,765
19	2043	9,794,098	2,191,797	536,968	2,728,765
20	2044	7,504,109	2,289,990	438,776	2,728,765
21	2045	5,111,527	2,392,581	336,184	2,728,765
22	2046	2,611,758	2,499,769	228,996	2,728,765
23	2047	0	2,611,758	117,007	2,728,765
24	Total		\$35,557,200	\$19,018,105	\$54,575,305

City of Grand Junction
Grand Junction WW PIF Model - 2025
Wastewater System – NPV of Borrowing Cost
Series 2029 - SEP Funding Alternative

Borrowing Rate 4.48%
 Principal Amount \$43,166,400
 Year of Issue 2029
 Loan Term 20

 Annual Payment \$3,312,718
 Discount Rate 4.48%
 NPV of Interest Payments \$13,471,292

Line No	Fiscal Year	EOY Principal Balance	Principal	Interest	Annual Payment
1	2025	\$0	\$0	\$0	\$0
2	2026	0	0	0	0
3	2027	0	0	0	0
4	2028	0	0	0	0
5	2029	43,166,400	0	0	0
6	2030	41,787,537	1,378,863	1,933,855	3,312,718
7	2031	40,346,901	1,440,636	1,872,082	3,312,718
8	2032	38,841,724	1,505,177	1,807,541	3,312,718
9	2033	37,269,115	1,572,609	1,740,109	3,312,718
10	2034	35,626,054	1,643,062	1,669,656	3,312,718
11	2035	33,909,383	1,716,671	1,596,047	3,312,718
12	2036	32,115,805	1,793,578	1,519,140	3,312,718
13	2037	30,241,875	1,873,930	1,438,788	3,312,718
14	2038	28,283,994	1,957,882	1,354,836	3,312,718
15	2039	26,238,399	2,045,595	1,267,123	3,312,718
16	2040	24,101,161	2,137,238	1,175,480	3,312,718
17	2041	21,868,175	2,232,986	1,079,732	3,312,718
18	2042	19,535,151	2,333,024	979,694	3,312,718
19	2043	17,097,608	2,437,543	875,175	3,312,718
20	2044	14,550,863	2,546,745	765,973	3,312,718
21	2045	11,890,024	2,660,839	651,879	3,312,718
22	2046	9,109,979	2,780,045	532,673	3,312,718
23	2047	6,205,388	2,904,591	408,127	3,312,718
24	2048	3,170,672	3,034,717	278,001	3,312,718
25	2049	0	3,170,672	142,046	3,312,718
26	Total		\$43,166,400	\$23,087,958	\$66,254,358

City of Grand Junction
Grand Junction WW PIF Model - 2025
Fixed Asset Values - Joint Persigo Fund Assets as of 12/31/24 - SEP Funding Alternative

Line No	Include/Exclude	RFC Coding	Asset Description	Original Cost	Accumulated Depreciation (2024)	Useful Life Years	Acquisition Year	Selected Inflationary Factor	Original Cost	OCLD	Replacement Cost New	Indexed Accumulated Depreciation	Replacement Cost New Less Depreciation
1	Yes	10	Engineering Lab Remodel (8.26%) 2549	\$20,270	\$11,513	40	2002	2.07	\$20,270	\$8,757	\$41,959	\$23,833	\$18,126
2	Yes	12	25 1/2 Rd; Independent to F Rd (4.68%)	91,669	46,960	40	2004	1.91	91,669	44,709	175,087	89,693	85,394
3	Yes	99	Sanitary Sewer 2005 (DIA) (97.10%)	334,620	130,502	50	2005	1.82	334,620	204,118	609,008	237,514	371,495
4	Yes	99	Sanitary Sewer 2006 (DIA)	274,945	105,045	50	2006	1.75	274,945	169,900	481,154	183,830	297,324
5	Yes	99	Sanitary Sewer 2007 (DIA)	710,800	258,904	50	2007	1.70	710,800	451,896	1,208,360	440,137	768,223
6	Yes	99	Sanitary Sewer 2008 (DIA)	1,406,582	580,215	40	2008	1.63	1,406,582	826,367	2,292,729	945,751	1,346,978
7	Yes	2	Digital Ortho Photography Project	2,286	2,286	10	2003	2.03	2,286	0	4,641	4,641	0
8	Yes	2	Flow Injection Analysis (75%)	45,688	45,688	10	2011	1.50	45,688	0	68,532	68,532	0
9	Yes	2	Biological Nutrient Removal	29,909	8,225	20	2017	1.26	29,909	21,684	37,685	10,363	27,322
10	Yes	14	High Pressure CNG Storage	132,426	99,320	10	2017	1.26	132,426	33,107	166,857	125,143	41,714
11	Yes	1	Engine Lathe 1440-3PGH	9,700	9,700	10	1995	2.48	9,700	0	24,056	24,056	0
12	Yes	95	Magnetic Flowmeter 4" Flanged Inline	7,282	7,282	5	2000	2.18	7,282	0	15,875	15,875	0
13	Yes	95	Basin Flow Meter 2 Channells	8,692	8,692	5	2000	2.18	8,692	0	18,949	18,949	0
14	Yes	12	Improvements	238,820	238,820	50	1970	9.82	238,820	0	2,345,214	2,345,214	0
15	Yes	12	Improvements	1,258,946	1,258,946	50	1971	8.58	1,258,946	0	10,801,758	10,801,758	0
16	Yes	12	Improvements	397,993	397,993	50	1971	8.58	397,993	0	3,414,776	3,414,776	0
17	Yes	12	Improvements	62,703	62,703	50	1973	7.16	62,703	0	448,953	448,953	0
18	Yes	12	Improvements	423,303	415,085	50	1975	6.13	423,303	8,217	2,594,845	2,544,474	50,371
19	Yes	12	Improvements	55,948	53,772	50	1976	5.65	55,948	2,176	316,106	303,812	12,295
20	Yes	12	Improvements	959,760	903,392	50	1977	5.27	959,760	56,368	5,057,935	4,760,876	297,059
21	Yes	12	Improvements	675	583	50	1981	3.84	675	92	2,592	2,237	355
22	Yes	2	Improvements	8,239,236	6,879,196	50	1982	3.55	8,239,236	1,360,040	29,249,287	24,421,146	4,828,141
23	Yes	12	Improvements	498,485	410,553	50	1983	3.34	498,485	87,932	1,664,940	1,371,246	293,694
24	Yes	2	1984 Improvements	20,846,110	16,757,065	50	1984	3.27	20,846,110	4,089,045	68,166,780	54,795,602	13,371,178
25	Yes	12	1985 Improvements	228,444	179,125	50	1985	3.23	228,444	49,319	737,874	578,575	159,299
26	Yes	12	1986 Improvements	544,849	416,420	50	1986	3.16	544,849	128,429	1,721,723	1,315,888	405,835
27	Yes	12	1987 Improvements	620,494	461,947	50	1987	3.08	620,494	158,547	1,911,122	1,422,798	488,323
28	Yes	12	1988 Improvements	434,666	314,988	50	1988	3.00	434,666	119,678	1,303,998	944,963	359,035
29	Yes	12	1989 Improvements	251,868	177,527	50	1989	2.94	251,868	74,341	740,492	521,929	218,563
30	Yes	12	1990 Improvements	612,657	419,670	50	1990	2.87	612,657	192,987	1,758,326	1,204,453	553,873
31	Yes	12	Ridges Sewer Line	1,067,618	856,132	50	1992	2.72	1,067,618	211,486	2,903,921	2,328,679	575,242
32	Yes	12	GJWWSD Sewer System	468,498	343,878	50	1993	2.60	468,498	124,620	1,218,095	894,083	324,012
33	Yes	2	Tank Haul Dumpsite	11,524	11,524	10	1990	2.87	11,524	0	33,074	33,074	0
34	Yes	2	Persigo Plant, 2145 River Road	124,891	0	0	1987	1.00	124,891	124,891	124,891	0	124,891
35	Yes	95	Northstar Utility System (59%)	21,761	21,761	5	2009	1.58	21,761	0	34,383	34,383	0
36	Yes	2	Flowline/Pipe Replacement-Persigo	64,893	20,117	50	2009	1.58	64,893	44,776	102,530	31,784	70,746
37	Yes	12	Interceptor Rehabilitation 2009	192,850	59,783	50	2009	1.58	192,850	133,066	304,702	94,458	210,245
38	Yes	12	Sewer Line Replacements 2008	1,220,097	378,230	50	2009	1.58	1,220,097	841,867	1,927,753	597,604	1,330,149
39	Yes	12	Crawford Ave. Sewer Improvements	57,634	17,867	50	2009	1.58	57,634	39,768	91,062	28,229	62,833
40	Yes	12	Manhole Raising Project	32,556	10,092	50	2009	1.58	32,556	22,464	51,439	15,946	35,493
41	Yes	12	Sewer Line Repl/Alley Reconstruction	185,875	115,243	25	2009	1.58	185,875	70,633	293,683	182,083	111,599
42	Yes	12	Fruitvale Sanitation District-Sewer Line	63,526	63,526	40	2009	1.58	63,526	0	100,371	100,371	0
43	Yes	12	Fruitvale Sanitation District-1998 Sewer	40,510	22,290	40	2009	1.58	40,510	18,220	64,006	35,217	28,788
44	Yes	12	Fruitvale Sanitation District-1999 Sewer	13,631	7,270	40	2009	1.58	13,631	6,361	21,537	11,486	10,051
45	Yes	12	Fruitvale Sanitation District-2000 Sewer	35,625	18,387	40	2009	1.58	35,625	17,238	56,288	29,052	27,236
46	Yes	12	Fruitvale Sanitation District-2001 Sewer	6,906	3,453	40	2009	1.58	6,906	3,453	10,912	5,456	5,456
47	Yes	12	Fruitvale Sanitation District-	36,557	18,279	40	2009	1.58	36,557	18,279	57,760	28,880	28,880
48	Yes	95	Northstar Utility System Software (55%)	9,687	9,687	5	2010	1.54	9,687	0	14,918	14,918	0
49	Yes	95	Aeration Blower	95,384	95,384	5	2010	1.54	95,384	0	146,891	146,891	0
50	Yes	95	2010 Plant Equipment	401,906	401,906	5	2010	1.54	401,906	0	618,935	618,935	0
51	Yes	12	Sewer Line at 1st & Patterson	25,278	7,331	50	2010	1.54	25,278	17,947	38,928	11,289	27,639
52	Yes	12	2011 Sewer Interceptor	639	173	50	2010	1.54	639	467	984	266	719
53	Yes	12	2011 Interceptor Repair/Replacement	43	12	50	2010	1.54	43	31	66	18	48
54	Yes	12	Railhead Lift Station	235,886	63,689	50	2010	1.54	235,886	172,197	363,265	98,082	265,183
55	Yes	12	1st Avenue Sewer Line	15,666	4,543	50	2010	1.54	15,666	11,123	24,125	6,996	17,129
56	Yes	15	Persigo Vault	836,433	242,565	50	2010	1.54	836,433	593,867	1,288,106	373,551	914,556
57	Yes	12	2011 Sewer Line Replacements	4,855	1,214	50	2010	1.54	4,855	3,641	7,477	1,869	5,608
58	Yes	12	2010 Alley ID Sewer Replacements	77,526	44,965	25	2010	1.54	77,526	32,561	119,389	69,246	50,143

City of Grand Junction
Grand Junction WW PIF Model - 2025
Fixed Asset Values - Joint Persigo Fund Assets as of 12/31/24 - SEP Funding Alternative

Line No	Include/Exclude	RFC Coding	Asset Description	Original Cost	Accumulated Depreciation (2024)	Useful Life Years	Acquisition Year	Selected Inflationary Factor	Original Cost	OCLD	Replacement Cost New	Indexed Accumulated Depreciation	Replacement Cost New Less Depreciation
59	Yes	10	Lab Hardware/Software-ATL	19,885	19,885	10	2010	1.54	19,885	0	30,623	30,623	0
60	Yes	10	Lab Equipment-Analytical Balance	5,807	5,807	10	2010	1.54	5,807	0	8,942	8,942	0
61	Yes	95	Aeration Blower	2,441	2,441	5	2011	1.50	2,441	0	3,661	3,661	0
62	Yes	2	Persigo Solar Energy Project	439,080	296,379	20	2011	1.50	439,080	142,701	658,620	444,569	214,052
63	Yes	95	Autoclave, Model 2540E 120w/60hz	5,693	5,693	5	2011	1.50	5,693	0	8,540	8,540	0
64	Yes	12	2011 Sewer Interceptor	601,017	162,274	50	2011	1.50	601,017	438,742	901,525	243,412	658,113
65	Yes	12	2011 Inteceptor Rehabilitation	16,881	4,558	50	2011	1.50	16,881	12,323	25,321	6,837	18,484
66	Yes	12	Railhead Lift Station-Sewer Line	69,355	18,726	50	2011	1.50	69,355	50,629	104,032	28,089	75,943
67	Yes	12	Main Street Sewer Line Replacement-	12,396	3,347	50	2011	1.50	12,396	9,049	18,594	5,020	13,574
68	Yes	12	2011 Sewer Line Replacements	669,103	167,276	50	2011	1.50	669,103	501,827	1,003,655	250,914	752,741
69	Yes	12	2011 Sewer Line Replacements	795	199	50	2012	1.46	795	596	1,161	290	871
70	Yes	12	2011 Manhole Adjustment	36,779	9,930	50	2011	1.50	36,779	26,849	55,168	14,895	40,273
71	Yes	12	2012 Panorama Sewer Line	11,909	2,739	50	2011	1.50	11,909	9,170	17,864	4,109	13,755
72	Yes	95	Lab Equipment-Autotitrator	11,350	11,350	7	2012	1.46	11,350	0	16,570	16,570	0
73	Yes	12	2012 Sewer Interceptor Repair &	748,438	172,141	50	2012	1.46	748,438	576,297	1,092,719	251,325	841,394
74	Yes	12	2012 Panorama Sewer Line	1,103,042	253,700	50	2012	1.46	1,103,042	849,343	1,610,442	370,402	1,240,040
75	Yes	12	2013 Sewer Line Replacement	3,808	876	50	2012	1.46	3,808	2,932	5,559	1,279	4,281
76	Yes	7	Plant Backbone Improvements,	109,975	54,988	25	2012	1.46	109,975	54,988	160,564	80,282	80,282
77	Yes	12	CGV Easements	72,794	0	0	2012	1.00	72,794	72,794	72,794	0	72,794
78	Yes	12	CGV-Trail Side Easement	4,595	0	0	2012	1.00	4,595	4,595	4,595	0	4,595
79	Yes	12	CGV-System	950,850	671,189	40	2012	1.46	950,850	279,662	1,388,242	979,935	408,306
80	Yes	12	CGV-Sewer Line Extension	19,185	12,790	40	2012	1.46	19,185	6,395	28,010	18,673	9,337
81	Yes	12	CGV-Sewer Line Extension	28,693	18,122	40	2012	1.46	28,693	10,571	41,891	26,458	15,434
82	Yes	12	CGV-Sewer Line Extensions	14,219	8,531	40	2012	1.46	14,219	5,688	20,760	12,456	8,304
83	Yes	12	CGV-Sewer Line Extension	72,665	41,523	40	2012	1.46	72,665	31,142	106,091	60,623	45,467
84	Yes	12	CGV-Sewer Line Extension	243,042	132,569	40	2012	1.46	243,042	110,474	354,842	193,550	161,292
85	Yes	12	CGV-Sewer Line Extension	177,838	92,785	40	2012	1.46	177,838	85,053	259,643	135,466	124,177
86	Yes	12	CGV-Sewer Line Extension	141,475	70,737	40	2012	1.46	141,475	70,737	206,553	103,277	103,277
87	Yes	12	CGV-Sewer Line Extension	358,517	172,088	40	2012	1.46	358,517	186,429	523,434	251,248	272,186
88	Yes	12	CGV-Sewer Line Extension	118,993	54,920	40	2012	1.46	118,993	64,073	173,730	80,183	93,547
89	Yes	12	CGV-Sewer Line Extension	324,534	144,237	40	2012	1.46	324,534	180,296	473,819	210,586	263,233
90	Yes	12	CGV-Sewer Line Extension	294,294	126,126	40	2012	1.46	294,294	168,168	429,669	184,144	245,525
91	Yes	12	CGV-Sewer Line Extension	554,010	229,245	40	2012	1.46	554,010	324,764	808,854	334,698	474,156
92	Yes	12	CGV-Sewer Line Extension	425,818	170,327	40	2012	1.46	425,818	255,491	621,694	248,678	373,017
93	Yes	12	CGV-Sewer Line Extension	510,269	197,523	40	2012	1.46	510,269	312,745	744,992	288,384	456,608
94	Yes	12	CGV-Sewer Line Extension	858,536	321,951	40	2012	1.46	858,536	536,585	1,253,463	470,048	783,414
95	Yes	12	CGV-Sewer Line Extension	1,276,012	464,004	40	2012	1.46	1,276,012	812,008	1,862,978	677,447	1,185,531
96	Yes	12	CGV-Sewer Line Extension	2,816,930	994,210	40	2012	1.46	2,816,930	1,822,719	4,112,717	1,451,547	2,661,170
97	Yes	12	CGV-Sewer Line Extension	1,240,920	425,458	40	2012	1.46	1,240,920	815,462	1,811,743	621,169	1,190,574
98	Yes	12	CGV-Sewer Line Extension	1,468,264	489,421	40	2012	1.46	1,468,264	978,842	2,143,665	714,555	1,429,110
99	Yes	12	CGV-Sewer Line Extension	1,441,225	467,424	40	2012	1.46	1,441,225	973,800	2,104,188	682,439	1,421,749
100	Yes	12	CGV-Sewer Line Extension	1,927,286	608,617	40	2012	1.46	1,927,286	1,318,670	2,813,838	888,580	1,925,258
101	Yes	12	CGV-Sewer Line Extension	1,429,331	439,794	40	2012	1.46	1,429,331	989,537	2,086,823	642,099	1,444,723
102	Yes	12	CGV-Sewer Line Extension	1,371,663	411,499	40	2012	1.46	1,371,663	960,164	2,002,629	600,789	1,401,840
103	Yes	12	TV Van-IT Pipes Mobile Package &	35,949	35,949	10	2013	1.42	35,949	0	51,047	51,047	0
104	Yes	2	DFH Heated Air Intakes	19,572	7,503	30	2013	1.42	19,572	12,069	27,792	10,654	17,138
105	Yes	2	Self Cleaning Strainers (Eaton 12" Model	38,564	14,783	30	2013	1.42	38,564	23,781	54,761	20,992	33,769
106	Yes	10	Lab Equipment-Autotitrator	9,924	9,924	10	2013	1.42	9,924	0	14,093	14,093	0
107	Yes	2	1500 KVA 3 Phase Padmount	25,500	5,865	50	2013	1.42	25,500	19,635	36,210	8,328	27,882
108	Yes	12	2013 Sewer Interceptor Repair &	230,197	52,945	50	2013	1.42	230,197	177,252	326,880	75,182	251,697
109	Yes	12	6th Street Sewer Realignment	20,099	4,623	50	2013	1.42	20,099	15,476	28,540	6,564	21,976
110	Yes	12	2013 Sewer Line Replacement	972,393	223,650	50	2013	1.42	972,393	748,742	1,380,797	317,583	1,063,214
111	Yes	12	Brach's Market Lift Station Replacement	71,356	14,985	50	2013	1.42	71,356	56,371	101,326	21,278	80,047
112	Yes	12	Orchard Ave & Epps Drive Sewer Line	241,313	55,502	50	2013	1.42	241,313	185,811	342,664	78,813	263,851
113	Yes	12	2012 Panorama Sewer Line	4,502	1,035	50	2013	1.42	4,502	3,466	6,392	1,470	4,922
114	Yes	12	2012 Sewer Interceptor Repair &	2,040	469	50	2013	1.42	2,040	1,571	2,897	666	2,231
115	Yes	15	Persigo Influent Slide Gate Replacement	4,740	2,489	20	2013	1.42	4,740	2,252	6,731	3,534	3,197
116	Yes	12	2013 Sewer Line Replacement-15th	25,743	5,406	50	2013	1.42	25,743	20,337	36,554	7,676	28,878

City of Grand Junction
Grand Junction WW PIF Model - 2025
Fixed Asset Values - Joint Persigo Fund Assets as of 12/31/24 - SEP Funding Alternative

Line No	Include/ Exclude	RFC Coding	Asset Description	Original Cost	Accumulated Depreciation (2024)	Useful Life Years	Acquisition Year	Selected Inflationary Factor	Original Cost	OCLD	Replacement Cost New	Indexed Accumulated Depreciation	Replacement Cost New Less Depreciation
117	Yes	12	2013 Sewer Interceptor Repair &	211,006	44,311	50	2013	1.42	211,006	166,695	299,629	62,922	236,707
118	Yes	15	Plant Backbone-Persigo Influent Slide	179,936	179,936	10	2014	1.38	179,936	0	248,312	248,312	0
119	Yes	2	Plant Backbone-Motor Control Center	75,688	75,688	10	2014	1.38	75,688	0	104,449	104,449	0
120	Yes	6	Plant Backbone-Persigo Basin Floor	107,274	56,319	20	2014	1.38	107,274	50,955	148,038	77,720	70,318
121	Yes	13	Plant Backbone-Replacement Pumps for	19,405	19,405	10	2014	1.38	19,405	0	26,779	26,779	0
122	Yes	9	Plant Backbone-Digester Gas Flare	32,340	30,723	10	2014	1.38	32,340	1,617	44,629	42,398	2,231
123	Yes	12	2013 Sewer Interceptor Repair &	330,626	69,431	50	2014	1.38	330,626	261,195	456,264	95,815	360,448
124	Yes	12	2014 Sewer Interceptor Repair &	529,561	100,617	50	2014	1.38	529,561	428,945	730,794	138,851	591,944
125	Yes	12	2013 Sewer Line Replacement	426,299	89,523	50	2014	1.38	426,299	336,776	588,292	123,541	464,751
126	Yes	12	Brach's Market Lift Station Replacement	27,948	5,869	50	2014	1.38	27,948	22,079	38,569	8,099	30,469
127	Yes	12	2014 Sewer Line Replacement Phase 1	961,663	182,716	50	2014	1.38	961,663	778,947	1,327,095	252,148	1,074,947
128	Yes	12	2014 Sewer Line Replacement Phase 2	422,478	80,271	50	2014	1.38	422,478	342,207	583,019	110,774	472,246
129	Yes	95	Lab Equipment-Fume Hood	15,110	15,110	5	2014	1.38	15,110	0	20,852	20,852	0
130	Yes	6	Plant Backbone Basin Re-Roofing	7,483	3,928	20	2014	1.38	7,483	3,554	10,326	5,421	4,905
131	Yes	2	Plant Backbone-Flo-Dar/SVC Model	13,128	13,128	10	2014	1.38	13,128	0	18,117	18,117	0
132	Yes	2	Plant Backbone-Three Phase Pad Mount	25,500	25,500	10	2014	1.38	25,500	0	35,190	35,190	0
133	Yes	2	Plant Backbone-Slide Gate 48"x48"H,	19,950	19,950	10	2014	1.38	19,950	0	27,531	27,531	0
134	Yes	12	2015 Sewer Line Replacement	6,195	1,177	50	2014	1.38	6,195	5,018	8,550	1,624	6,925
135	Yes	12	2014 Sewer Interceptor Repair &	308,202	58,558	50	2014	1.38	308,202	249,643	425,318	80,810	344,508
136	Yes	2	Plant Backbone - Persigo Emergency	69,160	65,702	10	2015	1.35	69,160	3,458	93,366	88,698	4,668
137	Yes	11	Plant Backbone-2014 MCC	281,016	266,965	10	2015	1.35	281,016	14,051	379,372	360,403	18,969
138	Yes	3	Plant Backbone-Persigo Aeration Basin	33,616	31,935	10	2015	1.35	33,616	1,681	45,381	43,112	2,269
139	Yes	13	Plant Backbone-Replacement Pumps for	55,300	52,535	10	2015	1.35	55,300	2,765	74,655	70,922	3,733
140	Yes	13	Plant Backbone-Sludge Floor	13,750	13,063	10	2015	1.35	13,750	688	18,563	17,634	928
141	Yes	14	Plant Backbone-Digester Gas Flare	63,220	60,059	10	2015	1.35	63,220	3,161	85,347	81,080	4,267
142	Yes	9	Plant Backbone-Anaerobic Digester Lid	745,516	708,240	10	2015	1.35	745,516	37,276	1,006,447	956,124	50,322
143	Yes	7	Plant Backbone-Primary Clarifier Rake	78,760	66,946	10	2015	1.35	78,760	11,814	106,326	90,377	15,949
144	Yes	2	Plant Backbone-2 Tansformers at CL 2	16,360	15,542	10	2015	1.35	16,360	818	22,086	20,982	1,104
145	Yes	2	Plant Backbone-Drying Bed	23,864	22,671	10	2015	1.35	23,864	1,193	32,216	30,606	1,611
146	Yes	12	Plant Backbone-ROW Hose Machine	56,051	53,248	10	2015	1.35	56,051	2,803	75,669	71,885	3,783
147	Yes	3	Plant Backbone-TSS Meters for Aeration	42,742	40,605	10	2015	1.35	42,742	2,137	57,702	54,817	2,885
148	Yes	12	2014 Sewer Line Replacement Phase 1	4,482	852	50	2015	1.35	4,482	3,630	6,051	1,150	4,901
149	Yes	12	2014 Sewer Line Replacement Phase 2	158,944	30,199	50	2015	1.35	158,944	128,745	214,575	40,769	173,805
150	Yes	12	2015 Sewer Line Replacement Phase 1	1,189,382	225,983	50	2015	1.35	1,189,382	963,399	1,605,666	305,076	1,300,589
151	Yes	12	2015 Sewer Line Replacement Phase 2	639,535	108,721	50	2015	1.35	639,535	530,814	863,372	146,773	716,599
152	Yes	2	Defuser Design	26,926	10,232	25	2015	1.35	26,926	16,694	36,349	13,813	22,537
153	Yes	7	Plant Backbone-Primary Clarifier Rake	80,362	68,308	10	2016	1.31	80,362	12,054	105,275	89,483	15,791
154	Yes	3	Plant Backbone-A-Basin Stone	90,570	76,985	10	2016	1.31	90,570	13,586	118,647	100,850	17,797
155	Yes	2	Plant Backbone-Raw Sewage Wet Well	83,939	62,954	10	2016	1.31	83,939	20,985	109,960	82,470	27,490
156	Yes	13	Plant Backbone-Sludge Processing MCC	169,321	143,923	10	2016	1.31	169,321	25,398	221,810	188,539	33,272
157	Yes	12	2016 Sewer Interceptor Repair &	37,868	5,680	50	2016	1.31	37,868	32,187	49,607	7,441	42,166
158	Yes	12	2015 Sewer Line Replacement Phase 2	1,941	330	50	2016	1.31	1,941	1,611	2,543	432	2,111
159	Yes	12	2016 South Side Interceptor Repair Hwy	202,224	34,378	50	2016	1.31	202,224	167,846	264,914	45,035	219,878
160	Yes	12	2015 Sewer Line Replacement Phase 1	203,920	34,666	50	2016	1.31	203,920	169,254	267,136	45,413	221,723
161	Yes	12	2016 Sewer Line Replacement	44,888	7,631	50	2016	1.31	44,888	37,257	58,804	9,997	48,807
162	Yes	12	Sewer Line Replacement in Collection	43,171	7,339	50	2016	1.31	43,171	35,832	56,553	9,614	46,939
163	Yes	91	Sewer Improvement Districts	11,585	1,970	50	2016	1.31	11,585	9,616	15,177	2,580	12,597
164	Yes	2	Defuser Design	157,297	47,189	25	2016	1.31	157,297	110,108	206,059	61,818	144,242
165	Yes	10	Lab Equipment - FIA Upgrade	9,254	7,866	10	2016	1.31	9,254	1,388	12,123	10,305	1,818
166	Yes	15	Wash press for headworks	7,751	5,490	12	2016	1.31	7,751	2,261	10,154	7,192	2,962
167	Yes	2	HVAC Rooftop Replacement Unit	6,631	2,818	20	2016	1.31	6,631	3,813	8,687	3,692	4,995
168	Yes	15	WAP4 Auger for Wash Press	10,172	7,205	12	2016	1.31	10,172	2,967	13,325	9,438	3,886
169	Yes	91	Sewer Improvement Districts -	9,159	1,557	50	2016	1.31	9,159	7,602	11,998	2,040	9,959
170	Yes	91	Sewer Improvement Districts -	566	96	50	2016	1.31	566	470	741	126	615
171	Yes	7	Plant Backbone - Raw Sewage Wet	508,646	381,485	10	2017	1.26	508,646	127,162	640,894	480,671	160,224
172	Yes	15	Plant Backbone-Flo Dar Meters	21,018	6,831	20	2017	1.26	21,018	14,187	26,483	8,607	17,876
173	Yes	12	Plant Backbone-Hearing Protection	28,973	21,730	10	2017	1.26	28,973	7,243	36,506	27,380	9,127
174	Yes	2	Plant Backbone-Replace Incoming	86,130	64,598	10	2017	1.26	86,130	21,533	108,524	81,393	27,131

City of Grand Junction
Grand Junction WW PIF Model - 2025
Fixed Asset Values - Joint Persigo Fund Assets as of 12/31/24 - SEP Funding Alternative

Line No	Include/Exclude	RFC Coding	Asset Description	Original Cost	Accumulated Depreciation (2024)	Useful Life Years	Acquisition Year	Selected Inflationary Factor	Original Cost	OCLD	Replacement Cost New	Indexed Accumulated Depreciation	Replacement Cost New Less Depreciation
175	Yes	12	2016 Sewer Interceptor Repair &	3,536,830	530,525	50	2017	1.26	3,536,830	3,006,306	4,456,406	668,461	3,787,945
176	Yes	12	2017 Sewer Line Replacement Phase 1	1,393,715	209,057	50	2017	1.26	1,393,715	1,184,658	1,756,081	263,412	1,492,669
177	Yes	12	2017 Sewer Line Replacement Phase 2	66,584	9,988	50	2017	1.26	66,584	56,596	83,896	12,584	71,311
178	Yes	12	28 1/2 Road Sewer Line Replacement	237,564	35,635	50	2017	1.26	237,564	201,930	299,331	44,900	254,431
179	Yes	12	Miscellaneous SSEP Extensions	28,271	4,241	50	2017	1.26	28,271	24,031	35,622	5,343	30,279
180	Yes	12	23 Road Sewer Trunk Extension	11,611	1,277	50	2017	1.26	11,611	10,334	14,630	1,609	13,021
181	Yes	2	Defuser Design	11,345	3,404	25	2017	1.26	11,345	7,942	14,295	4,288	10,006
182	Yes	2	Biological Nutrient Removal	129,000	35,475	20	2018	1.23	129,000	93,525	158,670	43,634	115,035
183	Yes	12	2019 Interceptor Repair and	8,826	794	50	2018	1.23	8,826	8,031	10,856	977	9,879
184	Yes	12	Red Mesa Force Main Modifications	54,070	7,029	50	2018	1.23	54,070	47,041	66,507	8,646	57,861
185	Yes	12	2018 Sewer Line Replacement Phase 1	987,884	128,425	50	2018	1.23	987,884	859,459	1,215,098	157,963	1,057,135
186	Yes	12	2018 Sewer Line Replacement Phase 2	494,692	64,310	50	2018	1.23	494,692	430,382	608,471	79,101	529,370
187	Yes	2	Biological Nutrient Removal Effluent	843,808	92,819	50	2018	1.23	843,808	750,989	1,037,884	114,167	923,717
188	Yes	2	Biological Nutrient Removal Effluent	1,755,734	193,131	50	2018	1.23	1,755,734	1,562,603	2,159,553	237,551	1,922,002
189	Yes	12	Persigo Lift Station	40,281	10,473	25	2018	1.23	40,281	29,808	49,545	12,882	36,663
190	Yes	12	Pioneer Heavy Duty Solids Handling	48,750	12,675	25	2018	1.23	48,750	36,075	59,963	15,590	44,372
191	Yes	15	Plant Backbone-Flo Dar Meters	11,215	3,645	20	2018	1.23	11,215	7,570	13,795	4,483	9,311
192	Yes	12	2019 Plant Backbone Improvements	156,361	17,200	50	2019	1.20	156,361	139,162	187,634	20,640	166,994
193	Yes	12	2019 Interceptor Repair and	1,707,388	153,665	50	2019	1.20	1,707,388	1,553,723	2,048,866	184,398	1,864,468
194	Yes	12	2019 Sewer Line Replacement in	827,201	90,992	50	2019	1.20	827,201	736,209	992,642	109,191	883,451
195	Yes	12	2019 South Downtown Sewer Line	912,170	100,339	50	2019	1.20	912,170	811,831	1,094,604	120,406	974,198
196	Yes	12	2019 Sewer Line Replacement Project -	394,403	43,384	50	2019	1.20	394,403	351,019	473,284	52,061	421,223
197	Yes	12	2019 Sewer Line Asphalt Patch Project	41,248	4,537	50	2019	1.20	41,248	36,711	49,498	5,445	44,053
198	Yes	2	Biological Nutrient Removal-Effluent	1,365,078	150,159	50	2019	1.20	1,365,078	1,214,919	1,638,093	180,190	1,457,903
199	Yes	2	Biological Nutrient Removal-Effluent	958,404	105,424	50	2019	1.20	958,404	852,980	1,150,085	126,509	1,023,576
200	Yes	1	2019 Plant Backbone Improvements	8,230	1,852	20	2020	1.18	8,230	6,378	9,711	2,185	7,526
201	Yes	12	2019 Interceptor Repair and	688	62	50	2020	1.18	688	626	812	73	739
202	Yes	12	2019 Sewer Line Replacement in	27,354	2,462	50	2020	1.18	27,354	24,892	32,277	2,905	29,372
203	Yes	12	2019 Sewer Line Replacement Project-	1,020,349	91,831	50	2020	1.18	1,020,349	928,517	1,204,011	108,361	1,095,650
204	Yes	12	2020 Sewer Line	301,585	15,079	50	2020	1.18	301,585	286,505	355,870	17,794	338,076
205	Yes	12	2020 Sewer Replacement in Alley	63,139	5,682	50	2020	1.18	63,139	57,456	74,503	6,705	67,798
206	Yes	91	Victor Drive Sewer Improvement Districts	32,786	7,377	20	2020	1.18	32,786	25,409	38,687	8,705	29,982
207	Yes	12	Lift Station Elimination	78,371	13,323	20	2020	1.18	78,371	65,048	92,478	15,721	76,757
208	Yes	10	Laboratory Equipment (Management	49,450	22,252	10	2020	1.18	49,450	27,197	58,351	26,258	32,093
209	Yes	12	River Bend Lift Station Elimination	864,158	77,774	50	2020	1.18	864,158	786,384	1,019,707	91,774	927,933
210	Yes	2	2020 Wastewater Treatment Plant	248,768	31,096	20	2021	1.12	248,768	217,672	278,620	34,828	243,793
211	Yes	2	2021 Wastewater Treatment Plant	1,591,269	47,738	50	2021	1.12	1,591,269	1,543,531	1,782,221	53,467	1,728,755
212	Yes	12	2020 Sewer Line Replacements	372,828	18,641	50	2021	1.12	372,828	354,187	417,567	20,878	396,689
213	Yes	12	2021 Sewer Line Replacements	2,199,531	0	50	2021	1.12	2,199,531	2,199,531	2,463,475	0	2,463,475
214	Yes	12	Freightliner 114SD	189,900	66,465	10	2021	1.12	189,900	123,435	212,688	74,441	138,247
215	Yes	12	Collection System Equipment - Lift	6,582	2,304	10	2021	1.12	6,582	4,279	7,372	2,580	4,792
216	Yes	12	Lift Station Elimination	127,400	16,562	20	2021	1.12	127,400	110,838	142,688	18,549	124,139
217	Yes	12	Parallel Tiara Rado Force Main Under	108,046	6,483	25	2021	1.12	108,046	101,563	121,012	7,261	113,751
218	Yes	2	Persigo Odor Control Improvements	166,630	26,661	20	2021	1.12	166,630	139,969	186,625	29,860	156,765
219	Yes	2	2020 Wastewater Treatment Plant Imp	20,484	2,561	20	2022	1.04	20,484	17,924	21,304	2,663	18,641
220	Yes	2	2021 Wastewater Treatment Plant Imp	2,341,538	70,246	50	2022	1.04	2,341,538	2,271,292	2,435,199	73,056	2,362,143
221	Yes	2	2022 Wastewater Treatment Plant	217,848	10,892	50	2022	1.04	217,848	206,956	226,562	11,328	215,234
222	Yes	12	2021 Sewer Line	312,644	0	50	2022	1.04	312,644	312,644	325,149	0	325,149
223	Yes	12	2022 Sewer Line	182,032	9,102	50	2022	1.04	182,032	172,930	189,313	9,466	179,848
224	Yes	12	Collection System Equipment	61,600	15,400	10	2022	1.04	61,600	46,200	64,064	16,016	48,048
225	Yes	12	Lift Station Elimination	126,620	13,928	20	2022	1.04	126,620	112,692	131,685	14,485	117,200
226	Yes	10	Laboratory Equipment	55,953	13,988	10	2022	1.04	55,953	41,965	58,191	14,548	43,643
227	Yes	12	Parallel Tiara Rado Force Main Under	2,839,200	170,352	25	2022	1.04	2,839,200	2,668,848	2,952,768	177,166	2,775,602
228	Yes	2	Odor Control Improvements	341,506	37,566	20	2022	1.04	341,506	303,940	355,166	39,068	316,098
229	Yes	2	2022 Wastewater Treatment Plant	1,718,254	85,913	50	2022	1.04	1,718,254	1,632,341	1,786,984	89,349	1,697,635
230	Yes	2	2022 Wastewater Treatment Plant Impvs	666,889	20,007	50	2023	1.02	666,889	646,883	680,227	20,407	659,820
231	Yes	2	Wastewater Treatment Plant Impvs	140,382	4,211	50	2023	1.02	140,382	136,171	143,190	4,296	138,894
232	Yes	12	Sewer Line Repl in Collection System			50	2023	1.02	0	0	0	0	0

City of Grand Junction
Grand Junction WW PIF Model - 2025
Fixed Asset Values - Joint Persigo Fund Assets as of 12/31/24 - SEP Funding Alternative

Line No	Include/Exclude	RFC Coding	Asset Description	Original Cost	Accumulated Depreciation (2024)	Useful Life Years	Acquisition Year	Selected Inflationary Factor	Original Cost	OCLD	Replacement Cost New	Indexed Accumulated Depreciation	Replacement Cost New Less Depreciation
233	Yes	12	2021 Sewer Line Replacements	13,291	0	50	2023	1.02	13,291	13,291	13,557	0	13,557
234	Yes	12	2022 Sewer Line Replacements	2,977,550	89,327	50	2023	1.02	2,977,550	2,888,224	3,037,101	91,113	2,945,988
235	Yes	12	Sewer Line Replacements	537,436	0	50	2023	1.02	537,436	537,436	548,184	0	548,184
236	Yes	12	Sewer Improvement Districts	29,201	0	50	2023	1.02	29,201	29,201	29,785	0	29,785
237	Yes	12	Collection System Equip	18,630	1,863	20	2023	1.02	18,630	16,767	19,002	1,900	17,102
238	Yes	12	Lift Station Elimination	407,919	20,396	25	2023	1.02	407,919	387,523	416,078	20,804	395,274
239	Yes	10	Laboratory Equip	188,837	28,326	10	2023	1.02	188,837	160,512	192,614	28,892	163,722
240	Yes	2	Odor Control Impvs	4,567,429	197,922	30	2023	1.02	4,567,429	4,369,507	4,658,778	201,880	4,456,897
241	Yes	2	2021 Wastewater Treatment Plant	43,342	1,300	50	2023	1.02	43,342	42,042	44,209	1,326	42,882
242	Yes	12	Parallel Tiara Rado Force Main	324,904	19,494	25	2023	1.02	324,904	305,409	331,402	19,884	311,518
243	Yes	20	Ford Bronco Sport	15,945	797	10	2024	1.00	15,945	15,148	15,945	797	15,148
244	Yes	91	Sewer Improvement Districts	38,053	0	50	2024	1.00	38,053	38,053	38,053	0	38,053
245	Yes	12	Lift Station Elimination	466,868	4,669	50	2024	1.00	466,868	462,199	466,868	4,669	462,199
246	Yes	12	Sewer Line Repl in Collection System,	73,863	739	50	2024	1.00	73,863	73,124	73,863	739	73,124
247	Yes	12	Sewer Line Replacements/Rehabilitation	3,774,706	0	50	2024	1.00	3,774,706	3,774,706	3,774,706	0	3,774,706
248	Yes	2	Odor Control Improvements	558,035	5,580	50	2024	1.00	558,035	552,455	558,035	5,580	552,455
249	Yes	10	Laboratory Equipment	3,955	198	10	2024	1.00	3,955	3,757	3,955	198	3,757
250	Yes	2	Wastewater Treatment Plant Improve &	525,889	5,259	50	2024	1.00	525,889	520,630	525,889	5,259	520,630
251	Yes	12	Northridge Sewer Extension	25,227	16,780	50	1991	2.81	25,227	8,447	70,888	47,152	23,736
252	Yes	12	South Camp Extension #93322	398,822	241,509	50	1994	2.51	398,822	157,313	1,001,043	606,187	394,856
253	Yes	12	Independent Valley Ext to 340	9,331	5,651	50	1994	2.51	9,331	3,680	23,421	14,183	9,238
254	Yes	12	Rosevale Design	15,446	9,353	50	1994	2.51	15,446	6,093	38,769	23,477	15,292
255	Yes	12	26 Road Design	14,674	8,886	50	1994	2.51	14,674	5,788	36,832	22,304	14,528
256	Yes	12	23 Road Construction	93,793	56,797	50	1994	2.51	93,793	36,996	235,420	142,560	92,860
257	Yes	12	South Rim Filling	4,208	2,464	50	1995	2.48	4,208	1,744	10,436	6,112	4,324
258	Yes	12	26 Road Extension	6,626	3,880	50	1995	2.48	6,626	2,746	16,432	9,624	6,809
259	Yes	12	Scenic Interceptor	11,957	7,003	50	1995	2.48	11,957	4,954	29,653	17,367	12,287
260	Yes	12	1994 Sewer Line Replacement	34,717	20,333	50	1995	2.48	34,717	14,384	86,098	50,425	35,673
261	Yes	12	Rosevale Extension	12,905	12,905	50	1995	2.48	12,905	0	32,004	32,004	0
262	Yes	12	Rosevale Extension	611,016	345,707	50	1996	2.41	611,016	265,309	1,472,549	833,154	639,395
263	Yes	12	Rosevale Extension	189,674	103,543	50	1997	2.33	189,674	86,131	441,940	241,255	200,686
264	Yes	12	Cimarron North Sewer Line	4,939	2,696	50	1997	2.33	4,939	2,243	11,508	6,283	5,225
265	Yes	12	Appleton Trunk Extension	149,846	78,819	50	1998	2.29	149,846	71,027	343,147	180,495	162,652
266	Yes	12	Independence Valley Sewer Trunk	23,425	12,322	50	1998	2.29	23,425	11,103	53,643	28,217	25,426
267	Yes	12	26 Road Trunk Extension	6,778	3,565	50	1998	2.29	6,778	3,213	15,522	8,164	7,358
268	Yes	12	County Square/Forrest Hills	5,531	2,909	50	1998	2.29	5,531	2,622	12,666	6,662	6,004
269	Yes	12	Northfield Estates Trunk Extension	34,949	18,383	50	1998	2.29	34,949	16,566	80,033	42,097	37,936
270	Yes	12	Appleton Trunk Extension	4,274	2,163	50	1999	2.24	4,274	2,111	9,574	4,846	4,728
271	Yes	12	Red Canyon Trunk Line Extension	105,388	51,239	50	2000	2.18	105,388	54,149	229,746	111,701	118,045
272	Yes	12	Desert Hills SWR Trunk Exentsion	33,611	16,341	50	2000	2.18	33,611	17,270	73,272	35,624	37,648
273	Yes	12	26 Road Trunk Line Extension	6,269	2,923	50	2001	2.14	6,269	3,346	13,416	6,256	7,160
274	Yes	12	Northfield Estates Trunk Extension	11,950	5,572	50	2001	2.14	11,950	6,378	25,573	11,923	13,650
275	Yes	12	Desert Hills SWR Trunk Extension	202,961	94,637	50	2001	2.14	202,961	108,324	434,337	202,523	231,814
276	Yes	12	Columbine Sewer Improvement	24,531	11,438	50	2001	2.14	24,531	13,093	52,496	24,477	28,019
277	Yes	95	Unknown CIP From 1994	29,665	29,665	1	1994	2.51	29,665	0	74,459	74,459	0
278	Yes	12	26 Road Trunk Line Extension	384,899	345,304	25	2002	2.07	384,899	39,595	796,741	714,780	81,961
279	Yes	12	Trunk Sewer Line Extensions	41,000	33,620	25	2004	1.91	41,000	7,380	78,310	64,214	14,096
280	Yes	12	24.5 Rd. Trunk Extension	8,295	3,235	50	2005	1.82	8,295	5,060	15,097	5,888	9,209
281	Yes	12	24.5 Rd. Trunk Extension 2006	713,098	263,846	50	2006	1.75	713,098	449,252	1,247,921	461,731	786,190
282	Yes	12	24.5 Road Trunk Extension 2007	9,172	3,210	50	2007	1.70	9,172	5,962	15,592	5,457	10,135
283	Yes	12	River Road North Sewer Trunk	231,718	48,661	50	2013	1.42	231,718	183,057	329,040	69,098	259,942
284	Yes	12	River Road North Sewer Trunk	9,764	2,050	50	2014	1.38	9,764	7,714	13,475	2,830	10,645
285	Yes	12	23 Road Swr Extension	70,448	46,859	50	1991	2.81	70,448	23,589	197,959	131,673	66,286
286	Yes	12	Independence Valley Ext.	114,931	71,881	50	1993	2.60	114,931	43,050	298,821	186,891	111,930
287	Yes	12	Line Replacements	33,462	20,928	50	1993	2.60	33,462	12,534	87,001	54,414	32,587
288	Yes	12	Sparkman Line Replacement	5,695	3,562	50	1993	2.60	5,695	2,133	14,807	9,261	5,546
289	Yes	3	Aereation System	84,551	84,551	20	1993	2.60	84,551	0	219,833	219,833	0
290	Yes	3	Aereation Basin-Course Bubble	56,370	56,370	20	1994	2.51	56,370	0	141,489	141,489	0

City of Grand Junction
Grand Junction WW PIF Model - 2025
Fixed Asset Values - Joint Persigo Fund Assets as of 12/31/24 - SEP Funding Alternative

Line No	Include/Exclude	RFC Coding	Asset Description	Original Cost	Accumulated Depreciation (2024)	Useful Life Years	Acquisition Year	Selected Inflationary Factor	Original Cost	OCLD	Replacement Cost New	Indexed Accumulated Depreciation	Replacement Cost New Less Depreciation
291	Yes	12	Senic Interceptor	287,446	176,842	50	1994	2.51	287,446	110,604	721,489	443,874	277,615
292	Yes	12	Senic Interceptor	193,768	113,485	50	1995	2.48	193,768	80,283	480,545	281,444	199,101
293	Yes	3	Sanataire Aereation System	82,200	82,200	20	1995	2.48	82,200	0	203,856	203,856	0
294	Yes	2	Asphalt Overlay @ Persigo	34,965	34,965	10	1996	2.41	34,965	0	84,266	84,266	0
295	Yes	13	Renovate Sludge Slurry Blending Tank	122,294	122,294	20	1996	2.41	122,294	0	294,729	294,729	0
296	Yes	12	Interceptor Rehabilitations	285,610	165,731	50	1996	2.41	285,610	119,879	688,320	399,412	288,908
297	Yes	2	Persigo Parking Lot	47,188	47,188	10	1997	2.33	47,188	0	109,948	109,948	0
298	Yes	12	Interceptor Rehabilitations	135,752	74,107	50	1997	2.33	135,752	61,645	316,302	172,669	143,633
299	Yes	7	Concrete Wall Clarifying Tank	2,200	2,200	20	1997	2.33	2,200	0	5,126	5,126	0
300	Yes	13	Heat Exchanger	37,733	37,733	10	1998	2.29	37,733	0	86,409	86,409	0
301	Yes	6	Waterman Slide Gate	15,504	15,504	10	1998	2.29	15,504	0	35,504	35,504	0
302	Yes	2	Ferrous Chloride Building	11,037	11,037	10	1998	2.29	11,037	0	25,275	25,275	0
303	Yes	13	Polymer Feed Pumps	42,715	42,715	10	1998	2.29	42,715	0	97,817	97,817	0
304	Yes	12	Interceptor Repair	21,360	10,810	50	1999	2.24	21,360	10,550	47,846	24,215	23,631
305	Yes	13	Heat Exchanger	37,415	37,415	10	1999	2.24	37,415	0	83,810	83,810	0
306	Yes	12	Plant Backbone Improvements	18,300	9,262	50	1999	2.24	18,300	9,038	40,992	20,746	20,246
307	Yes	12	Valley Vista Line Extensions	168,651	88,403	50	1999	2.24	168,651	80,248	377,778	198,022	179,756
308	Yes	7	Final Clarifier Addition	1,290,001	625,391	50	2000	2.18	1,290,001	664,610	2,812,202	1,363,352	1,448,850
309	Yes	12	24 Road Sewer Replacement	475,304	234,336	50	2000	2.18	475,304	240,968	1,036,163	510,853	525,309
310	Yes	12	Horizon Drive Swr Replacement 7th-12th	211,478	101,510	50	2000	2.18	211,478	109,968	461,022	221,291	239,731
311	Yes	12	1st and Colorado Int. Repair	30,721	14,746	50	2000	2.18	30,721	15,975	66,972	32,146	34,826
312	Yes	7	Final Clarifier Addition	728,204	344,570	50	2001	2.14	728,204	383,635	1,558,357	737,379	820,978
313	Yes	12	Interceptor Repair & Replacement	191,731	89,400	50	2001	2.14	191,731	102,331	410,304	191,316	218,988
314	Yes	2	Persigo Shop Addition	321,601	321,601	30	1994	2.51	321,601	0	807,219	807,219	0
315	Yes	10	WWTF Lab Extension	11,888	11,888	10	1998	2.29	11,888	0	27,224	27,224	0
316	Yes	2	Operation Center Improvements	44,364	44,364	10	1998	2.29	44,364	0	101,594	101,594	0
317	Yes	10	Lab Expansion	230,960	193,919	30	1999	2.24	230,960	37,041	517,350	434,379	82,971
318	Yes	10	Lab Expansion	10,543	8,482	30	2000	2.18	10,543	2,061	22,984	18,491	4,492
319	Yes	10	Lab Expansion	22,624	18,373	30	2001	2.14	22,624	4,251	48,414	39,317	9,097
320	Yes	15	Flow Metering Device	34,819	34,819	10	1992	2.72	34,819	0	94,708	94,708	0
321	Yes	95	LIMS Software	21,279	21,279	5	1996	2.41	21,279	0	51,282	51,282	0
322	Yes	11	Cummins Onan Generator	20,000	20,000	10	1998	2.29	20,000	0	45,800	45,800	0
323	Yes	11	Cummins 35KW Generator	16,300	16,300	10	1999	2.24	16,300	0	36,512	36,512	0
324	Yes	11	Cummins 150KW Generator	26,700	26,700	10	1999	2.24	26,700	0	59,808	59,808	0
325	Yes	11	Cummins Diesel Genset Generator	11,100	11,100	10	1999	2.24	11,100	0	24,864	24,864	0
326	Yes	11	Cummins Diesel Generator	11,100	11,100	10	1999	2.24	11,100	0	24,864	24,864	0
327	Yes	11	Cummins ONAN Ind. Generator	12,400	12,400	10	1999	2.24	12,400	0	27,776	27,776	0
328	Yes	11	Cummins Onan Diesel Generator	15,800	15,800	10	1999	2.24	15,800	0	35,392	35,392	0
329	Yes	14	Persigo Biogas/CNG	1,557,246	295,877	50	2015	1.35	1,557,246	1,261,369	2,102,282	399,434	1,702,849
330	Yes	12	Collection System Office-251 27 Road	504,000	119,700	40	2015	1.35	504,000	384,300	680,400	161,595	518,805
331	Yes	12	Collection System Office-251 27 Road-	56,000	0	0	2015	1.00	56,000	56,000	56,000	0	56,000
332	Yes	99	Sanitary Sewer (DIA)	418,759	99,455	40	2015	1.35	418,759	319,304	565,325	134,265	431,060
333	Yes	99	Sanitary Sewer (DIA)	948,686	201,596	40	2016	1.31	948,686	747,090	1,242,779	264,090	978,688
334	Yes	11	Cummins 35KW Generator	16,300	16,300	10	1999	2.24	16,300	0	36,512	36,512	0
335	Yes	12	Persigo Water Line Replacement	314,198	282,433	25	2002	2.07	314,198	31,765	650,390	584,635	65,755
336	Yes	12	Columbine Sewer Elimination Project	504,868	454,044	25	2002	2.07	504,868	50,824	1,045,077	939,872	105,205
337	Yes	10	Trace MetalLaminar Flow Hood	6,708	6,708	10	2003	2.03	6,708	0	13,616	13,616	0
338	Yes	12	Plant Backbone Improvements	177,879	76,382	50	2003	2.03	177,879	101,498	361,095	155,055	206,040
339	Yes	12	Interceptor Repair/Replacement	397,087	173,372	50	2003	2.03	397,087	223,715	806,087	351,945	454,142
340	Yes	12	Combined Sewer Elimination 2003	4,916,113	2,120,605	50	2003	2.03	4,916,113	2,795,508	9,979,709	4,304,828	5,674,881
341	Yes	95	Software, Work Order Infrastructure	81,382	81,382	3	2003	2.03	81,382	0	165,206	165,206	0
342	Yes	9	Microwave Digestion System	26,628	26,628	10	2004	1.91	26,628	0	50,859	50,859	0
343	Yes	12	Plant Backbone Improvements	61,402	25,175	50	2004	1.91	61,402	36,227	117,278	48,084	69,194
344	Yes	12	Interceptor Repair/Replacement	317,970	260,735	25	2004	1.91	317,970	57,235	607,323	498,005	109,318
345	Yes	12	Combined Sewer Elimination 2004	4,743,094	3,892,630	25	2004	1.91	4,743,094	850,464	9,059,310	7,434,923	1,624,387
346	Yes	95	Software (19.31%) Work Order	18,241	18,241	3	2004	1.91	18,241	0	34,840	34,840	0
347	Yes	12	Plant Backbone Improvements 2005	60,824	29,652	40	2005	1.82	60,824	31,172	110,700	53,966	56,734
348	Yes	95	Software (3.18%), Work Order	1,291	1,291	3	2005	1.82	1,291	0	2,349	2,349	0

City of Grand Junction
Grand Junction WW PIF Model - 2025
Fixed Asset Values - Joint Persigo Fund Assets as of 12/31/24 - SEP Funding Alternative

Line No	Include/Exclude	RFC Coding	Asset Description	Original Cost	Accumulated Depreciation (2024)	Useful Life Years	Acquisition Year	Selected Inflationary Factor	Original Cost	OCLD	Replacement Cost New	Indexed Accumulated Depreciation	Replacement Cost New Less Depreciation
349	Yes	12	Interceptor Repair/Replacement 2005	704,400	279,964	50	2005	1.82	704,400	424,437	1,282,009	509,534	772,475
350	Yes	12	Combined Sewer Elimination Project	440,905	343,906	25	2005	1.82	440,905	96,999	802,447	625,908	176,538
351	Yes	2	Work Bench	9,923	9,923	10	2006	1.75	9,923	0	17,365	17,365	0
352	Yes	12	Plant Backbone Improvements 2006	92,229	42,656	40	2006	1.75	92,229	49,573	161,400	74,648	86,753
353	Yes	12	Interceptor Repair/Replacement 2006	1,115,302	419,293	50	2006	1.75	1,115,302	696,009	1,951,779	733,764	1,218,016
354	Yes	12	Combined Sewer Elimination Project	22,424	16,594	25	2006	1.75	22,424	5,830	39,243	29,040	10,203
355	Yes	12	Plant Backbone Improvements 2007	620,138	275,986	40	2007	1.70	620,138	344,152	1,054,234	469,175	585,059
356	Yes	12	Interceptor Repair/Replacement 2007	620,821	220,638	50	2007	1.70	620,821	400,183	1,055,396	375,084	680,311
357	Yes	2	Flow Monitoring Station 2007	27,259	27,259	10	2007	1.70	27,259	0	46,339	46,339	0
358	Yes	12	River Rd. Interceptor	3,126,228	969,131	50	2008	1.63	3,126,228	2,157,097	5,095,751	1,579,683	3,516,068
359	Yes	3	Aeration Basin Modification	293,003	161,152	30	2008	1.63	293,003	131,851	477,595	262,677	214,918
360	Yes	12	Lift Station Cathodic Protection	14,100	7,755	30	2008	1.63	14,100	6,345	22,983	12,641	10,342
361	Yes	2	New Boiler System	7,240	3,982	30	2008	1.63	7,240	3,258	11,801	6,491	5,311
362	Yes	12	Plant Backbone Improvements 2008	165,309	68,337	40	2008	1.63	165,309	96,972	269,454	111,389	158,064
363	Yes	12	Sewer Line Replacement in Collection	73,113	24,127	50	2008	1.63	73,113	48,985	119,174	39,327	79,846
364	Yes	12	Sewer Line Replacement/Alley	12,250	4,042	50	2008	1.63	12,250	8,207	19,967	6,589	13,378
365	Yes	2	Northstar Utility Systems Software	173,739	173,739	10	2008	1.63	173,739	0	283,195	283,195	0
366	Yes	2	Persigo WWTP Upgrades	138,902	53,824	40	2009	1.58	138,902	85,077	219,465	85,043	134,422
367	Yes	13	Sludge Line Rehabilitation Project	278,671	107,985	40	2009	1.58	278,671	170,686	440,301	170,616	269,684
368	Yes	12	Automated Septic Site-Plant Backbone	3,419	1,325	40	2009	1.58	3,419	2,094	5,402	2,093	3,309
369	Yes	12	Persigo Grease & Septage Recovery	3,248	1,258	40	2009	1.58	3,248	1,989	5,131	1,988	3,143
370	Yes	95	Aeration Blower	15,335	15,335	5	2009	1.58	15,335	0	24,230	24,230	0
371	Yes	12	River Road Interceptor 2009	15,367	4,764	50	2009	1.58	15,367	10,603	24,280	7,527	16,753
372	Yes	3	Aeration Basin Modifications	5,087	1,950	30	2009	1.58	5,087	3,137	8,038	3,081	4,957
373	Yes	12	SRF Loan South Side Interceptor 2009	50,477	17,036	40	2009	1.58	50,477	33,441	79,754	26,917	52,837
374	Yes	2	Persigo Boiler System	57,792	44,789	20	2009	1.58	57,792	13,003	91,312	70,767	20,545
375	Yes	2	Persigo Equipment Storage Building	108,057	41,947	40	2009	1.58	108,057	66,110	170,730	66,276	104,454
376	Yes	99	Sanitary Sewer (DIA) 2009	968,700	375,371	40	2009	1.58	968,700	593,329	1,530,546	593,087	937,459
377	Yes	4	Persigo UV Project	369,491	369,491	10	2010	1.54	369,491	0	569,017	569,017	0
378	Yes	12	2009 SRF Loan South Side Interceptor	794,013	267,980	40	2010	1.54	794,013	526,034	1,222,781	412,689	810,092
379	Yes	2	Persigo Boiler System	6,138	6,138	10	2010	1.54	6,138	0	9,452	9,452	0
380	Yes	99	Sanitary Sewer (DIA) 2010	485,866	176,126	40	2010	1.54	485,866	309,740	748,234	271,235	476,999
381	Yes	3	Aeration Basin Modifications	35,794	13,721	30	2011	1.50	35,794	22,073	53,691	20,581	33,109
382	Yes	4	Persigo UV Project	357,928	357,928	10	2011	1.50	357,928	0	536,891	536,891	0
383	Yes	13	Sewer-Dissolved Air Flotation (DAF)	828,869	345,362	30	2011	1.50	828,869	483,507	1,243,304	518,043	725,261
384	Yes	12	2009 SRF Loan South Side Interceptor	414	140	40	2011	1.50	414	274	621	210	411
385	Yes	12	Fruitvale Sanitation Outfall Line	753,351	235,422	40	2011	1.50	753,351	517,929	1,130,027	353,133	776,893
386	Yes	12	24 Road Interceptor	1,183	340	40	2011	1.50	1,183	843	1,774	510	1,264
387	Yes	99	Sanitary Sewer (DIA)	814,180	274,786	40	2011	1.50	814,180	539,394	1,221,270	412,179	809,091
388	Yes	99	Sanitary Sewer (DIA)	652,859	204,018	40	2012	1.46	652,859	448,841	953,174	297,867	655,307
389	Yes	3	Aeration Basin Modifications	566,601	217,197	30	2012	1.46	566,601	349,404	827,237	317,108	510,130
390	Yes	4	Persigo UV Project	330	330	10	2012	1.46	330	0	482	482	0
391	Yes	13	Dissolved Air Flotation	17,161	7,151	30	2012	1.46	17,161	10,011	25,055	10,440	14,616
392	Yes	12	Fruitvale Sanitation Outfall Line	322	101	40	2012	1.46	322	221	470	147	323
393	Yes	12	24 Road Interceptor	693,013	199,241	40	2012	1.46	693,013	493,772	1,011,800	290,892	720,907
394	Yes	99	2013 Sanitary Sewer (DIA)	159,178	45,764	40	2013	1.42	159,178	113,414	226,033	64,984	161,048
395	Yes	3	Aeration Basin Modifications	42,185	16,171	30	2013	1.42	42,185	26,014	59,903	22,963	36,940
396	Yes	12	24 Road Interceptor	4,050	1,164	40	2013	1.42	4,050	2,886	5,751	1,653	4,098
397	Yes	14	Persigo Biogas/CNG	1,347,480	256,021	50	2014	1.38	1,347,480	1,091,458	1,859,522	353,309	1,506,213
398	Yes	99	2014 Sanitary Sewer (DIA)	382,619	100,437	40	2014	1.38	382,619	282,182	528,014	138,604	389,410
399	Yes	99	Sanitary Sewer (DIA)	758,900	142,294	40	2017	1.26	758,900	616,606	956,214	179,290	776,924
400	Yes	12	23 Road Sewer Trunk Extension	7,617	838	50	2018	1.23	7,617	6,779	9,369	1,031	8,338
401	Yes	99	Sanitary Sewer (DIA)	396,900	64,496	40	2018	1.23	396,900	332,404	488,187	79,330	408,857
402	Yes	12	Sewer Trunk Line Extensions, 23 Road	33,954	3,056	50	2019	1.20	33,954	30,898	40,745	3,667	37,078
403	Yes	99	Sanitary Sewer (DIA)	808,666	111,192	40	2019	1.20	808,666	697,474	970,399	133,430	836,969
404	Yes	2	2020 Flow Equalization Basin	97,023	12,128	20	2020	1.18	97,023	84,895	114,487	14,311	100,176
405	Yes	12	23 Road Sewer Trunk Line Extensions	480,165	43,215	50	2020	1.18	480,165	436,950	566,595	50,994	515,601
406	Yes	12	Parallel Tiara Rado Force Main Under	72,584	4,355	25	2020	1.18	72,584	68,229	85,649	5,139	80,510

City of Grand Junction
Grand Junction WW PIF Model - 2025
Fixed Asset Values - Joint Persigo Fund Assets as of 12/31/24 - SEP Funding Alternative

Line No	Include/Exclude	RFC Coding	Asset Description	Original Cost	Accumulated Depreciation (2024)	Useful Life Years	Acquisition Year	Selected Inflationary Factor	Original Cost	OCLD	Replacement Cost New	Indexed Accumulated Depreciation	Replacement Cost New Less Depreciation
407	Yes	2	Persigo Odor Control Improvements	39,601	8,316	20	2020	1.18	39,601	31,285	46,729	9,813	36,916
408	Yes	14	CNG Gas Storage Enhanced Fueling	17,450	872	50	2020	1.18	17,450	16,577	20,591	1,030	19,561
409	Yes	99	Sanitary Sewer (DIA)	1,404,115	157,963	40	2020	1.18	1,404,115	1,246,152	1,656,856	186,396	1,470,459
410	Yes	14	CNG Gas Storage/Enhanced Fueling	918,940	45,947	50	2021	1.12	918,940	872,993	1,029,213	51,461	977,752
411	Yes	14	Persigo BioCNG Chiller Replacement	32,281	11,298	10	2021	1.12	32,281	20,983	36,155	12,654	23,501
412	Yes	99	Sanitary Sewer (DIA)	1,318,900	115,404	40	2021	1.12	1,318,900	1,203,496	1,477,168	129,252	1,347,916
413	Yes	14	CNG Gas Storage/Enhanced Fueling	69,276	3,464	50	2022	1.04	69,276	65,812	72,047	3,602	68,445
414	Yes	99	Sanitary Sewer (DIA)	1,568,692	98,043	40	2022	1.04	1,568,692	1,470,649	1,631,440	101,965	1,529,475
415	Yes	2	2022 WasteWater Treatment Plant	2,281,846	68,455	50	2023	1.02	2,281,846	2,213,391	2,327,483	69,824	2,257,659
416	Yes	2	2023 Wastewater Treatment Plant	808,048	24,241	50	2023	1.02	808,048	783,806	824,209	24,726	799,483
417	Yes	12	Capacity Project	30,420	0	50	2023	1.02	30,420	30,420	31,029	0	31,029
418	Yes	99	Sanitary Sewer (DIA)	874,298	32,786	40	2023	1.02	874,298	841,512	891,784	33,442	858,342
419	Yes	12	Capacity Projects	153,807	0	50	2024	1.00	153,807	153,807	153,807	0	153,807
420	Yes	2	2022 Wastewater Treatment Plant Expan:	503,456	5,035	50	2024	1.00	503,456	498,422	503,456	5,035	498,422
421	Yes	2	2023 Wastewater Treatment Plant Expan:	2,169,878	21,699	50	2024	1.00	2,169,878	2,148,179	2,169,878	21,699	2,148,179
422	Yes	12	Collection System Equipment	921	46	10	2024	1.00	921	875	921	46	875
423	Yes	2	Wastewater Treatment Plant Rehab/Expa	21,731,630	0	50	2024	1.00	21,731,630	21,731,630	21,731,630	0	21,731,630
424	Yes	99	2024 Sanitary Sewer (DIA)	527,452	5,275	50	2024	1.00	527,452	522,178	527,452	5,275	522,178
425	Yes	12	5th Street Line Replacement #99009	20,873	13,884	50	1991	2.81	20,873	6,989	58,653	39,013	19,640
426	Yes	12	ONAN Sub Sewer Extension #99108	145,636	96,870	50	1991	2.81	145,636	48,766	409,237	272,205	137,032
427	Yes	12	Alley Main to Road 9th to 12th #99115	111,129	73,918	50	1991	2.81	111,129	37,211	312,272	207,708	104,564
428	Yes	12	1st to 5th Orchard Ave #99115	28,993	19,285	50	1991	2.81	28,993	9,708	81,470	54,191	27,280
429	Yes	12	Alley Improve Phase A	25,698	17,093	50	1991	2.81	25,698	8,605	72,211	48,031	24,181
430	Yes	12	Alley Improvement Phase B #99121	53,293	35,448	50	1991	2.81	53,293	17,845	149,753	99,608	50,145
431	Yes	12	Phase A Alley Improvement	66,039	42,615	50	1992	2.72	66,039	23,424	179,626	115,913	63,714
432	Yes	12	Phase B Alley Improvement #99208	118,514	76,476	50	1992	2.72	118,514	42,038	322,358	208,015	114,343
433	Yes	12	Line Upgrade G road 8" to 12"	11,062	7,138	50	1992	2.72	11,062	3,924	30,089	19,416	10,672
434	Yes	12	Alley Line Replacements	10,340	6,467	50	1993	2.60	10,340	3,873	26,884	16,814	10,070
435	Yes	12	Line Replacements	131,103	81,995	50	1993	2.60	131,103	49,108	340,868	213,188	127,680
436	Yes	12	Alley Line Improvements #99302	53,238	33,296	50	1993	2.60	53,238	19,942	138,419	86,570	51,848
437	Yes	12	West Mesa Line Replacement #99305	86,979	54,399	50	1993	2.60	86,979	32,580	226,145	141,439	84,707
438	Yes	12	Replacements in Alley #99402	100,693	60,983	50	1994	2.51	100,693	39,710	252,739	153,067	99,672
439	Yes	12	Replacements in System	41,716	25,261	50	1994	2.51	41,716	16,455	104,707	63,405	41,302
440	Yes	12	Insituform (Pipe Const. in place) #99401	64,318	38,948	50	1994	2.51	64,318	25,370	161,438	97,760	63,678
441	Yes	12	6 & 50 Sid & Eng #99505	15,523	9,400	50	1994	2.51	15,523	6,123	38,963	23,593	15,369
442	Yes	12	94 Sewer Line Replacement	120,830	70,767	50	1995	2.48	120,830	50,063	299,658	175,503	124,156
443	Yes	12	95 Improvements	3,624	2,122	50	1995	2.48	3,624	1,502	8,988	5,264	3,724
444	Yes	12	95 Alley Improvement District	107,937	63,216	50	1995	2.48	107,937	44,721	267,684	156,776	110,908
445	Yes	12	Hwy 6 & 50 Sewer District	272,953	159,862	50	1995	2.48	272,953	113,091	676,923	396,458	280,466
446	Yes	12	Mays Sub/Willow Ridge	152,520	89,328	50	1995	2.48	152,520	63,192	378,250	221,532	156,717
447	Yes	12	1996 Sewer Replacements	200,436	113,405	50	1996	2.41	200,436	87,031	483,051	273,305	209,746
448	Yes	12	1996 Sewer Line Improvements (Alley)	214,761	121,510	50	1996	2.41	214,761	93,251	517,574	292,838	224,736
449	Yes	12	Sewer Line Replacement	298,201	162,787	50	1997	2.33	298,201	135,414	694,808	379,294	315,514
450	Yes	12	Collection System Line Repair	11,268	6,151	50	1997	2.33	11,268	5,117	26,254	14,332	11,922
451	Yes	12	Fifth Street Viaduct	41,081	22,426	50	1997	2.33	41,081	18,655	95,719	52,252	43,467
452	Yes	12	Extensions & Reconstructions	12,265	6,696	50	1997	2.33	12,265	5,569	28,577	15,601	12,977
453	Yes	12	Buffalo Court Extension	7,758	4,081	50	1998	2.29	7,758	3,677	17,766	9,345	8,421
454	Yes	12	Sewer Line Replacement	297,830	156,659	50	1998	2.29	297,830	141,171	682,031	358,748	323,283
455	Yes	12	Alley ID Sewer Replacement	12,947	6,552	50	1999	2.24	12,947	6,395	29,001	14,677	14,324
456	Yes	12	Sewer Line Replacements	247,047	124,876	50	1999	2.24	247,047	122,170	553,384	279,723	273,661
457	Yes	12	Doe Lift Station	94,911	46,145	50	2000	2.18	94,911	48,766	206,906	100,595	106,311
458	Yes	12	2000 Sewer Line Replacement	77,429	37,645	50	2000	2.18	77,429	39,784	168,795	82,067	86,728
459	Yes	12	2nd Combined Sewer Elimination Pro	71,218	34,626	50	2000	2.18	71,218	36,592	155,255	75,484	79,771
460	Yes	12	2000 Sewer Line Replacement Alley	142,968	68,458	50	2001	2.14	142,968	74,510	305,952	146,501	159,451
461	Yes	12	Collection System Line Repair	79,590	37,111	50	2001	2.14	79,590	42,479	170,323	79,418	90,905
462	Yes	12	2001 Sewer Line Replacement Alley	166,680	77,719	50	2001	2.14	166,680	88,961	356,695	166,320	190,375
463	Yes	12	2002 Sewer Line Replacements	728,573	653,625	25	2002	2.07	728,573	74,948	1,508,146	1,353,003	155,143
464	Yes	12	Sewer Line Replacement 2003	94,835	40,722	50	2003	2.03	94,835	54,112	192,514	82,666	109,848

City of Grand Junction
Grand Junction WW PIF Model - 2025
Fixed Asset Values - Joint Persigo Fund Assets as of 12/31/24 - SEP Funding Alternative

Line No	Include/ Exclude	RFC Coding	Asset Description	Original Cost	Accumulated Depreciation (2024)	Useful Life Years	Acquisition Year	Selected Inflationary Factor	Original Cost	OCLD	Replacement Cost New	Indexed Accumulated Depreciation	Replacement Cost New Less Depreciation
465	Yes	12	Sewer Line Replacements 2003 Alley	160,370	68,863	50	2003	2.03	160,370	91,507	325,550	139,792	185,758
466	Yes	12	Sewer Line Replacement Collection	49,678	40,736	25	2004	1.91	49,678	8,942	94,885	77,806	17,079
467	Yes	12	Sewer Line Replacements Alley	201,784	165,463	25	2004	1.91	201,784	36,321	385,408	316,035	69,373
468	Yes	12	Sewer Line Replacements 2005	404,019	157,567	50	2005	1.82	404,019	246,452	735,315	286,773	448,542
469	Yes	12	Sewer Line Replacements 2005 Alley	252,030	98,292	50	2005	1.82	252,030	153,738	458,694	178,891	279,803
470	Yes	12	Sewer Line Replacement 2006 (11.57%)	84,702	31,340	50	2006	1.75	84,702	53,362	148,229	54,845	93,383
471	Yes	12	Sewer Line Replacement 2006	647,521	239,582	50	2006	1.75	647,521	407,939	1,133,162	419,269	713,893
472	Yes	12	Sewer Line Replacement 2006 Alley	77,159	28,549	50	2006	1.75	77,159	48,610	135,028	49,960	85,067
473	Yes	12	Sewer Line Replacement 2007	385,560	134,946	50	2007	1.70	385,560	250,614	655,451	229,408	426,043
474	Yes	12	Sewer Line Replacement 2007 Alley	250,464	87,663	50	2007	1.70	250,464	162,802	425,789	149,026	276,763
475	Yes	12	Sewer Line Replacements	495,843	163,628	50	2008	1.63	495,843	332,215	808,224	266,714	541,510
476	Yes	12	Country Club Pk. Dressel Drive	185,953	97,552	50	1997	2.33	185,953	88,401	433,270	227,297	205,973
477	Yes	12	Northfield Estates	1,450	792	50	1997	2.33	1,450	658	3,379	1,845	1,533
478	Yes	12	Hickory Ct.	11,713	6,394	50	1997	2.33	11,713	5,319	27,291	14,898	12,393
479	Yes	12	Northfield Estates Sewer Imp.	48,929	25,443	50	1998	2.29	48,929	23,486	112,047	58,265	53,782
480	Yes	1	Workstation	2,545	2,545	10	2000	2.18	2,545	0	5,548	5,548	0
481	Yes	95	AutoCad Land Dev. Desktop Full Sys	3,650	3,650	5	2000	2.18	3,650	0	7,957	7,957	0
482	Yes	12	27 Road Sewerline Improvement	70,733	33,152	50	2000	2.18	70,733	37,581	154,198	72,270	81,927
483	Yes	12	Appleton Sewer Improvement	2,365	1,150	50	2000	2.18	2,365	1,215	5,156	2,507	2,649
484	Yes	12	Combined Sewer Improvement	435,482	196,777	50	2001	2.14	435,482	238,705	931,931	421,103	510,828
485	Yes	12	Northfield Estates Sewer Imp. #2	371,655	173,295	50	2001	2.14	371,655	198,360	795,342	370,852	424,490
486	Yes	12	Appleton Sewer Improvement #2	220,040	102,600	50	2001	2.14	220,040	117,440	470,886	219,564	251,322
487	Yes	12	Country Club Pk. Sewer Improvement	316,967	147,795	50	2001	2.14	316,967	169,172	678,309	316,282	362,027
488	Yes	12	ManZana Sewer Improvement	40,977	19,107	50	2001	2.14	40,977	21,870	87,691	40,889	46,802
489	Yes	12	Monument Meadows Sewer Imp.	52,525	24,491	50	2001	2.14	52,525	28,034	112,404	52,411	59,992
490	Yes	12	23 Road Sewer Improvement	2,616	1,220	50	2001	2.14	2,616	1,396	5,598	2,610	2,988
491	Yes	12	Northfield Estates Sewer Imp. Dist.	20,004	17,946	25	2002	2.07	20,004	2,058	41,408	37,149	4,260
492	Yes	12	Appleton Sewer Imp. Dist.	108,823	97,684	25	2002	2.07	108,823	11,139	225,264	202,205	23,058
493	Yes	12	Country Club Park SID	169,932	152,538	25	2002	2.07	169,932	17,394	351,759	315,754	36,005
494	Yes	12	Redlands Village South SID	685,990	615,422	25	2002	2.07	685,990	70,568	1,419,999	1,273,924	146,075
495	Yes	12	Redlands Village NW SID	935,458	837,837	25	2002	2.07	935,458	97,621	1,936,398	1,734,323	202,075
496	Yes	12	Skyway Sewer Imp. Dist	308,037	276,291	25	2002	2.07	308,037	31,746	637,637	571,922	65,714
497	Yes	12	Scenic South SID	85,487	76,693	25	2002	2.07	85,487	8,794	176,958	158,754	18,204
498	Yes	91	Sewer Improvement Districts-Redlands	90,707	17,234	50	2015	1.35	90,707	73,472	122,454	23,266	99,188
499	Yes	12	Sewer Improvement Districts 2003	2,503,047	1,074,817	50	2003	2.03	2,503,047	1,428,230	5,081,185	2,181,878	2,899,307
500	Yes	12	Sewer Improvement Districts 2003	156,806	56,274	50	2003	2.03	156,806	100,532	318,317	114,237	204,080
501	Yes	12	Sewer Improvement Districts 2003	127,253	54,651	50	2003	2.03	127,253	72,602	258,323	110,941	147,382
502	Yes	12	Sewer Improvement Districts 2004	374,990	307,466	25	2004	1.91	374,990	67,525	716,231	587,259	128,972
503	Yes	12	Sewer Improvement Districts 2005	833,956	325,243	50	2005	1.82	833,956	508,713	1,517,800	591,942	925,858
504	Yes	12	Sewer Improvement Districts 2006	991,847	360,352	50	2006	1.75	991,847	631,495	1,735,733	630,616	1,105,117
505	Yes	12	Sewer Improvement Districts 2007	517,240	181,034	50	2007	1.70	517,240	336,206	879,308	307,758	571,550
506	Yes	12	Sewer Improvement Districts 2008	809,218	267,042	50	2008	1.63	809,218	542,176	1,319,025	435,278	883,747
507	Yes	12	Sewer Improvement Districts 2009	22,565	6,995	50	2009	1.58	22,565	15,570	35,652	11,052	24,600
508	Yes	12	Canary Lane Sewer Improvement	52,697	15,282	50	2009	1.58	52,697	37,415	83,261	24,146	59,115
509	Yes	12	Miscellaneous SSEP Extensions	25,984	7,535	50	2010	1.54	25,984	18,448	40,015	11,604	28,411
510	Yes	12	Easter Hill SID	107,552	31,190	50	2010	1.54	107,552	76,362	165,630	48,033	117,597
511	Yes	12	Easter Hill SID II	18,845	5,465	50	2010	1.54	18,845	13,380	29,021	8,416	20,605
512	Yes	12	2012 Miscellaneous SSEP Extensions	9,969	2,492	50	2012	1.46	9,969	7,476	14,554	3,639	10,916
513	Yes	12	Galley Lane Sewer Improvement District	5,738	1,320	50	2013	1.42	5,738	4,418	8,148	1,874	6,274
514			Total	\$221,026,393	\$80,037,519				\$221,026,393	\$140,988,874	\$397,422,771	\$200,310,842	\$197,111,929

City of Grand Junction
Grand Junction WW PIF Model - 2025
20 City ENR-CCI
ENR-CCI through January 2025 - SEP Funding Alternatives

Line No	Year	ENR-CCI Index	% Change	ENR-CCI Adjustment Factor
1	1970	1,381	4689.6	1,381.00
2	1971	1,581	4689.0	1,581.00
3	1972	1,753	4689.0	1,753.00
4	1973	1,895	4689.8	1,895.00
5	1974	2,020	4689.2	2,020.00
6	1975	2,212	4689.2	2,212.00
7	1976	2,401	4633.0	2,401.00
8	1977	2,576	4651.0	2,576.00
9	1978	2,776	4648.9	2,776.00
10	1979	3,003	4642.4	3,003.00
11	1980	3,237	4665.1	3,237.33
12	1981	3,535	4665.1	3,534.92
13	1982	3,825	4657.5	3,825.08
14	1983	4,066	4558.9	4,066.33
15	1984	4,146	4569.3	4,145.75
16	1985	4,195	4616.0	4,194.75
17	1986	4,295	4620.4	4,294.75
18	1987	4,406	4575.5	4,406.42
19	1988	4,519	4551.2	4,519.42
20	1989	4,606	4549.2	4,606.33
21	1990	4,732	4525.2	4,731.92
22	1991	4,835	4525.7	4,835.08
23	1992	4,985	4506.9	4,984.83
24	1993	5,210	4473.3	5,210.42
25	1994	5,408	4480.5	5,407.58
26	1995	5,471	4477.6	5,471.17
27	1996	5,622	4476.1	5,622.17
28	1997	5,825	4443.9	5,825.08
29	1998	5,920	4445.9	5,920.42
30	1999	6,060	4440.7	6,059.50
31	2000	6,221	4442.0	6,221.17
32	2001	6,342	4448.5	6,342.08
33	2002	6,538	4444.7	6,538.00
34	2003	6,695	4446.4	6,694.66
35	2004	7,115	4446.4	7,114.89
36	2005	7,444	4456.8	7,444.24
37	2006	7,749	4441.1	7,749.37
38	2007	7,971	4447.9	7,970.52
39	2008	8,311	4449.9	8,311.14
40	2009	8,570	4451.4	8,570.13
41	2010	8,802	4447.6	8,802.37
42	2011	9,070	4447.5	9,069.81
43	2012	9,308	4435.5	9,307.80
44	2013	9,547	4412.2	9,546.66
45	2014	9,807	4412.1	9,806.52
46	2015	10,036	4412.1	10,035.59
47	2016	10,339	4414.1	10,338.58
48	2017	10,736	4384.1	10,735.84
49	2018	11,062	4344.3	11,061.88
50	2019	11,281	4332.4	11,281.33
51	2020	11,466	4335.1	11,465.67
52	2021	12,134	4341.7	12,133.64
53	2022	13,007	4344.2	13,006.84
54	2023	13,358	4346.4	13,358.05
55	2024	13,566	4357.1	13,566.19
56	2025	13,732	4364.8	13,731.60

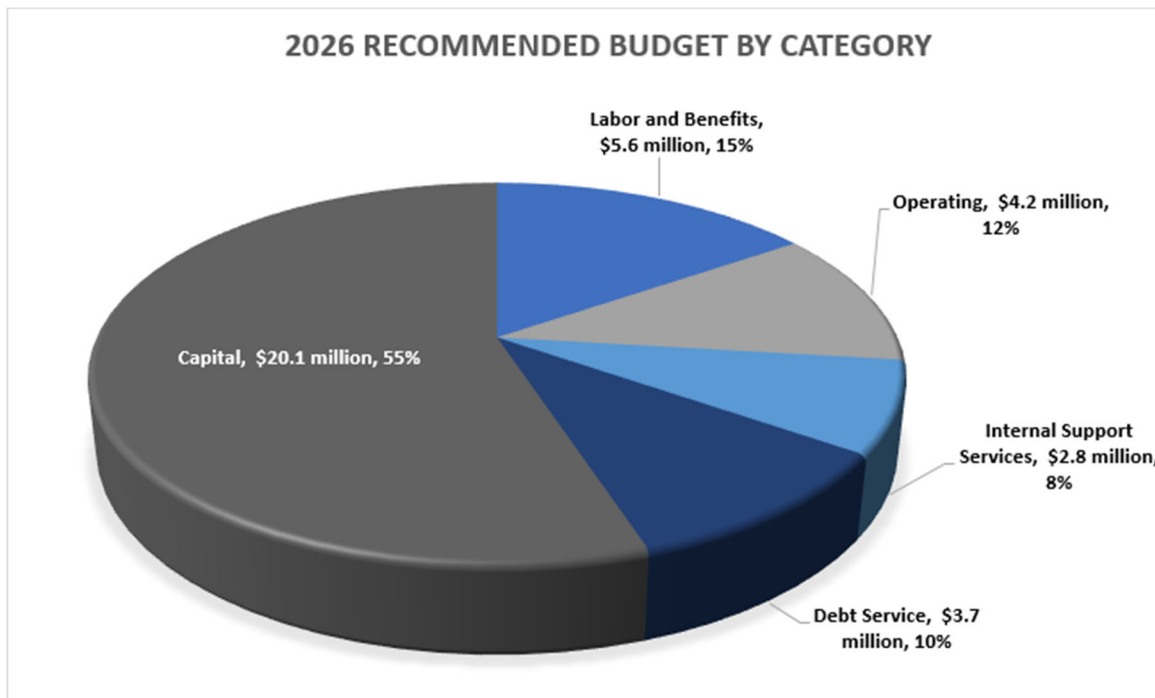
October 2, 2025

To the Honorable Members of Persigo Board:

It is our pleasure to present the Recommended Persigo Budget for 2026. The 2026 budget totals \$36.4 million, of which \$20.1 million is tied to capital projects which have been planned for and are funded in the Wastewater Division's Long-Range Financial Plan. The proposed budget represents the allocation of resources needed to operate the system in a manner that is consistent with industry standards and to ensure that the system will meet our community's needs well into the future.

In August 2025, an independent financial consultant (Raftelis Financial Consultants, Inc.) completed the Wastewater Cost of Service, Plant Investment Fee, and Rate Study to ensure revenue sufficiency and financial stability of the operation. The 2026 Recommended Budget is consistent with financial recommendations included in this most recent rate study. The 2026 Recommended Budget also incorporates recommendations presented in the 2020 Comprehensive Wastewater Basin and Wastewater Treatment Facilities Master Plan and the 2025 10-Year Capital Improvement Plan Update prepared by Carollo Engineers, Inc.

The following graph represents the 2026 Recommended Budget by category showing the emphasis on capital infrastructure investment.



The combined funds for the Joint Persigo Sewer System are managed in two separate accounting funds: the operating fund and the sewer capacity fund. The first account funds operation and

maintenance of the sewer collection and treatment system and planned infrastructure replacement and improvements. The second account receives revenue from plant investment fees that are accumulated for future expansion of the treatment system. The projected 2026 ending fund balance for the combined funds is \$25.5 million which includes an estimated \$10.8 million remaining from the 2026 debt issuance. The balance remaining in reserves is well above the reserve target of \$3.8 million (30 percent of annual operations and maintenance cost) provide sufficient reserve for potential fluctuating revenues and to fund future capital projects.

Revenue – Revenues reflect a \$3.35 increase in monthly rates per EQU as recommended by the independent rate study and the addition of 660 EQUs.

Operations, Maintenance, and Reliability – Operations and maintenance of the City’s wastewater systems is critical to delivering high quality, reliable wastewater treatment to return clean water to the Colorado River. One of the largest operating costs for the wastewater system is hauling (\$324,000) and landfill disposal (\$313,000) of biosolids, which reflects a 25% reduction anticipated when the new centrifuges come online. Other significant operating expenses include chemicals (\$615,500) and electricity (\$696,000). While we anticipate energy savings when the new blowers are commissioned, we expect higher energy costs during startup activities so energy savings may not be realized until 2027.

Infrastructure Rehabilitation and Replacement – The 2026 Recommended Budget includes \$20.1 million in capital investment recommended in the 2026 10-Year Capital Improvement Plan Update. Capital projects for the collection system include \$4.5 million for ongoing replacement/rehabilitation of sewer mains, \$1.0 million for sewer improvement districts, and \$0.8 million for ongoing asset rehabilitation/replacements of the wastewater treatment plant and sewer replacement projects.

Future Wastewater Treatment System Expansion –The construction of the Phase 1 Wastewater Treatment Plant Expansion project will be complete in early 2026. The 2026 Recommended Budget includes \$7.5 million for construction of a new administration and maintenance building (part of the Phase 2 expansion) and \$6.3 million to initiate design of the Phase 2 wastewater treatment plant expansion.

In summary, the budget represents the allocation of resources to achieve the City and County joint goal of providing sewer services to all properties within the 201 Service Area for the benefit of public health and protection of the environment in a sustainable and fiscally responsible manner.

Respectfully submitted,



Randi Kim, P.E.
Utilities Director



Michael P. Bennett, ICMA-CM
City Manager

**Persigo Joint Sewer System
2026 Recommended Budget
October 2, 2025**

Line No.	Account	2025 Adopted	2025 Amended	2026 Recommended
1	Beginning Fund Balance:	\$ 53,997,966	\$ 85,867,917	\$ 10,459,042
2	Revenue			
3	Charges for Services	\$ 18,066,005	\$ 18,066,005	\$ 20,662,652
4	Debt Proceeds	2,550,240	2,550,240	28,516,200
5	Fines	1,000	1,000	1,000
6	Interest Revenue	824,730	2,795,859	1,850,507
7	Interfund Revenue	195,000	195,000	195,000
8	Other Revenue	118,600	118,600	276,350
9	Revenue Total	\$ 21,755,575	\$ 23,726,704	\$ 51,501,709
10	Expenditures			
11	Labor and Benefits	\$ 5,450,751	\$ 5,450,746	\$ 5,616,437
12	Regular Wages	3,642,318	3,642,319	3,781,775
13	Part-Time Wages	11,400	11,400	23,040
14	Employment Taxes	293,194	293,193	302,170
15	Health Programs	127,053	127,052	135,690
16	Health, Dental, Vision Insurance	791,622	791,621	846,164
17	Other Compensation	49,278	49,278	11,672
18	Other Insurance	26,129	26,129	26,976
19	Overtime	136,741	136,741	145,786
20	Retirement	245,916	245,915	246,288
21	Worker's Compensation Insurance	127,100	127,099	96,876
22	Operating	\$ 3,994,613	\$ 3,994,613	\$ 4,183,492
23	Charges and Fees	447,214	447,214	350,914
24	Contract Services	870,330	870,330	997,350
25	Equipment	260,500	260,500	326,000
26	Grants and Contributions	3,100	3,100	5,100
27	Operating Costs	1,520,659	1,520,659	1,575,776
28	Professional Development	55,355	55,355	78,285
29	Utilities	837,455	837,455	850,067
30	Internal Support	\$ 2,842,541	\$ 2,842,540	\$ 2,835,780
31	Fleet and Fuel Internal Support Charge	357,180	357,180	356,041
32	General Government Internal Support Charge	858,624	858,624	892,969
33	Information Technology Internal Support Charge	692,697	692,696	613,821
34	Insurance Premiums Internal Support Charge	136,260	136,260	126,480
35	Utilities Internal Support Charge	797,780	797,780	846,469
36	Capital Outlay	\$ 53,855,777	\$ 83,096,930	\$ 20,060,000
37	Capital Equipment	-	311,796	-
38	Utility Systems	53,855,777	82,785,134	20,060,000
39	Debt Service	\$ 3,750,750	\$ 3,750,750	\$ 3,748,000
40	Interest Expense	2,795,750	2,795,750	2,748,000
41	Principal	955,000	955,000	1,000,000
	Expenditure Total	\$ 69,894,432	\$ 99,135,579	\$ 36,443,709
	Net Source (Use) of Funds	\$ (48,138,857)	\$ (75,408,875)	\$ 15,058,000
	Ending Fund Balance:	\$ 5,859,109	\$ 10,459,042	\$ 25,517,042

													
		2026 Recommended Joint Sewer Fund Ten-Year Capital Plan October 2, 2025											
Line #	Title	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035	Five-Year TOTAL 2026-2030	Ten-Year TOTAL 2025-2034
Joint Sewer Fund													
1	OM river syphon	-	5,490,000	-	-	-	-	-	-	-	-	5,490,000	5,490,000
2	Grand Valley Byproducts lift station replacement	-	12,300,000	-	-	-	-	-	-	-	-	12,300,000	12,300,000
3	2026 Sewer Replacement Projects	4,000,000	-	-	-	-	-	-	-	-	-	4,000,000	4,000,000
4	Sewer Improvement Districts	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000	10,000,000
5	Wastewater Treatment Plant Imp and Asset Replace	770,000	810,000	860,000	910,000	960,000	1,010,000	1,070,000	1,130,000	1,190,000	1,250,000	4,310,000	9,960,000
6	2027 Sewer Replacement Projects	520,000	4,330,000	-	-	-	-	-	-	-	-	4,850,000	4,850,000
7	Capacity OM-1	-	-	-	-	1,220,000	13,850,000	-	-	-	-	1,220,000	15,070,000
8	Capacity OM-2	-	-	-	-	-	-	680,000	7,770,000	-	-	-	8,450,000
9	Capacity OM-3	-	-	-	-	-	-	-	-	360,000	4,090,000	-	4,450,000
10	Sewer Line Replacements/Rehabilitation	-	550,000	5,070,000	5,280,000	5,500,000	5,720,000	5,950,000	6,190,000	6,440,000	6,700,000	16,400,000	47,400,000
11	Phase 2 Wastewater Treatment Plant Expansion	6,300,000	5,390,000	28,470,000	35,390,000	6,930,000	-	-	-	-	-	82,480,000	82,480,000
12	Phase 3 Wastewater Treatment Plant Expansion	-	-	-	-	-	-	-	-	-	3,800,000	-	3,800,000
13	Wastewater Treatment Administrative Building	7,470,000	4,980,000	-	-	-	-	-	-	-	-	12,450,000	12,450,000
		\$ 20,060,000	\$ 34,850,000	\$ 35,400,000	\$ 42,580,000	\$ 15,610,000	\$ 21,580,000	\$ 8,700,000	\$ 16,090,000	\$ 8,990,000	\$ 16,840,000	\$ 148,500,000	\$ 220,700,000

**2026 Recommended Joint Sewer Fund
Capital Project Descriptions
October 2nd, 2025**

JOINT SEWER FUND

1. 2026 Sewer Replacement Projects - \$ 4,000,000

This project is to replace sewer in the collection system with construction in 2026. Annual condition assessments are conducted to prioritize replacements based on condition. This project is funded by the Sewer enterprise fund.

2. Sewer Improvement Districts - \$ 1,000,000

In 2000, the City and the County passed a joint resolution establishing the septic system elimination program to provide incentives to property owners to eliminate septic systems. There are still approximately 1,550 properties that remain on septic systems within the Persigo 201 sewer boundary. Recommended funding for 2026 is to revitalize the incentive program by targeting completion of existing and new sewer improvement districts over the next 17 years as recommended in the 2020 Wastewater Basin Study Update. There are several proposed sewer improvements districts that homeowners have requested to be initiated, these include Bookcliffs Ranch SID, Rosevale South SID, Connected Lakes SID, and Canary Lane/Red Mesa Heights SID. This project is funded by the Sewer enterprise fund.

3. Wastewater Treatment Plant Improvements and Asset Replacement - \$ 770,000

These expenditures are associated with wastewater treatment plant improvements and replacement of aging infrastructure. This project is funded by the Sewer enterprise fund.

4. 2027 Sewer Replacement Projects - \$ 520,000

Design of replacement of aging sewer pipelines with construction in 2027. Funds are budgeted to replace/rehabilitate existing sewer mains within the Persigo 201 service area collection system. The collection system is comprised of approximately 577 miles of pipe of which approximately 200 miles are scheduled for replacement over the next 30 years. Since 2015, 30 miles of pipe have been replaced and 170 miles of pipe have been identified for replacement based on pipe materials. Annual condition assessments are conducted to prioritize replacements based on condition. This project is funded by the Sewer enterprise fund.

5. Phase 2 Wastewater Treatment Plant Expansion - \$ 6,300,000

The Phase 2 wastewater treatment plant project includes converting the anaerobic digesters through either rehabilitation or replacement, revitalizing the raw sewage pump station, and revitalizing the secondary clarifier. This project is funded by debt proceeds in the Sewer enterprise fund.

6. Wastewater Treatment Administrative Building - \$ 7,470,000

This project was identified as part of the Phase 2 Wastewater Treatment Plant Expansion but was initiated as a separate project. Due to numerous deficiencies with the existing administrative building, a new administrative and operations building is recommended to replace the existing building. This project is funded by debt proceeds in the Sewer enterprise fund.

**AGENDA
JOINT WORKSHOP**

**CITY OF GRAND JUNCTION CITY COUNCIL
MESA COUNTY BOARD OF COUNTY COMMISSIONERS**

**THURSDAY, OCTOBER 2, 2025
2:00 PM**

**MESA COUNTY COMMISSIONERS BOARD ROOM 3A, 3RD
FLOOR ANNEX 544 ROOD AVENUE, GRAND JUNCTION, COLORADO**

**JOINT PERSIGO MEETING
CITY OF GRAND JUNCTION, CITY COUNCIL
MESA COUNTY, BOARD OF COUNTY COMMISSIONERS**

Item #1.d.

Meeting Date: October 2, 2025
Presented By: Randi Kim, Utilities Director
Department: Utilities
Submitted By: Randi Kim

Information

SUBJECT:

Revisions to Sewer Regulations to Allow Property Owners the Option of Maintaining an Existing Septic System Used in Connection with a Primary Building When Constructing an Accessory Dwelling Units (ADUs) and Connecting the ADUs to the Sanitary Sewer System

RECOMMENDATION:

For discussion purposes

EXECUTIVE SUMMARY:

The recommended revisions to Grand Junction Municipal Code (GJMC) Chapter 13.04.090 would allow property owners the option of maintaining an existing septic

system used in connection with a primary building when constructing an accessory dwelling units (ADUs) and connecting the ADUs to the sanitary sewer system.

BACKGROUND OR DETAILED INFORMATION:

City Council and the County Commissioners desire to allow property owners the option of maintaining an existing septic system used in connection with a primary building when constructing an accessory dwelling units (ADUs) and connecting the ADUs to the sanitary sewer system. Revision of GJMC Chapter 13.04.090 is necessary to permit a septic system to continue operation on a property that is connected to the sewer system.

FISCAL IMPACT:

The City recovers the cost of service through monthly sewer rates. Upon connection, the property owner is also charged a Plant Investment Fee (PIF) to recover capital costs. For an ADU, the monthly service charge is based on 0.72 equivalent units (EQUs) or 0.72 times the monthly service charge for a single-family dwelling. Similarly, the PIF is charged at a rate of 0.72 EQUs. The City defines an ADU as no more than 900 square feet. If an ADU is more than 900 square feet, it is charged at the rate of a single-family dwelling or one EQU.

SUGGESTED MOTION:

For discussion purposes only

Attachments

1. ORD-ADU Connection to Sewer 20250922

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. XXXX

Commented [RK1]: Do we need to make this a joint ordinance/resolution with the County?

Commented [JS2R1]: No, so long as the BoCC approves it as the Joint meeting.

**AN ORDINANCE AMENDING TITLE 13 OF THE GRAND JUNCTION MUNICIPAL CODE (GJMC)
REGARDING CONNECTION TO SEWER MANDATORY – CONSTRUCTION, USE AND/OR REPAIR OF
PRIVIES AND/OR SEPTIC TANKS DISALLOWED IN THE
CITY OF GRAND JUNCTION**

Recitals:

On April 3, 2013, Ordinance 4574 repealed and re-enacted Section 13.04 of the Grand Junction Municipal Code pertaining to Wastewater System regulations including Chapter 13.04.090 *Connection to sewer mandatory - construction, use and/or repair of privies and/or septic tanks disallowed* and Chapter 13.04.110 *Private disposal systems*.

On August 16, 2023, Ordinance 5170 revised Chapter 13.04.140 to allow for buildings within the same parcel to share a sewer service line and require separate sewer service should the parcel be subdivided. The revisions to that Chapter are intended to facilitate the construction of accessory dwelling units (ADUs).

The City Council and the Mesa County Board of Commissioners establish the policy for the operation of the Persigo Wastewater system and as such have determined that certain property owners be allowed the option of maintaining an existing septic system used in connection with a principal residential structure when constructing an accessory dwelling units (ADUs) and that the ADU be connected to the sanitary sewer system.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION in consideration of and adoption of the foregoing Recitals that Chapter 13.04.090 of the GJMC shall be amended as follows with additions shown in ALL CAPS and deletions shown in ~~strikethrough~~:

§ 13.04.090 Connection to sewer mandatory – Construction, use and/or repair of privies and/or septic tanks disallowed.

(a) The owners of all houses, buildings or properties used for human occupancy, employment, recreation and/or other purposes situated within the City or County and abutting on any street, alley or right-of-way in which there is now located or may in the future be located a public sanitary or combined sewer of the City or County are hereby required at the owner's expense to install suitable toilet facilities therein, and to connect such facilities directly with the proper public sewer in accordance with the provisions of this chapter, within 120 days after date of official notice to do so; provided, that such public sewer is within 400 feet (122 meters) of the property line.

(b) It shall be unlawful to construct, use or maintain and/or repair any privy, privy vault, septic tank, cesspool or other facility intended or used for the disposal of wastewater when the same site is within 400 feet of an existing public sewer with sufficient capacity and official notice disallowing the use of the same shall have been given to the owner of the house, building or property.

(C) WHERE AN ACCESSORY DWELLING UNIT (ADU) IS CONSTRUCTED ON THE SAME PARCEL AS A PRINCIPAL RESIDENTIAL BUILDING WHICH IS SERVED BY A FUNCTIONING PRIVATE SEWAGE DISPOSAL SYSTEM, CONNECTION TO SEWER WILL BE MANDATORY FOR THE ADU. THE PRINCIPAL RESIDENTIAL BUILDING MAY BE ALLOWED TO MAINTAIN A PRIVATE SEWAGE DISPOSAL SYSTEM IN ACCORDANCE WITH GJMC § 13.04.110 UNTIL SUCH SYSTEM FAILS. WHEN THE PRIVATE SEWAGE DISPOSAL SYSTEM FAILS, THE PROPERTY OWNER WILL BE REQUIRED TO NOTIFY THE CITY AND CONNECT TO SEWER IN ACCORDANCE WITH GJMC § 13.04.140.

Severability.

The officers of the City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no manner affect any remaining provisions of this Ordinance, the intent being that the same are severable.

INTRODUCED on first reading this xx day of ____ 2025 and ordered published in pamphlet form.

PASSED AND ADOPTED on second reading this xx day of ____ 2025 and ordered published in pamphlet form.

Cody Kennedy

President of the City Council

ATTEST:

Selestina Sandoval
City Clerk

§ 13.04.110 Private disposal systems.

(a) Connection to Private Disposal System Where Public System Is Unavailable. Where a public, sanitary or combined sewer is not available under the provisions of GJMC § **13.04.090**, the building sewer shall be connected to a private sewage disposal system complying with the provisions of this code.

(b) Type, Capacities, Location and Layout. The type, capacities, location and layout of a private sewage disposal system shall comply with all recommendations of the Colorado Department of Public Health and Environment and any and all conditions, requirements or standards of the City.

(c) Connection to Public Sewer Upon Availability of Public Sewer – Abandonment of Private Facilities. At such time as a public sewer becomes available to a property served by a private sewage disposal system, as provided in GJMC § **13.04.090**, a direct connection shall be made to the public sewer in compliance with this code within 120 days after the date of official notice to do so, and any septic tanks, cesspools and similar private sewage disposal facilities shall be abandoned and filled with suitable material.

(d) Sanitary Operation. The owner shall operate and maintain the private sewage disposal facilities in a sanitary manner at all times, at no expense to the City.

(e) Additional Requirements of the County's Health Officer. No statement contained in this section shall be construed to interfere with any additional requirements that may be imposed by the County's Health Officer.

§ 13.04.140 Building sewer – Separate sewer required for each building – Exception for buildings on the same parcel.

A separate and independent building sewer shall be provided for every building except where more than one building is located on the same parcel where the buildings may, as provided in this section, be served by a shared sewer service line.

A property owner applying for sewer service for more than one building on the same parcel ("applicant") may apply to the City Manager to connect the second building to the existing sanitary sewer system connection. The City Manager or his/her designee will review and approve, conditionally approve, or deny the applicant's request in writing. As required by GJMC § **13.04.150**, an existing building sewer may be used in connection with a new building only when found, on examination by the City Manager or his/her designee, to meet all requirements of this code, whose requirements include but are not limited to the applicant being bound to all current standard specifications for the construction of pipe and fittings for sanitary sewer service lines all of which shall consider the size, slope, and material(s) for construction for service lines.

If the parcel is subdivided, a separate and independent sewer service line(s) shall be provided for each parcel. Separate parcels shall not share or be served by a single (common) sewer service line(s).