

Work Session Transcript – December 9, 2024

Roger Rash

Okay, you guys ready? Okay, good morning everyone. Welcome to the Commissioner's Work Session, Monday, December 9th. The time is approximately 9 a.m. and we will start out with Emily, the calendar review and the agenda review, please.

Emily Sanchez

Okay, today, Monday, December 9th, 9 a.m. Work Session, 2 p.m. Paint the Plow at Johnson School, Tuesday, December 10th, 11 a.m. 7th Judicial District Community Corrections Board Meeting, 1 p.m. Paint the Plow at Oak Grove, Wednesday, December 11th, 8 a.m. Forum, 9.30 a.m. BOC, well we just added an 8.30 a.m. interview with Larry Cooper, 9.30 a.m. BOCC Budget Meeting,

Emily Sanchez

10 a.m. West End Veteran Coffee, and 2.30 p.m. Olathe Cemetery Board Interview.

Keith Caddy

Is there still going to be a CDPHE training at noon.

Emily Sanchez

Let me check on that one.

Keith Caddy

Okay.

Emily Sanchez

Okay, Thursday, December 12th, 9 a.m., Courthouse Construction.

Roger Rash

One question, the Larry Cooper interview, where will that be.

Emily Sanchez

That one will be here at Public Works.

Roger Rash

Okay.

Emily Sanchez

And then the other one will be back at the Justice Center. Okay, Thursday,

December 12th, 9 a.m., Courthouse Construction. Courthouse Construction, 11 a.m., Tri-County Water and Land Committee. 11.30 a.m., CM, Olathe.

Sue Hansen

Oh, that's mine, yeah.

Emily Sanchez

Okay. 6.30 p.m., Republican Conventional Committee. Friday, December 13th, 4.30 p.m., Olathe Parade of Lights. Next week, Monday, December 13th. Wednesday, December 16th, 9 a.m. VOCC work session, 10 a.m. Paint the Plow at Pomona Elementary, and 10 a.m. Almond Valley Water Users.

Roger Rash

Okay, what was the Paint the Plow one.

Emily Sanchez

That one is at 10 a.m. and will be at Pomona. Tuesday, December 17th, 10 a.m. Christmas Cookies with the Recording Office, and 5.30 p.m. Basin Clinic Board Meeting, 7 p.m. Fair Board Meeting.

Keith Caddy

And I will be available at least the morning of the 17th of jury duty.

Emily Sanchez

Wednesday, December 18th, 8 a.m. Forum, 9.30 a.m. VOCC Meeting, 4 p.m. MEDC Board of Directors. Thursday, December 19th, 9 a.m. is the Angel Tree at Cobble Creek with Human Services. 9 a.m. is also courthouse construction. 11.15 a.m. is Breeze Airways in a real flight.

Emily Sanchez

And 12.30 p.m. is Paint the Plow at Open Mesa. And Friday, December 20th.

Emily Sanchez

Are you ready for the agenda.

Roger Rash

Yes, ma'am.

Emily Sanchez

C-1, minutes for 20th. C-2, human services, consideration and possible action on the common health care policy and financing modified event agreement amendment number five, creating performance-based benchmark deliverables for human social to achieve certain... effective July 2020 through 25. this represents revenue up to a thousand dollars c3 human.

Emily Sanchez

services consideration and possible action of the colorado department policy and financing, january 1st 2025 through extending the original contract for the state as reviewed by council this represents a budgeted 100 before human service consideration and purchasing of services agreements and services for a nurse family partner with life lifespan psychiatry of.

Emily Sanchez

colorado of 25 through december as reviewed by council again this represents an expense, dollars per hour for services provided c5 a lake of fire protection district consideration and possible authorization of the chair's signature on a county representation validation in support of the lake of fire department's grant application with re-tax the lake of fire is applying for a grant to purchase a.

Emily Sanchez

c6 public works consideration and possible approval of the chair's signature on an IGA for exchange of road maintenance responsibilities with Gunnison County
c7 Marty I don't know if we need to pull this one based on bread email but consideration of possible approval of resolution number concerning their plus designation of manufactured home through advertisement on-site signage trade auction online auction or scrap as reviewed by Council.

Marti Whitmore

I think it's okay to do the resolution it's just going to have a couple of other steps, But this just provides authorization.

Emily Sanchez

Questions, though.

Justin Musser

No.

Emily Sanchez

CHS office, consideration and possible authorization of the chair's signature on a quick safety division of criminal justice of the Rippon C-9 Veteran Services. Considerable approval of the chair's signature on the Veteran Service. General business, the Warren County Whitmore. Consideration and possible authorization of the county's attorney's signature on a disclaimer of in-land litigation brought by Randy Sutherland pertaining to a sliver of land in...

Marti Whitmore

Yeah, what's that? Well, so there is a little piece of land was apparently

originally... part of a highway right-of-way and it got conveyed to the county when they did, away with the CDOT when they changed the CDOT right-of-way okay and it should actually have gone to these three lots and citizen state bank part of it and we.

Marti Whitmore

an interest in part of it and and he had he had so Randy Sutherland was trying to clear title it had been conveyed to him as part of one of these lots but there's, a cloud on the title and so we have been working with them several months trying.

Marti Whitmore

I had Lisa working on, you know, how we can, he wanted us to convey. We said we can't convey, that we don't really feel like we've got grounds to convey, you're going to have to do a quiet title action. So he's doing the quiet title action, nobody in the public has responded, Citizen State Bank has now conveyed their, or disclaimed their interest. We, by disclaiming our interest, we're just not making a claim on that, so we're not conveying.

Sue Hansen

So there shouldn't be any problem with him getting through a title, so. Right, okay. Good.

Emily Sanchez

Uh, C2, Keith Cady, Vice Chair, consideration of possible approvals from you with Colorado Mesa University Foundation to any healthcare education.

Keith Caddy

Yeah, this is, uh, taking money. that was set aside years and years ago in the hospital board's account. It was approximately \$300,000 set aside for lawsuits because at that time the county was in lots of lawsuits. We closed the lawsuits down and we're taking \$100,000 of that money that was set aside for lawsuits and putting it into a trust to be used for the health department at the college, which basically takes care of some of the nursing practicals.

Keith Caddy

that they have to do, a lot of the materials, books, and they use for the practical studies. So that's what it's for.

Sue Hansen

For scholarships, right.

Keith Caddy

It's for scholarships for all the students in that room. So they're paying for the books and all the cotton swabs and everything they need to do the practicals with. And it's ongoing. will be in perpetuity or whatever they call it so they don't use the uh they just use the interest off the money right not the corpus and there was some other monies donated as well yeah and there.

Keith Caddy

was also another 150 000 from the uh university that was put into that that account yeah win-win.

Emily Sanchez

yep thank you okay b3 public hearing county management consideration and possible adoption of resolution regarding the 2020 funded five budget adoption before our d4 public hearing county management consideration and possible adoption of resolution regarding a second supplemental appropriation to the budget for fiscal year nd5 and frank rodriguez consideration.

Emily Sanchez

of possible adoption of the solution number regarding the mill levies for, 11 year 20 budget year 2020 uh c6 sheriff's office the mcnulty jail commander consideration possible approval of an inmate health care services agreement 2020 amendment for jail health and food services not to exceed a million dollars value by council okay now we want to ask stacy.

Sue Hansen

a whole bunch of hard questions do you know what the amendment how much how much more the health.

Staci Nelson

care account contract was than last year or um the contract is actually going to be two thousand dollars last year um they have taken out the fifty thousand dollars and they have also put an, agreement to pay for some of the non-married men but the services will remain the same 20 hours a day seven days a week.

Roger Rash

Perfect. Thank you. Thank you. You're welcome. Okay. I'm going to turn it over to Tom. Yes. Good morning. Good morning, Commissioner. We're doing wonderful. How are you doing.

Tallmadge Richmond

Good. We have two items on the planning and development section. The first

one is an extension request. This is an extension request for a plat that has already been approved. They just haven't been able to get a lender's signature within six months. They're hopeful they'll be able to get that. And then the second one is the zoning regulations amendment that deals with peneration facilities.

Tallmadge Richmond

There was one change to the draft as requested by the board at that meeting. And then there are two documents in your packet, all the public comments you've heard since the last meeting. I'm happy to answer any questions if you have any right now, or definitely prepared on that. Yeah, I think that Wednesday will be fine.

Roger Rash

Yeah, Wednesday will be fine.

Tallmadge Richmond

Thank you.

Roger Rash

Thank you, sir. Okay, thank you very much. We will move on to Item 2, Director's Update. Justin, how's it? Good morning. How are you doing.

Justin Musser

Doing wonderful. I'm going to pass those both directions. It's just one page.

Justin Musser

I can't even see you.

Roger Rash

I know.

Justin Musser

So I'm going to have a, I think more and more we're kind of trying to go in a little more, more numbers-based direction on some of this stuff, give you some actual numbers to look at rather than. you know, philosophy. So I think that's good in that direction as much as we can. We like your philosophy, too, though. So on that philosophy aspect, I mean, we're constantly kind of changing the meat demands and what's happening. So that's kind of the driving force in what we're doing on a day-to-day basis. So what I've given you guys here,

Justin Musser

it's just a breakdown of kind of where we spend our time and the acreages that we've treated for some of these different species or some of these different

activities. A lot of that's fairly self-explanatory. On that first one, I guess the one big thing that I would say, this does not include any of the acres or the time for the Southwest Conservation Corps, which is, that's a pretty sizable chunk of what, maybe not from an acreage standpoint, but that's a fair amount of work that those guys are accomplishing on a year-to-year basis.

Justin Musser

So I can, hopefully I'll have something to kind of look at and compare it to the next. If you notice in that first set, the Watershed and Wildfire Resilience Project, we ended up spending about 40% of our time on that project, and it comprises about 27% of our total acres.

Roger Rash

Okay.

Justin Musser

The key takeaway on that one, that's a grant through, it's a pass-through through the Colorado Department of Agriculture. They asked us to apply for that grant, actually, and that is a 100% grant, so there's really no match. Down the road, we will probably, we will be doing some follow-up work to kind of capitalize on some of the, but there is no match associated with that.

Sue Hansen

What was the crux of that, of the work on that project? Was it clearing? What was it.

Justin Musser

So, the Forest Service had some money for projects on Watershed and Wildfire Resilience. They disseminated some of that down to the Department of Ag, and they called and asked us to apply for that. We've got a pretty good working relationship, done good work over the years.

Sue Hansen

So a lot of noxious weed.

Justin Musser

Yeah, that's our proposal. They asked me to put it in a proposal, and yeah, it was entirely based on invasive species. So on this report, anything that you see on deer for cheatgrass or spotted napweed, fall into those things. Spotted napweed more on the kind of wild or the watershed side. Cheatgrass, that's a big, big discussion for wildlife. Those are some pretty tough ones, and that was a pretty big addition for us this year. That was a lot of work.

Justin Musser

But it was a really good effort, really good work on some of these things. CEDA, we had a discussion about that at a budget meeting, I think, last time, and you mentioned something to take a good hard look at. And I would just point to these numbers on this and say, you know, if you've got the amount of time that we're spending, we're really putting more... funding in that on chemistry than we are on time. So it turns out, I think that's a pretty good value for us.

Justin Musser

I like that partnership that we've gotten on with them. Facilities, that's a pretty small portion of what we're doing, but we do keep up on some of that stuff as much as we can. Road and bridge, you'll notice that we get a lot of acreage and maybe not as much time as some of these other projects. That roadside work, it's a really efficient, effective way to get ahead of some of these. That watershed and wildfire resilience, there's a ton of roadside work involved in that too.

Justin Musser

So when you see those where they're a little more lopsided that way on the acreage, that's a lot of it. Public lands, that's a pretty small percentage this year, but that's gonna be Forest Service, BLM, and Park Service. have a formal agreement with BLM isn't actually in place right now but there is some kind of overlap on some of that if you look down to the species acreage.

Justin Musser

that kind of pie chart that we got going there around if you add most of those together around 91% of this for this year is is roadside work and that's you know going back to that initial that chart up above when you're doing a lot of acreage like like we are in those roadside treatments that's kind, of what's has you are a lot higher than I would have anticipated and I expect we'll probably see that again next year again we're making lots of adjustments.

Justin Musser

as we go on some of this stuff so that's that's a very necessary thing for us to be efficient effective it's hard to make some of those estimate on this pie chart here if you look at, like Russian knapweed, in previous seasons that might have been as much as, probably approaching 50% of the roadside treatments that we're doing now. On this chart it's decreased down to about, I wouldn't even know what that percentage would be, but it's much, much smaller. So previously where it would have been, we would go out and treat Russian knapweed in the fall and then do other species that are susceptible to that timing and chemistry that we'd

be using. Now it's kind of flip-flopped. We're going out and treating other things and then if Russian knapweed's out there, we'll treat it as well.

Justin Musser

So that's a good example of kind of how things evolve and change over time. Purple loosestrife, it says zero on this, but all the field work was done by the Southwest Conservation Corps this year, so any of the acreages in that just aren't showing up. Kosha, that's another one where you're going to see a big increase. That wasn't even really on our radar for a lot of years because we've gotten to that point where we're growing the scope of what we're doing on some of this stuff. So that's a good example of how things evolve.

Justin Musser

And those annual species, they kind of were not a big priority for a long time just because it's, for various reasons, but it's hard to get a really good result, a good long-term result on some of those. And we're really taking a hard look on how to better do some of those things. We can talk about any of this in any more detail if anybody wants. One big thing that we're doing differently this year is off-season mapping of these invasive species. So that was, that it started out, past attempts we've done on this didn't really work all that well.

Justin Musser

If you're using handheld GPS units, it's a very lengthy process, it isn't efficient at all, and we didn't really get that much out of it. Over time, we transitioned over to Android software where you can actually just hit buttons on the screen. This last year, we rewired some Bluetooth devices so that rather than using the user interface on the phone, you can actually just hit buttons on the screen. button so it's a much more efficient process and helping us kind of kind of.

Justin Musser

figure out where some of those things are before we get going with we started that process in 2024 with those cheap gas treatments for that watershed wildfire project and that turned out it worked out really well with that with that hardware that we rewired to make work for us and I guess the other thing that you see with that we've got operators going out and doing that work they're getting familiar with those sites as well so it's kind of a two-pronged approach where they are getting familiar with what's out there and then.

Justin Musser

actually creating data on where they need to be doing this treatment that's. going to kind of transition this year the cheatgrass treatments are going to be a little bit

strange we're gonna have to see where we land on some of this stuff, we did those pre-emergent treatments that are going to be in theory some of those chemistry should have, very long soil residuals so we may be seeing long-term control on some of these sites for maybe a couple years ideally and then we get some follow-up.

Justin Musser

treatments with some other chemistries as well so it's gonna be hard to say where we land and as far as the mapping for that goes the other thing that we're doing is mapping obstacle different areas that we want to focus on so that's something that should I think especially with the new employee coming on that's going to help us just kind of easier into the process and out there and.

Justin Musser

effective right out of the gate. With the other species that we're mapping we're gonna focus on a pre-emergent treatment a lot of the roadside stuff what we've done in the past is perennial species and with these pre-emergence with with things like Kosho or annual species those pre-emergent. the timing right on that can be a little bit tricky, but that's something we're really going to focus on in the upcoming years. When we get the mapping data in, we're going to have to be pretty strategic about how we.

Justin Musser

go about this. We'll probably section the county up in smaller segments, probably. Right now, we have about nine different zones in the Uncompahgre Valley that we treat, and we'll probably use those zone maps that we've... We've been working with Cortiva, that's one of the biggest chemical manufacturers in the country right now. We did some granular test plots, so this is solid formulations of some chemistries.

Justin Musser

that they have. This is something we proposed to them a year ago. They've been really excited about this stuff. And so we did some test plots on 6390 Road in Kinnikin, so they've been making trips from all over the country the last couple of years. So we'll see. We did some formal test plots on that. We also did some, we did some other test, these aren't really formal test plots, we thought about going that direction, but we did some other treatments for cheatgrass.

Justin Musser

with some chemistries that they're using that are a little bit different. Those chemistries are effective on some of the other things that we're treating during

this time of year. So rather than doing formal test plots with that, it really wasn't cost-effective. They offered to buy some of the chemical for us to do those projects, but at the end of the day, it would have cost us more to actually do the formal test plots than with a save-on down the road.

Justin Musser

We'll just forward on some of that information to them. But for us, it's been a, we're adding, essentially we added \$12 per acre. We're making just small gains. Having that other new employee on has been kind of a, it's been a really interesting thing to just be able to task out some of that little stuff, to tie up loose ends and things. So big ones, we've automated a mapping system.

Justin Musser

for our OHVs that's up and running and good to go. So when we get, when we start doing treatments for federal agencies and things like that this next year, we should just be able to forward on data exactly where exactly what we, I'm hoping that they can kind of realize the value in that. Lots of little stuff, from making improvements to equipment and some of our operations that way.

Justin Musser

Matt has been working the last couple weeks rewiring. We've got that, we reworked the controls in those trucks years back to make them more efficient. It's essentially. It turned it from a two-person operation into a one-person. He's working with some British company, found a relay to help us change a single pole switch into two dual pole switches to allow our systems to work.

Justin Musser

Cool. He's enjoying doing that.

Sue Hansen

He's like MacGyver.

Justin Musser

Yeah, I know. He's a neat guy to have around. Between having the new employee and me and my crazy ideas, and Matt coming together with some of this stuff, we've done a lot of interesting stuff. This time of year, a lot of just time of losing. This week, we will all be at a conference for the Colorado Weed Management Association in Collins. That's a lot of continuing education credits. I got a bunch of those. I got to get them finalized for the year.

Justin Musser

So that's going to be good. That might be an interesting one. I made the last. one

of those meetings I was at. I was actually, I was president-elect of that organization, and I ended up resisting the conversation. And then reporting for CDPHE, that's another big push over the next few years. So all of that roadside work. In theory, the way the EPA categorizes any of that stuff, those roadsides are all considered waters. We.

Justin Musser

do reporting for essentially every inch of water on roadsides in addition to some other species. So it's it's not a fairly streamlined process these days, but you want to make sure this is done. That pretty well does it for me, unless anybody has a question.

Sue Hansen

I have a question. So is our biggest, the biggest bank for our buck in terms of results with the road and bridge application? So that's where... We can eradicate most of the invasions.

Justin Musser

Yes, and no I mean from an acreage standpoint yes Yeah So if we're we do treatments on private property a lot too, and if you've got a species where there's very very little of it You know it's very very small isolated areas if you look at the long-term impacts of taking care of that stuff and not letting it Huge bang for your buck, but it's more theoretical Because there's normal hard numbers to put on it, but yeah the road and bridge stuff those roadsides. It's really easy to underestimate how Effectively those things move.

Justin Musser

Invasives along those roadsides, and that's a big that's a big portion of why we do that A lot of the focus is is on species We focus really hard on species that are harder on the roadsides too So a lot of these things if they put a root system under that road, it'll pop up through the asphalt Especially on new overlays, and then, Also, it's just it's a mandate, state mandate. So that's something, rather than focusing on the mandate part, we just.

Justin Musser

focus on being as efficient as we can.

Rick Dunlap

Great. Very good. Thanks.

Roger Rash

Keep up the good work. I'll do my best. Thank you. Okay, up next, Special

Limited Partnership, Montrose County Housing Authority. Ann. Hey. Hi, how you doing.

Ann Morgenthaler

Looks like I come up here. Yes, ma'am. Okay, thank you. Good morning. Good morning. It's been a while since I've seen some of you. As a reminder, I'm Ann Morgan-Taylor. I'm the deputy city manager for the city of Montrose, and you appointed me to the housing authority in 2020. Yes. Thank you, and I've served since then. And we have Bob Berry, who's also a board member, and Susan Garantos, our director, and Shirley Diaz here from the division of housing, the state division of housing. We want to talk with you actually about two things. One is an update.

Ann Morgenthaler

about special limited partnerships and then one is a request regarding number of board members on our board which is within your purview. So as a refresher you know we've been doing a lot of work since you were on the board to work on our mission and make sure that we're fulfilling our mission. The mission of the Montrose County Housing Authority as adopted by our board is to administer vouchers, enter into special limited partnerships, preserve affordability, manage rental units, and support the creation of housing at 80 percent area median income and below.

Ann Morgenthaler

And then as another tier of what we do we partner with stakeholders to preserve and increase the number of affordable units available to meet the housing needs above 80 percent AMI. So it's kind of twofold right we are working really hard those vouchers that Susan and her staff administer are all under 80 percent AMI but we recognize that for affordable housing in the entire county we're going to have to do a lot of work to make sure that we're doing the right thing. Thank you. that we have a role to play in assisting housing that may be above 80% AMI. And one of the things that has been coming up.

Ann Morgenthaler

over the years, but especially recently, is requests from developers to partner with them in a special limited partnership. And a special limited partnership is an authority given by state statutes to housing authorities. So U.S. of the OCC years ago in 1980 created the Housing Authority, and now the Housing Authority has this ability, to review and enter into special limited partnerships. The impact of

that is that a development that has a special limited partnership with the Housing Authority doesn't pay property taxes.

Ann Morgenthaler

to the county. And so as a result, that fills the gap. It offers a subsidy for the creation of low income housing. Especially right now, you cannot build low income housing without some kind of subsidy, often without several kinds, of subsidies, and so this is a subsidy. be that the housing authority provides and of course it is you know at the expense of property taxes they go to the county and other districts. So we take that responsibility seriously and we have been entering into these.

Ann Morgenthaler

partnerships over the years always for low-income housing that has been under 80% AMI. That's felt like a no-brainer and like an obvious one. We are now getting requests for 80% AMI, how about 85, maybe 90 and up and as the construction market continues to increase and we've seen that our housing costs are rising faster than our incomes are rising in Montrose County like many counties in Colorado and we're realizing that there are some projects that may.

Ann Morgenthaler

make sense that are above 80% AMI but we want to have a policy for all projects that request to enter into a special limited partnership with us. We've created a draft resolution, that the Housing Authority will review, maybe tweak, and likely approve, I'm sure that you knew that, but we're taking it seriously. We have criteria in this policy, and it'd be for every special limited partnership request,

Ann Morgenthaler

such as requiring that we know the exact number of projects, the AMI levels, before we consider entering into a special limited partnership, so it sets some expectations for applicants. Please don't just come to us and tell us you've got a great idea and expect us to enter into a special limited partnership with you. Also, it clearly shows that we will only provide a special limited partnership if there's a pro forma that demonstrates there is a gap in funding to create the partnership.

Ann Morgenthaler

This is not a tool for making developers more, only if there's a, and that we would only give the special limited partnership, for the units that meet the criteria which we're proposing to be under 120% AMI. It doesn't mean we'd approve every one of them. We would still need to review and make sure it's needed in our

community and a good solid project. But we think that there will be more projects that have multiple income levels in them,

Ann Morgenthaler

where there will be some free market or fair market units and also some low-income units. And so we'd love the ability to clearly show, yes we could partner with you and enter a special limited partnership for a defined period of time for those low-income or up to 120%. And that's as high as we go. So if we got to a place in the future where it seemed like we would like to consider up to 130% AMI, then we would need to amend our policy for right now.

Ann Morgenthaler

And Don passed out to you information about the LONCHO's AMI limits right now. Again, you know, to 80%, even 100% feels to us that it's quite obvious that those folks need support. When you get up to 120% AMI, it requires perhaps more consideration. For example, right now, a one person household, the maximum that they could make to be considered 120% AMI is \$79,200.

Ann Morgenthaler

We probably don't need a lot of one veteran units for one person making \$79,000. However, when you shift over to the right and you start to think about a four person household, that would include kiddos too. So you think about two people, two adults perhaps, making less than \$60,000 each, and they have two kids, it is hard now to find that kind of housing in Montrose. So this would be a way for us to consider housing options that provide for those folks. So really just an update so that you're not surprised.

Ann Morgenthaler

when you hear about us considering the class, we've also, We also prioritize projects that receive state or federal funding as a way to really demonstrate our commitment to leveraging those funding mechanisms in order to do the best we can for the community.

Sue Hansen

So I have a question. So the housing authority won't be, there will be no financial commitment. So and then in your request for property forgiveness, you would come to the county, but you would also then go to the other special districts. Is that what you're proposing.

Ann Morgenthaler

We don't. We're not required to. So when the housing authority approves a

special limited partnership, it means that we become a small percentage owner in the project. And by the nature of us being part owner, that project is tax exempt. We put in our policy that we'd like to consider that for a defined period of time, which we've not been doing. We've been doing it in perpetuity, but we recognize there may be some projects for which that makes sense just for 10 years. We could buy it for 10 years.

Ann Morgenthaler

that in 10 years the developer wouldn't need any kind of subsidy anymore so this is the interesting thing about housing authorities of the state is that, authority directly to the housing authority even though it does have an impact which is really the main reason why we're here just to make sure you know it's what we've been doing right we're going to change it slightly and.

Sue Hansen

and and you guys are you looking at any prop 1 2 3 projects at all at this point.

Ann Morgenthaler

or is that something that you're not looking at developing but there is a developer who received eight million dollars in a prop 1 2 3 funding it's the same developer that built the apartments next to the rec center and they are also receiving some other funding and yet it's still in the pencil house. It's still in the pencil house. and so we've received a request from them to consider this we've not received all the details about their project but it's, It's one of the projects that made us realize that we'd like to have a policy in place so.

Ann Morgenthaler

that we can fairly and consistently consider these requests. So we're trying to, as opposed to developing, be the best support we can with the resources that we have for these projects that are getting one to three funding. Okay. Thank you.

Roger Rash

Yeah. And I think the biggest thing is once you get your policy kind of fine-tuned, just pass it on to our attorneys so they can review it and give us comments on it as well.

Ann Morgenthaler

I'm just happy to give you just this draft. There is some sprucing up that needs to be done, and we'll be talking about it. Also, other communities are doing this, and this is why Shirley's here, in case you have questions about that, but to help you know that we really think we're not going out of the box. We think we're doing a

good job by considering this and making a policy consistent with what other communities are doing. Shirley, did you want to add anything? Yeah. Thank you.

Shirley Diaz

So I just wanted to add, this is, it's utilized for rental projects, not for home ownership. And then my role, I'm the housing development specialist for the Southwest. I've lived in Erie County, I've been here for 18 years, and in housing for that long. But only with the state for two. And so this is my region, I have eight counties down here. And so I work with all the developers, and the one that Ann was talking about, I am there in conversation with me as well, for what they're looking at.

Shirley Diaz

And our state money right now, the Prop 23 money, so the, for rental projects, that money, even if it's not LIHTC, if they're looking at concessionary or the equity funding through, it's through CHAPA, and that has a 90% AMI. average cap on there so they don't go up to 120. The developers in conversation with me because we have housing development grant money and they they.

Shirley Diaz

have a non-profit arm where they can get a grant not a loan and we go up to 120 percent AMI with that HDG and it can be a grant or a loan it just depends on what it looks like the project will support. One of the other pieces around our pro forma is when a developer comes in to us is they're deferring their fee and we look for that to be deferred like over 15 years so there they are taking a piece up front but then they are deferring and they're getting paid out.

Shirley Diaz

of cash flow for that time to get paid back the rest of the fee so and they're deferring a pretty good chunk of that so the you can see that there's a little bit of a gap between the two parts of the project and the other part of the project that tax exempt status on these rental projects you, really does help tremendously to make a project pencil and around the state it's utilized and the housing authorities that are able to offer this they don't do it for every project it does depend and we are seeing that again with wages.

Shirley Diaz

and you know the free market projects that are getting built around the state it is very hard for a household you know making that 120 percent AMI to find a rent where they can also save and move into even an affordable ownership you know project so that while rentals being built we're seeing for sale projects come

through as well and you know we want renters to be able to transition into that so they need to not be paying 50 percent of their income their.

Shirley Diaz

household income housing we can you have any questions about.

Sue Hansen

It just seems like we have this recurring conversation that nobody can afford to do this. I mean, it really keeps coming down. If you've got someone with \$8 million plus additional funding and they can't pencil it, I mean, we have to come up with some other creative solutions on how to do this work.

Shirley Diaz

Yeah, and that money that they have is, yes, for the infrastructure. It's not for the – so I do vertical is what I help with. It's what we help support is the vertical build, and that's what the concessionary and the Prop 123 concessionary and equity money with CHFA, that one is also for vertical build. So it's the two pieces, infrastructure. It's a big hurdle. It's big, and it's costly.

Sue Hansen

Great. Well, thank you for being here. Well, thank you, guys.

Ann Morgenthaler

Thank you, and we have one request for you that Don is going to share.

Sue Hansen

Oh, okay. Okay. Are you going to introduce this stranger? Yeah. Do you want to introduce him? I'm not sure we know this guy.

Don Varey

Just one more thing back on the last topic, last week, Dr. Perry presented, and he drilled this point home. Our population is growing, we need to grow like crazy. Our service industries, we can't hire for, because there's no place for them to live. The county's probably experienced that too, where we can't hire people because they can't afford to live here. It's mostly housing. The more tools we can put in our tool belt to help low-income housing, the better.

Don Varey

My two cents on that. The other thing that the Housing Authority has been working on, Sue knows this because she's been involved in expanding our number, so we've been talking about that for a while now. We've done a talent matrix, and we'd like to, it's currently at five. Each district, the city has a

representative, and the county has a representative. and I'm the county, you appointed me as the county representative.

Don Varey

We'd like to expand that to up to nine.

Roger Rash

Okay.

Don Varey

And so I don't know if that's something, I think that's something we're probably going to need a resolution for.

Ann Morgenthaler

You know, my add-on, because we did the research together. So there's a resolution from 1980, February 11th. There are two of them. And one of them lays out that there are five board members and where those board members come from. You amended that in 2022 so that a board member didn't have to be from the VOCC. So that's why Don served. So as we see it, we think it's amending that resolution one more time to have up to nine members. And just as board members, we would request up to seven soon.

Ann Morgenthaler

and see how that goes. But it would allow us to have some more expertise on our board.

Sue Hansen

Yeah, I think that's smart. It's always been a small board. difficult to be nimble and so yeah if you can add expertise that's yeah I have.

Don Varey

no problem with that so I got a question about those additional members would.

Keith Caddy

they be from a district are you going to be district are you going to do this.

Sue Hansen

yeah the West End I know Darlene's on the board now but the West End is in desperate need and of course it goes back to infrastructure which is you know going to be nearly impossible I feel like it's so difficult to get to there but it'd be nice if one of those members was there was a requirement for having a West End represent representative I don't know if that's the West End is.

Don Varey

represented in a district but to your point it probably needs something more.

Sue Hansen

Right, because the district is so large, right? Maybe think about that. Okay.
Thank you.

Keith Caddy

Yeah, specifically Nucla, Natterita. Somebody in right there.

Sue Hansen

With their, you know, to be completed by February economic plan, it would be nice for them to have that assurity that someone from the housing authority would be able to, because they've been talking about trying to be their own housing authority, and I think it would be better to find another way to make that happen. So we can talk about that. Can we field questions from the public.

Justin Musser

So I have a question about school district. Our schools are kind of suffering, I think, in a lot of ways.

Justin Musser

and I guess what I'm hearing that these developments are going in and they're tax-exempt, how is that when we're putting more kids in these schools that are already overcrowded on the verge.

Justin Musser

how is there...

Don Varey

thought to how we're balancing that out? Let me just give everybody a little perspective here. We probably do these limited partnerships at the most, like once a year. For one small, you know, we did a 60 unit one. The last one we did was the, or DOA maybe. Well, we haven't done the DOA one yet. So the 60 unit one over by the rec center was the last one we did, and that was last year. Maybe early this year, I don't remember.

Justin Musser

And we have, we don't have any currently going on. So it's a very small impact. And it doesn't really, it doesn't take any money away. It just doesn't. But it doesn't add any back in. I guess what I'm saying with that one, if that's a four family

household, that's 120 kids that might go to elementary school. It could be as much as that much. The other thing I want to mention though is.

Don Varey

I'm not at the school board, so I don't wanna speak. I'm not giving you facts, but there's over 100 kids, that are homeless in our school district. And this helps those families that can't afford, in our schools, this helps children, their families.

Ann Morgenthaler

And I might just add one thing we say to you is this isn't necessarily growth, to Don's point. So it's also just people who are living in multiple family households right now, sometimes in unsafe conditions, that then benefit from this. So it's absolutely a concern. It's why we wanna make sure the Board of County Commissioners knows about it. But our understanding from housing policy people, is that providing this housing is an important long-term gain for the sacrifice,

Ann Morgenthaler

possibly for a limited period of time.

Roger Rash

Thank you. Perfect.

Sue Hansen

you we will move on Susan it's good seeing you again be careful out there.

Roger Rash

it's snowing could be slick thank you thank you okay we are on schedule so we're doing good next agenda item directors update Cindy Dunlap finance director good morning.

Cindy Dunlap

Um, page one, I have your quarterly sales tax, um, quarter over quarter. Um, you can kind of see again, what we've been talking about that downward trend and growth. Um, if you look just starting in Q1 of 2024, you can kind of see you had 5.7% growth over prior year quarter and just how that's ticking down to almost basically nothing. Yeah. So that just continues to be our school. Um, as Don mentioned, we did attend the economic conference last week. It's Walker,

Cindy Dunlap

Dr. Nathan Perry. He had a lot of actually really positive comments about what to, so, um, he's not seeing any indicators for a recession. He's actually seeing a

lot of positive and he might start seeing, so we'll be looking to that. So he brought his crystal ball. He really, yeah.

Sue Hansen

So, but did he address this dropping sales tax trend.

Cindy Dunlap

Yeah, he talked about it and said he's seen that as well, but he also said he's not, you know, of course, of all the indicators he looks at, he's saying that he's not overly concerned, so we'll just keep our eye on it, but this is a trend we've been seeing, you know, basically all year, and so it just kind of continues. The bottom part of that is just your inflation, so we take into account also when we're looking at sales tax growth, our inflationary component, and so if you look at that prior to your record,

Cindy Dunlap

we were at 5.4% inflation, and now we're down to 1.4, so that's great, but it also takes that minimal growth we're seeing, and it, you know, makes the real growth even less, so, and then that next page just shows that 12-month building total. For sales tax, we like to show you that because... It smooths out the anomalies or the spikes that we see seasonally in sales tax, and so this just kind of smooths that out and gives you that trend line.

Cindy Dunlap

Obviously, that dashed line is a downward trend. So just kind of more of that. If you look at the 12-month moving total, we're just below 2% growth for the 12-month period. Page three, just a little bit more on inflation. Inflation, year-over-year for that top monthly chart, it's 1.44%. Sorry.

Cindy Dunlap

When I met with you last, it was 2.592, so we're seeing that trend of inflation coming down slightly. And then the monthly percent change, that bottom chart, you can see where we've seen steady increase in the inflation for the monthly increase, and then we have a... Slightly decreasing in September, so some good indicators. To give you an estimate of what we're projecting out for labor savings, budget, our home, but this 1.2 is high even for Montreux.

Cindy Dunlap

I mean, I've been here a long time, and that's a lot of vacancies. I think it speaks to what we've been talking about. Also, it's the tight labor market. We're seeing in some of our larger working groups, public works, the sheriff, for example, a lot of

vacancies and struggling. So that's indicated here as well. This is through October 22nd, so we still have a full quarter that these are projecting.

Keith Caddy

I've got a question. And it shows the county administration at \$130,000, now \$131,000 overage.

Cindy Dunlap

We had some significant payouts in county admin when John left. We paid out all his full benefits.

Keith Caddy

I just wanted people to know about that.

Cindy Dunlap

Yeah, so that was a big portion of that.

Keith Caddy

Okay, thank you.

Cindy Dunlap

The airport, which I'm sure is the latest in reason, is doing very, very well. Their net gain from off-the-rate, and obviously this is our only real department that pretty much functions like a business. So we run this similar to what you would a private industry as kind of a profit and loss for them. But net gain from operations is about 21% up over the prior year quarter, which is great.

Cindy Dunlap

And then kind of the in-planements, de-planements, I know you've heard this as well, but... So I think they're expected to have an event that won't spend a lot of time on this one, but I think what we've been just kind of trying to do is just trying to make sure.

Cindy Dunlap

if there's any pivoting or adjustments that we might want to make to the event center, just to try to make sure we know it doesn't cover its cost, just keeping track of where we are revenue for the event center. So we're down 11% from prior year. We just kind of like to monitor and make sure we're...

Sue Hansen

And I think we had a couple of equine events that went elsewhere. this year, so that may be the impact here.

Cindy Dunlap

On page seven, as you're all aware, we do a tremendous amount of grant fee in the county. We've highlighted a few here. I think we pulled out some in red there that are newer, maybe ones to note, of the opioid grant. We've all contracted the pre-trial services grant. We've been awarded those dollars, but we haven't yet.

Cindy Dunlap

We do have that \$500,000 grant that's associated with the . And then you can see all that we have in the airport fund, which they're heavily granted. the one in red there at the bottom the concessions grant stuff the last of our hands which i'm happy to say i'm happy that's done yeah those grants were very difficult to administer very difficult.

Cindy Dunlap

to there's a lot of work that went into those please to see that early and then that street safe streets and roads grant still kind of renting them right yeah major so our three major projects the old courthouse the geo remodeling that we've just recently purchased the courthouse project we.

Cindy Dunlap

spent about four million dollars a year project or about 26.7 percent of that this is the two-year, budget to make sure we're tracking on that this is for the 20, for 2025 budget for both, for all of them. The one to note is the GL remodel project. You can see we're almost 78% spent on that for this year. So that will be the reason that we need to bring a supplemental down Wednesday as the primer.

Cindy Dunlap

And to my understanding, it's just that that project has moved along a lot with NDA. When we budget these, we try to make an estimate, of what portion we think what year, and so this has just went a lot when we thought for, so constantly we will have left. I'll need to bring it to that portion.

Roger Rash

And that project is on schedule and on budget, correct? Yeah. Good job.

Jennifer Murray

They're tracking to be done about two, two and a half months.

Roger Rash

Outstanding. That'll make Dean very happy.

Cindy Dunlap

And then the West End facility, there's not a lot, I think, going on with this other than mine. I think we'll remodel. The last several pages in your packet entailed out a lot of what's going on in each of the major funds,

Cindy Dunlap

including the capital. I think the most noteworthy on that would be the historic courthouse project and kind of just what we've paid here today to Stryker, who is a contractor. So total this year is about 5.1 million, about 5.5. And then the bottom of that is the North Campus design.

Cindy Dunlap

I won't go into a lot of that because it's a robust presentation after I get done. So page 10 is public safety sales tax funds, and again, there's your jail booking will be amending. The last two pages are all airport projects.

Cindy Dunlap

Probably the most significant and relevant right now is parking lot reconstruction. We've got Mountain Valley. You can see we have 2.3 million budgeted for that.

Roger Rash

Yeah, that'll be a big payout because they're yeah, they are down to the wire.

Sue Hansen

Yep. Great. Thanks for the update. Except for the sales tax. Yeah. Thank you. Okay.

Roger Rash

We will move on to North Campus, South Campus discussion. Do we have everybody here that needs to be here, Jen? Welcome. Please come forward. Actually, I think Frank's doing it. Frank's doing it. Okay.

Frank Rodriguez

Mr. Chair, we're going to kick this thing off. You're going to hear from a pretty robust draft this morning. Yeah. We're going to ensure a lot of impartiality as we move forward. The genesis of this brief was from Commissioner Caddy at the budget meeting. He wanted to know some specifics about the South Campus. So Director Murray's done a great job, as well as Ms. Sanchez. And then you're going to have two architects that I'll let you hear from this morning. But we're going to have a pretty good agenda. The thing I just would like to prep each of you with is with regard to the South Campus,

Frank Rodriguez

the investment there, and the fact that we as a county inherited this project. And you'll hear more about that. And then really some direction from us, from the county management, to decide which way you want it to go. with regard to do we save the South Campus or do we proceed with Memphis. So with that, I'm going to hand it over to Director Murray, and she will walk you through some background. Good morning. Good morning.

Jennifer Murray

I'm not knowing exactly what everybody knows about South Campus. We just kind of wanted to go through a quick overview of what the building actually is. So right now, the building is about 65 and a half thousand square feet. The basement has under 43 square feet, which puts the upper levels that everybody's actually occupying.

Jennifer Murray

and actually doing business out of at about 63,091. The building currently houses Human Services and Public Health, the Finance Department, and Human Resources. We've got 102 full-time employees inside of that building. The original part of that building, which is the west-facing side of that building, was built in 1962. With additions to the original building being done in 1964 and 1976.

Jennifer Murray

The building was built by Tri-State. And most of the space in this building was actually built and designed as an executive suite. So you go in and you've got these big open areas for, like secretarial suites with then offices off of that. So over the years we've tried to make, this building accommodates our county functions.

Roger Rash

Jen, do we know when the county purchased this? 2002. Okay. Yep, we purchased it in 2002.

Sue Hansen

And I think it was Colorado Youth. In the beginning. Yeah. In the beginning. We purchased.

Jennifer Murray

it from Tri-State. Okay. Thank you. Uh-huh. And just for, just so that everybody has an idea of what we actually spend in this, on this building, and if this says 2024 total annual cost, this is actually the actuals for 2023, which was between

the actual maintenance expenses and the utilities, we spent about \$550,000. Um, for this building, which actually, when you take that by the square footage, it's \$7.27 a square.

Jennifer Murray

And that has continually, it, it, that just steadily increases every year. Increases. Yeah. Um, that does not count major capital, that's just, that's just our, that's just our, our basic operating costs. That's the overview for the building. I'm actually going to turn this over now to Tim Stroh with Springboard Studios, um, to talk about his findings.

Tim Stroh

Good morning. Good morning, everybody. All right, cool. So, good morning, everybody. Tim Stroh. I'm the principal architect of Springboard Studio. And, um, so, I'll just say right up front, if you have questions since the discussion just stopped. So, I'll just say right up front, if you have questions since the discussion just, This is a super formal presentation, but we've tried to lay it out in a linear format because that's sort of how this came about.

Tim Stroh

So I was contacted by the county to go through the building and do an assessment, kind of what I call an executive assessment, where we go through from a very high level and say, like, you know, here's what you have, here's what your needs are, here's the things that you need to be looking at, 1, 5, 10, immediately, and just sort of give you an overview of that. And then we do take our estimating team and put some probable costs to some of that from a big picture standpoint,

Tim Stroh

knowing that it's just sort of, you know, very schematic and conceptual. So the first thing we do is we go through the design, we look at what's there. So you've got it. The 1960s building, 1962, I was added to in 64. In 1976, you got another addition, and then the question came up, you purchased the property in 2002, and in the northwest wing, some of you may remember, you remodeled that in 2019, which included some structural, which will come into the conversation in a minute, and then, of course, the ongoing.

Tim Stroh

So, I do want to preface some of this, too, that the, what we're going to be talking about, some of these issues that we're going to be talking about here are probably issues that aren't inherent to the building and came up long before the

county, they were probably existing there, and so we see this with all buildings, they move, they live, they breathe, they do things, you repair them, you repair them, you configure repairs, and so you're looking at buildings that are, you know, reaching a certain land where you're more significant.

Tim Stroh

Anyway, let's go through and kind of talk about fun pictures, my favorite part. So we'll make this super simple. In the green is your 1962 building, and that faces to the left of that is Townsend. And if you're not familiar with the building, Blue Corn would be right across the street. Right to the south is where they're building it, and then to the north is Dunkin' Donuts, one of my favorites. And then the yellow building right there is the 1964 building.

Tim Stroh

I should say the first building built, it was for the youth in 62. That basically was executive suites, an outdoor courtyard in the middle there, kind of a donut. You see that throughout this building. And then in the lower left, in the bigger wing there, is where you have their original conference room, which was really, it had a sloped floor with a dais that's all there. Very cool, geeky 1962 sort of design. So that's what you have there, and then obviously they needed more office space.

Tim Stroh

The yellow is the 1964, and that is really double-loaded corridors, and it's what I call almost like if you remember, you think of housing designs in the 60s and 70s where you have a split level where you have sort of this daylight basement right where that number two is. That's a two-story building, but you have a daylight basement and then a second story, and those are awesome. So that was sort of, that was the Electric Association up until 76, and so then, so right where my laser is there, that blue,

Tim Stroh

that is the lobby of the 1976 building, which I find interesting as an architect on this, is that the blue building is basically just a bigger version of the green and yellow building. So when they did the addition, they were just like, oh, we need bigger suites. a bigger conference room, and that conference room in there is really pretty unique statewide I would say, but it's kind of like the UN, right? So if anybody hasn't gotten in there, go check it out, it's super cool. And that's right here. So they built this, and this, and Jen was talking about this, you've got a one-story lobby where you come in, and then you have a two-story building here, but there's no basement under this.

Tim Stroh

[illegible]

Tim Stroh

built before ADA regulations were really established. So in the natural order of things, 62 and 64, they just kind of grew out, didn't really think about it. And then in 76, they're like, oh, we need to do something. Brand new lobby, you walk in, it's got a great experience. And there's an elevator that really serves, that, the blue portion of the 76 building. But it makes really new concessions, to access the green and the yellow side of the 60s building.

Tim Stroh

So you really are sort of, you've got ADA, and you've got other access points on the green side, but the yellow side is just . So really, it's a whole facility that serves the public. You're dealing with a facility that's, going to need some work to really make it fly.

Keith Caddy

I've got a question on that. If you did put it back to ADA, compliant if we did a big remodel, then that would be part of the state requirements then.

Tim Stroh

It's not really state requirements, it's more building code requirements.

Keith Caddy

Okay. I'm just curious about that. Okay, thanks.

Tim Stroh

I think, you know, as a public facility, there's always things with the building, existing building code, that you can do certain maneuvers to sort of, you know, work within existing buildings to make them comply. But I think once you've upped the level to your public facility, you have a much standard, you know, sort of...

Keith Caddy

Okay, thanks.

Tim Stroh

So this is, now that you know all about the building, during our first walk through in October, these are the areas in red where we identified certain types of structural deficiencies. I would say there's one type of structural deficiency, but it's not uncommon to see a couple, and this one we saw many times. a couple in one spot so um i i want to kind of go back to an.

Tim Stroh

earlier statement that a lot of these deficiencies are inherent to the design so when these buildings were built you know you have to think of the time these these buildings were class a buildings when they're built these were top of the line buildings and, so but when they're built they're also cutting edge and so they're experimenting with trusses and skinnier roofs and you see the kind of the you know the flying roofs they call.

Tim Stroh

that gooey stuff you know the copper and all these different things so what happens is when certain features start to fail because they were limiting things in the 60s it actually kind of progressed the failure of other other so and then over on the 70s side again you have some what i would call some pretty progressive.

Tim Stroh

So, you know, a lot of that's actually a porcelain glazed panel, it's not all glass, you just have glass where there's actually, so this is really just showing where we've identified big picture functional issues. So the architectural analysis, we go

through and say, okay, what are the big pictures? So it's pretty rare that, I will say, and this isn't to be an.

Tim Stroh

alarmist, it's ethically and what I have to do as a licensed professional in the state of Colorado, I was on the phone with the county immediately following our walkthrough and said, you have to ask questions. structural engineer to come out and assess certain parts of this building. There are certain things that you see cracking that didn't identify enough issues where I said you need somebody out here, you have an occupied building, you need to come out and have it looked at. Just to be safe. I want to sleep at.

Tim Stroh

night, you all want to sleep at night, we don't want anybody to get hurt, let's have them look at it. So that was the first, that was really the first recommendation there. And then the other the other recommendations are just acknowledgement that the mechanical electrical plumbing, what we call the MEP systems, are at the end of their lifespan, would need to be replaced. And so when we're talking about the ADA, you know really how does you start to pull on the string of this building, at some point you're just going to trigger the codes.

Tim Stroh

to where you're doing, well we just need to update the whole thing. Yeah. Because that's the right thing to do. And then there are, I think the county's done a great job of, making the building work. for how it's being used. But once you get into that new iteration of a building, then you're really looking at fire alarms, sprinklers, new finishes and that. So it's really sort of high level. Any kind of questions about that? Keep flying through.

Tim Stroh

So I said, it's not often that I kind of like pull on a little alarm and say, you need a structural engineer. These little tags, so this is the web space of the 1962 building, which everybody can see when you drive by. And so it's easy to kind of pick on this one. These little tags that are right here, they're attached to either side. And I'm not gonna steal Stanley's little thunder when he gets up here and talks, but just from my standpoint, we started using these in the last, say, 20 years.

Tim Stroh

Now I know, can you please correct me if I'm wrong, these were installed when you did the other remodel in the . public health 2020 2020 so in in four years

what you can't really see in these photos there's a little like um like a little bullseye that goes over a grid and what it allows you to do is sort of each year or every month or whatever you can go on the track and look at it so in four years the little bullseye is no longer on the grid of these markers i've never seen that before.

Tim Stroh

my career in four years so that means there's active movement in the building happening in the last four years that would move things enough and that we're talking probably a half an inch in two directions yeah so and that's x and y i'm not even talking in and out so it's enough to say hey let's be thoughtful about this um some other observations and this is again just things that you observe when you're walking around um you know over time you see, this at your houses you see that all around here in mantras.

Tim Stroh

you've got the negative drainage slope that goes down, toward the building. No matter what you do with water in this area, any water from here will slope down toward the building. Sometimes speeds, you know, water infiltration, but definitely sediment in the building. And then, I know Stanley will be talking about this on this slide, there's, a lot of cracking around this brick. This is the 1976. So when you see the spandrel glass,

Tim Stroh

when you see the brick, that's the 1976. And so I'm going to leave that for Stanley to talk a little bit about. But I do want to point out, here's your aging infrastructure on your building because the infrastructure that's there is no longer operational. This has actually been hacked, I don't know how else to say it, and I want to give the county commendation for being very creative. This came from the courthouse. It's under current remodel and is being repurposed over here in this building.

Tim Stroh

It's a pretty big R-T-U, I think. Is it R-T-U? It's a chiller. This is an example of failed glass and spandrel panels, and then the cracking just generally you see a typical cracking pattern, which when you see vertical cracking like that in my book, at least, it's not usually a very good sign. And then this is on the left there is an up, it's the corner of the west wall of the 1962.

Tim Stroh

building within the meeting room space, and that's what you're seeing is the wall

and ceiling separation there. That's just the result of the cracking and the settlement that you see on the outside. And then right here, and you'll see this in some other photos, this is floor settlement, in the northwest wing of the 1962 building that was already remodeled. So the remodel that was done in the 1960 building, this is the building that was already remodeled. 2019, that floor is already settled, so there's obviously some things going on with the soils.

Tim Stroh

and that in this building. The root cause of the settlement hasn't been. On the right there, the rightmost photo, that's an interior. That's actually in the reception area of the lobby of an 1876 building. That's a vertical crack, and those cracks are not, that's not the only one in the building. I talked about this, so I just want to kind of point out. So this is sort of the linear movement of, we got involved to help you sort of look at the big picture,

Tim Stroh

say here are the things that are going on, here's some of our recommendations, and then that led to, you definitely cannot wait to get on board. Tim, before you step down.

Frank Rodriguez

can you tell the board, based off this engineer, are there other buildings like this.

Tim Stroh

state and are they seeing the same value yep so it's interesting um yeah that's right thank you for reminding me about that so not two weeks before um the 62 building was designed by a particular architect and i was in la junta colorado actually uh for a building that was built within probably the same year i think it was 62 or 63. same architect same exact issues, and so there's a lot of things that get you to this point of structural settlement so you know.

Tim Stroh

it just kind of backs you up and says this is not uncommon to this building but yeah we saw that same same slab issues the only difference here is the floor is separated from the wall and the version in la junta the wall actually just followed the floor and so there's a gap above the wall, all the way like you can see the wall and the floor is separated from the wall and the floor is, i could i could put my fist up above the wall, And so they had to leave. It was a beautiful nursing home facility in Manhattan.

Tim Stroh

You know, same idea, courtyard in the middle, beautiful light, but it's just the same issues. So maybe they just didn't study soils enough.

Roger Rash

Probably not.

Tim Stroh

Any other questions on any of this? Thank you. With that, I'll turn it over to you.

Roger Rash

Perfect.

Stanley Stoll

My name's Sam Stoll. Structural engineer. I live in Grand Junction. Work for a company out of Denver. We own the company. We do forensic investigations. So all I work on is. So just, there's a lot of opportunity for questions through this. So please stop me if you've got anything. Just continuing with that linear thought process.

Stanley Stoll

So Tim had. had expressed concern that there was some rather significant cracking, get a structural engineer involved. My name came up and Jennifer got us involved. So we were out here and I believe you guys also have a report from myself, which is our preliminary looking at that. Basically, just to talk a little bit more structurally about the building itself, and I'll focus on the 1976 because.

Stanley Stoll

that's where there's a there's a good amount of movement that's happened. Talking about the era of construction back then, thin concrete slabs, innovative designs that they were doing back then. This is a, post-tension concrete slab, so it's got high strength tendons in it. It's cool from an engineering perspective, but between that and the masonry, they're both very brittle elements. So there will be absolutely no issues with these and they'll be a fantastic product as long as they're built.

Stanley Stoll

Thank you very much. So if the foundation moves underneath it, that's when we start to create problems because now you're putting stress on this thing that it was not intended to take. And realistically, that is, I don't know if it's all, but that's the majority of the issues that I'll discuss here. So we looked at the building. We issued this letter with some shoring recommendations. There's in the northeast

corner of the building, which I think it's that corner, right? Yeah. It is right inside there. The, this is, we're looking at the second level slab comes in right here. That is completely separated from the exterior wall here.

Stanley Stoll

Okay. It's broken completely off. And so there's an office below it and there's an office above it. And I know from studying the drawings that, that that PT slab should be sufficient to hold that, but that means it's got to be built exactly like those drawings. And you got people, you got concrete above it, you got a big concrete slab above, and you got people underneath it. So that's why I said, Jennifer, it's cheap.

Stanley Stoll

Get some shoring in here, get it stabilized, and then we don't have to worry about that. Or, well, it gives us time to go evaluate. Okay, now what is everything and can we get it all done? So there's two components to it. So one was that that had failed and separated, and I'm talking a crack, a separation of the floor that's three-quarters of an inch wide. The other thing is that, all of this masonry is all held to the perimeter of the building. It's all held and it's tied in.

Stanley Stoll

those that floor in the roof so now that's completely severed it's not it's not holding that masonry in and so when we go and we look up up the wall you can see the undulations that exist where it's these cracks that have been periodically repaired over the years but at some point those that masonry starts to to form out and at some point it could come you're right not now but.

Stanley Stoll

that's the that's the pinning component that we have failed on the end so those are the those are the big things not even skip it through but those are the big things that that we identified these things that that Tim was pointing out so the on that on that west side of the building there's basically two wings there's a, there's a northwest and there's a southwest wing over there, The northwest has been underpinned in 2020, which means that there's piers that went in.

Stanley Stoll

around underneath it. And that, from what we saw, has stabilized that perimeter portion of the building, but, the slab inside, it's very difficult to do repairs on those that are permanent. It's very expensive. And so the option that was taken at that time in 2020 was to just do what's called slab jacking, where they inject either a

grout or urethane underneath it and lift it up. And that's all fine, you'll close those gaps, you'll close those separations that Tim was.

Stanley Stoll

talking about, that floor or ceiling, but it's not necessarily addressing the root cause, of it, which is the soft soils that continually sink. So on the northwest corner of this building, that boundary is going to sink, and it's going, to work for the structure of it, for the perimeter. But there's reoccurring issues that are happening now again. This is the southwest corner. So now we're looking at these. These are those crack gauges that Tim was speaking of right there. Now you've got settlement or additional settlement or more movement that's happening on that southwest corner.

Stanley Stoll

It's the same thing. Inside this is the auditorium. Right on the inside of that. So it's a sloped floor. So it's kind of a pain to get in and correct that as well. So if you come in to fix this, you can stabilize the perimeter foundation, but you're kind of dealing with the same type of issues they have on the northwest corner where it's almost a band-aid unless you really go in and get aggressive with repairing the slab.

Stanley Stoll

and making it a structural slab that doesn't bear on the soils. Or there's some... There's some, we could do some grout injection and things like that where we inject concrete down into the soils and really stabilize those soils underneath, and you're trying to address the root cause at that problem.

Roger Rash

And the problem is you're just introducing more weight, that's where it's involved.

Stanley Stoll

Yeah, you can, so you have to overcome that. So this is on the north, I'm sorry, on the southwest corner, and these things are just telling us soft soil. I haven't seen a soil report, there's not one that's in the industry records of it. This is the information I'm using, soft soils, soft soils are water induced, so you get some moisture in there, basically you're causing those soils, you know what I'm talking gutter downspouts and the grading that Tim was talking about away from the building, you get water in there, and then those soft soils, they compact, and when they compact, then things are going down.

Stanley Stoll

This is an example of that slab sliding out from underneath. The walls are actually hanging from the ceiling. More cracks and things. This is over in the 1976 building and we're just looking at some cracks in here, looking, at where they are, are they consistent with settlement cracks and how much of movement. This right here, this wall has gone down and it's broke all the tile here so the slab is,

Stanley Stoll

we can't see the slab itself but we can tell that there's some sort of fracture or something underneath that along this wall. And then this is a crack at the perimeter wall in the basement and it just tapers from the gap there to nothing. So we use those to tell us which way things are going. You're just looking at does it open this way, does it open that way, you know. Anyhow, just giving us more information about where the building is moving and how much.

Stanley Stoll

So this is where the county is going to have to focus on some evaluations and think critically about how you're going to reuse the building. So if I can find a picture that will show this. So here. So those, these cracks, many of those separations in the masonry, I'll go back to them here.

Stanley Stoll

in just a second, are located in this vicinity of the building here. And one of the big patterns that we see is that this north end has dropped off and so has the south end. So those have fallen down under weight and under the soil movement of them. And what is happening is when those things... down now all of a sudden there was that there was a structural system in there before that was all supported by itself well when the ends went down now that's.

Stanley Stoll

crushing that inside masonry right yeah and so that is causing this is a photograph that Tim had that one right there and it's been cocked and patched and things like that looks like a few times Jen how long have.

Jennifer Murray

we been working on those and you've been dealing with that but these.

Roger Rash

problems have been here for a long time yeah these didn't just happen.

Jennifer Murray

yeah okay to to give reference to what danley is saying south wing that south part that has fallen, so we're shoring on the north side but on that south side we actually just got done replacing a window with stephanie wilsinger's office that the the vendors actually were pretty freaked out.

Jennifer Murray

um and and wouldn't warrant warranty any of their work because the extent of damage to, that window but she she was having alive things come in from outside.

Roger Rash

right well that was the problem when keith and i were first seated at this table we had bats in the building yeah yeah we had to evacuate the bat population right.

Jennifer Murray

It's like Stanley said, there's a lot of hulk, there's a lot of expandable foam, there's a lot of, because we're trying to manage that immediate issue so we can figure out what a long-term solution is.

Stanley Stoll

That window is right there.

Rick Dunlap

Yes.

Stanley Stoll

And the shoring there. So that is the, there's many, many photographs of this type of stuff where these interior masonry units, this clay masonry, wasn't designed to take load.

Roger Rash

No.

Stanley Stoll

And now it is, and that's what's causing the progressive cracks and separation and re-caulking and so forth. There's places, I mean, you know. This is completely detached. Inside here is a void in there, and there's not a lot. Normally, in today's construction, we'd have a lot of brick ties in there, steel reinforcement in the grout joints that would tie all that stuff together. This didn't have.

Stanley Stoll

So far, we haven't discovered those. So it's free, and if something moves, this can continue to pop out. And so when we're talking about, like this one was kind of a concealed crack back behind some stuff that doesn't have any caulk in it, and you can just look straight through, looking outside the building, and that's that window.

Stanley Stoll

So on Wednesday, we start our assessment to get up into the ceiling. and see what exactly has moved and what has crushed and how is the building now performing relative to how it was intended. So I'm gathering that information. This was the preliminary assessment to say, yeah, there are some things to take care of, and now let's just understand the extent of them and then come up with our options.

Stanley Stoll

I'm a huge... I love existing buildings. We can repair anything. Just how much money do you want? Right, there's a limit. So I'll give you the option as we progress through ours and talk through the structural elements, and Tim will be able to talk through, okay, well, if the structural requires this and the architectural components are thinking about energy code requirements, ADA, M&P, and those things, that's where it starts to tie in together between the two of us.

Keith Caddy

The question I had for you... Now, immediately, we fixed, we shored up part of a couple floors because of the opposite, the eight-inch, the concrete hanging over somebody's head, and somebody sitting on top of the eight-inch, the concrete. Yes. Please, please, if you spot anything up in the ceiling in the roof structure that would warrant us evacuating part of that building, please let us know immediately, because I'm glad I asked for this. This was something I was thinking, we really need to see what it costs to fix this building.

Keith Caddy

I didn't realize that this building was in such poor condition.

Frank Rodriguez

Yeah, absolutely.

Keith Caddy

Thank you.

Frank Rodriguez

Commissioner Cagney, to that point, we've been very clear, your staff has been clear that at no time are our employees in any danger.

Keith Caddy

Because that's my primary responsibility. I don't want anybody hurt over something that's... Yeah.

Stanley Stoll

And just, I guess just so you have my understanding, or my perspective, so I chair the... the existing building committee for the National Structural Engineering Association. So we're looking at surfside and things like that and saying how as a profession do we prevent things. And we try to have a very pragmatic approach. We're not trying to be alarmist. But we do have a lot of experience in evaluating buildings and making them safe and so forth.

Sue Hansen

Does the duration of how long these cracks have been evident, does that contribute to. I don't want to say alarm, but the overall, so we're talking 10 years ago these were evident. And all you have to do is walk through the building, you don't have to have it, I appreciate the engineering report. Yeah, absolutely.

Stanley Stoll

They give us more information. It hasn't fallen, nothing's fallen down, there hasn't been masonry that's fallen out or anything like that. We just know that it's being loaded in a manner that wasn't intended. Right. At the end of the day, it's being loaded in a manner that wasn't intended. And at some point, it gets harder to predict, but at some point, There will be more here. So, you know, give me a couple weeks to go through the rest of our study, and I can give you more information on that. I don't have those alarms now. I would have addressed them in this verse.

Sue Hansen

Okay.

Keith Caddy

And I'm really looking forward to seeing what you think the cost estimate would be to fix this bill, and I think both of you will probably be working on that.

Stanley Stoll

Yeah, and generally, he's better at numbers than I am.

Keith Caddy

You're an engineer, and you're not good with numbers? Okay.

Stanley Stoll

I'm on one side of the numbers. Oh, okay, there we go. You're not the monetary. I'll tell him all the items that need to be repaired and how you do it, and he's really good at putting together what those actual costs.

Keith Caddy

Thank you. Not to give you a hard time.

Stanley Stoll

The grading and drainage on the perimeter with soft soils, any water is going to be our problem because that's going to cause these things to settle.

Roger Rash

I think the other issue we have is, you know, that whole area is nothing but a river bottom. We know that the water table is very shallow there. So even that drainage, I think, even if you had it sloped, we would still have issues, in my opinion, just because of the water tables and the soft soils. We have clays in there. Probably could be some expansive soils in there as well and collapsing soils. That thing may be moving with the seasons, you know, with the water table moving up and down.

Stanley Stoll

Yeah, we're very familiar with many of the soils. They're variable, but we did a lot of underpinning in the downtown area. We watched from the courthouse. There were surprises down there. So it's unknown on those. And when we're repairing things, we either have to go find those, we either have to go explore, do an exploratory drilling, we know exactly what it is, or we have to do it. If we design something robust where we don't care what there is, we're over designing for it and they'll make sure that we cover it with the new system that we put in.

Roger Rash

Because we had the same problem with the courthouse. We had the center piers were solid and the walls were settling. So we had the same type of issue there that we had to go in and stabilize that building and jack the floors up to level everything. So it was the same type of cantilever, got your bending moments and all that stuff that are causing problems interior wise.

Stanley Stoll

I'll stick around for questions but Tim's going to take over.

Tim Stroh

So let's get into the cost. Sounds like where we're at. So there's a couple things. I've got some bullet points up there. Not an all inclusive list but it gives you sort of big things. But sort of wanted to establish a conversation about cost analysis. estimation whatever there's we all have to agree on some of the assumptions and not assumptions when we're having so I'm gonna give you some of my assumptions so.

Tim Stroh

we have a basis to have this conversation knowing that one of the first things I'm going to tell you is when I provided this cost analysis Stanley was not involved yes so when we do work on existing buildings like this we do assume there is a certain amount of repair all buildings have it and there's certain unknowns that you have in fact that into the work in a different line so there is a certain amount of repair given in any analysis.

Tim Stroh

but this would be updated after Stanley's team so that's one of the big assumptions a couple of the other assumptions that are put in there is you know, about North Campus. So it's hard to compare apples to apples . One of the things you have to realize, you're done with design, you've got a hard bid on another project. In order to compare the two, because I think that was one of the goals here, is to say, okay, how do we compare this?

Tim Stroh

Well, we can only compare with what we've got. So in order to design and fix and figure out all of the different work that needs to go into building, architectural engineering, it's anywhere from 12 to 18 months. And to not put too much of what I call an optimist bias, into the cost, we like to kind of pad that. So could we do design in 12 months? Could an architect do that? Yes. Is it more realistic to put 18 months in there? Of course. There's going to be scope creep.

Tim Stroh

There's going to be added conversations. This is such a big picture. Right now we put in 18 months. Construction of two years, I think that's very reasonable. It could be 18 months, but I think two years is realistic. means that we'll be relocating people out of that building. I don't think it's realistic to consider phasing people and having the building partially occupied, given the number of repairs that need to be done throughout the building. It's not efficient to have people involved.

Tim Stroh

It'll actually, by keeping people there, increasing the construction period. And then the other thing that needs to be included is, right now, we're finally seeing some stabilization of numbers when it comes to construction costs, just in general, of about a 6% increase in construction, annually, and this is, again, a really, really big picture because pre-COVID, you could put 3% on your estimates.

Tim Stroh

all day long. I mean, the last couple of years, I would get changes in 15 to 20% on certain items in the span of a month. So right now, I'm really excited to actually be able to present on the board because it's something I feel that is actually pretty conservative for something. And I will say that the biggest challenge that we have here in our region is it's more just people that are available.

Tim Stroh

We are literally using the same contractors from Grand Junction all the way down to the Telluride. So it's the same people generally. That is actually our bigger challenge. I actually think if anybody attended the economic summit, you heard some of the similar comments. So I'm really happy to hear that from an economist. Some of the cost assumptions also included some rent, utilities, and moving expenses associated with doing a project like this.

Tim Stroh

Exclusions that we've got there will find names if there's any assuming you can find, someplace to rent in place 50,000 square feet and 100 plus employees You probably will have some IT and infrastructure needs that are specific to the county to make that work That is not included in this because it's just really hard to understand what that would be That's not in there. And then if you have marketing advertising to relocate because this is a pretty significant public asset.

Tim Stroh

You've got a I mean kind of a story. I think monthly people still try to walk into the court Of times and I'm always amazed how people can walk through an entire construction site and walk into the courthouse and then ask somebody in the middle of a construction site So so that is actually a pretty significant thing to do and then if there is abatement, We didn't really study the abatement side of things.

Tim Stroh

So those are some of the really big picture things. And then I think before I show you numbers, because once I show you numbers, everybody will gravitate to that. So the numbers were derived, the way we derive, my company derives numbers, we use a number of different data sets. One is existing numbers for projects that are ongoing, actual, within the year of this region. And most of the ones we have are kind of delta in the Montrose area. And then I also pull from numbers such as, there's a little bit more outliers, Silverton and some of our other outlying communities,

Tim Stroh

but they're still realistic because they are pulling from similar people. So we do that. We also look at our projects that we have statewide. So, you know, county projects that are going statewide, we compare that to ongoing. There's lots of projects going on. And then we also use what's called RSL. RSL means, which is a national. that provides square foot costs that are aggregates from nationally, but they also go statewide and regional. So we compare it against a lot of different types of industry leaders, really.

Tim Stroh

We're looking at, you know, so historical data we're looking at. We also talk to our vendors on that to see if there's any changes coming up with, you know, when you think about like elevators, furniture, those kind of things that are a little bit more local that we do do that. Now, our costs are not a hard bid, but we approach it like as if it's a bid. So we do two methodologies. We do top-down and bottom-up. So top-down is like 75,000 square feet. We think it's about this much square foot. There's your number.

Tim Stroh

And that's a check set for us in-house. But the other way we do it is we do bottom-up where we say, here are all the different things that we have to do to build. You know we're going to have to do these. Here are the costs that we know are significant. for building of this type and this use, and we come up with those numbers, and we end up with a total cost. So what you're about to see is we do it by line item, we go through and we look at everything, compare it, and come up with it.

Sue Hansen

So before you reveal, just to further add to the anticipation, did you look at these

numbers? Is there a margin of error of what we're looking at? I know I'm asking you to go out on a limb here.

Tim Stroh

I did a high and low. High and low, it's not a huge margin. The margin, you know, so the cost of construction, I want to say this, the cost of construction to me are not the risk. The risk for the county, if it were me, is it's the unknown of rent, moving, relocation, anything having to do with taking people from a building, placing them in a building. them somewhere else, whatever that cost is, and then bringing them back.

Tim Stroh

So the construction costs are things that we can really put our arms around. And if you think about where do you find 50,000 square feet of rent in Montrose for public service? So that's, you know, we've looked around. Grand Junction is where you're finding the square footage. So most likely you're going to be splitting up, this is an opinion, you'd be splitting people up in order to accommodate those services. So I don't know how it's done. We didn't go into that.

Tim Stroh

We just said you're getting 50,000 square foot, but what we thought was the aggregate, rental rate for doing that, and that's really where you're going to see some costs.

Roger Rash

And that's what we did for the courthouse, is we created office space and split everybody up. But this will not handle that many employees.

Keith Caddy

This is a lot of people.

Roger Rash

Yeah, this is about... twice as many employees, yeah.

Tim Stroh

So, and you know, think about, and the other thing that we think about, and so this, the contingency, which is, there is some contingency in there. Some of the contingency that we, you know, we've got the 6% built in, so like, we say, okay, your design costs are X, those are fairly well established, but you're not gonna be building anything, for at least, say, 18 months, if you start tomorrow.

Rick Dunlap

Yeah.

Tim Stroh

And so you, even if you took the lowest square foot cost you could find today for a project, and you know that that's the square foot cost, you're just gonna add 6%, so that's what we did. And so, but that's the unknown, is as the schedule gets out further, those unknowns become greater, your risk increases, right? So we've tried to reduce some of that, you know, how do you, like, monetary rates, and how you don't control that.

Tim Stroh

And changes, there's just so many unknowns, right? So I think I'm just going to move on. I know you're all...

Roger Rash

Drum roll, please.

Tim Stroh

I will also say, too, this is a cost based on, this is actually a trend, but this is a cost based on you're moving people out, you're sticking with the same program, you're not, there's no scope creep. You're not going to slide in Frank's new suite, or some more attorney offices or another commissioner. It's you're taking what's there and moving it back in. You're going to make it more efficient, but you're not adding other services. So we're kind of saying you're taking out what's there and we're moving it back in.

Tim Stroh

That's the other assumption. So let's kind of go through this really quick. So you've got South Campus as our project. You've got your low estimate here, high estimate. That is not a huge range. and feel very confident in the estimating that we do at this stage. And, you know, you can go a little lower as far as that if you'd like, and you can always go higher for cost.

Tim Stroh

And so that's really...

Roger Rash

I would bank on the higher.

Tim Stroh

Yeah. And so, like I said, we try not to be what I would call biased or being too

optimistic. So we feel pretty strongly about these. And then it does change depending on your estimates, your bonding, your contingency. That will affect some of the percentages that go into your contingencies. One of the other assumptions here is that this is not... You're not negotiating a cost base. You're putting this out to public. This is a public process sort of cost estimate.

Tim Stroh

So you're not saying, we have to get this project in at \$25 million. What can you do? And then relocation costs... But in your packet, there's a little bit more detail there, as far as what the relocation costs include. And I'm sure we can go through that if you want. But most of that is going to be in your rent and relocation. It's just the cost of taking people from one place,

Tim Stroh

placing them in for an indeterminate amount of time, at least two years, and bringing them back before they're out. So your total costs are right there. And that gives you your estimate. Any questions about that? But that would need to be revised. That was what? With the structural.

Keith Caddy

Yeah, with more structural stuff that might come up.

Tim Stroh

So Greg, if we go back to those sort of what's excluded, what's included, I think the big cost would be the structural unknowns. Any of your IT or, you know, In a perfect world, we could find a place to rent that just works perfectly for what you need, and you don't have to remodel a little bit, or you're there for a couple of years, temporary. So there's, I don't know what those costs would be. You could say, you know, you're going to put \$50 a square foot for something like that in costs.

Tim Stroh

I really don't know. But I will say that this is sort of like, this was the snapshot when we did the analysis, right? Right. So we're going to be adjusting that with what we find, and I think also input from county staff and all of you to say, like, well, we probably need to know more about some of these other, if you provide direction, we can always update you.

Keith Caddy

I think one of the things we're not calculating is the inconvenience to the public that this is going to create also. We need to calculate something about that,

because there's no place in this, county where we can find this much space. But everybody in the same building. No, that's what I know. Yeah, and I know the county pretty well.

Sue Hansen

Yeah, so I guess I'm curious, In the second part of your work Stanley will that include a soils? Report and what what do you what what are you going to do that will add them to this bottom line? I mean, what do you anticipate.

Stanley Stoll

So, initial one is still, Validating how this building is performing and then and figuring out what's going to happen We we we know a lot about the soils and I could give you I think you can repair right soils, enough to create a cost estimate off of already, this is more, when, With when those building pieces move, Now how how much do we have to do repairs between them? Because we broke the masonry apart and that that is the actual wall assembly.

Stanley Stoll

There's not an insulation system right in there and we broke, So now we're trying to figure out, well, what does need to happen if we go to, basically, what is the extent of it? So soils know we've got that information enough so far for this phase. Okay.

Sue Hansen

And without putting you on the total spot, do these numbers seem.

Stanley Stoll

Honestly, I don't deal with them enough to be able to give you.

Sue Hansen

Okay. I forgot.

Stanley Stoll

Different numbers.

Sue Hansen

Yeah, different numbers. Yeah. That's still higher than looking at it in the building in North Canberra.

Tim Stroh

Well, remember, this is just, you know, just because I'm not, you know, if you're trying to, like, really compare the two, this is repairing 75,000 square feet building. And I think it's important that, too, once you cross a certain threshold of

work, you're going to be working on that entire building. Yeah. I think Jennifer did a good job of explaining how there's 12,500 and some odd square feet of basement in the 76th building, which is kind of partly mechanical, which is still used for mechanical, and there's also storage and there's some, I think, classroom space, is that what it's called.

Jennifer Murray

It's just storage and there's a, yeah, there's like a computer lab, which we don't really use a whole lot anymore because we have Zoom and stuff, right.

Sue Hansen

Yeah, that building is a beast.

Tim Stroh

It's large, and I, you know, one of the, you know, you're actually, I have calculations in here that, you know, we don't look at for the cost estimate, but you've got three interior courtyards, exterior but interior courtyards. Those come into play, all of those surfaces, and those are really part of the building. They're in the numbers, but they're not. They're in those numbers, but they're not, when we say 75,000 square feet, it's not including those spaces.

Tallmadge Richmond

Yeah, okay. Okay.

Emily Sanchez

Can I ask a question? So if we were to do nothing, how long would we stay in that building, or how long would we have to take a stand down the road.

Stanley Stoll

Uh-oh. Good question. Doing nothing. wouldn't be acceptable by me. There's definitely gonna be repairs that are necessary. We just don't know the extent of those that are immediate. What that scope is, I can have that in the next month or so as to what those immediate components are. And I think that's what Jennifer's asked us is, okay, what do we need to do immediately,

Stanley Stoll

and then what are the things that we need to be considering as part of our repairs? So yeah, not to be offensive, but there will be.

Roger Rash

there has to be some safety issues addressed yeah there's no two ways about.

Keith Caddy

that don't do that one thing I was gonna ask you if we decided to go with the new building or whoever decides to go with the new building we're still gonna have to repair this building going back to what Emily just said there's some repairs that's gonna have to be in place for a couple three years before the new building would be open anyway if we go that route and I'm not saying we are if.

Stanley Stoll

that is the big if yeah yeah so so it's just a it's a matter of which which scope you're going are you trying to get another you know two to five years out of it or are you trying to get are you trying to repurpose this thing to where you get another 30 to 50 years out of it right they'll there will be there will be repairs in both and that would distinguish and commissioners just to.

Frank Rodriguez

clarify that. is done first of all, is our employees and our public at risk. So that's the shoring up piece. The long-term piece is how much shelf life do we have on the building based off those repairs. And then we get to a point where in order, if we want to sustain the life of this building, we're going to have to do more repairs to sustain that life. But at no time will we jeopardize our employees nor the public.

Frank Rodriguez

So obviously Stan Lee, which I commend him and Tim for being here, have some more work to do. We'll keep you posted on that.

Sue Hansen

I have another question. I know we did an asbestos abatement back when we did one of the other remodels.

Keith Caddy

On that northwest corner of the area is where we did the abatement.

Sue Hansen

So do you have an estimate of, has anybody done any looking at the asbestos issue? Because that would add. Okay.

Roger Rash

And to be truthful, you would either have to, if you built a new one and you moved out of this one, they're going to have to do some, abatement to go in there and do those those immediate repairs i guarantee you there will be some abatement that will have to go on because of the year that it was built and but

unless we sell that building outright later or if we demolish it we're still going to have to abate it yeah so that's just that's just federal law so it will be an issue that we'll.

Roger Rash

have to address or the new owners will have to address in the in the future if that building is to be remodeled or demolished or whatever happens to that building yeah yeah and i mean.

Sue Hansen

is it cool enough to um i mean you guys kept saying it's pretty cool it's cool yeah maybe.

Roger Rash

it's not so cool i guess the the problem i have with it and we know this even if you go in there and you spend all this money there's no guarantees that building is going to set still with the way that thing's designed and from what i'm hearing about the structural design, of it, I would be very surprised if you don't have to deal with this again in the future.

Stanley Stoll

Yeah, there's, I mean, it's like, there's another decision point that happens, so just like that northwest corner where the perimeter of the state was, that seems to have been the effects, and we don't have evidence of, but what was negated in that scope was the interior compulsion. So, if you do a holistic, you can probably increase the, you know, your confidence, but.

Stanley Stoll

you do have to take that, you know, that Mercedes approach.

Roger Rash

Yeah, and how much money are you going to pump into this thing to get that assurance that we're not doing this again in 15 years or 20 years? That would be my concern.

Marti Whitmore

What did we pay for that.

Roger Rash

I have no idea what they paid for it. The original cost.

Marti Whitmore

I don't remember.

Roger Rash

I heard they... They got it cheap, is what I heard. It was too much anyway.

Sue Hansen

What did you say.

Keith Caddy

They got it cheap, they did. The only thing good on that property was where the Catholic Church is.

Sue Hansen

So are we done with these gentlemen? I'm finished.

Keith Caddy

Thank you. Thank you so much. Thank you, guys. I'm looking forward to hearing from you in the future. We've got more to do.

Roger Rash

I guess the question I have is, Emily, Frank, when do we have to make a decision on this new facility, if we want to get that before the board.

Emily Sanchez

Well, let's have Jen speak to the new facility a little bit.

Roger Rash

Okay. And update on that. Okay, perfect. Do we need a break before we do this? Let's take a break. Can we take a, let's do a, okay. We'll get going again. Thank you.

Jennifer Murray

Okay, ready.

Marti Whitmore

Yes. Ready.

Jennifer Murray

So now we've heard about South Campus, and we're going to switch gears and look at the proposed North Campus facility. That project went out to bid this summer. We did get two responsive proposals back, one from Stryker for \$25,363,111.76.

Jennifer Murray

The other one was from SCI Constructors for \$30,720,885. That is on an original design for 48,791 square feet. The goal... for a North Campus facility was one, to

consolidate facilities into closer proximity of each other, improve access to public services.

Jennifer Murray

A lot of the customers or clients for South Campus, for the human services programs, actually, there's a lot of shared or overlapping services that occur in and around the Justice Center property, whether it's the courts or whether it's over at Pick Place.

Jennifer Murray

What's Pick Place now? Miralak. So that was a lot of what was driving the North Campus thought in the first place. And then an increase in spaces. efficiencies. Like I said, the South Campus right now is over 75,000 square feet. We would be going down, we would be eliminating over 20,000, 25,000 square feet of space that we would not have to maintain, we would not have to renovate,

Jennifer Murray

right? We wouldn't have to, we wouldn't have to do a lot of things. It's just, that's an ongoing expense for the life of the building between electric, heating, cooling, it's just less square feet. So that's kind of where this, this particular topic for North Campus, for, for a North Campus facility or for relocating the South Campus programming, I mean it's been, it's been talked about since that.

Jennifer Murray

R&L study back in 2007, so it's not, it's not something that, That, I mean, this board had us look into that, right, years ago, but it's also not a new concept. So I know that I'm grateful for this board because we've actually gotten the opportunity to actually do the whole exercise this time.

Jennifer Murray

Instead of just talk about it, right? So thank you. Thank you for letting us do that. North Campus original design notes. So what you're seeing right now is this is the footprint of what we put out for bid. The original design was individual offices for everyone, oversized visitation suite, which is that dark green on the left side of the diagram,

Jennifer Murray

an expanded lobby, an open courtyard, and the one thing that we didn't put in here, we actually, took off was a large conference room that was going to be on the north uh north page right, of the building and when we when uh when we

went forward with the courthouse renovation, we didn't have a need for that that was going to be the new the new boardroom so we we removed that.

Jennifer Murray

um north campus value engineering those highlighted areas are what we're going to be modifying in the value engineering exercise which we would reduce the square footage to 43 341 square feet single entry point child welfare child support become we're saying they're becoming cubicles up on the third floor it's more of an open concept type work environment.

Jennifer Murray

those programs are also in and out a lot. Simplified architecture, simplified interior finishes, and we are also looking at infilling the courtyard on the first level and making that be a large conference room. The other nice thing about that is that that is our future space then going forward. Matt and I, Matt Weed and I, are working with Wald, who's the architecture engineer firm, to ensure that that space will have adequate data and power to be able to support either more cubicle space, more office space.

Jennifer Murray

It will be our future build-out if and when we need that further down the road. Within the programming, we did program in future offices for every building. Every program that's going into the building. So the one thing we will be doing in, Instead of having visitation be that whole lower left part of the building, it got cut.

Jennifer Murray

in half, which is still slightly less worthy than what they currently have. So the programming for them would not be reduced from what it is currently. And then HR goes into that space, finance goes into the second floor space. So that dark green square or rectangle up on the top of that diagram, that's a two-story, space right there with an emergency egress stairway.

Jennifer Murray

All of that goes away. We reduced the square footage of the building by that. Then that hot pink outline right there, that's what we're going to reduce the lobby by.

Frank Rodriguez

All right, closing this out, pretty simple. I think just to add, I'd like to thank not only Emily, Jennifer, Tim and Stanley for their time and the work put into this. I know it's been an ongoing process trying to give you the information that you received

here today. So just to recap a couple of things on the South Campus itself, our personnel are currently not in danger. We're sure enough the areas have been identified. Stanley's going to come back, take a look at what we need in order to kind of get that shelf life on that facility.

Frank Rodriguez

and provide you with more information, probably the new board, more information, how long that's going to take. If you look at the comparisons, you know, by no means am I trying to insult anybody, but I wanted to give this because I recognize we are not only briefing the board, I'm briefing the county on the investment necessary in order to do that. So, thank you. We're looking for guidance on the direction to go here. I think the unknowns, as has been discussed on the south campus, is as you look at the south campus,

Frank Rodriguez

how much time do we currently have in the south campus? And then the relocation cost if we were to try to salvage that building and then move it into the north campus. Obviously, from an economic standpoint, it probably makes more sense, but that's not my decision. That is your decision to make. We just need guidance on which way to go, whether to proceed with saving the south campus or proceed with the north campus. And I kept Director Dunlap's here as well to answer any kind of financial questions that you may have.

Frank Rodriguez

But this is kind of it from our perspective based off of Commissioner Caddy's original request for us. That's all I have. I'll leave these numbers. I almost wanted to hand it out bite sticks. . I mean, we've inherited this.

Roger Rash

There's no surprises here. You're looking at repairing a huge building that has a lot, a lot of problems. It's had a lot of problems for a lot of years. 2007, they were already looking at this. And so, I mean, I don't know that we have much choice, but to put this before the board and at least put a vote on it. I don't know if the other commissioners agree to that, but that's what I would like to see as far as direction.

Frank Rodriguez

Not to back up, I just want to emphasize that we, the county, everyone, the directors are doing what they can to try to make a wise investment in the North Campus. It's not everything we want. However, it's something that I think will not sacrifice the services to provide our county, but at the same time, accommodate

our needs presently and future. and staff for the work that they've done to get this North Campus,

Frank Rodriguez

which I think is a responsibility.

Sue Hansen

Have we reviewed the value engineering changes with the human services team, Jen? Yeah. I think that would be really useful, and I think that's a miss that she wasn't included to this point, so she has to be here to hear that.

Sue Hansen

No, I mean, I've known that. Oh, you knew it. Okay.

Frank Rodriguez

And they're getting a full brief on Thursday. Yeah. And Director Sherwood has been well informed on the changes. Okay, my apologies.

Roger Rash

And I want to apologize. You know, sometimes there's some tough decisions, and we look at the \$27 million, and we've got to listen to the finance director, and what can we afford? We would love to be able to afford that original proposal. And, you know, it. It may not be feasible as far as our models go and the way our – we don't know what the future brings as far as tax revenues, expenses.

Roger Rash

I mean, we listened to that economic conversation the other day, and I think Nathan Perry was even a little confused. He didn't know exactly where we're headed. I mean, there's a lot of unknowns. And I apologize because we made a lot of promises to Jen and her staff that, you know, we wouldn't do cubicles, we wouldn't do these things.

Keith Caddy

I still have a problem with that.

Roger Rash

Yeah. I do. Well, if we can look at the 27 and build the whole project, we would have to find the .

Keith Caddy

Well, we made those promises in those meetings a year ago or so, and it's really been bothering me.

Frank Rodriguez

And if I may, the cubicle just has such a – Negative connotation. we are doing everything we can to look at that open concept and again cubicles is not like office space with the ugly little panel now there's actually standalone they're basically offices they have high walls and everything and it's an office in and of itself that you can place into the floor so it doesn't have traditional walls but you will have a door and walls and.

Roger Rash

high walls and you can put windows in them up above i mean you can it's not a track pipe wall.

Sue Hansen

now they have come a long ways i think above all we owe it to our employees regardless that they have a safe place to work and with if cubicles are the only answer then cubicles are the only answer and i don't i you know i mean our best intentions early on were that we had plenty of money and everything looked rosy and um you know that that is not necessarily the case but but above all they deserve to be in the office and i think that's a good thing and i think that's sort of a safe place to work.

Keith Caddy

Can you give me a picture of one of these? Yes, sir. Okay, do you want... The cubicle you were talking about.

Frank Rodriguez

And I can take you on a tour of the city of Montrose and their government building to have these.

Sue Hansen

Yeah, this is not... I mean, brand-new buildings and engineering buildings have cubicles, and they seem to be able to work just fine. So I think they have come a long way. I mean, I feel like we do have to make tough decisions, but I'm not going to break the bank to go for luxury offices. I mean, we already trimmed off a lot. The curves that Jennifer was bringing to our attention, I mean, this was a sexy building. We've governmentalized it in a way that I feel it's more practical.

Roger Rash

What's your opinion? Yeah. So I guess the question is, before this board is, which one do we want to bring forward, or do we...

Keith Caddy

I want to hear the whole story. I want to find out what the engineer has to say.

Roger Rash

But I think we've got a timeline on this contract. Do we not on our bids? What's our dead drop dead date for these bids to before they go off sleep, because striker is we need to find out what's the guarantee on these bids. So we don't have to go through this process all over again.

Jennifer Murray

Roughly 60 days out from when we're there, we're there, we're bumping up.

Frank Rodriguez

against it. My only concern is like I can almost guarantee you it's not going to get better. No, no. So when we look at the investment costs and we look at the lay in the timeline and the decision, you know, I'm not the engineer, but I don't think they're going to come back with better. And I.

Sue Hansen

mean, do we, how much, how much was that? Was the assessment so far? We did.

Jennifer Murray

\$6,000 for the initial assessment and we're doing a not to exceed 22,000 for this.

Sue Hansen

And is that absolutely necessary, or do we have enough information to move forward with the decision? Because, as you pointed out, it's not going to get cheaper, right.

Roger Rash

No, you look at this. If we, and I hate to beat a dead horse, had they done this before Keith and I came in, this would be half the cost. Same way with the courthouse. It would have been half the cost. It really ticks me off, you know, that we have spent money on other things, and we've wasted time on other things. And that 6% per year, that was a lot more back before COVID. And we don't want to, I'm really concerned about waiting and losing these two offers that are really, in my opinion,

Roger Rash

when you look at the cost of buildings out there right now, they're pretty good offers.

Sue Hansen

Before we even did the structural analysis, we were all pretty clear that that building was in disarray because Jennifer's given us report after report of repairs and the costs of running the building. And we embarked on... The design, presumably, to have a decision in the future without all these structural reports. So we have a partly report now that indicates it's going to be pretty costly and much more costly to go the other route.

Frank Rodriguez

Answering Commissioner Hanson's question about the \$22,000, that's to give us the shelf life of the South Canvas.

Roger Rash

To get us through until we move out.

Frank Rodriguez

Yes, meaning there's more impairment.

Jennifer Murray

We need to do it. We need to do this. We need to do the Phase 1 that Stanley's starting on Wednesday so that we know exactly what we need to do to the building to make it safe and viable for the foreseeable future. Because we're in there for a minimum of the next two to three years.

Keith Caddy

It might cost a million and a half to two million just to get us through the next two years.

Roger Rash

And that's not going to get any cheaper either.

Keith Caddy

Because we've got to do the information. on the roof. What have we got to work with out there? What are we working with? We know it's a bad building. We know it's 46 million and change, almost 47 million as it stands today. That isn't counting the additional problems that are up there, but we need to find out, like Emily said, is we need to find out what it's going to cost to get us through the next few years.

Roger Rash

Well, what I would, if I can get the agreeance, I would like to put the valued engineering, project on a board for a boat, on the agenda for a boat. Would you be opposed.

Keith Caddy

to that, Keith? Well, I didn't say I never was going to do this to another set of commissioners, coming in because it sure happened to us.

Roger Rash

I think it's a little different this time, and, we're not building something that's for this fruitless. In my opinion, we beg, those other two commissioners not to do this and to fix this building and the courthouse. We knew they were fun. obsolete and I would I would love to push it off but I don't know if we can keep these bids and if you rebid it it'll be different it'll be different.

Rick Dunlap

it'll be more and I think and I can ask Rick his opinion right now I was serious and I'm glad that you guys move forward with having an analysis done on.

Rick Dunlap

that bit so now it takes all the question out yeah it's before us is before the public is before everybody the reports I'm sure public information, yeah but i understand yeah this is not a frivolous no it is not this is a to me this is a must this is.

Roger Rash

a you know and and it should have been considered we should have done it ourselves well we would have had we not been dealing with two other construction projects and then coveted right behind that so this would have been that needs to be taken care of also we would have done it and had not we been had not we built an event center that courthouse and this would probably be done i i i guarantee you we would not have sit on those buildings because our employees.

Roger Rash

deserve better i mean that the conditions that our employees were working in in that old courthouse were despicable and they ought to be ashamed that they didn't fix that then at half the cost and here we are now our employees are working in despicable conditions, conditions, again, and I don't want to kick the can down the road. That's my concern. And we've talked to finance. We can do this. We'll have to bond it next year, which we can do that. I think.

Roger Rash

I would really like to see it come before the board for a vote, to tell you the truth, because I don't think it's going to get cheaper. If we push this out to the next board, I think you probably are going to add another million or two onto the

valued engineered building. Maybe. We don't know. But yeah, you're right. It'll probably go up. It's just my opinion. Nothing goes down in costs. It's not going to go down. Put it on the board. You good with putting it on the agenda.

Sue Hansen

Yeah, I do want to make a note, though, that this was discussed before the courthouse discussion. Yes, it was. Yes. And I thought we should have moved on it then, but yes, I am in favor.

Roger Rash

Okay. Yes. That would be the direction. that this board would like to take is get this on the next agenda and so we can vote up or down for it.

Sue Hansen

December 18th.

Roger Rash

Yes, sir.

Rick Dunlap

I appreciate that direction for us. Well, and just so you know, Scott, I believe he told me before he left, his attitude convinced me. He said after hearing the text that he's convinced.

Roger Rash

Well, I hope he learns something when he goes and talks to Mr. David White because David White created part of this problem. And when he goes and confirms with Mr. White, so Mr. White can write his tabloid crap in the Montreal's mirror, that maybe, just maybe, he'll stand up for this board and our staff and maybe he'll do a public apology to Jennifer and her staff who have worked their butts off to keep these buildings afloat over the last seven, eight years. Keith and I have been here and she was doing it before that and I hope he will.

Roger Rash

consider doing a public apology to our staff for his comments that he made here a couple months ago about us not taking care of our facilities because that was totally inaccurate and wrong we're done this meeting is adjourned