

EXHIBIT C

**CITY OF COLORADO SPRINGS/EL PASO COUNTY
DRAINAGE BOARD MEETING SUMMARY
March 3, 2016**

The City of Colorado Springs/El Paso County Drainage Board held its meeting at 3:00 PM, Thursday, March 3, 2016 in the City Council Chamber at City Hall at 107 N. Nevada Avenue.

MEMBERS PRESENT: Mike Bartusek, Ollie Watts, Emily Magnuson, Rhonda McDonald and Bob Irwin

MEMBERS ABSENT: Vince Crowell and John Schwab

OTHERS PRESENT: Elizabeth Nijkamp (City), Carol Medina (City), Mary Murray (City), Lois Ruggera (City) Gilbert LaForce (County), Tim McConnell (Drexel, Barrell & Co for HBA) and Ty Rice (Lorson, LLC)

Meeting called to order by Mike Bartusek at 3:02 p.m.

Item 1: Approval of the minutes from the February 4, 2015 Drainage Board Meeting

Motion by Ollie Watts to **approve** the minutes
Motion seconded by Emily Magnuson
Motion passed 5 - 0

Item 2: Discussion of the March 3, 2016 agenda
Elizabeth Nijkamp (City) - No changes or additions.

Item 3: 2016 Drainage Basin Fee Adjustment – (City)
Elizabeth Nijkamp presented for the City.
City recommended 4.8% catch up and 2.5% for 2016; for a total of 7.3%.

Tim McConnell (Drexel, Barrell & Co. for HBA has agreed to support 4.8% increase for 2016 Drainage Basin Fee Adjustment (to not include the 2.5% projected for 2016).

Motion by Rhonda McDonald
Motion seconded by Bob Irwin
Motion passed 4-1
Emily Magnuson voted 'no'.

Item 4: Request for Jimmy Camp Creek Basin reimbursement by Lorson, LLC for 2,930 feet of channel improvements to the East Tributary of Jimmy Camp Creek located east of Marksheffel Road and south of Fontaine Boulevard.

Gilbert LaForce presented for the County

Developer & County met on March 13, 2016 and came to an agreement to accept the reimbursement to Lorson, LLC and Lorson Metropolitan District in the amount of \$27,341.79 from the Jimmy Camp Creek Drainage Basin Fund for the East Tributary drainage channel improvements constructed to date.

Motion by Emily Magnuson
Motion seconded by Bob Irwin
Motion passed 5-0

Item 6: Housekeeping – Eileen Gonzalez is looking into the two vacancies' for Drainage Board Members replacements.

No further business
Meeting adjourned at 3:23 p.m.



DATE: February 26, 2016
TO: City/County Subdivision Storm Drainage Board
FROM: Steve Kuehster, Development Review Manager
SUBJECT: 2016 BASIN FEE ADJUSTMENT (City of Colorado Springs ONLY)

Following is a summary of research on drainage construction costs with a recommendation for a market adjustment to the Drainage, Bridge and Detention Pond fees in 2016 to adjust for inflationary costs.

Background. The City's Drainage Code includes the following paragraph about annual fee adjustments:

7.7.902: STUDIES OF DRAINAGE BASINS:

Prior to January 1 of each year the unit drainage fee and the unit detention reservoir land fee shall be reviewed by the Drainage Board who shall make a recommendation to the City Council as to any adjustment to the fees. Upon such recommendation the City Council shall establish by resolution the unit drainage fee and the unit detention reservoir land fee in each drainage basin to be effective January 1 of each year. Said fees will be reestablished in accord with changes in construction and other costs or revisions suggested by additional studies or other information obtained. (Ord. 96-44; Ord. 01-42; Ord. 02-130; Ord. 08-44; Ord. 11-19)

The research for this year's survey includes data from:

- Colorado Department of Transportation ("CDOT") cost index data;
- Denver-Boulder-Greeley consumer price index ("CPI"); and
- Cost data per Engineering News Record ("ENR").

As was done in past years, this analysis looks back at actual construction cost increases for the past years (2014 and 2015) and includes that information with projected forecasts for 2016. The current basin fee schedule has not been adjusted since 2014. Basin fees should be adjusted to stay current with market costs.

Research shows that construction cost index data varied greatly among the agencies we typically review, however the CPI seems to be the most relevant to actual increases in costs. For 2014, the market adjustment approved by the City/County Drainage Board for the 2014 an anticipated a 1.5% increase, however the actual increase in the CPI was 2.8%, therefore, an additional 1.3% market adjustment should be considered when calculating the proposed 2016 market adjustment. The 2015 CPI showed an increase of 3.5%. Looking forward, an increase of 2.5% is anticipated for 2016 for an overall market adjustment of 7.3% for the 2016 fees.

In addition, a \$36.00 per acre increase for the Sand Creek Basin facilities was approved by the Drainage Board in December 2015. This increase will need to be approved by the City Council. The attached fee schedule reflects this increase.

There has been no adjustment to the Park Land Dedication Fee (\$76,602 per acre); therefore the Detention Pond Land fee will remain the same as 2014 and 2015.

Recommendation:

With a 1.3% retrospective adjustment for 2014, a 3.5% market adjustment for 2015, and a 2.5% projected market adjustment for 2016, staff recommends a total market adjustment for 2016 of 7.3% and approval of the attached fee schedule effective upon City Council Approval.

Alternatives:

1. Recommend a 7.3% market adjustment based upon the Denver/Boulder/Greeley CPI
2. Recommend a different percentage of market adjustment for 2016
3. Recommend no market adjustment to the City's Drainage Fee Schedule for 2016

Sample Motion: I move that the Drainage Board recommend to the City Council that all Drainage Basin Fees be increased by 7.3% as reflected in the attached fee schedule.

Attachments

c: File

**2016 DRAINAGE, BRIDGE AND POND FEES
CITY OF COLORADO SPRINGS
(PROPOSED)**

Basin Name	DBPS Year	Drainage Fee/Acre	Bridge Fee/Acre	Pond Land Fee/Acre	Pond Facility Fee/Acre	Cottonwood Surcharge
19th Street	1964	\$3,534				
21st Street	1977	\$5,396				
Bear Creek	1980	\$3,472	\$327			
Big Johnson, Crews	1991	\$13,434	\$1,104	\$241		
Black Squirrel Creek	1989	\$12,307	\$1,406	\$789		
Camp Creek	1964	\$1,990				
Cottonwood Creek ¹	2000	\$12,679	\$991			\$634
Douglas Creek	1981	\$11,165	\$250			
Dry Creek ²	1966	\$0.00				
Fishers Canyon ³	1991	\$0.00				
Fountain Creek ⁴	n/a	VAR				
Jimmy Camp Creek	2015	\$6,995			\$2,280	
Kettle Creek ⁵ Old Ranch Trib.	2001	\$0.00				
Little Johnson	1988	\$11,725		\$1,227		
Mesa	1986	\$9,383				
Middle Tributary	1987	\$6,135		\$1,121		
Miscellaneous ⁶	n/a	\$10,441				
Monument Branch ¹¹	1987	\$0				
North Rockrimmon	1973	\$5,397				
Park Vista	2004	\$15,030				
Peterson Field	1984	\$11,336	\$523			
Pine Creek ⁷	1988	\$0.00				
Pope's Bluff	1976	\$3,592	\$615			
Pulpit Rock	1968	\$5,951				
Sand Creek ⁸	1995	\$11,034	\$677	\$1,070	\$3,224	
Shooks Run ⁹	1991	\$0.00				
Smith Creek ¹⁰	2002	\$0.00				
South Rockrimmon	1976	\$4,219				
Southwest Area	1984	\$11,812				
Spring Creek	1968	\$9,306				
Templeton Gap	1977	\$6,136	\$68			
Windmill Gulch	1991	\$12,356	\$251	\$3,055		

All Drainage, Bridge and Detention Pond Facilities Fees are adjusted by 7.3% over 2015 by City Council Resolution No. _____ on _____, 2016. Increase of Sand Creek Drainage Fees of \$36.00 approved by City Council Resolution No. _____ on _____, 2016.
Land Fees are based on the Park Land Dedication Fee of \$76,602/acre for 2016 (0% changed for inflation).

¹ The 2016 Cottonwood Creek drainage fee consists of a capital improvement fee of \$9,610.00 per acre and land fee of \$3,069 per acre for a total of \$12,679 per acre. These fees are adjusted annually using different procedures but are combined for collection purposes. The surcharge fee of \$634 is due in cash; credits for prior facility construction cannot be used to offset this fee, which is deposited into a separate City fund known as the "Cottonwood Creek Surcharge" fund.

² Dry Creek is a closed basin per City Council Resolution No. 118-08 on June 24, 2008

³ Fishers Canyon is a closed basin per City Council Resolution No. 74-08 on April 22, 2008.

⁴ Pursuant to the recommendation of the Subdivision Storm Drainage Board adopted at its meeting of September 15, 1977, there are exempted and excluded from the provisions of this part construction of the main Fountain Creek Channel from the confluence of Fountain Creek with Monument Creek northwest to the City limits. Land developments taking place adjacent to Fountain Creek shall remain responsible for dedicating rights of way necessary for the channelization of Fountain Creek, and the developers shall continue to pay to the City as a condition of subdivision plat approval the applicable drainage fees. Drainage fees are required in accordance with the appropriate basin study.

⁵ Kettle Creek Old Ranch Tributary is a closed basin per City Council Resolution 139-02 on August 27, 2002.

⁶ Miscellaneous fee is assessed on unstudied areas and the Roswell and Westside Basins.

⁷ Pine Creek is a closed basin per City Council Resolution No. 236-88 on December 13, 1988.

⁸ Sand Creek Detention Pond #2 Surcharge (Ridgeview and Indigo Ranch) = \$1,170/ac. for 2016. Sand Creek Pond fees include two components, one for facility construction costs and one for land dedication costs, the total Pond fee within Sand Creek is \$4,394/ac.

⁹ Shooks Run is a closed basin pursuant to the recommendation of the Drainage Board, adopted at its meeting on October 15, 1963.

¹⁰ Smith Creek is a closed basin per City Council Resolution 140-02 on August 27, 2002

¹¹ Monument Branch Basin is a closed basin per City Council Res. 177-10 on October 12, 2010

COLORADO SPRINGS ANNUAL CONSTRUCTION INDEX

(Per City Code Section 7.7.108)

2016	7.3% (Proposed)
2015	0%
2014	4.3%
2013	0%
2012	0%
2011	0%
2010	0%
2009	5%
2008	1%
2007	10%
2006	4%
2005	5%
2004	3%
2003	3%
2002	3%
2001	5%
2000	3%
1999	4%
1998	6%

For further information, contact Engineering Development Review
at 385-5056



NEWS RELEASE



For Release: Wednesday, January 20, 2016

16-100-KAN

MOUNTAIN-PLAINS INFORMATION OFFICE: Kansas City, Mo.

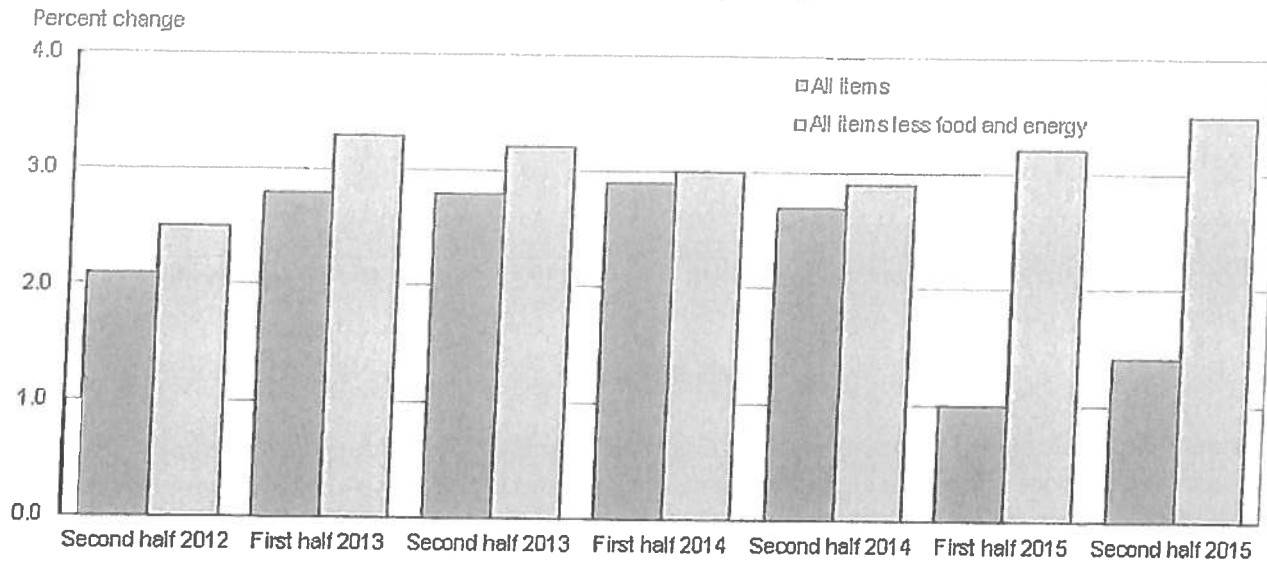
Technical information: (816) 285-7000 • BLSInfoKansasCity@bls.gov • www.bls.gov/regions/mountain-plains

Media contact: (816) 285-7000

Consumer Price Index, Denver-Boulder-Greeley – Second Half 2015 Prices increased 1.4 percent from the second half of 2014 to the second half of 2015

The Consumer Price Index for All Urban Consumers (CPI-U) for the Denver-Boulder-Greeley, Colo., metropolitan area increased 1.4 percent from the second half of 2014 to the second half of 2015, the U.S. Bureau of Labor Statistics reported today. Regional Commissioner Stanley W. Suchman noted that higher costs for shelter (5.8 percent) were largely responsible for the overall increase. Costs for energy fell 19.0 percent, food prices were unchanged, and the all items less food and energy index advanced 3.5 percent.

Chart 1. Over-the-year percent change in CPI-U, Denver, second half 2012–second half 2015



Source: U.S. Bureau of Labor Statistics.

Food

Food prices were unchanged from the second half of 2014 to the second half of 2015, compared to a 3.3-percent gain in the same period one year ago. Prices for food at home declined 1.4 percent while costs for food away from home rose 1.2 percent over the year. Comparatively, these indexes rose 3.5 and 3.8 percent, respectively, from the second half of 2013 to the second half of 2014.

Energy

The energy index, which includes motor fuel and household fuels, decreased 19.0 percent from the second half of 2014 to the second half of 2015, following an increase of 0.3 percent in the same period one year ago. Falling prices for motor fuel (-26.0 percent), all of which occurred in the first half of the period, were largely responsible for the decline in the energy component. Lower prices for utility (piped) gas service (-18.9 percent) and electricity (-2.9 percent) also contributed to the decrease. During the same period one year ago, motor fuel costs declined 3.1 percent, while the indexes for utility (piped) gas service and electricity rose 5.8 and 3.8 percent, respectively.

All items less food and energy

The index for all items less food and energy rose 3.5 percent from the second half of 2014 to the second half of 2015. Shelter costs had the greatest upward impact with an increase of 5.8 percent after rising 5.1 percent in the same period one year ago. Other expenditure categories that registered higher prices over the year included medical care (4.2 percent) and recreation (5.0 percent).

The Denver CPI-U stood at 241.895 for the second half of 2015. This means that a market basket of goods and services that cost \$100.00 in the 1982-84 base period cost \$241.90 in the second half of 2015. Because metropolitan area CPI data are not adjusted for seasonal price variation, consumers and businesses should be cautious in drawing conclusions about long-term retail price trends from short-term changes in the area indexes.

CPI-W

The Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) for the Denver-Boulder-Greeley, Colo., metropolitan area for the second half of 2015 was 231.675. The CPI-W increased 1.1 percent from the second half of 2014 to the second half of 2015.

The Consumer Price Index for the First Half of 2016 is scheduled to be released on July 15, 2016.

Technical Note

The Consumer Price Index (CPI) is a measure of the average change in prices over time in a fixed market basket of goods and services. The Bureau of Labor Statistics publishes CPIs for two population groups: (1) a CPI for All Urban Consumers (CPI-U) which covers approximately 89 percent of the total population and (2) a CPI for Urban Wage Earners and Clerical Workers (CPI-W) which covers 28 percent of the total population. The CPI-U includes, in addition to wage earners and clerical workers, groups such as professional, managerial, and technical workers, the self-employed, short-term workers, the unemployed, and retirees and others not in the labor force.

The CPI is based on prices of food, clothing, shelter, and fuels, transportation fares, charges for doctors' and dentists' services, drugs, and the other goods and services that people buy for day-to-day living. Each month, prices are collected in 87 urban areas across the country from about 6,000 housing units and approximately 24,000 retail establishments--department stores, supermarkets, hospitals, filling stations, and other types of

stores and service establishments. All taxes directly associated with the purchase and use of items are included in the index.

The index measures price changes from a designated reference date (1982-84) that equals 100.0. An increase of 16.5 percent, for example, is shown as 116.5. This change can also be expressed in dollars as follows: the price of a base period "market basket" of goods and services in the CPI has risen from \$10 in 1982-84 to \$11.65. For further details see the CPI home page on the Internet at www.bls.gov/cpi and the BLS Handbook of Methods, Chapter 17, The Consumer Price Index, available on the Internet at www.bls.gov/opub/hom/homch17_a.htm.

In calculating the index, price changes for the various items in each location are averaged together with weights that represent their importance in the spending of the appropriate population group. Local data are then combined to obtain a U.S. city average. Because the sample size of a local area is smaller, the local area index is subject to substantially more sampling and other measurement error than the national index. In addition, local indexes are not adjusted for seasonal influences. As a result, local area indexes show greater volatility than the national index, although their long-term trends are quite similar. **NOTE: Area indexes do not measure differences in the level of prices between areas; they only measure the average change in prices for each area since the base period.**

The Denver-Boulder-Greeley, Colo., Metropolitan Statistical Area includes Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, Jefferson, and Weld Counties in Colorado.

Information in this release will be made available to sensory impaired individuals upon request. Voice phone: 202-691-5200; Federal Relay Service: 1-800-877-8339

Table 1. Consumer Price Index for All Urban Consumers (CPI-U): Indexes for semiannual averages and percent changes for selected periods Denver-Boulder-Greeley, CO (1982-84=100 unless otherwise noted)

Item and Group	Semiannual average indexes			Percent change to 2nd half 2015 from-	
	2nd half 2014	1st half 2015	2nd half 2015	2nd half 2014	1st half 2015
Expenditure category					
All Items.....	238.664	238.086	241.895	1.4	1.6
All items (1967=100).....	795.845	793.916	806.620		
Food and beverages.....	223.174	223.736	223.370	0.1	-0.2
Food.....	226.578	227.437	226.652	0.0	-0.3
Food at home.....	225.387	225.198	222.298	-1.4	-1.3
Food away from home.....	229.736	230.357	232.402	1.2	0.9
Alcoholic beverages.....	195.977	193.601	197.387	0.7	2.0
Housing.....	223.700	227.027	232.114	3.8	2.2
Shelter.....	250.116	256.699	264.699	5.8	3.1
Rent of primary residence ⁽¹⁾	256.586	263.978	275.147	7.2	4.2
Owners' equiv. rent of residences ^{(1) (2)}	242.477	249.324	257.646	6.3	3.3
Owners' equiv. rent of primary residence ^{(1) (2)}	242.477	249.324	257.646	6.3	3.3
Fuels and utilities.....	233.732	224.182	221.903	-5.1	-1.0
Household energy.....	177.010	163.302	160.921	-9.1	-1.5
Energy services ⁽¹⁾	175.496	161.987	160.042	-8.8	-1.2
Electricity ⁽¹⁾	172.524	165.588	167.545	-2.9	1.2
Utility (piped) gas service ⁽¹⁾	182.430	156.912	147.891	-18.9	-5.7
Household furnishings and operations.....	118.731	116.980	114.043	-3.9	-2.5
Apparel.....	103.888	101.779	104.577	0.7	2.7
Transportation.....	260.907	239.740	242.150	-7.2	1.0
Private transportation.....	259.152	234.482	236.896	-8.6	1.0
Motor fuel.....	268.803	191.159	198.994	-26.0	4.1
Gasoline (all types).....	266.547	189.438	197.606	-25.9	4.3
Gasoline, unleaded regular ⁽³⁾	262.312	185.042	192.417	-26.6	4.0
Gasoline, unleaded midgrade ^{(3) (4)}	252.546	184.452	193.115	-23.5	4.7
Gasoline, unleaded premium ⁽³⁾	271.542	200.148	212.432	-21.8	6.1
Medical Care.....	511.545	523.475	532.965	4.2	1.8
Recreation ⁽⁵⁾	147.098	150.109	154.526	5.0	2.9
Education and communication ⁽⁵⁾	126.711	125.479	126.824	0.1	1.1
Other goods and services.....	347.705	353.874	355.056	2.1	0.3
Commodity and Service Group					
All Items.....	238.664	238.086	241.895	1.4	1.6
Commodities.....	174.699	168.205	168.810	-3.4	0.4
Commodities less food & beverages.....	149.448	139.787	140.834	-5.8	0.7
Nondurables less food & beverages.....	185.233	166.570	169.035	-8.7	1.5
Durables.....	113.476	112.378	112.089	-1.2	-0.3
Services.....	294.263	298.921	305.548	3.8	2.2
Special aggregate indexes:					
All Items less medical care.....	226.015	224.936	228.494	1.1	1.6
All items less shelter.....	233.805	229.694	231.356	-1.0	0.7
Commodities less food.....	151.230	141.870	143.028	-5.4	0.8
Nondurables.....	204.780	195.445	196.532	-4.0	0.6
Nondurables less food.....	185.387	168.089	170.651	-7.9	1.5
Services less rent of shelter ⁽²⁾	357.814	359.477	363.403	1.6	1.1
Services less medical care services.....	276.026	280.183	286.669	3.9	2.3
Energy.....	217.229	173.338	175.870	-19.0	1.5

Table 1. Consumer Price Index for All Urban Consumers (CPI-U): Indexes for semiannual averages and percent changes for selected periods Denver-Boulder-Greeley, CO (1982-84=100 unless otherwise noted) - Continued

Item and Group	Semiannual average indexes			Percent change to 2nd half 2015 from-	
	2nd half 2014	1st half 2015	2nd half 2015	2nd half 2014	1st half 2015
All items less energy.....	241.721	245.099	249.043	3.0	1.6
All items less food and energy.....	245.099	248.932	253.722	3.5	1.9

(1) This index series was calculated using a Laspeyres estimator. All other item stratum index series were calculated using a geometric means estimator.

(2) Index is on a November 1982=100 base.

(3) Special index based on a substantially smaller sample.

(4) Indexes on a December 1993=100 base.

(5) Indexes on a December 1997=100 base.

Table 2. Consumer Price Index for Wage Earners and Clerical Workers (CPI-W): Indexes for semiannual averages and percent changes for selected periods Denver-Boulder-Greeley, CO (1982-84=100 unless otherwise noted)

Item and Group	Semiannual average indexes			Percent change to 2nd half 2015 from-	
	2nd half 2014	1st half 2015	2nd half 2015	2nd half 2014	1st half 2015
Expenditure category					
All Items.....	229.076	228.062	231.675	1.1	1.6
All items (1967=100).....	762.485	759.109	771.137		
Food and beverages.....	225.152	225.857	225.373	0.1	-0.2
Food.....	228.731	229.713	228.795	0.0	-0.4
Food at home.....	226.858	226.747	224.207	-1.2	-1.1
Food away from home.....	233.504	234.344	236.213	1.2	0.8
Alcoholic beverages.....	200.360	198.053	202.338	1.0	2.2
Housing.....	217.263	220.659	226.204	4.1	2.5
Shelter.....	238.947	245.452	253.582	6.1	3.3
Rent of primary residence ⁽¹⁾	256.586	263.978	275.147	7.2	4.2
Owners' equiv. rent of residences ^{(1) (2)}	226.363	232.756	240.525	6.3	3.3
Owners' equiv. rent of primary residence ^{(1) (2)}	226.363	232.756	240.525	6.3	3.3
Fuels and utilities.....	228.105	218.298	216.056	-5.3	-1.0
Household energy.....	175.661	162.113	159.779	-9.0	-1.4
Energy services ⁽¹⁾	175.737	162.273	160.363	-8.7	-1.2
Electricity ⁽¹⁾	172.523	165.588	167.545	-2.9	1.2
Utility (piped) gas service ⁽¹⁾	182.432	156.913	147.892	-18.9	-5.7
Household furnishings and operations.....	123.579	122.311	120.165	-2.8	-1.8
Apparel.....	102.960	103.568	105.843	2.8	2.2
Transportation.....	258.194	237.593	240.115	-7.0	1.1
Private transportation.....	255.904	233.395	235.939	-7.8	1.1
Motor fuel.....	268.753	191.164	198.859	-26.0	4.0
Gasoline (all types).....	266.544	189.435	197.604	-25.9	4.3
Gasoline, unleaded regular ⁽³⁾	262.317	185.046	192.420	-26.6	4.0
Gasoline, unleaded midgrade ^{(3) (4)}	252.546	184.452	193.115	-23.5	4.7
Gasoline, unleaded premium ⁽³⁾	271.580	200.176	212.461	-21.8	6.1
Medical Care.....	515.270	528.232	538.375	4.5	1.9
Recreation ⁽⁵⁾	128.808	131.437	133.531	3.7	1.6
Education and communication ⁽⁵⁾	121.620	120.030	120.542	-0.9	0.4
Other goods and services.....	350.249	355.562	358.240	2.3	0.8
Commodity and Service Group					
All Items.....	229.076	228.062	231.675	1.1	1.6
Commodities.....	179.077	171.958	172.768	-3.5	0.5
Commodities less food & beverages.....	152.822	142.398	143.769	-5.9	1.0
Nondurables less food & beverages.....	195.966	173.559	176.936	-9.7	1.9
Durables.....	109.471	109.328	109.004	-0.4	-0.3
Services.....	280.205	284.683	290.921	3.8	2.2
Special aggregate indexes:					
All items less medical care.....	218.126	216.676	220.056	0.9	1.6
All items less shelter.....	227.131	222.286	223.574	-1.6	0.6
Commodities less food.....	154.258	144.142	145.615	-5.6	1.0
Nondurables.....	214.047	202.865	204.355	-4.5	0.7
Nondurables less food.....	195.513	174.686	178.118	-8.9	2.0
Services less rent of shelter ⁽²⁾	323.152	324.030	326.272	1.0	0.7

Table 2. Consumer Price Index for Wage Earners and Clerical Workers (CPI-W): Indexes for semiannual averages and percent changes for selected periods Denver-Boulder-Greeley, CO (1982-84=100 unless otherwise noted) - Continued

Item and Group	Semiannual average indexes			Percent change to 2nd half 2015 from-	
	2nd half 2014	1st half 2015	2nd half 2015	2nd half 2014	1st half 2015
Services less medical care services.....	262.713	266.698	272.741	3.8	2.3
Energy.....	223.922	178.354	180.985	-19.2	1.5
All items less energy.....	230.414	234.073	237.802	3.2	1.6
All items less food and energy.....	231.297	235.439	240.002	3.0	1.9

(1) This index series was calculated using a Laspeyres estimator. All other item stratum index series were calculated using a geometric means estimator.

(2) Index is on a November 1984=100 base.

(3) Special index based on a substantially smaller sample.

(4) Indexes on a December 1993=100 base.

(5) Indexes on a December 1997=100 base.

Table 1. History and Forecast for Key Colorado Economic Variables
Calendar Year 2010-2017

Line No.	Income	Actual					December 2015 Forecast		
		2010	2011	2012	2013	2014	2015	2016	2017
1	Personal Income (Billions) /A								
2	Change	\$211.4	\$227.1	\$240.9	\$246.4	\$261.7	\$274.3	\$288.8	\$304.4
3	Wage and Salary Income (Billions)	2.4%	7.4%	6.1%	2.3%	6.2%	4.8%	5.3%	5.4%
4	Change	\$113.8	\$118.6	\$125.0	\$129.5	\$138.7	\$145.3	\$153.3	\$161.9
5	Per-Capita Income (\$/person) /A	1.3%	4.2%	5.4%	3.6%	7.1%	4.8%	5.5%	5.6%
6	Change	\$41,877	\$44,349	\$46,402	\$46,746	\$48,669	\$50,294	\$52,031	\$53,889
7	Population & Employment	0.9%	5.9%	4.6%	0.7%	4.5%	2.9%	3.5%	3.6%
8	Population (Thousands)								
9	Change	5,048.6	5,119.7	5,191.7	5,272.1	5,355.9	5,453.9	5,551.2	5,649.3
10	Net Migration (Thousands)	1.5%	1.4%	1.4%	1.5%	1.6%	1.8%	1.8%	1.8%
11	Unemployment Rate	37.5	36.0	39.8	47.9	50.8	68.8	63.4	63.8
12	Total Nonagricultural Employment (Thousands) /B	8.7%	8.3%	7.8%	6.8%	5.0%	4.1%	3.8%	3.9%
	Change	2,222.3	2,258.6	2,313.0	2,381.9	2,463.7	2,532.7	2,599.5	2,667.1
	Construction Variables	-1.0%	1.6%	2.4%	3.0%	3.4%	2.8%	2.6%	2.6%
13	Total Housing Permits Issued (Thousands)								
14	Change	11.6	13.5	23.3	27.5	28.7	31.0	37.9	41.3
15	Nonresidential Construction Value (Millions) /C	23.9%	15.5%	72.6%	18.1%	4.2%	7.9%	22.3%	9.1%
16	Change	\$3,146.7	\$3,516.2	\$3,112.3	\$3,614.0	\$4,306.8	\$4,543.7	\$4,659.1	\$4,801.0
	Prices & Sales Variables	-6.2%	11.7%	-11.5%	16.1%	19.2%	5.5%	2.5%	3.0%
17	Retail Trade (Billions) /D								
18	Change	\$70.5	\$75.9	\$80.2	\$84.1	\$90.3	\$94.2	\$99.4	\$105.1
19	Denver-Boulder-Greeley Consumer Price Index (1982-84=100)	6.0%	7.7%	5.7%	4.8%	7.4%	4.3%	5.5%	5.8%
20	Change	212.4	220.3	224.6	230.8	237.2	240.8	246.6	252.7
		1.9%	3.7%	1.9%	2.8%	2.8%	1.5%	2.5%	2.4%

/A Personal income as reported by the federal Bureau of Economic Analysis includes: wage and salary disbursements, supplements to wages and salaries, proprietors' income with inventory and capital consumption adjustments, rental income of persons with capital consumption adjustments, personal dividend income, personal interest income, and personal current transfer receipts, less contributions from government social insurance.

/B Includes OSPB's estimates of forthcoming revisions to jobs data that are currently not published. The jobs figures will be benchmarked based on Quarterly Census of Employment and Wage data to more accurately reflect the number of jobs in the state than what was estimated based on a survey of employers.

/C Nonresidential Construction Value is reported by Dodge Analytics (McGraw-Hill Construction) and includes new construction, additions, and major remodeling projects predomately at commercial and manufacturing facilities, educational institutions, medical and government buildings. Nonresidential does not include non-building projects (such as streets, highways, bridges and utilities).

/D Retail Trade includes motor vehicles and automobile parts, furniture and home furnishings, electronics and appliances, building materials, sales at food and beverage stores, health and personal care, sales at convenience stores and service stations, clothing, sporting goods / books / music, and general merchandise found at warehouse stores and internet purchases. In addition, the above dollar amounts include sales from food and drink vendors (bars and restaurants).