



Commons Facilities Master Plan Report



RNL

January 6, 2016

PROGRAM AND MASTER PLAN REPORT BY:

RNL



TABLE OF CONTENTS

-  **Section One – Executive Summary**
Project background, methodology and overview.
-  **Section Two – Program Data**
Summary of the qualitative planning issues that were noted during interview sessions with staff and site visits.
-  **Section Three – Space Needs Program Summary**
Overall summary of departmental space and site area needs as defined by the Space Needs Program.
-  **Section Four – Master Plans**
Detailed master plan for the Light Industrial Campus, and an overview plan for the County Services and Medical Campuses.
-  **Section Five – Civil Design Narrative**
Narrative related to the realignment of Peak One Blvd, and civil considerations for the Light Industrial Campus including traffic/access, drainage, utilities, soils, and regulatory impacts.
-  **Section Six – Cost Estimate**
Detailed cost estimate for the Light Industrial Campus, and an overall cost estimate for the remaining campuses.
-  **Appendix 1 – Public Open House Comments**
Public comments made during, and following, the open house presentation on Thursday, October 22, 2015.
-  **Appendix 2 – Detailed Space Needs Program**
Detailed listing of space requirements comparing the existing square footages of the Light industrial Campus to industry standard space requirements and similar facilities, as well as projecting 20 year growth needs. The program includes administration areas, crew and shop areas, enclosed storage and parking, covered storage and parking, exterior storage areas, and employee/visitor parking areas.
-  **Appendix 3 – Master Plan Concepts**
All of the preliminary master plan concepts that were presented and discussed during the master plan charrette which occurred over 3 days on October 20-22, 2015.
-  **Appendix 4 – Vehicle Data**
Vehicle and equipment information provided by County staff and verified through the review process.
-  **Appendix 5 – PUD Information and Parcel map**
A copy of the current County Commons Planned Unit Development Designation and a map illustrating current parcel boundaries.





01. Executive Summary



EXECUTIVE SUMMARY

INTRODUCTION

The Summit County Commons Campus is located on approximately 130 acres of land located east of Frisco, Colorado along State Highway 9. It is organized across 13 County owned parcels, whose permitted uses are guided by the County Commons Planned Unit Development, last revised in March 2008. These uses range from open space, public trails and landscape buffering to public community service facilities, internal county operations and facility maintenance.

- The Light Industrial Campus (Parcels 6 and 12) almost exclusively contains internal county operations and is intended to have limited public access. Its uses include Ambulance Services, Emergency Operations Center, 911/Dispatch, Road & Bridge, Facilities Maintenance, Summit Stage, Fleet Maintenance, Search & Rescue, Water Rescue, Sheriff's Office, Weed Control, Open Space & Trails, Summit Fire Authority Training Center and Colorado Department of Transportation (CDOT).

- The County Services portion of the campus includes the County Commons building (Parcel 10), which houses several public and non-public uses including the Library, Building Inspection Department, Environmental Health, Planning Department, Engineering, 4H-CSU Extension, Open Space & Trails, Information Systems, Road & Bridge and Facilities Management. Other buildings in the County Services area (Parcels 3 and 4) include the Summit County Community and Senior Center, Animal Control, Colorado State Patrol and the Recycling Center, which all provide services to the public.
- The Medical Campus (Parcel 7) serves the public's health and human service needs, and includes the Saint Anthony Summit Medical Center, Peak One Surgery Center and Summit County Medical Office Building.

GOALS AND VALUES

The demands upon the County Commons Campus, especially the Light Industrial Campus, are greater than its intended use. This is due in part to the campus having been developed over the last few decades without the benefit of a master plan. Facilities have been built on available land as needs arose and funds became available, without full consideration of future needs of the individual facilities and the campuses as a whole.

This has resulted in a number of key issues addressed in this plan:

- **GOOD NEIGHBORS** – The County has heard concerns expressed by the public, including residents of nearby Ophir Mountain Village (Parcel 5) and Bill's Ranch to the west, regarding light and sound from operations at the Light Industrial Campus.

Future expansion of County services to accommodate growth in County population needs to be addressed.

In addition, the outdoor storage of materials and poor condition of existing facilities along the west edge of the campus present an unsightly view. Although the functions at the County Commons Campus precede some of the residential construction, the County has expressed a strong desire to be a “good neighbor” and take steps to reduce the issues.

- **VEHICLE FUELING** – The fuel island facility was constructed in 2010 and located on the west side of the Industrial Campus based on ideal site circulation, considering the existing facilities. This existing location was a topic of discussion with local residents and a future location has been identified near the entry to the campus.
- **SAFETY AND CIRCULATION** – Safety is always a top priority for both the public and County employees. Currently the public and staff do not have continuous pedestrian and bike access to all public functions within the campus. They must walk or bike along the roadside to be able to take advantage of county services and amenities at the County Commons and Medical Campuses. This becomes more challenging during the winter months when roadways are narrowed and slick due to snow and ice. In addition they must travel deep within the Industrial Campus for functions such as Summit

Stage lost and found and to pay Ambulance bills. Within the Industrial Campus, vehicle and pedestrian circulation is mixed as well as that of light and heavy vehicles. This unorganized circulation increases safety concerns.

- **GROWTH** – Summit County’s population has grown, from being the fastest growing county in the 1970’s, doubling between 1990 and 2000, to a more moderate growth rate recently. With this growth has come the need for expanded infrastructure and increased services. Future expansion of County services to accommodate this growth in County population needs to be addressed.
- **EFFICIENCY**– Because facilities have been designed and constructed somewhat individually, opportunities for gained efficiency in circulation, parking, storage and training have not been fully utilized. Several departments have inadequate space and are spread out across the campus. This results in lost time and lower productivity in the delivery of County services.
- **FACILITY CONDITIONS** – Several buildings within the Industrial Campus are in poor condition and have outlived their useful lives. These buildings are not energy efficient and are unfit for their present use. In addition, departments are currently sharing buildings that were not

intended for their current use and are woefully undersized.

- **SENIOR HOUSING**– The County has considered a land lease to encourage the development of a Continuum of Care Retirement Community (CCRC) within the campus. A portion of the upper hillside within Parcel 1 along the back edge of the Light Industrial Campus was identified as a potential site. This isolated site was ultimately determined to be inappropriate and incompatible with the master plan. The development costs would be high due to extending utilities to this location and the preparation costs to make the steep site walkable. In addition, there is a current lack of transit connections, and future potential development of a portion of Parcel 1 to the west as Light Industrial will place additional incompatible functions closer to the site with little or no effective buffering available due to its proximity and topography.
- **ROAD REALIGNMENT**– Peak One Drive between the County Commons building and Medical Campus currently contains a steep ‘S’ curve that is difficult for County ambulances and buses to navigate, especially in inclement weather. Realigning the road provides the dual benefit of improving the safety of the road and allowing for expansion of the Light Industrial Campus to the east.



METHODOLOGY

In August 2015, Summit County contracted with RNL Design to develop a forward thinking, long life master plan for selected County departments and functions within the Summit County Commons Campus. This report is the result of the interactive, collaborative process that followed between key Summit County representatives, RNL Design, Maintenance Design Group and Martin/Martin. The project was completed over four months in two phases.

The first phase of the project was programming, which involved defining space needs for County functions. In the second phase, these space needs requirements were used to develop the conceptual facilities master plan. A more detailed programming analysis and master plan was generated for the Light Industrial Campus, and a higher level analysis and plan was developed for the County Services Campus, Medical Campus, and other parcels.

PROGRAMMING

Planning team members from RNL and MDG met formally with key County and lessee staff to understand operations within each department/agency and how they interact with each other and the public. Along with these discussions, RNL and MDG attended guided tours of the existing facilities to see and hear directly from the end users how the existing facilities are used on a daily basis.

Program interviews were conducted separately with each group to discuss existing function, space use, future needs and space requirements, 20 year growth projections (2035), affinities between spaces/rooms, and opportunities for shared areas. Space standards were applied and these needs were incorporated into the Program. It was distributed for review and comment, and

a series of follow up interviews were conducted to confirm final program information.

MASTER PLANNING

Once the Program was finalized, the planning team began to organize the program elements into graphic form showing their relative sizes and relationships. Five options were developed by the planning team and presented at a three-day charrette held onsite at the Community and Senior Center and County Commons building. The Assistant County Managers and key senior staff from each department attended and provided valuable input.

After three days a preferred scheme was created for presentation to the public at an Open House. The comments from the Public Open House are attached to this report as Appendix A1 and were considered in the final master plan.

RECOMMENDATIONS

The Summit County Commons Campus has been developed over time without the benefit of an overall vision. A master plan for adequate facilities is required to ensure that County services can continue to be provided at an appropriate level and that County employees have a safe and functional environment in which to provide them.

This programming and master plan study justifies the need for constructing new facilities, and renovating and expanding existing County facilities. The cost and construction phasing are discussed briefly below and in more detail further into this report.

It should be noted that a full site survey is required to confirm areas of parcels, and size and location of existing facilities within the campus. In addition, implementation of the master plan will require PUD modifications and a full public process for each of the major proposed construction

projects indicated in this report.

PROJECT TIMING AND CONSTRUCTION PHASING

The County prioritized the improvements identified in the master plan based on need and projected funding availability. Within these improvements, the Light Industrial Campus is the shortest term focus of three to five years. This includes improvements for Transit, Road & Bridge, Facilities Management, Sheriff's Office, Search & Rescue and Water Rescue.

Projects located within the County Services and Medical Campus are generally longer term focus, ranging from five to twenty years; dependent on funding opportunities.

The implementation of the master plan will take strong planning, especially within the Light Industrial Campus, and project construction phasing was considered heavily throughout the planning process. It is imperative that the operations within the Light Industrial Campus are maintained during construction and that the impact to the public and county employees is minimized. This must be balanced against the ability to perform the construction in efficient, cost-effective phases. See Appendix A3 for phasing diagrams, but generally, the phasing will be implemented as follows:

The implementation of the master plan will take strong planning, especially within the Light Industrial Campus, and project construction phasing was considered heavily throughout the planning process.

PHASE-1:

- Cut the site for the new Sand/Salt and Transit Buildings and construct a retaining wall to support the newly aligned Peak One Drive.
- Build the realigned Peak One Drive to make the road safer and add necessary acreage to the Light Industrial Campus.
- Construct the new Sand/Salt building.
- Demolish the existing Sand/Salt building.
- Design and install screening and landscape buffers along the west side of the campus at locations to be determined.
- Construct the new Transit building.

PHASE-2:

- Renovate the existing Transit building and relocate Road & Bridge and Facilities Management into it.
- Relocate the Sheriff's Office, Search & Rescue and Water Rescue into the existing Road & Bridge/Facilities Management building.

PHASE-3:

- Construct the new Sheriff's Office/Search & Rescue/Water Rescue building.

PHASE-4:

- Demolish the existing Road & Bridge and Sheriff's Office/Search & Rescue/ Water Rescue buildings.

PHASE-5:

- Build the new Facilities Management and Open Space & Trails/ Weed Control/ Parking Canopy buildings.

* Phasing diagrams included in Appendix section A3, Master Plan Concepts.

INDEPENDENT PROJECTS:

These projects are not dependent on the projects listed within the

phasing plan:

- Relocation of Summit County Ambulance Service (SCAS), possibly in partnership with Lake Dillon Fire Rescue.
- Renovation of Emergency Services Building into vacated SCAS space to accommodate 911/Dispatch and Emergency Operations Center expansions.
- Library expansion
- Community and Senior Center expansion
- Animal Control building expansion and outdoor kennel additions.
- Development of a second Medical Office Building
- Development of County Administrative facilities on Parcels 8 and 9.

COST ANALYSIS

A detailed cost estimate for the improvements identified in this report is located in Section Six.

For the improvements identified at the Light Industrial Campus, including the realignment of Peak One Drive, the cost is estimated at approximately \$33M in 2017 dollars.

For the County Commons, including additions for the Community and Senior Center, Animal Control and Library the cost is estimated at approximately \$4M in 2017 dollars

At the Medical Campus, the construction of a new 50,000 sf Medical Office Building 2 to house expanding county services is estimated at \$29M. To construct a facility equal in size to the existing Medical Office Building of 86,000 sf, which would include additional lease or expansion space, the price is approximately \$48M in 2017.

CONCLUSION

This 20 year master plan report is the result of a collaborative effort between County department representatives and the RNL Design team.

It is intended to be implemented over several decades as funding becomes available. The Light Industrial Campus is purposely phased to minimize and avoid disruption to existing County operations during construction.

The existing facilities on the Light Industrial Campus were never part of an overall master plan. This master plan provides a road map for the future and also provides order and structure to the campus. It improves safety and operational efficiency, and creates the opportunity for the County to become good neighbors to the full time residents to the west.

Additionally, all County Commons campus departments were engaged during the facilities master planning process. The future needs of the Departments not located on the Light Industrial Campus include the Senior Center, Animal Control, the Recycling Center, the Library, and the Medical Office Building, and have all been identified and graphically indicated in the master plans. Non-motorized connectivity improvements throughout the campus has been indicated, but will require further future design analysis.

This report identifies an overall need of \$68.6 million in facility improvements in 2017 dollars. As time goes on, the cost of these improvements will increase with inflation. Many of these facility improvements can be implemented individually, except those improvements indicated on the light industrial campus. These will need to be phased.

This document is intended to be a planning tool for the County's elected officials and management staff. Hopefully, it will be continually referenced to guide Summit County to future success.



02. Program Data



LIGHT INDUSTRIAL CAMPUS - OVERVIEW

■ LIGHT INDUSTRIAL CAMPUS

INTRODUCTION

The Light Industrial Campus operates 24 hours a day, 7 days a week, and experiences large truck, bus, emergency vehicle and equipment activity throughout the day and night. Several of the buildings are beyond their useful life and are insufficient for their intended uses.

The recommendations in the master plan are intended to reduce the light and noise impact on nearby residents, improve safety and site circulation, increase efficiency, and accommodate current and future growth in order to maintain or improve the level of County services provided.

The existing Light Industrial Campus parcels do not contain enough acreage to accommodate reconfiguration and expansion of the facilities to address these issues. Therefore it is recommended that this site be expanded to the east by realigning Peak One Drive.

- Existing 2015 site acreage of Parcels 6, 11 and 12 is 19.87 acres
- Master Plan 2035 site acreage required is 23.10 acres

- This represents an increase of 16%
- Existing 2015 enclosed building square footage is 124,437 sf
- Master Plan 2035 enclosed building square footage required = 179,893 sf
- This represents an increase of 44%

This campus is comprised of multiple facilities and detailed programming information for the individual buildings and departments follows this overview.

DEPARTMENTS

The following departments have facilities in the Light Industrial Campus:

- Summit County Ambulance Services
- Emergency Operations Center
- 911 Center
- Road and Bridge
- Facilities Management
- Transit (Summit Stage)
- Sheriffs Office
- Search & Rescue
- Water Rescue
- Weed Control

- Open Space & Trails
- Summit County Fire Authority
- CDOT
- General County Record Storage

VEHICLES AND EQUIPMENT

- Existing 2015 vehicle and equipment parking = 208
- Master Plan 2035 vehicle and equipment parking = 236
- Vehicle increase = 28
- This represents an increase of 16%
- Heavy and light vehicle circulation routes are overlapping with no campus wide organizational patterns.
- Vehicle and equipment storage is staged in close proximity to main arteries, specifically CDOT plow trucks.
- Noise and lights from plow trucks disturb the neighbors to the west when fueling and loading up with sand.

- Road & Bridge and Facilities Management share a drive aisle with Search & Rescue, which causes conflicts with parked vehicles and emergency vehicles that need to quickly exit the campus.
 - Ambulances currently have to circulate through the entire campus based on their current location at the back of the campus.
- KEY PLANNING ISSUES**
- The west side of the campus is in close proximity to the Ophir Mountain and Bill's Ranch neighborhoods. Intensive and 24/7 use components such as Sand/ Salt operations, which generate noise and light pollution, are located near this boundary. As a result, these operations should be relocated to the east side of the campus.
 - Existing visual and noise screening is minimal. Natural buffers and screening should be added along the west side of the campus at a location to be determined.
 - Improved inter-campus pedestrian connectivity across all areas of the campus is needed. A focus on a dedicated bike/ pedestrian network is encouraged.
 - Improve public and employee safety within the Campus by organizing and separating pedestrian and vehicle circulation.
 - Increase and re-organize inner-campus vehicle circulation.
 - Additional heated and unheated storage is needed for most campus departments.
 - Additional covered parking and heated parking is needed for multiple departments.
 - Currently there is no loading dock on the campus. A loading dock should be added at the Transit Building.
 - Provide a consolidated training/ classroom facility available to all campus departments.
 - An area for future light industrial growth is identified south and west of the campus on Parcel 1.
 - Fuel island - Relocation of the fuel island was identified as a potential improvement to reduce the impact of fueling operations on the adjacent neighborhoods. Relocating the fuel island to the front of the Light Industrial Campus at the currently proposed SCAS/Fire Admin location could be considered if SCAS/ Fire Admin were relocated to another site and an alternate administrative facility is not located on this site..





SUMMIT COUNTY AMBULANCE SERVICES

FACILITY OVERVIEW

Ambulance Service is located in the Emergency Services building in the back southwest corner of the Light Industrial Campus. The building is shared with Emergency Operations and 911/Dispatch. While the building is in good condition it is not adequately sized to support the operational and space needs of ambulance operations.

FUNCTION

Summit County Ambulance Service is the only facility in the County not associated with a fire station to provide 24/7 emergency response service.

The Ambulance bays also serve as an emergency shelter with the space for 100 surge beds.

STAFFING

- 45 -52 employees
- 2 Receptionists
- No space available for full staff to meet.

OFFICE SUPPORT AREAS

- Office space is adequate for current needs, however there is no room for growth.

- The administration desks were replaced 5 years ago with modular office systems. The retrofit is sufficient to meet current needs, however there is no room for additional staff or expansion of work stations. Additionally, the current work stations are extremely tight and storage is at full capacity.
- An additional 1,905 sf of office space is recommended to allow for staff growth, and to accommodate Fire Admin
- Storage for secure and non-secure documents is beyond capacity and is currently the most significant need in the facility. Space is being used in areas not intended for storage such as bathrooms, showers, under stairs, circulation etc...
- Current patient documents are digital, however Ambulance Service is required to maintain old patient files for a minimum of 7 years. This requires an additional 300 sf of secure document storage.
- An additional 400 sf of unsecure document storage is recommended.

SHOP AREAS

- 2 pull through vehicle bays
- Space for 2 trailers.
- One dedicated ambulance must remain at the Frisco facility location at all times.

KEY PLANNING ISSUES

Current space: 6,826 sf
2025 space needs: 11,980 sf *

Delta: 5,154 sf

*includes Fire admin.

- The current location of Ambulance Services is on the southwest corner of the Light Industrial Campus. This negatively affects emergency response time by requiring ambulances to navigate through the entire campus.
- Due to space needs, building inefficiencies, and location on campus it is recommended that Ambulance Service moves out of the Emergency Services building, and a new facility be constructed to house SCAS and Fire Admin.



- The new facility is recommended to be located at the Industrial Campus entrance closest to Highway 9 (see Master Plan drawing for location) to allow for quickest response time. Alternate sites that were considered include:

- » The southwest corner of the Highway 9 and Peak One Drive intersection. This would provide immediate access to Highway 9 and close proximity to the Medical Campus.
- » At the east end of the Medical Campus parking lot, which provides direct access to the Medical Center and close proximity to Highway 9.

See Section 4 - Master Plans for alternate locations.

- By relocating SCAS to a new facility, the approximately 2,000 sf vehicle bays at the Emergency Services building can be utilized as training space to be shared between multiple departments on campus.

STAFFING		
Position	Existing 2015	Master Plan 2035
Director	1	1
Admin-billing	2	3
Shift Supervisor	1	1
Trainers	1	1
Office Managers	1	1
Field Staff - full time	25	27
Field Staff - part time	27	29
Fire Admin - Office	0	6
Fire Admin - Work Stations	0	5
TOTAL	58	74

PARKING			
Vehicle Type	Existing 2015	Master Plan 2035	Parking Space Size (feet)
Small	14	18	9x19
Medium	1	5	13x19
Large	3	4	12x30
Extra-Large	0		
TOTAL	18	27	





EMERGENCY OPERATIONS CENTER

FACILITY OVERVIEW

The Emergency Operations Center is located in a repurposed meeting room on the 1st floor of the Emergency Services Building.

FUNCTION

The center serves as the coordination hub for the County during emergencies. County functions and outside agencies work in the space to provide 3 vital functions to support field incident commanders and keeping elected leadership informed: situation awareness, support resource ordering, and conduct strategic planning. The center serves as a critical link to State Emergency Management and FEMA.

STAFFING

- The Emergency Operations manager is the one staff position that requires a full time office. Currently this position works out an office in Breckenridge, which is not ideal or efficient in terms of start-up time when the center needs to be activated.
- The work area of the center needs to support the influx of staffing of up to 15

departments and outside agencies during activations. The current work space is completely inadequate.

OFFICE SUPPORT AREAS

- Updated AV/ data infrastructure is necessary to support emergency coordination and operations. Site visits to Boulder County EOC and other similar size county centers are recommended before design work is conducted.
- The center operational requirements are phones, radios, computers, scanners and copiers, printers, visual display screens, dry erase walls, digital projection, video and audio conference capability, amateur radio, kitchen and food service area, separate planning rooms, and work stations for functions, master room control work area.

SHOP AREAS

N/A

KEY PLANNING ISSUES

Current space: 1,730 sf
2025 space needs: 2,430 sf
Delta: 700 sf

- An alternative in planning discussions was to move Communications Center administrative personnel to the current reception and office manager spaces of the Ambulance Department. This would provide an office 'reception presence' for Emergency Management and the 911 Center. The centralized office equipment/copier room could be utilized by office staff from Ambulance and Emergency Management.
- Provide an additional 600 sf in the Main Emergency Resource Room. The room is currently too small to operate at an efficient level.
- Install glass partitions to provide acoustic isolation between functional areas while maintaining a visual connection.
- Provide a 150 sf Emergency Manager's Office.

- Provide dedicated restrooms. Currently EOC staff utilizes the restrooms in the dormitories. This is intended to be a controlled area. Relocating SCAS to a new facility resolves this issue.
- There is a need for a 'casualty collection point', i.e. a medical surge space/alternate care location to serve large scale emergency events. The space should accommodate up to 100 cots and needs to be easily cleaned. Currently the Transit (Summit Stage) building fills this need and this report recommends that the new Transit (Summit Stage) building serve this purpose.

STAFFING		
Position	Existing 2015	Master Plan 2035
Emergency Manager	1	1
TOTAL	1	1

PARKING			
Vehicle Type	Existing 2015	Master Plan 2035	Parking Space Size (feet)
Small	1	1	9x19
Medium	0	0	13x19
Large	0	0	12x30
Extra-Large	0	0	12x40
TOTAL	1	1	





911/ DISPATCH

FACILITY OVERVIEW

911 is located on the 2nd floor of the Emergency Services building. The department is comprised of one large space for dispatchers and 911 operators with a small adjacent break room. Supervisors and admin staff each have dedicated office space. The facility contains one large IT room.

FUNCTION

The facility is the headquarters for receiving all 911 calls in Summit County, and dispatching appropriate emergency response services.

STAFFING

- 1 Director
- 5 spaces for dispatchers with 5-6 monitors at each station. Dispatch stations should be doubled in size, and one additional console is needed.
- 3 Supervisors sharing a 22'x12' office.
- 6 Technical Support staff
- 2 Administrative staff.

OFFICE SUPPORT AREAS

- Server Room is located on the second floor and is currently

adequately sized for future needs. However, the computer room air conditioning units are undersized and have been unreliable.

- Equipment in second floor Server Room to be relocated to a centrally located Server Room on the first floor.
- Kitchenette/ break room functions adequately.

SHOP AREAS

NA

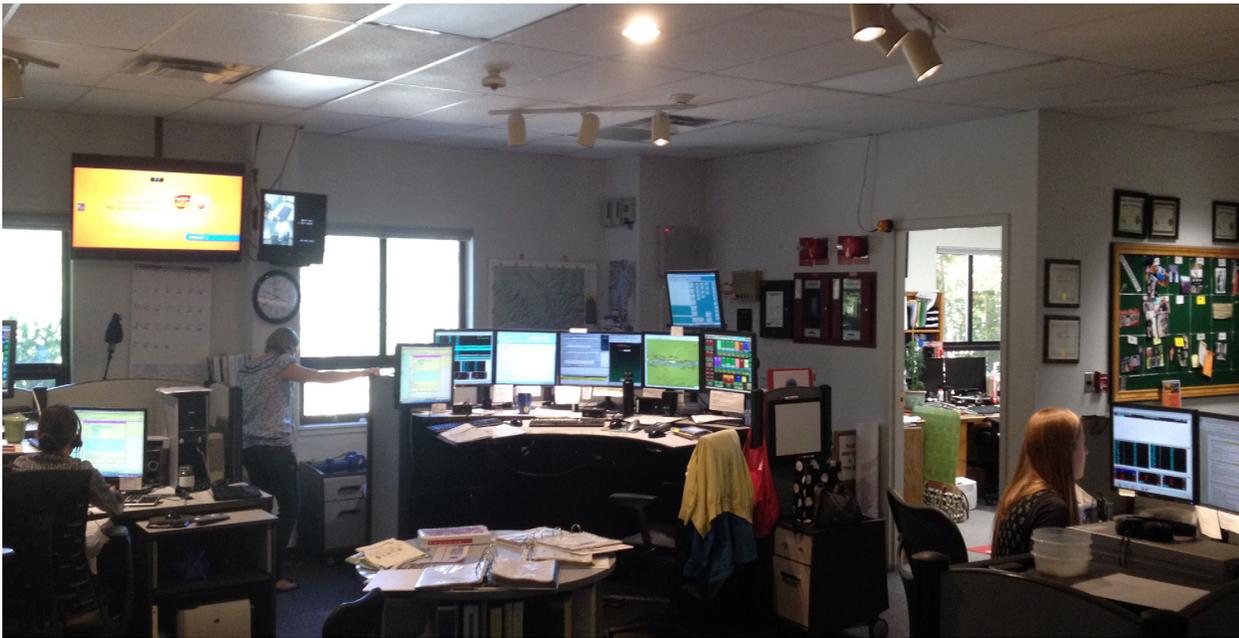
KEY PLANNING ISSUES

Current space: 3,896 sf
2025 space needs: 4,424sf

Delta: 582 sf

- Dispatch room requires more windows and a direct connection to outdoor space. Due to the high stress nature of the job, staff requires the ability to take brief breaks, and quick access to the outside will improve dispatcher focus. More natural light would enhance the work environment.
- Provide separation between call takers and dispatchers. The new facility in Grand Junction was identified as a model. This separation could be achieved with glass partitions.

- Provide a window in the Admin space with a direct view to the building lobby to provide after hours surveillance.
- Installation of a connection to the CentryLink fiber optic network is desired to support data sharing with other PSAP's.



STAFFING		
	Existing 2015	Master Plan 2035
Director	1	1
Supervisors	3	3
Admin/ Reception	2	2
Alarm Program Manager	1	1
Radio System Admin	1	1
Technical Staff	3	3
Dispatch	5	7
Network Admin	1	1
TOTAL	17	16

PARKING			
Vehicle Type	Existing 2015	Master Plan 2035	Parking Space Size (feet)
Small	14	18	9x19
Medium	1	5	13x19
Large	3	4	12x30
Extra-Large	0	0	
TOTAL	18	27	



ROAD & BRIDGE

FACILITY OVERVIEW

- Road & Bridge shares space with Facilities Management at the Industrial Campus.
- The building is in very poor condition and is inadequate for its current functions.
- Space limitations require seasonal equipment storage.
- Vehicle storage inadequacy has forced Road & Bridge to store vehicles at Transit (Summit Stage).
- Sand/salt operations are currently shared with CDOT out of building along west edge of site.

FUNCTION

The re-purposed Fleet Maintenance & Road and Bridge building currently houses Road & Bridge and Facilities Maintenance.



The vehicle storage and shop areas include:

- 12 pull through bays
- Space limitations require that vehicles are stored at the Transit (Summit Stage) building.
- Plow trucks. Currently there is not enough space to store all plow trucks inside building.
- Plows are stored outside along the south side of the adjacent Search and Rescue building.
- 1 grader stored in a dedicated bay.
- Sign shop: The sign shop is currently divided between two spaces, one for storage and one for fabrication. These spaces are undersized and inefficient.



- Washbay: This space has been replaced with a new site washbay and is now used for storage of the paver, street sweeper, and miscellaneous equipment.
- Only maintenance that occurs in this building is metal fabrication.

STAFFING

Road and Bridge currently has 26 employees, of which 22 are staffed in the Light Industrial Campus building. 4 administrative staff are located in the County Commons building.

OFFICE SUPPORT AREAS

- Office support areas are shared with Facilities Management.
- The break room is currently serving dual purpose as the training room for both departments. Dedicated training space needs to be provided.
- Locker room is inadequately sized and in very poor condition.

SHOP AREAS

- New shop space should provide adequate workspace and allow organization of tools, equipment and materials.

- Adequate daylighting should be provided in work areas.

KEY PLANNING ISSUES

- Due to the very poor condition of the building and its inability to meet current and future space needs of the departments, it is recommended that Road and Bridge and Facilities Management be relocated to new facilities.
- Due to heavy vehicle operations and 24/7 activities, it is recommended that Road & Bridge be relocated further from the adjacent residences.
- Road & Bridge can be accommodated in the existing Transit building after Summit Stage is relocated, and it is recommended that a new facility be constructed for Facilities Management.
- Adequate heated vehicle storage should be provided to reduce weathering of vehicles, allow more efficient starts in inclement weather, and allow the trucks to be preloaded.
- Heated vehicle storage should be designed as drive through bays so backup operations (and beeps) can be minimized and vehicle headlights can face away from campus borders.

SAND/SALT

- The existing sand/salt facility is in very poor condition and material is pushing through the west exterior wall.
- The facility is currently shared with CDOT, which requires storage for both 5% sand/salt and Ice Slicer.
- The current facility is 7,320 sf and needs to be increased to 8,000 sf to accommodate appropriate storage of material and efficient material delivery.
- Operations during inclement weather events can by 24/7 and the location of the building along the west edge of the site currently causes noise and light pollution for the adjacent residents.

ROAD & BRIDGE STAFFING		
	Existing 2015	Master Plan 2035
Director	1	1
Asset Technician	1	2
Admin Assistant	1	1
Construction Inspector	1	3
Road Construction Inspector	1	1
Operations Supervision	1	1
Foreman	1	1
Heavy Equipment Operator	19	22
TOTAL	26	32

ROAD & BRIDGE PARKING			
Vehicle Type	Existing 2015	Master Plan 2035	Parking Space Size (feet)
Small	0	0	10x10
Medium	11	14	10x20
Large	16	17	12x30
Extra-Large	7	10	14x40
XX-Large	5	5	14x70
Plows	6	6	10x10
Sanders	6	8	10x20
TOTAL	51	60	

* Provide additional 200 sf of covered storage space for steel adjacent to shop.

ROAD & BRIDGE EMPLOYEE/ VISITOR PARKING			
Vehicle Type	Existing 2015	Master Plan 2035	Parking Space Size (feet)
Small	22	30	9x19
Accessible	0	1	13x19
TOTAL	22	31	

- Due to the condition and location of the facility, a new facility should be constructed on the east side of the Industrial Campus, away from local residents.
- Due to the large number of vehicle movements, the facility should be located so that site vehicle circulation minimizes conflicts between heavy and light vehicles.



FACILITIES MANAGEMENT

FACILITY OVERVIEW

- Facilities Management shares space with Road & Bridge at the Industrial Campus.
- The building is in poor condition and is inadequate for several of its current functions.
- Space limitations require seasonal equipment storage.

FUNCTION

The re-purposed Fleet Maintenance & Road and Bridge building currently houses Road & Bridge and Facilities Maintenance. The vehicle storage and shop areas include:

- 12 pull through bays
- Plows are stored outside along south side of Search and Rescue building.
- Plow trucks. Currently there is not enough space to store all plow trucks inside building.

STAFFING

- Facilities currently has 16 total staff of which 13 are housed in the building, and 3 are based in the County Commons.

OFFICE SUPPORT AREAS

- Office support areas are shared with Facilities Management.

- The break room is currently serving dual purpose as the training room for both departments. Dedicated training space needs to be provided.

SHOP AREAS

- Facilities Shop: this space should be 3 times bigger. Currently using 2 Conex boxes to store equipment and supplies that cannot fit in shop area.
- New shop space should provide adequate work space and allow organization of tools, equipment and materials
- Adequate daylighting should be provided in work areas

KEY PLANNING ISSUES

- Facilities Management is spread throughout the Industrial, County Commons and Medical Campus. Consolidating the majority of their operations and storage to one facility will increase efficiency and reduce operational costs.

- Due to the very poor condition of the building, and its inability to meet current and future space needs of the departments, it is recommended that Road and Bridge and Facilities Management be relocated to new facilities.
- Road & Bridge can be accommodated in the existing Transit building after Summit Stage is relocated, and it is recommended that a new facility be constructed for Facilities Management heated vehicle storage, administration and covered parking.
- Heated vehicle storage should be designed as drive through bays so backup operations (and beeps) can be minimized and vehicle headlights can face away from campus borders
- Locate the new building and covered parking on NW corner of site across from new Search & Rescue/ Sheriff's building.

FACILITIES MANAGEMENT STAFFING		
	Existing 2015	Master Plan 2035
Director	1	1
Admin Assistant	1	1
Supervision/ Foreman	1	1
Project Manager	0	1
Maintenance Tech/ Worker - FT	9	11
Maintenance Tech/ Worker - PT	4	5
TOTAL	16	20

FACILITIES MANAGEMENT PARKING			
Vehicle Type	Existing 2015	Master Plan 2035	Parking Space Size (feet)
Existing Bay	2	0	1920 SF
Small	0	9	8x10
Medium	0	8	10x20
Large	0	10	12x30
Extra-Large	0	1*	18x40
TOTAL	18	27	

* Extra-large (18x40) space intended for plow with 16' blade.

FACILITIES MANAGEMENT EMPLOYEE/ VISITOR PARKING			
Vehicle Type	Existing 2015	Master Plan 2035	Parking Space Size (feet)
Small	14	18	9x19
Accessible	0	1	13x19
TOTAL	14	19	



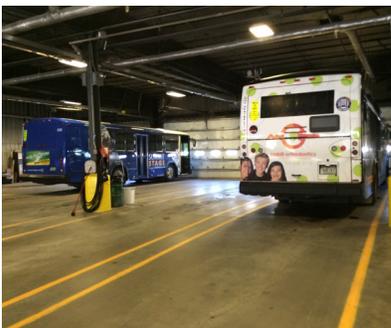
TRANSIT (SUMMIT STAGE)

FACILITY OVERVIEW

- Building was constructed in 1996 and is in good condition.
- 4 vehicle bays, (4) drive through transit bays on east side of building (4) non-transit.
- 12 buses are designated for east bays.
- (2) center bays are designated for maintenance.
- The fleet is comprised of:
26 buses
5 paratransit buses
5 white small buses
- Summit Stage vehicle bays are designated as secondary emergency hospital site with the capacity of 100 beds.

FUNCTION

- The Transit building houses all buses, administration, storage and shops for the Summit



County public bus system, Summit Stage.

- In addition, the Transit building houses vehicles for Road & Bridge, due to their lack of heated vehicle storage.
- CDL testing for all of Summit County is performed on the site at locations on the west and south side of the Transit building.
- The public currently visits the facility to retrieve lost and found items.

STAFFING

- Staffing: Current staff is 79, including drivers. Anticipated staff growth to 95 by 2035.
- Work space is provided for Director, Supervisors, and operations staff.
- 25 parking spaces (8 on west side of building)

OFFICE SUPPORT AREAS

- Current office and support area of 2,672 sf will need to be increased to 5,493 sf to accommodate existing needs and future growth.
- This will include new dedicated space for testing.



SHOP AREAS

- Dedicated shop space of 1,688 sf should be included in the new facility.

KEY PLANNING ISSUES

- Stage fleet size is expected to increase approximately 35% by 2035 based on current and project routes.
- Existing building vehicle bay depth does not allow double stacking of vehicles and circulation between buses. This is due to increased length of newer buses with bicycle racks.
- In addition to deeper vehicle parking bays, 4 additional bays are required.
- Employee and visitor parking is inadequate when CDL testing is in progress. 19 additional spaces should be provided to meet current and future needs.

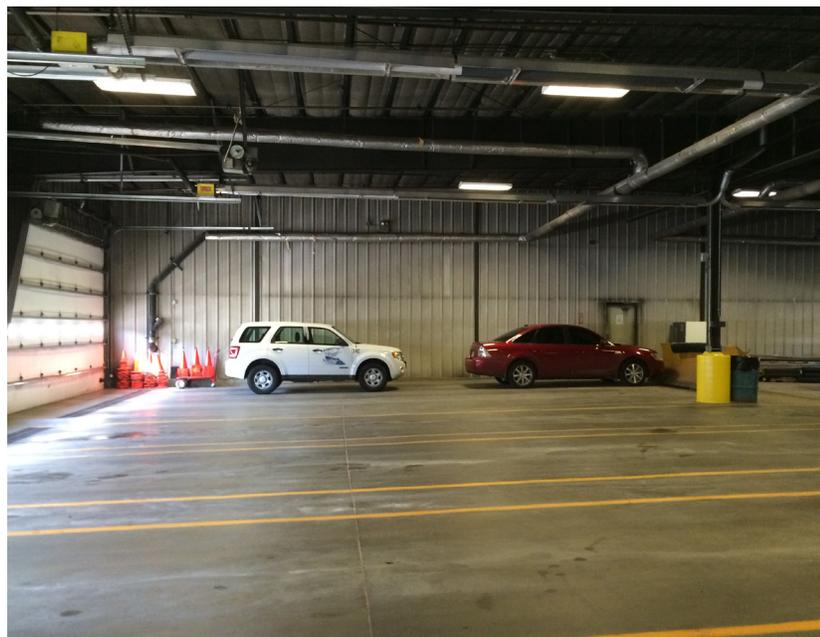
- Due to inefficiency of construction costs associated with deepening vehicle bays, it is recommended that a new facility be constructed with properly sized bays.
- The new facility should be located close to a campus access point to allow good public access to the facility and minimize bus circulation conflicts with other vehicles.
- Building should be oriented so that vehicle bay doors face east and west to minimize snow and ice buildup. Snowmelt should be included for the pavement on the east side of new Transit building location .
- Backup generator power should be added to building.

TRANSIT (SUMMIT STAGE) STAFFING		
	Existing 2015	Master Plan 2035
Total Office staff*	79	95
Director	-	-
Supervisor	-	-
Operations	-	-
H.C.	-	-
TOTAL	79	95

* Staff counts per department not provided.

TRANSIT (SUMMIT STAGE) PARKING			
Vehicle Type	Existing 2015	Master Plan 2035	Parking Space Size (feet)
Bus Parking	27	-	-
New Bus Parking	-	35	12x50
Small	0	0	10x10
Medium	12	14	10x20
Large	0	0	12x30
Extra-Large	0	0	12x40
TOTAL	39	49	

TRANSIT (SUMMIT STAGE) EMPLOYEE/VISITOR PARKING			
Vehicle Type	Existing 2015	Master Plan 2035	Parking Space Size (feet)
Small	36	54	9x19
Accessible	0	1	13x19
TOTAL	36	55	





SHERIFF/SEARCH & RESCUE/ WATER RESCUE

FACILITY OVERVIEW

- Search & Rescue and Water Rescue function under the Summit County Sheriff's Office.
- These departments share a building for vehicle and record storage, which is currently in very poor condition.
- It is composed of 2 heated and 4 unheated storage bays and ad hoc administrative and training spaces.
- The facility is extremely undersized to properly serve these 3 departments.
- The building leaks and records stored in building have been lost due to water damage.
- Overhead vehicle bay doors face north, creating snow and ice issues in the winter.

FUNCTION

The building's primary function is to serve as vehicle and equipment storage for Sheriff, Search & Rescue, Facilities, and Water Rescue.

STAFFING

This building does not currently house any staff due to facility conditions.

OFFICE SUPPORT AREAS

Facilities bay has an ad hoc mezzanine office.

SHOP AREAS

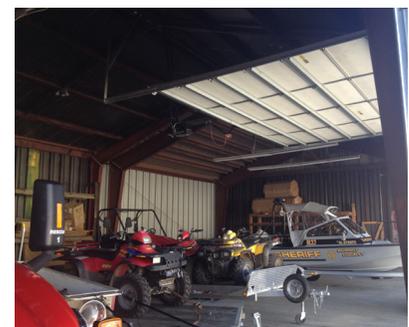
No shop areas are currently included or required.

KEY PLANNING ISSUES

- It is recommended that the existing building be demolished, and a new facility be constructed to meet the current needs and anticipated growth of all departments.
- The new facility should provide heated, drive through bays to minimize prep and response time and allow for proper storage of medical supplies.
- The proposed location of the building (see Master Plan drawing) will provide a buffer between the adjacent Ophir Mountain and Bill's Ranch

neighborhoods to the west and the intensive use functions of the campus.

- The proposed location will also promote efficient circulation by separating emergency and heavy industrial vehicle routes.
- Vehicle circulation for the bays should ensure headlights are pointed east so they face away from adjacent residences.
- On the north side of building provide 2000 sf of shared administrative space for Search & Rescue and Water Rescue.
- Provide 37 employee parking spaces along the west perimeter of campus in close proximity to the administrative portion of building.
- Permanent record storage is required to be included in the new facility.



- A two story rock wall training facility should be considered both within the new facility, as well as along the face of the retaining wall created by the realignment of Peak One Drive.

* Staff counts not provided for Sheriff.

SHERIFF PARKING			
Vehicle Type	Existing 2015	Master Plan 2035	Parking Space Size (feet)
Small	5	6	10x10
Medium	11	22	10x20
Large	2	3	12x30
Extra-Large	0	1	20x30
XX-Large	2	1	12x40
TOTAL	20	33	

* Sheriff employee/ visitor parking information not provided.

* Staff counts not provided for Search & Rescue.



SEARCH & RESCUE PARKING			
Vehicle Type	Existing 2015	Master Plan 2035	Parking Space Size (feet)
Small	0	0	10x10
Medium	13	13	10x20
Large	6	7	12x30
Extra-Large	0	1	12x40
TOTAL	19	21	



SEARCH & RESCUE EMPLOYEE/ VISITOR PARKING			
Vehicle Type	Existing 2015	Master Plan 2035	Parking Space Size (feet)
Small	5	6	9x19
Accessible	0	0	13x19
TOTAL	5	6	



* Staff counts not provided for Sheriff.

WATER RESCUE PARKING			
Vehicle Type	Existing 2015	Master Plan 2035	Parking Space Size (feet)
Small	0	0	10x10
Medium	1	1	10x20
Large	3	5	12x30
Extra-Large	0	0	12x40
TOTAL	4	6	

WATER RESCUE EMPLOYEE/ VISITOR PARKING			
Vehicle Type	Existing 2015	Master Plan 2035	Parking Space Size (feet)
Small	2	2	9x19
Accessible	0	0	13x19
TOTAL	2	2	



WEED CONTROL



FACILITY OVERVIEW

Weed Control currently operates out of a series of sheds located next to the old Animal Control building on the northwest corner of the Industrial Campus.

FUNCTION

Weed Control's primary function is to store the vehicles, equipment and herbicides needed to facilitate the County's weed management program.

In addition, they need an interior workshop to maintain vehicles and tools; and a distribution point for the public to pick up herbicide backpacks.

STAFFING

OFFICE SUPPORT AREAS

- Administrative space containing two offices in the County Commons is adequate.

SHOP AREAS

- A shop area of 360 sf is required.

KEY PLANNING ISSUES

- Provide 4 heated storage bays for truck parking, ATVs, and herbicide.
- It is recommended these bays be located on the north side of shared covered parking between the new Search & Rescue and Facilities Management buildings (see Master Plan).

- Provide interior workshop space with water hook up.

- Provide a 100 sf shed located at the Recycle Center, with a 50-100 gallon water tank for day use herbicide backpack pickup.

WEED CONTROL STAFFING		
	Existing 2015	Master Plan 2035
Full Time	2	2
Seasonal	3	3
TOTAL	5	5

WEED CONTROL PARKING			
Vehicle Type	Existing 2015	Master Plan 2035	Parking Space Size (feet)
Small	3	1	10x10
Medium	5	4	10x20
Large	3	0	12x30
Extra-Large	0	3	12x40
TOTAL	11	8	



OPEN SPACE & TRAILS

FACILITY OVERVIEW

Currently operating out of a tough shed and trailer located next to the old Animal Control building on the northwest corner of the Industrial Campus.

Tool storage is located in a shed on the north side of the Animal Control building.

FUNCTION

Responsible for maintaining all the trails and open space in Summit County.

STAFFING

Staff offices are located in County Commons building.

- Includes 5-1/2 full time employees.
- Includes 2 seasonal employees. This is anticipated to grow.

OFFICE SUPPORT AREAS

- Office space in the County Commons is adequate.

SHOP AREAS

- N/A

KEY PLANNING ISSUES

- Provide 360 sf of storage for tools, signs, posts, and heavy timber. It is recommended that this storage be located on the north side of shared covered parking between the new Search & Rescue, and Facilities buildings (see Master Plan).
- Provide indoor/ outdoor (garage) space for servicing equipment.
- Provide covered storage for trailer.
- Provide approximately 10' workbench for cutting of long materials.





SUMMIT COUNTY FIRE AUTHORITY

FACILITY OVERVIEW

Summit County Fire Authority owns a complex of buildings on Parcel 6 at the south end of the Industrial Campus and operates them as the High Country Training Center.

- Training/ classroom space: used for regional training originally intended to be twice its current size, which accommodates 30 students.
- (4) offices included in classroom building.
- Burn building: utilized for training. This building is adequate for Fire's needs for next 10 years.
- Storage along south edge of site is at capacity. Looking into adding Conex boxes soon to house overflow.
- Storage also contains boilers for extraction pad snow melt, and an air compressor used for filling air bottles.
- Conex trailer containing hazmat supplies.
- Site circulation works well.

FUNCTION

The Industrial Campus is a strategic location for Fire within the County.

The classroom is the primary training facility for regional Fire, SWAT, and EMS groups.

STAFFING

- The facility is generally staffed during office hours Monday through Friday and on select weekend days and evenings.
- Site has heavy use during training sessions. This occurs on both week nights and weekends. During these times, parking is inadequate.

OFFICE SUPPORT AREAS

SHOP AREAS

KEY PLANNING ISSUES

- At the time of this Master Plan, the Fire Authority had already developed a plan to remodel and expand their facilities. As such, this Master Plan does not include recommendations for this space.

The design team did discuss current issues and future needs with Fire staff:

- Classroom facility must expand to provide space for 100 (+) people. This could be an addition of a second story, or ground level expansion south.

(The proposed plan shows a second story with theater seating)

- Ability to bring a vehicle into the classroom for training would be helpful in the winter.
- Provide additional site storage (2x) current capacity.
- Provide indoor heated parking for one fire engine. Provide indoor heated parking for one ambulance. These could be apart of a shared vehicle storage building.
- A location for 22 additional parking spaces along the north edge of Parcel 6 was identified on the Master Plan.
- A truck turnaround is required for the relocated Sand/ Salt building for material deliveries. This turnaround will overlap onto Parcel 6, currently occupied by Summit County Fire. It will not impact existing vehicle circulation or parking. It is recommended that a survey be performed to confirm that it will not impact the current location of storage sheds on the site.





CDOT

FACILITY OVERVIEW

- CDOT leases land within the Industrial Campus from the County for their facility.
- The metal building with single loaded truck bays is in poor condition but is not maintained by the County.
- Sand/salt operations are shared with Road & Bridge. See Road & Bridge for recommendations.

FUNCTION

- Primary building function is to store plow trucks and snow removal equipment.
- Admin space with two offices
- Employee locker room/ lounge.
- 6 truck bays, and 1 washbay.

KEY PLANNING ISSUES

- CDOT programming was not included within the scope of this master plan. CDOT has indicated there are currently no plans for expansion or renovation of the building.
- When plows are on trucks they do not fit inside the bays so trucks are stored outside and plow blades extend into roadway.
- Laydown space south of the building encroaches on lot line.



A lot of equipment is stored in this space due to lack of room inside.

- County Shops Road along the west side of the building should be realigned to create a wider central axis for vehicle circulation, i.e. a "Main Street".

SHARED SPACES

SHARED STORAGE

FUNCTION

Storage was identified as a primary need by a majority of departments.

KEY PLANNING ISSUES

The Master Plan provides 8,000 sf of shared storage in the new Road & Bridge building. This space provides a central location for the following departments, which currently have overflow storage in various locations throughout the Light Industrial Campus:

- Shared storage: 5,100 sf at the Road & Bridge building second floor.
- Treasurer: 150 sf in old Animal Shelter.
- Assessor's Office: 331 sf in old Animal Shelter.
- Seniors Inc. Rummage Sale Storage: 240 sf in Container box.
- IT equipment: 200 sf in sheds next to the Sand/Salt building
- This space also allows for over 1,000 sf of future storage growth.

Shared training space will be located in the Emergency Services building. It will be located in what are currently the ambulance bays once a new SCAS facility is constructed.

- 1,950 sf Training Room with ability to be partitioned into three separate spaces.
- 650 sf Meeting room located in existing EOC space.

SHARED CANOPY PARKING

FUNCTION

Provide a new canopy structure to provide covered parking for multiple departments:

Vehicle Type	Existing 2015	Master Plan 2035	Parking Space Size (feet)
SCAS			
Small	2	2	10x10
Medium	1	1	10x20
TOTAL	3	3	
TRANSIT			
Medium	0	14	10x20
TOTAL	0	14	
FACILITIES			
Medium	0	8	10x20
TOTAL	0	8	
ROAD & BRIDGE			
Medium	0	18	10x20
TOTAL	0	18	
SHERIFF			
Medium	0	13	10x20
Large		1	12x30
X-Large		1	20x30
TOTAL	0	15	
CORONER			
Large		1	12x30
TOTAL	0	1	
TOTALS IN SHARED COVERED PARKING			
Small	2	2	10x10
Medium	1	53	10x20
Large		2	12x30
X-Large		1	20x30
TOTAL	3	58	



COUNTY SERVICES CAMPUS - OVERVIEW

 COUNTY SERVICES CAMPUS

INTRODUCTION

The campus is comprised of four individual building sites stretching across County owned parcels 3, 4, & 10. The campus stretches along the north side of Peak One Blvd. and the east side of Peak One Dr. In general all sites are open to the public and experience frequent activity, however each building has a unique mix of employee and public use.

The County Services Campus includes a number of facilities that serve the public during normal business hours, with hours at the Library and Community and Senior Center extending into the early evening. The key elements to the master plan for these buildings include small additions as well as improving upon and adding to the existing pedestrian and bike connectivity between the facilities, adjacent sites and adjacent neighborhoods.

During normal business hours a wide range of vehicles access the campus including large garbage trucks accessing the recycling center, mid size industrial equipment and pickup trucks, Police vehicles, and public vehicles.

All campus buildings are relatively new, in good condition, and aside from minor additions needed for future growth, are well suited to serve the County's needs.

An overview programming effort was undertaken for the County Services Campus facilities. Unlike the Industrial Campus, detailed inventory of the existing facilities and departments was not performed. Instead, the focus of this study was to identify future needs above and beyond the existing space allocations.

- Existing 2015 building program square footage = 47,866 sf
- *Includes only departments listed in master plan
- Master Plan 2035 building program square footage = 58,031 sf
- Percentage increase = 21.2%

Detailed programming information for the future needs of individual facilities and departments follows this overview.

DEPARTMENTS

- Community and Senior Center
- Animal Control
- Colorado State Patrol
- Recycling Center
- County Commons Building
 - » Youth and Family Services
 - » Building Inspection
 - » Environmental Health
 - » Planning Department
 - » Engineering Department
 - » Library
 - » CSU Extension
 - » Open Space and Trails
 - » Information Systems (GIS)
 - » Road and Bridge
 - » Facilities Management
 - » Weed Control

VEHICLES AND EQUIPMENT

- Community and Senior Center: Provide parking for one additional passenger car for medical transports.
- County Commons: Engineering requests an additional vehicle for travel to work sites.

KEY PLANNING ISSUES

COMMUNITY AND SENIOR CENTER

- Building expansion of 7,178 sf. (see Senior Center in this section for addition details)

- Relocation of recreational path and removal of hoop houses.
- Additional site parking to accommodate building expansion is required. An increase of one parking space for every ten additional occupants, i.e. twenty five additional spaces, is recommended.
- Reconfiguring County Commons south parking lot entrance and layout, reducing overall parking capacity.
- The public parking lot on the south side of the commons will be re-designed to organize parking layout more efficiently and provide future access to adjacent Parcels 8 and 9.
- » Parcel 8 - Approximately 260 parking spaces
- » Parcel 9 - Approximately 350 parking spaces
- » Total maximum = 610 spaces

ANIMAL CONTROL

- Building addition of 800 sf. (See Animal Control in this section for addition details)
- Provide additional 800 sf of outdoor kennel space.

COLORADO STATE PATROL

- CSP occupies a recently constructed facility and has not identified any improvements at this time. CSP was not included in the scope.

RECYCLING

- Vehicle circulation on-site is inefficient. Public vehicle access conflicts with recycling trucks entering the site causing pickup challenges and delays for both groups.
- Overhead wires running across the north side of site should be relocated underground allowing more space for dumpsters and operations.
- It is recommended that the Recycling Center be relocated to a larger site that would allow for the separation of County and public vehicles, or the existing site be reconfigured after overhead wiring is buried.

COUNTY COMMONS

Departments projecting additional space needs are described in detail within this section of the report, and include:

- Library
- Open Space and Trails

Additional planning issues:

ROAD REALIGNMENT

Realigning Peak One Drive will require the following changes to the west edge of County Commons Parcel 10 (See Section Five - Civil Narrative for additional information):

- Relocating the sculpture garden currently located on west side of south parking lot.
- Reconfiguration of the north parking lot, including narrowing of entrances and exits, which will improve wayfinding and circulation.
- Relocation of emergency generator

PARCELS 8 AND 9

The Planned Unit Development (PUD) allows Community Service Facilities & Office uses for Parcels 8 and 9. The County is considering future administrative offices on these parcels to be developed within the following framework, subject to a site plan review process:

- Parcel 8 is approximately 4.2 acres and Parcel 9 is approximately 5.8 acres.
- Density - limited to 30,000 sf of building on each parcel. The total of 60,000 sf can be transferred between the two parcels.
- Building height - Limited to 45 feet
- Site coverage for impervious surfaces is limited to 65% of the site, or:
 - » Parcel 8 - Approximately 2.7 acres or 118,000 sf.
 - » Parcel 9 - Approximately 3.8 acres or 165,000 sf.
- Parking based on land area- Assuming 25% of the impervious surfaces will be used for pedestrian and other outdoor uses, and 350 sf is required for each parking stall:

- Parking based on building size- Using a planning factor of 4.5 parking spaces per 1,000 sf of office building:
 - » 60,000 sf X 4.5/1,000 sf = 270 spaces
 - » Add 25% additional spaces for public building access = 68 spaces
 - » Total required = 338 spaces
 - » Additional parking could be used as overflow for Medical Campus.
- Pedestrian and vehicle connections should be made to the County Commons and Medical Campus. Vehicle access will be from the access road for the County Commons south parking lot off Peak One drive.
- A major challenge in developing these sites is the steep topography along the south edge of the sites, i.e. along Peak One Drive. This could lead to increased development costs or a reduction in the amount of building or parking on the sites.



COMMUNITY AND SENIOR CENTER

FACILITY OVERVIEW

The building was built in 2003. It is located on the north side of Peak One Blvd, and is the first building one approaches when entering the County campus. It is in good condition and functions well for the current level of activity.

Spaces within the Community and Senior Center feature:

- Administration: Receptionist counter, three offices, one workroom, one conference room, data, and storage.
- Computer training room: ability to create two spaces with operable partition.
- Meeting Rooms: 3 meeting rooms with the ability to create one large space with operable partitions. An elevated stage is included in center meeting room.
- Commercial kitchen.
- Timberline Adult Daycare: this operates under separate management.
- Hobby room.

FUNCTION

Summit County has the fastest growing senior population in the state. The Community and Senior Center is in partnership with the non-profit group, Summit

County Seniors Citizens (SCSC) and provides an activity hub for the entire Summit County community. Daytime activities include: aerobics, yoga, computer training, group discussions, board/ card games, book club, and discussion groups.

A free food program is offered daily in the lobby.

3 hoop-houses provide on-site gardening programs.

The Community and Senior Center rents meeting rooms for community events.

KEY PLANNING ISSUES

- Current size of the Senior Center is 10,700 SF. Within 20 years, projected program growth will be to 17,878 SF.
- **This represents an increase of 7,178 SF or 67%.**
- The Senior Center would like to add an additional meeting room to serve 250 people with the ability to divide the space into smaller rooms of 50 people each. A suggested location for the expansion is along the northern edge of the site in the current location of the hoop-houses.

- This will require the realignment of the existing recreational path that enters Parcel 4 on the northwest corner.
- The additional meeting space will trigger the need for expanded food service capabilities. This will require an increase of 1,500 sf of food prep, cooking, dry goods storage and cooler/freezer space.
- Parking will also need to be increased to accommodate the increased building capacity. Approximately 25 new spaces will be required, taking approximately 6,750 sf of site.

Additional Staff requests:

- (1) Additional chef.
- (1) Dishwasher.
- (1) Additional admin staff.
- (1) Banquet staff.
- Quieter administrative area with better circulation.
- Commercial laundry room with ability to wash all linens on site.
- **AV:** Upgraded high quality sound system, 3 large flat screen TVs, video conferencing capabilities, and drop down LCD projectors.
- **Vehicle:** within 5 years one additional County vehicle for medical transports.



ANIMAL CONTROL

FACILITY OVERVIEW

The building was built in 2000 and is located on the north side of Peak One Blvd between the Senior Center and Colorado State Patrol.

FUNCTION

Animal Control is a division of the Summit County Sheriff's Office. It is run by an 11 person staff, 8 of which are full time. The facility operates as a control center and shelter. Spaces include:

- Administration: Lobby/ front desk, Directors Office, Supervisors Office, Open office and classroom space.
- Kennels: (20) interior adoption kennels, (22) interior new animal kennels, (5) large exterior dog kennels, Dog Visit Room, Cat Visit Room, Cat Adoption Room, Stray Cat Room, Food Storage, Kitchen, Laundry.
- Medical: Exam Room, Cat Isolation Room, Dog Isolation Room, (4) kennels, Crematorium.
- Support Space: Garage (used for storage), Utility, Sprinkler, Data, Shower, Restrooms.

KEY PLANNING ISSUES

- Current size of Animal Control is 5,874 SF. Within 20 years anticipated growth is to 6,354 sf.
- **An increase of 480 sf.**
- Provide new 300 sf surgery suite connected to the existing Dog Isolation Room. Currently surgeries occur on a surgery table in the Dog Isolation Room. There is exterior space available on the southeast corner of the building (behind the garage) to provide this expansion.
- Provide natural daylight to the Cat Isolation Room. The existing room has no windows.
- Provide a volunteer meeting room for 5-6 people. The shelter has a large volunteer base (80-100/ quarter). Currently there is no space for them to store personal belongings or meet as a group.
- Provide additional storage space for food.
- Provide additional storage space for towels and bedding.
- Provide 2 additional (10' x 40') exterior kennels.



COUNTY COMMONS

FACILITY OVERVIEW

The building was built in 1996. The building is fully occupied by County functions, except the Department of Motor Vehicles on the ground level, which is operated by the State of Colorado.

FUNCTION

The County Commons houses administrative space for several County Departments. The following departments were included in this Master Plan effort:

- Youth and Family Services
- Building Inspections
- Environmental Health
- Planning Department
- Community Development
- Engineering
- Library
- CSU Extension
- Open Space and Trails
- Information Systems (GIS)
- Road and Bridge
- Facilities Management
- Weed Control

KEY PLANNING ISSUES

Current space: 23,627 sf
 2035 space needs: 25,812 sf
Delta: 2,185 sf

- Archive Storage - additional storage is required for several departments within the County Commons. A building expansion for this purpose is not recommended, however following are several options for consideration:
 - » Light Industrial Campus - storage space is available in the relocated Road & Bridge building.
 - » Space will come available

if/when the Youth Activity Center moves from the old Motor Vehicle space.

- » Space would come available if the County Employee Clinic were to be relocated, to the Medical Office Building 2, for example.

Ideally, there would be one common storage area around or near the Commons Building that was accessible by all the departments that occupy it.

YOUTH AND FAMILY SERVICES

- Recently occupied 1,670 sf of previous Motor Vehicle space to house Youth Activity Center.



BUILDING INSPECTION

- 3,150 sf space functions well for current needs. They are able to maintain current permit demands.
 - » 2 Offices
 - » 6 Workstations

ENVIRONMENTAL HEALTH

- Currently occupies space within Building Inspection:
 - » 2 Offices
 - » 2 Workstations
 - » Administrative space
 - » Lab
 - » Storage space
- Existing space is estimated at 849 sf and no additional program needs were identified. However, pending State Legislation regarding increased food service licensing requirements, additional inspections could require 1 additional staff member.

PLANNING DEPARTMENT

- Planning staff fluctuates based on development activity. In 1999 there were 14 full time employees. Currently there are 7 full time employees occupying 2,675 sf.
- Current personnel includes 8 planners and 1 administrative staff.
- The space contains 2 Meeting Rooms.
- Relocate coffee station out of hallway to existing copy room.

COMMUNITY DEVELOPMENT

- Community Development occupies 1 office and 1 workstation within the Planning Department.
- No additional needs identified.

ENGINEERING

- Engineering occupies 355 sf in the northeast corner of Planning.

- 1 Additional staff requested.
- Required area will be 500 sf.
- 1 Additional vehicle requested.

LIBRARY

- The library at the County Commons is the main branch for Summit County, currently occupying 10,563 sf.
- Administration includes 7 staff working at 6 desks.
- Book fairs occur 3 times annually and are very successful. These require additional book storage of approximately 600 sf.
- In addition to book storage, a dedicated work desk and shelving units for the Inter-Library Loan program should be provided in admin.
- Expansion of space to accommodate future needs such as teen center, study rooms, computer stations, storage, etc. Recommend expanding the existing Study Room by 750 sf to the south to create a 1,150 sf space.
- Total square footage of Library to meet 20 year program needs is 12,243 sf.

CSU EXTENSION

- Currently occupy 565 sf. No additional program needs.

OPEN SPACE AND TRAILS

- Currently occupy 1,315 sf. 240 sf of storage cubbies for seasonal staff requested.
- See Industrial Campus for additional information

INFORMATION SYSTEMS (GIS)

- Currently occupy 1,315 sf. No additional space needs identified.

- HVAC updates should be considered as GIS and several departments commented on seasonal temperature issues in their office spaces.
- A switch gear rack is currently located in back of house space within the Library and should be relocated to allow easier access .

ROAD AND BRIDGE

- Currently occupy 737 sf. See Industrial Campus for additional information.

FACILITIES MANAGEMENT

- Currently occupy 822 sf. See Industrial Campus for additional information.

WEED CONTROL

- Currently occupy 337 sf. See Industrial Campus for additional information.



RECYCLING

FACILITY OVERVIEW

The Recycling Center is located off of Peak One Blvd. directly east of Colorado State Patrol. The facility serves as the primary recycling center for the community and contains 10 - 24' long roll-off dumpsters.

KEY PLANNING ISSUES

Current space: 31,680 sf
 2035 space needs: 44,480 sf
Delta: 12,800 sf

- Provide 2 additional roll-offs increasing total to 12.
- Current site is adequate for current quantity of roll-offs, however due to the size and geometry of the site, circulation and operations are inefficient.
- Recycling trucks do not have the space necessary to perform the turning movements necessary to pick up and empty roll-offs.
- County resident vehicles and recycling trucks share the same entrance and exit to the site creating circulation conflicts and delays for both recycling personnel and residents when trucks are on-site for pickups.
- Separate entrances should be provided for residents and trucks to alleviate current vehicular congestion, improve efficiency of operations and increase safety to the public.
- It is recommended that the recycling center be relocated to a larger site that would allow for the separation of County and public vehicles, or the existing site be expanded after overhead wiring is buried.



■ MEDICAL CAMPUS

MEDICAL CAMPUS - OVERVIEW

INTRODUCTION

The Medical Campus is located at the high point of Peak One Drive overlooking the Light Industrial and County Services Campuses from the southeast and contains:

- St. Anthony Summit Medical Center (120,000 sf)
- Peak One Surgery Center (within the Medical Center)
- Summit County Medical Office Building (86,758 sf)
- Flight For Life Colorado (2,400 sf)

The evaluation process for growth recommendations for the County departments at the Medical Campus consisted of a building tour and preliminary round of interviews with each department to understand current conditions, challenges, and projections of future needs. This data was then compiled into a program summary contained in this Master Plan report.

This Master Plan Report focused on the programming needs of the Medical Office Building (MOB). Approximately half of the MOB is owned by the County and approximately half of the

building is owned by a group of private medical practitioners. The County half houses six County departments/tenants on two floors along with some leased space on the third floor.

The square footage projections for each department were increased by a factor of 20% to account for circulation, mechanical, electrical, and structural systems to arrive at a total additional square footage figure. Based on these calculations the Medical Campus will need to increase by 119.2% by 2035 to accommodate all departmental growth needs.

Existing 2015 building program square footage = 21,701 sf

- Master plan 2035 building program square footage = 47,581 sf
- Percentage increase = 119.2%

This report recommends that the County find opportunities for the construction of a second Medical Office Building (MOB2) that could be located on the Medical Campus directly east of the existing MOB.

DEPARTMENTS

The tenants within the Medical Office Building included in the report are:

- Summit County Care Clinic
- Mind Springs Mental Health
- Youth and Family Services
- Human Services
- Public Health
- Coroner (located in Hospital)
- County Offices
- Facilities Management

KEY PLANNING ISSUES

SUMMIT COMMUNITY CARE

CLINIC:

Current space: 5,684 sf

2035 space needs: 16,781 sf

Delta: 11,097

The clinic operates as a Federally Qualified Health Center on the first floor of the MOB, and sustains extremely high levels of activity for its size. Dental, Behavioral, and Medical services are provided to fully insured, under insured and patients without access to other means of care.

30+ employees work out of this Medical Office building location, 1,800 sf of space is maintained at the Swan Mountain location, and 15-20 staff work at 4 School Based Health Centers (SBHC) throughout the County.

- Provide an additional 4,400 sf of office space to relocate all outside staff into the main Clinic.
- Provide 200 sf of space so all administrative staff can be organized into one centralized space located close to provider offices.
- There is currently not enough space for the 30+ employees to have dedicated desk space. 20 more workstations should be provided to accommodate all employees.
- The Clinic needs a dedicated 300 sf conference room that would allow for small group meetings of 3-4, up to groups of 20 staff members.
- Currently the Care Clinic is sharing the employee lounge with Mind Springs as a conference space.
- Dental suites that currently occupy space in the clinic are scheduled to move into new suites occupying 3,400 sf on

the 3rd floor of the MOB. This will allow for some backfill of clinical and office space in the Care Clinic.

MIND SPRINGS:

Current space: 4,296 sf
2035 space needs: 6,145 sf

Delta : 1,849 sf

The Mental Health Center is located on the 1st floor of the Medical Office Building adjacent to the Care Clinic - and maintains an average staff count of 7-8 with 3 admin employees. The space includes:

- Admin Office
- Psychiatrist Offices
- Therapist Offices
- Break Room (currently doubles as Group Therapy Room)
- Detox: consisting of 2 care rooms, 6 beds, 2-3 staff with a minimum of 2 staff when occupied.

Staff describes the facility as “space poor”. All departments manage current patient needs with the space available, however all spaces could be bigger.

- Provide 2 additional Psychiatrist offices @ 180 sf each.
- Provide 2 additional Therapist offices @ 150 sf each.
- Provide one additional unassigned office space for future growth.
- Add one additional Men and Women restrooms.
- Provide 225 sf Break Room. Currently using Group Therapy Room.

It is important to note the State Office of Behavioral Health is considering funding for the Summit County area, likely through Mind Springs, for a Crisis Stabilization Unit (CSU). Currently the closest CSU’s are located in Grand Junction and Lakewood, making Frisco a strategic midpoint between the two.

This would require an additional 10,000 sf of space housing 8 beds. The location within Frisco of the CSU is undetermined at this time, and requires further dialogue between County leadership and the community. In addition, state funding to assist with construction and operations is also undetermined and would most likely extend into FY17 before a funding amount would be determined. As such, the additional 10,000 sf of space is not included in this Master Plan.

IT ROOMS:

IT spaces are located on all three floors. The rooms total 429 sf and provide support for County and tenant sides of the building.

- This space is oversized and could support additional program, such as storage.



(County Departments and tenants shared Break Room)

YOUTH AND FAMILY SERVICES:

Current space: 1,936 sf
2025 space needs: 8,923 sf
Delta: 6,987 sf

Youth and Family services is located on the 2nd floor of the MOB. Administrative space is sufficient for staff size and future space needs are not anticipated at this time. Reception is located in Public Health - both departments are comfortable with this location.

Youth and Family Services primary need is a **new Youth Center**. This space is necessary for the community because currently the County does not have a space that provides free social and academic programs dedicated to teens.

The MOB does not have space for the Youth Center. Possible locations include the Frisco Recreation Center, SOS Building, or the Community and Senior Center. The Youth Center is temporarily housed in the old Motor Vehicle space in the County Commons building.

Program for the Youth Center includes:

- 5,500 sf of space for up to 150 people.

- One large multi-use space with a variety of furniture (couches, comfy chairs, group tables, and desks) to support academic and social programming. This space would be available to other departments during school hours.
- Kitchen/ break room.
- 12 staff workstations.
- 2 storage closets @ 36 sf each
- Restrooms

Hours of operation:

- 4 mornings per week
- Play group and EARRS
- 4-5 afternoons per week (primarily an after-school place for teens to hang out.
- Weekends as scheduled.

Vehicles:

- Provide van or Cutaway bus. Utilize existing parking.

HUMAN SERVICES:

Current space: 2,988 sf
2025 space needs: 5,740 sf
Delta: 2,752 sf

Human Services is experiencing consistent growth due to the increased requirements of the Affordable Care Act. Currently Social Services work stations are occupied by overflow staff from

other County departments with some open cubicles. All current cubicles are projected to be filled by Human Services staff by the beginning of 2016.

- Add acoustic separation to Child Welfare Observation Room. Noise from adjacent boiler currently disrupts recordings.
- Increase the size of existing Child Interview room by 350 sf. This should include room for toys and small child play area, family friendly space with couch seating, storage closet, and a larger kitchen.
- Provide dedicated 405 sf Conference Room. Social Services currently shares a conference room with Public Health causing some security concerns when discussing private case information.

- Consolidate all staff desks to centralized work area.
- Add intermediate space between interview rooms and hallway to increase patient privacy. Currently interview room is connected directly to the main 2nd floor hallway.
- Add private office for Finance staff. This space is currently in the open office creating concerns over the exposure to sensitive financial data.

- Provide additional 120 sf dedicated workspace for Child Support staff.
- Provide additional 480 sf dedicated workspace for 4 Economic Service staff.
- Provide additional 240 sf dedicated workspace for Child Welfare staff.

Vehicles:

- Provide one vehicle. Utilize existing parking.



(Existing Youth Center)

PUBLIC HEALTH:

Current space: 5,611sf
2035 space needs: 8,449 sf
Delta: 2,838 sf

Public Health is located on the 2nd floor of MOB adjacent to Youth and Family services. The department includes lab space, cubicles, patient waiting area and reception, shared conference room, unisex restroom, and patient exam rooms.

- Provide 3 additional staff offices @ 120 sf each.
- Provide acoustic separation from Youth and Family Services. Noise is disruptive to Public Health.
- Add digital intake kiosks to waiting room.
- Provide 200 sf storage space allowing material currently located at the Industrial Campus and Youth and Family Services to be moved back to Public Health.
- Add 360 sf mail/ supply/ copy room.
- Add 5 offices @ 120 sf each. This will allow for dedicated patient intake rooms. Currently staff offices double as patient intake.
- Add sink to smaller WIC room. Often WIC clients are with multiple family members and existing size of the (2) WIC rooms are slightly undersized. These rooms should be a minimum 120 sf.
- Current lab space is adequate. This will need to grow if Environmental Health shares space in the future.

CORONER:

Current space: 655 sf
2035 space needs: 906 sf
Delta: 251 sf

Additional space needs are referring to the Coroner/Morgue located in the hospital.

- Add additional 160 sf of space to accommodate second cadaver refrigerator.

Vehicles:

- Provide one covered parking space for Coroner trailer. See Light Industrial Campus Master Plan for location.
- Provide one heated storage space for Coroners Office pickup truck on the Light Industrial Campus near the Coroner trailer.

COUNTY OFFICES:

Current space: 986 sf
2035 space needs: 1,183 sf
Delta: 197 sf

Increased square footage represents the inclusion of 20% circulation. No additional space needs were reported.

FACILITIES MANAGEMENT:

Facilities Management occupies 292 sf office on the first floor to provide support to the MOB. The office houses 1.5 full time employees and storage.

MEDICAL CAMPUS, GENERAL

- Specialist physicians and surgeons are interested in expanding services for the County on a rotating basis, if exam room space is available.

- Space Repositioning - Leasing multiple physician offices in the MOB which are not contiguous is not ideal from a patient way-finding or internal efficiency standpoint.
- Atrium area to include wellness teaching and support group areas which will focus on keeping community members healthy rather than a place designed solely to treat sick individuals, and check-in kiosks and concierge to direct guests to the appropriate area within the MOB
- Additional Space - Wellness center for employees, perhaps in partnership with center for patients (physical therapy, occupational therapy, cardiac therapy, pulmonary therapy).
- Hours of Operation - May need to accommodate even more extended hours into the evening and weekends. May require additional lighting and security.
- Way-finding - Improved signage for parking locations, buildings within the campus and within each building.



(Coroner trailer at Light Industrial Campus)



03. Program Summary

INTRODUCTION

This section presents the Space Needs Summary for the new Light Industrial Campus through the projected needs of the year 2035. The program includes office/support areas, storage areas, shop areas, exterior areas, and exterior parking areas to meet the future operational needs for Summit County.

STAFF SUMMARY

An understanding of facility staffing levels is crucial to the Planning Team when determining the number of parking spaces, size of support facilities, and developing occupancy levels. Staffing levels were taken directly from interview sessions, questionnaires, and organization charts provided by Summit County. Refer to Appendix 2 - Detailed Space Needs Program for a more detailed breakdown of the staffing positions.

VEHICLE SUMMARY

County vehicle quantities and sizes are essential to the Planning Team when determining parking requirements on the site and the size of the support facilities. The vehicle quantities were taken directly from interview sessions, questionnaires, and a Vehicle/Equipment Inventory provided by the County and attached as Appendix 4 - Vehicle Data.

SPACE STANDARDS

Space standards were applied to the Space Needs Program and generally apply to the Office and Vehicle Parking Areas. Area requirements in Shops and Storage Areas were derived from functional requirements and equipment space needs. The space standards listed in the adjacent table were utilized to develop the facility program and overall area requirements.

The space standards are based on functional needs and requirements established through the design of other facilities, rules of thumb, and specific requirements of each functional group.

SIZE REQUIREMENTS	
Office Areas	
Director	180 square-foot Private Office
Deputy Director	168 square-foot Private Office
Superintendent	150 square-foot Private Office
Supervisor	80 square-foot Workstation
Foreman/Lead	64 square-foot Workstation
Coordinator	36/64 square foot Workstation
Administrative staff	64 square foot Workstation
Analyst	64 square-foot Workstation
Technician	36 square-foot Workstation
Intern, Laborer	15 square-foot work carrel
Shop Areas	
Light Duty Repair Bay	560 square feet (16' x 35')
Heavy Duty Repair Bay	1,000 square feet (20' x 50')
Alignment Bay	1,000 square feet (16' x 35')
Small Engine Repair	560 square feet (20' x 35')
Welding/Fabrication Bay	1,000 square feet (20' x 50')
Wash Bay	1,375 square feet (25' x 50')
Chassis Wash Bay	1,375 square feet (25' x 50')
Drive-through Wash	2,000 square feet (25' x 80')
City Vehicle Parking	
Small	80 square feet (8' x 10')
Medium	200 square feet (10' x 20')
Large	360 square feet (12' x 30')
Extra-Large	480 square feet (12' x 40')
Employee Visitor Vehicle Parking	
Employee/Visitor Parking	162 square feet (9' x 18')
Accessible Parking	234 square feet (13' x 18')

CIRCULATION FACTORS

The space requirements shown for each function are net usable area. There are three Circulation Factors utilized in the Space Needs Program. These factors are:

Interior or Building Circulation

This factor is applied to the program as a percentage of the total building square footage. It accounts for miscellaneous building spaces such as hallways, stairwells, janitor closets, mechanical, plumbing, electrical rooms, wall thickness, and structure (Circ/Mech/Elec/Struct); and access requirements. The following is a list of the factors (in general) that have been applied to the program:

- Office Areas - 45%
- Shop and Storage Areas - 20%
- Covered Storage Areas - 15%
- Yard Storage Areas - 100%

Parking Lot Circulation

A factor of 100 percent of the actual space occupied by a vehicle is added. This additional space must be included in the calculation to account for the drive aisles, walkways, islands, and other areas created by site and access inefficiencies.

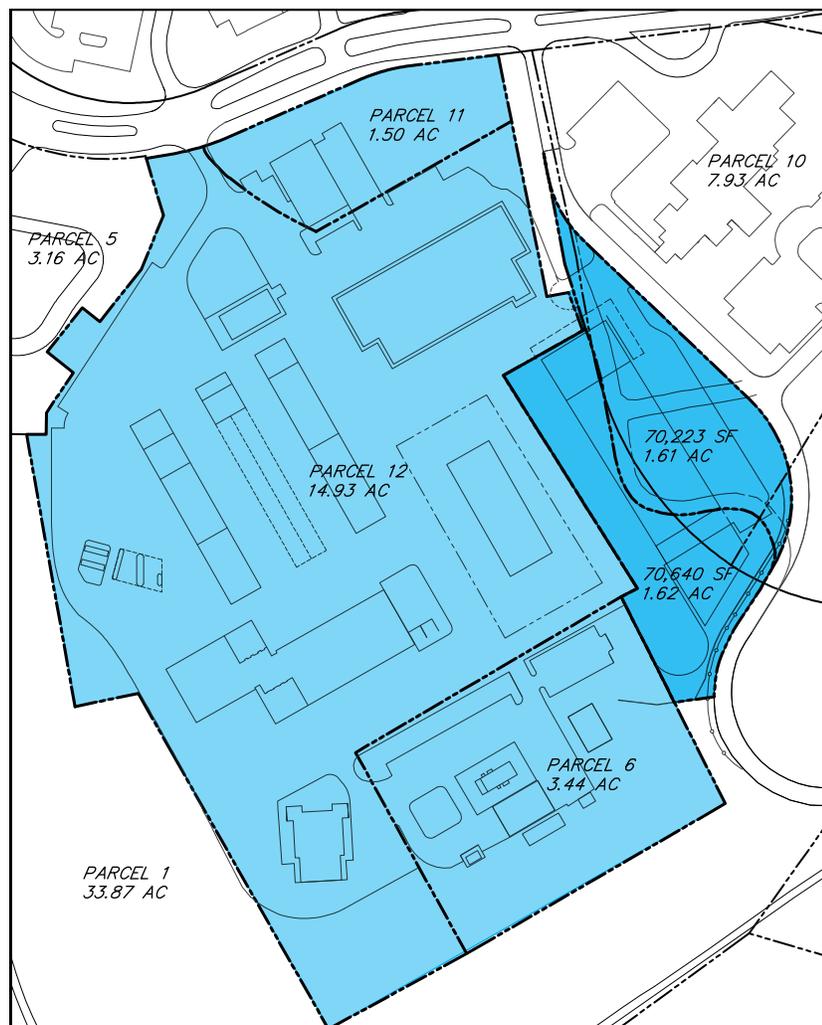
Site Net to Gross Factor

This factor is also applied to the program as a percentage of the total program square footage. It accounts for areas around buildings, site drive aisles, building access, and site access. For new construction, a 100 percent factor is normally applied to account for all site inefficiencies. As such, the better the site conditions, access, easement, etc., the more efficient the site layout can become, reducing this factor to as low as 75 percent.

For the Industrial Campus, the actual square footage (acreage) of the existing campus and the actual square footage (acreage) of the Master Plan improvements are known, so the actual areas were applied.

- The 2015 existing site acreage of the Industrial Campus is 19.87 acres, or 865,540 sf.
- The 2035 Master Plan site acreage required is 23.10 acres, or 1,006,400 sf

Light Industrial Campus parcels after road realignment



SPACE NEEDS PROGRAM

The Space Needs Program was used by the Planning Team to develop site master plans and conceptual building plans for the new facilities to be developed. The Space Needs Program includes projected square footages for the existing 2015 and Master Plan 2035 Industrial Campus. This Space Needs Program can be located in Appendix 2 - Detailed Space Needs Program.

A summary of the Space Needs Program for Summit County Industrial Campus is adjacent.

This summary table includes projected square footage needs for office and support areas, shops/storage areas, enclosed areas, covered areas, and exterior areas. These projected space needs are subtotaled into net square footage requirements and converted to the total site acreage requirements for the redeveloped facility and any potential residual land area. Site circulation, landscaping requirements, and total acres required are also shown.

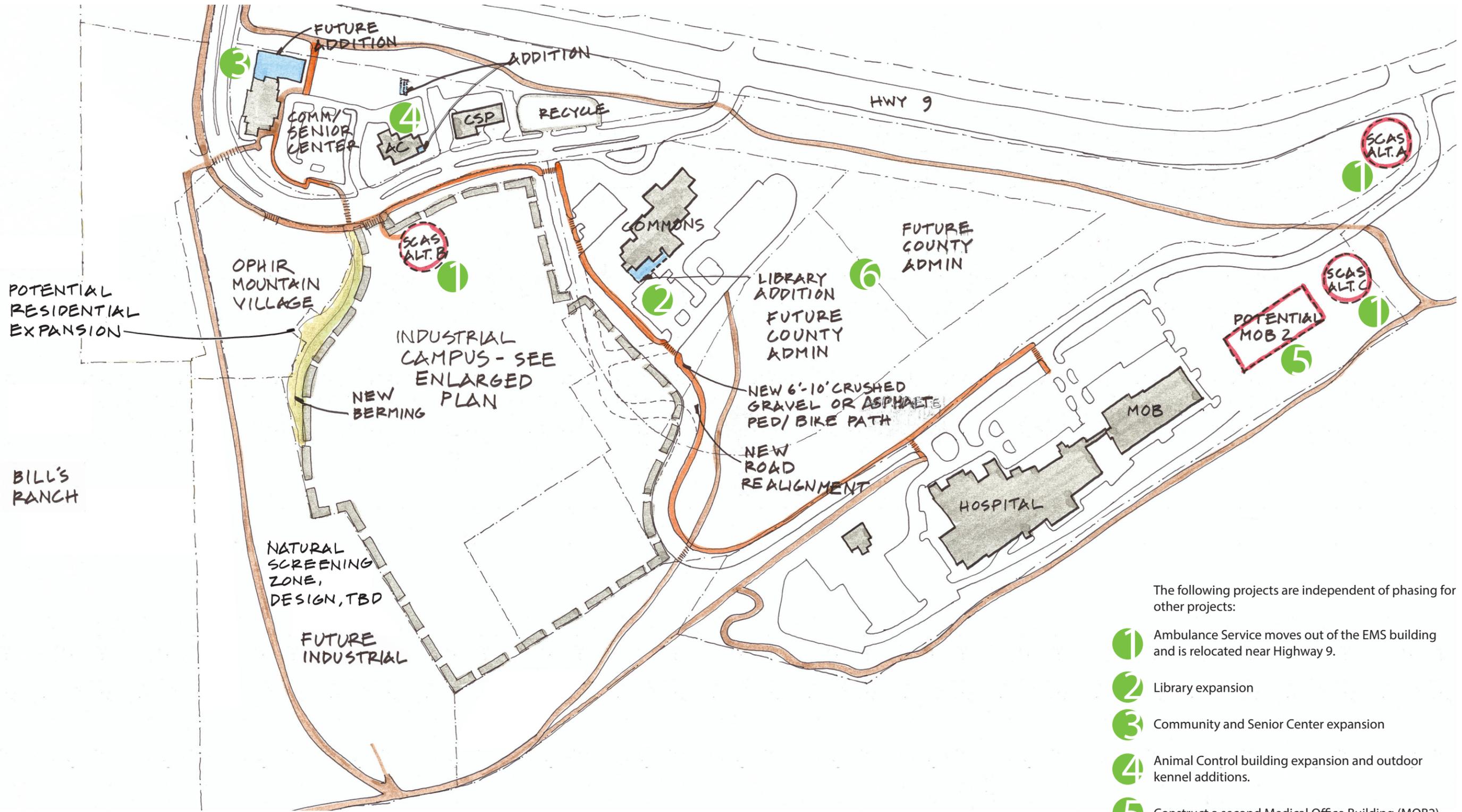
<i>Summit County Industrial Campus Space Needs Program Summary</i>						
DEPARTMENT	OFFICE / SUPPORT		SHOPS/ STORAGE		ENCLOSED PARKING	
	Existing 2015	Master Plan 2035	Existing 2015	Master Plan 2035	Existing 2015	Master Plan 2035
SCAS/FIRE ADMIN	5,192	10,324			1,634	1,656
EMERGENCY MANAGEMENT - EOC	1,730	2,430				
911 COMMUNICATIONS CENTER	3,896	4,424				
FIRE AUTHORITY TRAINING CENTER (SFA)	0	8,642				
COLORADO DEPARTMENT OF TRANSPORTATION (CDOT)	---	---	13,160	13,160	---	---
TRANSIT (SUMMIT STAGE)	2,672	5,493	---	1,688	24,032	26,250
SHARED BUILDING AREAS	0	7,750				
FACILITIES	---	708	3,419	6,900	1,920	5,796
ROAD & BRIDGE	1,699	853	4,481	5,148	7,040	13,156
WEED CONTROL			200	360	960	2,231
OPEN SPACE AND TRAILS			385	672	0	0
SHARED STORAGE			6,021	7,395		
SHERIFF OFFICE					360	4,140
SEARCH & RESCUE	528	1,653	200	720	4,140	5,060
WATER RESCUE	552	319	0	480	920	2,300
FLEET MAINTENANCE			31,357	31,357		
SHARED - WASH AREAS						
SHARED - FUEL ISLAND						
SHARED - SAND/SALT STORAGE						
SHARED - COVERED YARD STORAGE						
SUMMIT COUNTY RECYCLE CENTER						
SUBTOTAL	16,269	42,595	59,223	67,879	41,006	60,589
SITE CIRCULATION, LANDSCAPING AND SETBACKS						
INDUSTRIAL CAMPUS - TOTAL SITE SQUARE FOOTAGE						
INDUSTRIAL CAMPUS - TOTAL SITE ACREAGE						

COVERED AREAS		EXTERIOR AREAS		COVERED PARKING		UNCOVERED PARKING		EMPLOYEE/ VISITOR PARK		TOTALS	
Existing 2015	Master Plan 2035	Existing 2015	Master Plan 2035	Existing 2015	Master Plan 2035	Existing 2015	Master Plan 2035	Existing 2015	Master Plan 2035	Existing 2015	Master Plan 2035
				0	480	400	0	4,104	7,448	11,330	19,908
						0	10,000	172	342	1,902	12,772
								5,814	6,992	9,710	11,416
		42,849	42,849					16,036	16,036	58,885	67,527
		34,889	34,889					2,916	2,916	50,965	50,965
		200	400			4,800	0	12,312	18,962	44,016	52,793
420	0	1,800	1,800	0	1,840	3,600	800	4,788	6,650	15,947	24,494
200	230	2,350	10,100	0	2,300	16,600	11,960	7,524	10,754	39,893	54,501
				0	0	3,960	400			5,120	2,991
0	0	0	0			0	0	0	0	385	672
				0	414					6,021	7,809
				0	4,094	8,040	0			8,400	8,234
						8,080	1,440	0	2,052	12,948	10,925
								684	684	2,156	3,783
						12,996	12,996	684	684	45,037	45,037
		3,140	3,140							3,140	3,140
		5,330	5,330							5,330	5,330
7,320	8,000									7,320	8,000
0	600									0	600
		31,680	44,480							31,680	44,480
7,940	8,830	122,238	142,988	0	9,128	58,476	37,596	55,034	73,520	328,505	435,376
										537,032	571,025
										865,537	1,006,400
										19.87	23.10



04. Master Plans

OVERALL MASTER PLAN



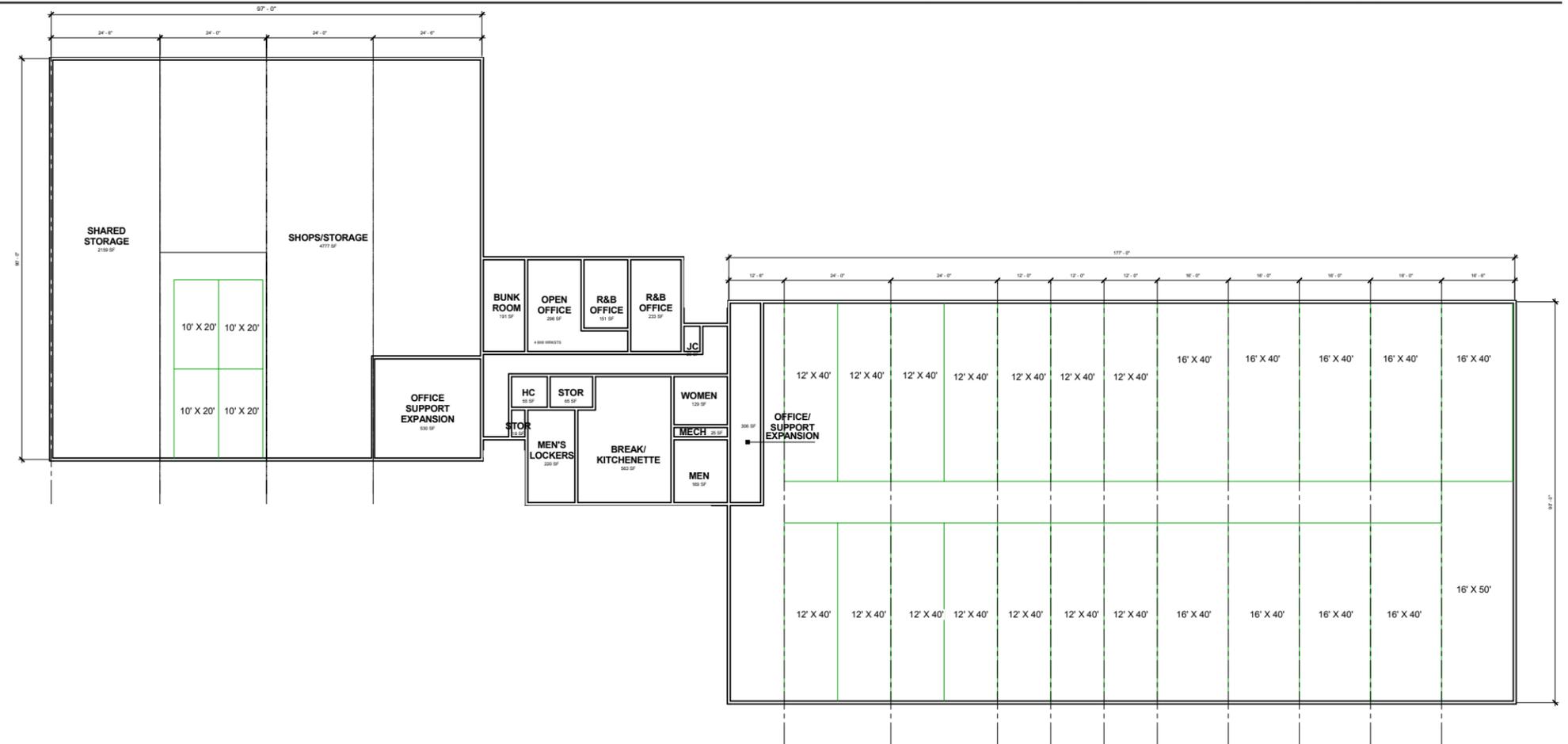
The following projects are independent of phasing for other projects:

- 1 Ambulance Service moves out of the EMS building and is relocated near Highway 9.
- 2 Library expansion
- 3 Community and Senior Center expansion
- 4 Animal Control building expansion and outdoor kennel additions.
- 5 Construct a second Medical Office Building (MOB2)
- 6 Development of County Administrative facilities on Parcels 8 and 9.



EXISTING TRANSIT BUILDING REPURPOSING DIAGRAM

EXISTING TRANSIT BUILDING REPURPOSING DIAGRAM



EXISTING TRANSIT BUILDING PLAN

not to scale

NEW ROAD AND BRIDGE PLAN

not to scale

Summit County Industrial Campus Exterior Parking County Analysis									
DEPARTMENT	COVERED PARKING		UNCOVERED PARKING		EMPLOYEE/ VISITOR PARKING		DEPARTMENT TOTAL PARKING		REMARKS
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	
SCAS/FIRE ADMIN	3	3			20	20	23	23	
EMERGENCY MANAGEMENT - EOC			25	25	1	1	26	26	Shared with 911
911 COMMUNICATIONS CENTER					20	20	20	20	Shared with EOC
FIRE AUTHORITY TRAINING CENTER (SFA)					20	20	20	20	All existing maintained
CDOT					9	14	9	14	Existing parking only included
TRANSIT (SUMMIT STAGE)	14	14			44	46	58	60	Employee/visitor includes 28 spaces along CDOT east side
FACILITIES MANAGEMENT	8	8	2	4	19	19	29	31	Employee/visitor spaces included at west edge parking
ROAD & BRIDGE	18	18	8	10	31	35	57	63	Uncovered assumes 2 tractor trailers off site
WEED CONTROL			1	1			1	1	Uncovered along site west edge
OPEN SPACE AND TRAILS									No parking at Industrial Campus
SHERIFF OFFICE	15	15					15	15	
SEARCH & RESCUE	1	1	2	2	6	6	9	9	Uncovered and employee/visitor along site west edge
WATER RESCUE					2	2	2	2	Employee visitor along site west edge
FLEET MAINTENANCE			38	38	2	2	40	40	11 uncovered at FM east side, 7 uncovered at CDOT east side
ADDITIONAL SITE PARKING		4							
SUBTOTAL	59	63	76	80	174	185	309	324	
INDUSTRIAL CAMPUS TOTAL EXTERIOR PARKING							618	652	



05. Civil Design



CIVIL NARRATIVE

TRAFFIC/ ACCESS

The alignment of the existing Peak One Drive roadway will be revised to provide a more navigable road. Increasing the curve radii will allow for more comfortable negotiation around corners on the downhill grade. In addition, providing flatter grades at intersections will allow easier turning movements from Peak One Drive onto the accesses that connect to it.

The existing access road to the County Commons site will be shortened as a result of the Peak One Drive re-alignment, increasing the steepness of the access drive, however, the proposed road grade will still be within the allowable County Standards for longitudinal road grade. Due to the revised grade and alignment of the County Commons access drive, the existing west parking lot access to the western most parking lot will no longer be usable, however, the eastern access to this lot can remain.

The access to the County Facilities Lot near the Fleet Building will also be revised as part of the Peak One Drive re-alignment.

This intersection is proposed to be flatter than in the existing condition, and the access will also be increased in length, while maintaining nearly the same longitudinal grade as in the existing condition.

RECREATIONAL PATHS

Added connectivity between County functions is a goal. As mentioned previously, staff and the public do not currently have continuous pedestrian and bike access to all the public functions within the campuses.

The site already contains numerous recreational paths, including the access to the Miner's Creek Road trail head and County recreational path system. Pathways will be extended to interconnect the County Commons Campus with the Medical Campus, Industrial Campus and adjacent neighborhoods.

This Master Plan shows these pathways diagrammatically, but a detailed grading and drainage analysis will need to be performed during final design.

ADJACENT PARCEL IMPACT

The proposed realignment will affect the boundaries of the parcels within the County Commons PUD. Currently, the parcel boundaries do not follow the conditions of the existing roads. The analysis below assumes that newly realigned parcels would follow the new design of the road allotting a generous buffer of 40' on either side of center line.

Parcel 12: This parcel will increase in size – it is approximately 15.0 acres and could increase by approximately 1.5 acres. The realignment of the road will allow for the expansion of industrial facilities on Parcel 12.

Parcel 1: The alignment of Parcel 1 will likely be amended to follow the new road. One of the permitted uses on parcel 12, in addition to open space, is access.

Parcel 9: This parcel is reserved for Community Service Facilities & Office uses. It is currently 5.8 acres and will likely decrease in size by 0.5 acres to accommodate the new road and realignment of Parcel 1.

The new road will be closer to the recreational path, approximately 30' from it at the nearest point.

Even though this parcel will decrease in size, the area of potential development will likely be unaffected. The proposed new alignment of Peak One Drive will be rerouted to the location between the recreational path and current location of Peak One Drive – space that would not be suited for development unless the recreational path were rerouted. This parcel is allotted 30,000 sq. ft. of density which may be transferred between Parcels 8 - 10 as part of a site plan review. The 30,000 sq. ft. of density is not based on FAR, so the decrease in parcel size will not reduce allowed density.

Parcel 10: This parcel is approximately 8.0 acres in size, and the realignment of the road would likely decrease the parcel by approximately 2.0 acres. The new road will come closer to the existing improvements on this parcel – there will be approximately 15 feet between the road and the existing parking lot and approximately 22 feet between an existing infrastructure building and the new road. The overall density on this parcel is limited to 47,300 square feet, and can be transferred between Parcels 8 – 10. This density is not based on FAR, so the decrease in parcel size should not reduce allowed density.

The goal of the new road realignment is to expand the size of parcel 12. In doing so, the realignment of the new road consolidates existing and future development closer to the road. This consolidation results in the loss of “open space” in the PUD of approximately 1.0 to 2.0 acres depending on how the parcels are redrawn. It should be noted that the realignment of the new road minimally impacts the location of future improvements on Parcels 9 and 10, since it will be realigned

where development is unlikely, but it does reduce the amount of open space on these parcels.

DRAINAGE

Drainage patterns will generally remain the same as in the existing condition, as runoff will continue to flow north along the realigned Peak One Drive to the existing ponds on each side of Peak One Drive at the intersection with Peak One Boulevard.

An increase in impervious area is anticipated once full build out of the Master Plan is completed. The existing available pond storage volume should be verified to determine if the ponds will be able to accommodate an increase in stormwater volume from proposed development. Likewise, the capacity of the existing storm system must be verified to determine if it can accommodate increased flows from proposed development.

The area of construction is not located in a flood plain or in/near any existing wetlands.

UTILITIES

The Facilities campus is served by a sanitary sewer main from north end of the campus as well as a water main that enters from the north end of campus, running south through the entirety of the campus.

Within the Facilities campus, sewer, potable water and other necessary service lines can be extended from existing mains to the location of planned facilities. The Town of Frisco has initially confirmed that capacities and pressures of existing water mains will be adequate for serving the proposed future development. Sizing of services and fire flow demands will need to be determined once locations of proposed facilities are finalized.

The Town of Frisco has stated that the available water for use by the Summit County Facilities campus, per the current agreement between these entities, is near its limit, therefore, additional tap fees may be required for the proposed buildings. Coordination with the Town of Frisco is recommended to determine if additional tap fees will be necessary.

The existing 10" water main near the southeast end of the campus will be in direct conflict with proposed improvements to this part of the campus. Substantial grading efforts and the sand/salt facility are planned for this location, therefore the water main should be realigned to avoid these planned improvements. An alternate alignment has been shown on the attached utility schematic.



Other utilities identified along Peak One Drive within the proposed re-alignment limits include communication lines, i.e., phone, cable TV, fiber optic, electric, etc... No other utilities were identified based on the available utility information provided. Re-routing of the communication lines will be required as part of Peak One Drive's proposed alignment. The attached utility schematic is based on preliminary coordination with CenturyLink.

SOILS AND GRADING

Existing site soils appear to consist of Grenadier gravelly loam per the NRCS Web Soil Survey, but should be confirmed by a Geotechnical Engineering report.

A Geotechnical Report should also be provided for recommendations on pavement thickness, compaction requirements and maximum embankment slope, as well as retaining wall parameters.

A retaining wall will be needed at the southeast end of the Facilities campus near the fire training center and along Peak One Drive. The retaining wall will accommodate the sand/salt facility and internal road, as proposed grade will need to be significantly lower than existing grade in this area. The retaining wall is anticipated to vary in height from 1' at its shortest point to 31' at its tallest point. Potential wall types that could be implemented are MSE, Shotcrete/Tie back or a structural wall. It should be determined which type of wall system would be best suited and most economical based on these parameters.

The County has provided input for the wall's appearance and has requested that the wall have a "natural" aesthetic due to its size and location. In addition, it could be formed in such a way that it lends itself to Search & Rescue vertical training.

If space constraints allow, an alternative to a single, tall retaining wall would be a series of terraced walls. Both layouts should be investigated to determine which type of wall will be the most appropriate.

Where retaining walls aren't incorporated, embankment slopes are anticipated to be no steeper than 3:1, unless required to be flatter by the Geotechnical Engineering report.

SNOW REMOVAL

A 15' offset distance from edge of roadway to top of retaining wall, where retaining walls are implemented, should be established to allow for appropriate snow removal space. A roadside ditch should also be implemented along the edge of roadway to help transport melted snow downgradient and away from walls, downgradient structures, etc.



A guardrail should be added along the back of retaining walls to provide a barrier to prevent any errant vehicles from overtopping the retaining walls.

ENCUMBRANCES

Property within the project limits is owned by Summit County, therefore no land acquisition is anticipated.

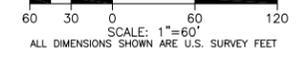
CDOT & OTHER AGENCY COORDINATION

Peak One Drive is not a CDOT managed roadway, therefore, no coordination with CDOT is anticipated for this project.

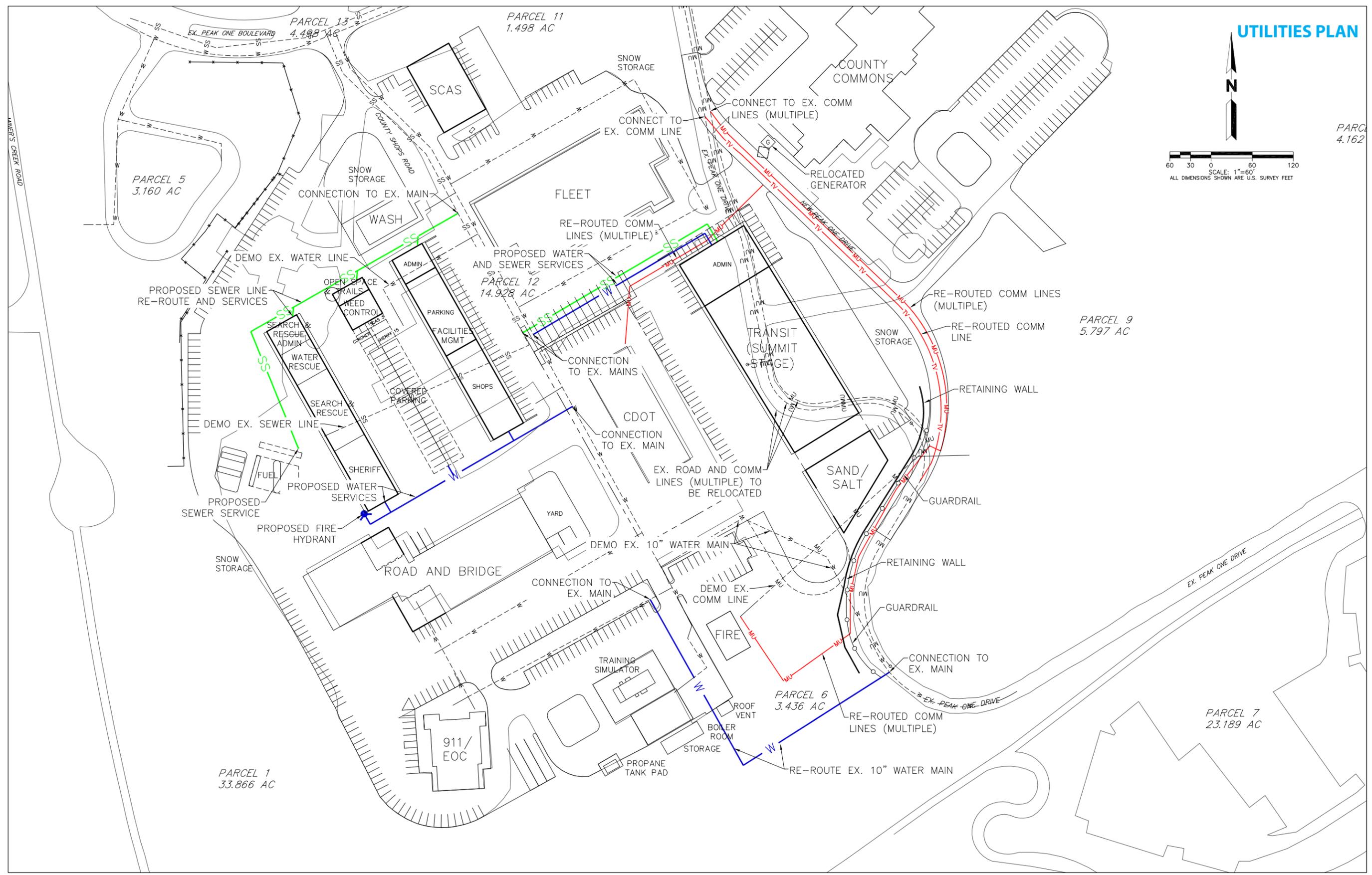
Coordination with Summit County will need to be conducted to ensure future planned facilities will not be impacted by the finalized road layout.



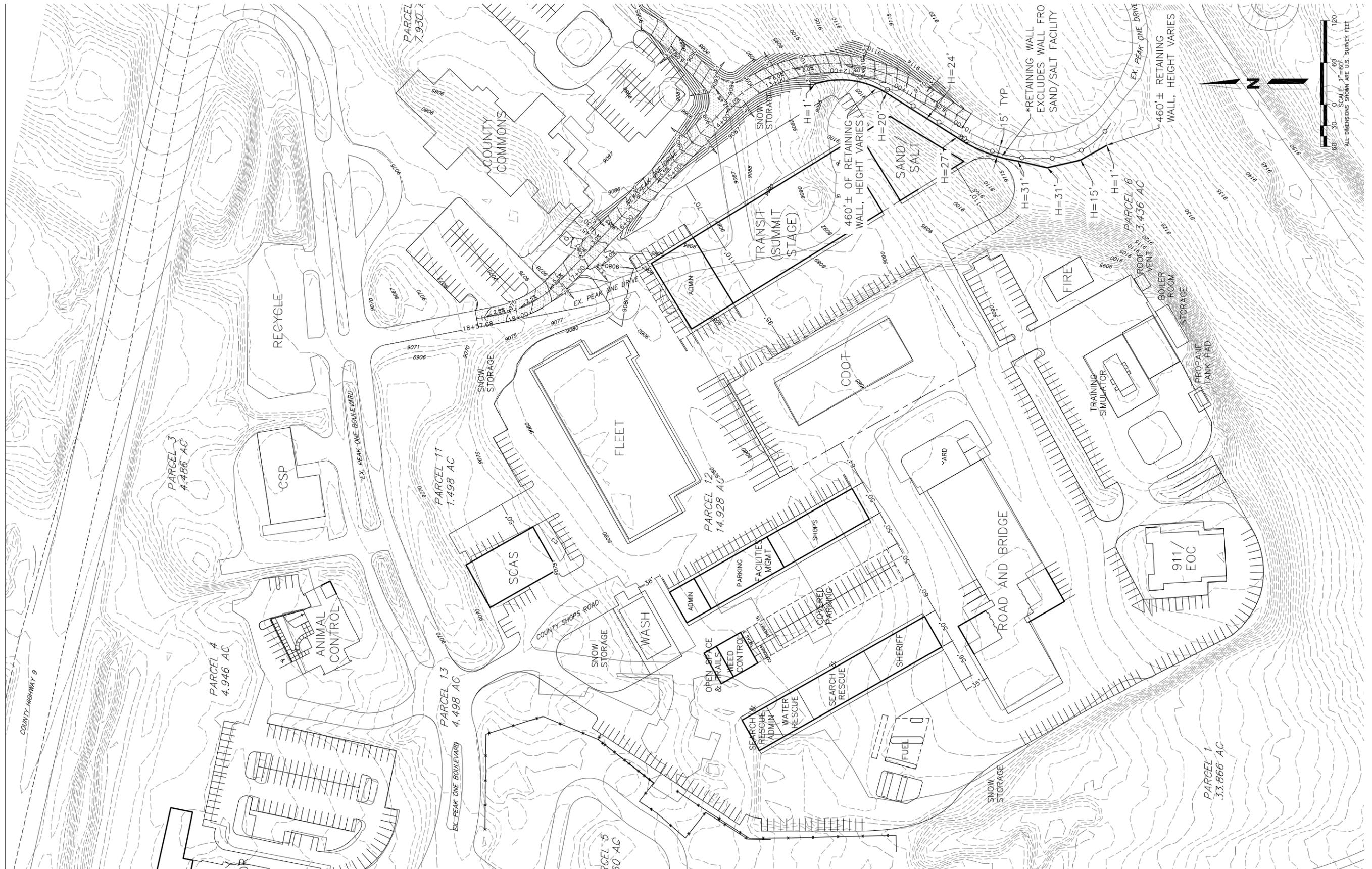
UTILITIES PLAN



PARCEL 4.162



ROAD REALIGNMENT PLAN





06. Cost Estimate

COST ANALYSIS INTRODUCTION

Funding goals for many of the construction projects identified in the master plan may require fundraising partnerships with Summit County Government. In order to give the County an understanding of the magnitude of the costs for implementing these projects, an independent cost estimate was performed for RNL by Johan Kemp. A copy of this cost estimate follows in this section.

The cost estimate includes considerations for demolition of existing facilities, construction of new facilities, utility relocation, site and road paving, grading and assumes typical construction methodology and materials appropriate for these types of facilities. Land acquisition costs, legal fees associated with parcelization, personnel relocation costs or temporary facility costs for impacted County Departments were not included in this estimate.

For the Light Industrial Campus, a detailed cost estimate was performed using today's dollars and an inflation factor to predict the cost in the future. Quantities of building and site construction materials were calculated and costs were assigned to these. The total cost estimate for the Light Industrial Campus is approximately \$31,836,000 in today's dollars, with an escalation allowance of 5% applied for 2 years resulting in a future projected cost of \$33,415,000 in 2017.

The first step in performing the Light Industrial Campus work is to realign Peak One Drive. The cost of this work has been broken out separately and is estimated at \$1,918,284 in today's dollars and projected to be \$2,000,284 in 2017.

For the County Commons, additions for the Community and Senior Center, Animal Control and Library were identified. These additions are estimated at a cost of \$3,365,105 in today's dollars, with an escalation allowance of 5% applied for 2 years resulting in a future projected cost of \$3,530,105.

The cost estimate for the Medical Office Building was generated using the following methodology:

It was assumed that all the County functions within the existing Medical Office Building (MOB) will be relocated to a new Medical Office Building 2 (MOB 2), as there is not enough space in the existing MOB to accommodate the projected future program growth.

- The existing MOB will be sold or leased or by the County and the funds will be used to offset the cost of the new MOB 2.
- The new MOB 2 will be sized based on additional financial analysis to provide the most effective use of County funds. One recommended option is building an MOB 2 of approximately 50,000 sf to accommodate currently projected County medical program space needs. A second option is to build an MOB 2 of approximately the same 86,000 sf size as the existing MOB, and lease out the unused space as an income generator.
- The cost estimate was generated by applying a per square foot cost for similar Medical Office Building facilities and adjusting that cost for construction in Summit County.

- The cost for a 50,000 sf MOB 2 is approximately \$28,004,700 in today's dollars, with an escalation allowance of 5% applied for 2 years resulting in a future projected cost of \$29,205,700.
- An alternate 86,000 sf MOB 2 is approximately \$46,137,900 in today's dollars with an escalation allowance of 5% applied for 2 years resulting in a future projected cost of \$48,116,900.

On the following pages are the Cost Estimate Summary and Details:

Industrial Campus

Estimate:	Concept
Date:	12/4/2015
Project:	County Commons Facilities Master Plan
Location:	Frisco, Summit County, Colorado

Building	Area	UOM	Rate \$	Totals \$
1 Site works				\$3,415,265
2 Road re-alignment				\$1,046,284
3 Fire Admin and SCAS (single story)	7,862	sf	197	\$1,551,922
4 Emergency Management & 911 Communication Center (repurpose)	9,921	sf	88	\$873,885
5 Fire Training Center	0	sf	0	\$0
6 CDOT	0	sf	0	\$0
7 Transit (Summit Stage)	33,606	sf	127	\$4,251,893
8 Shared Support Offices/Areas and Storage (Repurpose Road & Bridge Building)	11,895	sf	78	\$927,620
9 Facilities	13,404	sf	176	\$2,352,923
10 Road & Bridge	6,001	sf	179	\$1,074,166
11 Weed Control & Open Space and Trails	2,591	sf	129	\$333,242
12 Shared Covered Parking (SCAS, Sherriff, R&B and Facilities)	7,395	sf	69	\$508,037
13 Sheriff Office, Search and Rescue & Water Rescue	7,433	sf	153	\$1,140,915
Sub - Total				\$17,476,000
General Conditions Profit & Overhead			21%	\$3,670,000
Estimate Contingency			30%	\$6,344,000
Design and Engineering Fee			10%	\$2,749,000
Materials testing			1%	\$275,000
Owner's contingency			5%	\$1,526,000
Allowance for Escalation in Construction Cost - 2017 per annum			5%	\$1,375,000
Total Construction Cost - 2017				\$33,415,000
Allowance for Escalation in Construction Cost - 2020 @ 3% per annum			15%	\$5,012,000
Total Construction Cost - 2020				\$38,427,000

SUMMARY - 2 OF 3

County Commons

Estimate: *Concept*
Date: *12/4/2015*
Project: *County Commons Facilities Master Plan*
Location: *Frisco, Summit County, Colorado*

Building	Area	UOM	Rate \$	Totals \$
1 Site works				\$115,500
2 Library	750 sf		225	\$169,025
Sub - Total				\$284,525
General Conditions Profit & Overhead			21%	\$60,000
Estimate Contingency			30%	\$103,000
Design and Engineering Fee			10%	\$45,000
Materials testing			1%	\$4,000
Owner's contingency			5%	\$25,000
Allowance for Escalation in Construction Cost - 2017 per annum			5%	\$22,000
Total Construction Cost - 2017				\$543,525
Allowance for Escalation in Construction Cost - 2020 @ 3% per annum			15%	\$82,000
Total Construction Cost - 2020				\$625,525

Community and Senior Center

Estimate: *Concept*
Date: *12/4/2015*
Project: *County Commons Facilities Master Plan*
Location: *Frisco, Summit County, Colorado*

Building	Area	UOM	Rate \$	Totals \$
1 Site works				\$100,000
2 Kitchen expansion and Meeting Room	5450 sf		315	\$1,716,750
Sub - Total				\$1,816,750
General Conditions Profit & Overhead			21%	\$382,000
Estimate Contingency			30%	\$660,000
Design and Engineering Fee			10%	\$286,000
Materials testing			1%	\$29,000
Owner's contingency			5%	\$159,000
Allowance for Escalation in Construction Cost - 2017 per annum			5%	\$143,000
Total Construction Cost - 2017				\$3,475,750
Allowance for Escalation in Construction Cost - 2020 @ 3% per annum			15%	\$521,000
Total Construction Cost - 2020				\$3,996,750

Medical Campus

Estimate: Concept
Date: 12/4/2015
Project: County Commons Facilities Master Plan
Location: Frisco, Summit County, Colorado

Building	Area	UOM	Rate \$	Totals \$
1 Site works				\$524,700
2 Medical Office Building	50,000 sf		295	\$14,750,000
Sub - Total				\$15,274,700
General Conditions Profit & Overhead			21%	\$3,208,000
Estimate Contingency			30%	\$5,545,000
Design and Engineering Fee			10%	\$2,403,000
Materials testing			1%	\$240,000
Owner's contingency			5%	\$1,334,000
Allowance for Escalation in Construction Cost - 2017 per annum			5%	\$1,201,000
Total Construction Cost - 2017				\$29,205,700
Allowance for Escalation in Construction Cost - 2020 @ 3% per annum			15%	\$4,381,000
Total Construction Cost - 2020				\$33,586,700

Road Re-alignment

Estimate: Concept
Date: 12/4/2015
Project: County Commons Facilities Master Plan
Location: Frisco, Summit County, Colorado

Building	Area	UOM	Rate \$	Totals \$
1 Site works				\$401,990
2 Sand & Salt Enclosure				\$644,294
Sub - Total				\$1,046,284
General Conditions Profit & Overhead			21%	\$220,000
Estimate Contingency			30%	\$380,000
Design and Engineering Fee			10%	\$165,000
Materials testing			1%	\$16,000
Owner's contingency			5%	\$91,000
Allowance for Escalation in Construction Cost - 2017 per annum			5%	\$82,000
Total Construction Cost - 2017				\$2,000,284
Allowance for Escalation in Construction Cost - 2020 @ 3% per annum			15%	\$300,000
Total Construction Cost - 2020				\$2,300,284

INDUSTRIAL CAMPUS - 1 OF 8

Industrial Campus

Estimate: Concept

Date: December 4, 2015

Project: County Commons Facilities Master Plan

Location: Frisco, Summit County, Colorado

	Element Description	Quantity	UOM	Rate \$	Cost \$
A Site and Utilities					
1	Site works				\$3,415,265.00
1.1	Site works				\$3,271,855.00
	Demo existing buildings	1.0	Item	\$45,000.00	\$45,000.00
	Berm and Landscape Screen	880.0	lf	\$60.00	\$52,800.00
	Fuel spill containment vault	1.0	ea.	\$1,500.00	\$1,500.00
	Clear and grub	4.0	ac	\$1,500.00	\$6,000.00
	Excavate to reduce levels	800	cy	\$12.00	\$9,600.00
	10" Asphalt paving including base coarse	60,000	sf	\$8.00	\$480,000.00
	6" Asphalt paving including base coarse	280,000	sf	\$6.00	\$1,680,000.00
	Curb and gutter	4,600	lf	\$35.00	\$161,000.00
	8" Concrete paving	500	sf	\$8.50	\$4,250.00
	Pavement markings and signage	1	allow	\$35,000.00	\$35,000.00
	Concrete sidewalks	965	sf	\$5.00	\$4,825.00
	Fuel island	1	allow	\$5,000.00	\$5,000.00
	Ice melt system	27,000	sf	\$12.00	\$324,000.00
	Chain-link fence - 8'-0" high	360	lf	\$8.00	\$2,880.00
	Site Electrical and Lighting	1	allow	\$50,000.00	\$50,000.00
	Landscaping & irrigation	25,000	sf	\$1.00	\$25,000.00
	Storm detention pond	1	allow	\$35,000.00	\$35,000.00
	Building sign - LED	1	allow	\$50,000.00	\$50,000.00
	Water, gas, sewer, stormwater and electrical utilities	1	allow	\$300,000.00	\$300,000.00
1.2	Covered Yard Storage				\$42,900.00
	5" Concrete slab on grade	600	sf	\$6.00	\$3,600.00
	8" CMU walls	600	sf	\$25.00	\$15,000.00
	Metal roof and roof covering	600	sf	\$26.00	\$15,600.00
	Single metal door - 3'-0" wide - painted	1	ea.	\$1,500.00	\$1,500.00
	Electrical outlets and light fixtures	600	sf	\$12.00	\$7,200.00
1.3	Demolitions				\$100,510.00
	Demolish existing buildings	20,102	sf	\$5.00	\$100,510.00
B Buildings and Structures					
1	Fire Admin and SCAS (single story)	7,862	sf	\$197.40	\$1,551,922.00
	Foundations				\$47,172.00
	Foundations	7,862.0	sf	\$6.00	\$47,172.00
	Structure				\$275,170.00
	Super structure	7,862	sf	\$35.00	\$275,170.00
	Exterior walls				\$185,500.00
	Insulated metal panel assembly	7,000	sf	\$26.50	\$185,500.00
	Exterior windows				\$38,500.00
	Aluminum framed windows and storefronts	700	sf	\$55.00	\$38,500.00
	Exterior doors				\$9,000.00
	Aluminum entry doors	2	ea.	\$4,500.00	\$9,000.00
	HM single door	2	ea.	\$2,750.00	\$5,500.00
	Roof				\$216,991.00
	Roof structure with Pre-finished metal roofing including insulation	9,434	sf	\$23.00	\$216,991.20
	Interior Construction				
	Partitions				\$141,516.00
	GWB on metal studs	7,862	sf	\$18.00	\$141,516.00
	Interior doors				\$41,400.00
	Doors, single - 3'-0" x 7'-0"	15	ea.	\$2,000.00	\$30,000.00
	Doors, double - 6'-0" x 7'-0" with glass panel	3	ea.	\$3,800.00	\$11,400.00
	Fittings				\$55,034.00
	Miscellaneous wood blocking	7,862	sf	\$0.50	\$3,931.00
	Miscellaneous fittings, cabinets, etc.	7,862	allow	\$6.50	\$51,103.00
	Interior Finishes				

INDUSTRIAL CAMPUS - 2 OF 8

Element Description	Quantity	UOM	Rate \$	Cost \$
Plumbing				\$60,034.00
Plumbing installation	7,862	ea.	\$7.00	\$55,034.00
Allowance for gas service	1	allow	\$5,000.00	\$5,000.00
Compressed Air				\$0.00
Not required.				\$0.00
Mechanical Installation				\$196,550.00
HVAC installation	7,862	sf	\$25.00	\$196,550.00
Fire protection				
Sprinklers				\$39,310.00
(N) Wet pipe sprinkler system	7,862	sf	\$5.00	\$39,310.00
Electrical				\$55,034.00
Electrical services & distribution	7,862	sf	\$7.00	\$55,034.00
Light fixtures				\$62,896.00
LED fixtures	7,862	sf	\$8.00	\$62,896.00
Fire Alarm System				\$33,414.00
Fire alarm system	7,862	sf	\$4.25	\$33,413.50
Communications and security				
Voice / Data/TV				\$19,655.00
Voice/Data - cabling only	7,862	sf	\$2.50	\$19,655.00
Security				\$0.00
excluded	0	sf	\$0.00	\$0.00
Special Systems				
Grounding				\$0.00
Not required.				\$0.00
Lightning Protection				\$0.00
Not required.				\$0.00
Site Electrical				\$0.00
Not required.				\$0.00
Kitchen appliances				\$9,100.00
Extract hood	1	ea	\$1,600.00	\$1,600.00
Refrigerator	1	ea	\$2,500.00	\$2,500.00
Range / Oven	1	ea	\$2,000.00	\$2,000.00
Microwave	1	ea	\$1,100.00	\$1,100.00
Dishwater	1	ea	\$1,900.00	\$1,900.00
2 Emergency Management & 911 Communication Center (repurpose)	9,921	sf	\$88.08	\$873,885.00
Demolitions				\$19,842.00
Remove existing internal walls etc	9,921	sf	\$2.00	\$19,842.00
Interior Construction				
Partitions				\$153,776.00
GWB on metal studs	9,921	sf	\$15.50	\$153,775.50
Interior doors				\$27,600.00
Doors, single - 3'-0" x 7'-0"	10	ea.	\$2,000.00	\$20,000.00
Doors, double - 3'-0" x 7'-0" with glass panel	2	ea.	\$3,800.00	\$7,600.00
Fittings				\$69,447.00
Miscellaneous wood blocking	9,921	sf	\$0.50	\$4,960.50
Miscellaneous fittings, cabinets, etc.	9,921	allow	\$6.50	\$64,486.50
Interior Finishes				
Finishes				\$141,894.00
Interior floor, wall and ceilings	9,921	sf	\$7.00	\$69,447.00
Plumbing				
Plumbing installation	9,921	ea.	\$7.00	\$69,447.00
Allowance for gas service	1	allow	\$3,000.00	\$3,000.00
Mechanical Installation				\$248,025.00
HVAC installation	9,921	sf	\$25.00	\$248,025.00
Fire protection				
Sprinklers				\$79,368.00
Wet pipe sprinkler system	9,921	sf	\$5.00	\$49,605.00
Electrical				\$29,763.00
Electrical services & distribution	9,921	sf	\$3.00	\$29,763.00
Light fixtures				\$79,368.00
LED fixtures	9,921	sf	\$8.00	\$79,368.00
Fire Alarm System				\$14,881.50
---	---	---	---	---

INDUSTRIAL CAMPUS - 3 OF 8

Element Description	Quantity	UOM	Rate \$	Cost \$
Voice/Data - cabling only	9,921	sf	\$2.50	\$24,802.50
Security				
excluded	0	sf	\$0.00	\$0.00
Special Systems				\$0.00
Grounding				
Not required.	0	sf	\$0.00	\$0.00
Lightning Protection				
Not required.	0	sf	\$0.00	\$0.00
Site Electrical				
Not required.	0	allow	\$0.00	\$0.00
3 Fire Training Center	0	sf	\$0.00	\$0.00
No work anticipated				
4 CDOT	0	sf	\$0.00	\$0.00
Excluded				
5 Transit (Summit Stage)	33,606	sf	\$126.52	\$4,251,893.00
Storage, Admin & Shops =	7,356	sf		
Heated parking =	26,250	sf		
Foundations				\$201,636.00
Foundations	33,606	sf	\$6.00	\$201,636.00
Structure				\$295,098.00
Super structure - Storage, Admin & Shops	7,356	sf	\$8.00	\$58,848.00
Super structure - Heated parking	26,250	sf	\$9.00	\$236,250.00
Exterior walls				\$531,188.00
Insulated metal panel assembly	17,080	sf	\$26.50	\$452,620.00
Insulated precast concrete	3,416	sf	\$23.00	\$78,568.00
Exterior windows				\$5,000.00
HM framed windows	100	sf	\$50.00	\$5,000.00
Exterior doors				\$235,500.00
Aluminum entry doors	2	ea.	\$10,500.00	\$21,000.00
HM single door	6	ea.	\$2,750.00	\$16,500.00
Electrically operated metal overhead doors	18	ea.	\$11,000.00	\$198,000.00
Roof				\$487,287.00
Roof structure with Pre-finished metal roofing including insulation	33,606	sf	\$14.50	\$487,287.00
Interior Construction				
Partitions				\$98,612.00
GWB on metal studs	7,356	sf	\$2.00	\$14,712.00
8" CMU wall	3,000	sf	\$21.00	\$63,000.00
Chain-link fence with 2" tube rails and standards	2,500	lf	\$8.00	\$20,000.00
Chain-link fence gate	2	lf	\$450.00	\$900.00
Interior doors				\$11,600.00
Doors, single - 3'-0" x 7'-0"	2	ea.	\$2,000.00	\$4,000.00
Doors, double - 3'-0" x 7'-0"	2	ea.	\$3,800.00	\$7,600.00
Fittings				\$50,409.00
Miscellaneous wood blocking	33,606	sf	\$0.50	\$16,803.00
Miscellaneous fittings, cabinets, etc.	33,606	allow	\$1.00	\$33,606.00
Interior Finishes				\$301,734.00
Interior floor, wall and ceilings	7,356	sf	\$7.00	\$51,492.00
Plumbing				
Plumbing installation	33,606	ea.	\$7.00	\$235,242.00
Allowance for gas service	1	allow	\$15,000.00	\$15,000.00
Compressed Air				\$10,000.00
Allowance for compressed air	1	lf	\$10,000.00	\$10,000.00
Mechanical Installation				\$840,150.00
HVAC installation	33,606	sf	\$25.00	\$840,150.00
Fire protection				
Sprinklers				\$168,030.00
(N) Wet pipe sprinkler system	33,606	sf	\$5.00	\$168,030.00
Electrical				\$638,514.00
Electrical services & distribution	33,606	sf	\$3.00	\$100,818.00
Light fixtures				\$268,848.00
LED fixtures	33,606	sf	\$8.00	\$268,848.00
Fire Alarm System				\$142,825.50
Fire alarm system	33,606	sf	\$4.25	\$142,825.50

Element Description	Quantity	UOM	Rate \$	Cost \$
Voice / Data/TV				\$33,606.00
Voice/Data - cabling only	33,606	sf	\$1.00	\$33,606.00
Security				\$0.00
excluded	0	sf	\$0.00	\$0.00
Special Systems				
Grounding				\$16,803.00
Grounding System	33,606	sf	\$0.50	\$16,803.00
Lightning Protection				\$0.00
Not required.	0	sf	\$0.00	\$0.00
Site Electrical				\$0.00
Transformers and generators	0	allow	\$0.00	\$0.00
Equipment				\$183,900.00
Maintenance and Washbay equipment	7,356	sf	\$25.00	\$183,900.00
6 Shared Support Offices/Areas and Storage (Repurpose Road & Bridge Building)	11,895	sf	\$77.98	\$927,620.00
Interior Construction				
Partitions				\$184,373.00
GWB on metal studs	11,895	sf	\$15.50	\$184,372.50
Interior doors				\$23,600.00
Doors, single - 3'-0" x 7'-0"	8	ea.	\$2,000.00	\$16,000.00
Doors, double - 3'-0" x 7'-0"	2	ea.	\$3,800.00	\$7,600.00
Fittings				\$38,659.00
Miscellaneous wood blocking	11,895	sf	\$0.25	\$2,973.75
Miscellaneous fittings, cabinets, etc.	11,895	allow	\$3.00	\$35,685.00
Interior Finishes				
Finishes				\$83,265.00
Interior floor, wall and ceilings	11,895	sf	\$7.00	\$83,265.00
Plumbing				
Plumbing installation	11,895	ea.	\$7.00	\$83,265.00
Mechanical Installation				\$297,375.00
HVAC installation	11,895	sf	\$25.00	\$297,375.00
Fire protection				
Sprinklers				\$53,527.50
Wet pipe sprinkler system	11,895	sf	\$4.50	\$53,527.50
Electrical				
Electrical services & distribution	11,895	sf	\$5.00	\$59,475.00
Light fixtures				\$95,160.00
LED fixtures	11,895	sf	\$8.00	\$95,160.00
Branch Power				
Duplex receptacle		ea.		\$0.00
Fire Alarm System				\$50,553.75
Fire alarm system	11,895	sf	\$4.25	\$50,553.75
Communications and security				\$29,737.50
Voice / Data/TV				
Voice/Data - cabling only	11,895	sf	\$2.50	\$29,737.50
Security				
excluded	0	sf	\$0.00	\$0.00
7 Facilities	13,404	sf	\$175.54	\$2,352,923.00
Foundations				80,424.00
Foundations	13,404	sf	\$6.00	80,424.00
Structure				469,140.00
Super structure	13,404	sf	\$35.00	469,140.00
Exterior walls				422,800.00
Insulated metal panel assembly	14,000	sf	\$26.50	371,000.00
Insulated CMU	2,800	sf	\$18.50	51,800.00
Exterior windows				5,200.00
Aluminum framed windows and storefronts	80	sf	\$65.00	5,200.00
Exterior doors				142,500.00
Aluminum entry doors	1	ea.	\$10,500.00	10,500.00
HM single door	3	ea.	\$2,750.00	8,250.00
Electrically operated metal overhead doors	12	ea.	\$11,000.00	132,000.00

INDUSTRIAL CAMPUS - 5 OF 8

Element Description	Quantity	UOM	Rate \$	Cost \$
Interior Construction				
Partitions				
GWB on metal studs	708	sf	\$15.50	10,974.00
8" CMU wall	450	sf	\$21.00	9,450.00
Chain-link fence with 2" tube rails and standards	1,300	lf	\$8.00	10,400.00
Chain-link fence gate	4	lf	\$450.00	1,800.00
Interior doors				
Hollow Metal doors, single - 3'-0" x 7'-0"	3	ea.	\$2,000.00	6,000.00
Hollow Metal doors, single - 3'-0" x 7'-0" with glass panel	1	ea.	\$3,800.00	3,800.00
Fittings				
Miscellaneous wood blocking	13,404	sf	\$0.25	3,351.00
Miscellaneous fittings, cabinets, etc.	13,404	allow	\$1.00	13,404.00
Interior Finishes				
Finishes				
Interior floor, wall and ceilings	708	sf	\$7.00	4,956.00
Plumbing				
Plumbing installation	13,404	ea.	\$7.00	93,828.00
Allowance for gas service	1	allow	\$15,000.00	15,000.00
Compressed Air				
Allowance for compressed air	1	lf	\$10,000.00	10,000.00
Mechanical Installation				
HVAC installation	13,404	sf	\$25.00	335,100.00
Fire protection				
Sprinklers				
(N) Wet pipe sprinkler system	13,404	sf	\$5.00	67,020.00
Electrical				
Electrical services & distribution	13,404	sf	\$5.00	67,020.00
Light fixtures				
LED fixtures	13,404	sf	\$8.00	107,232.00
Branch Power				
Duplex receptacle		ea.		0.00
Fire Alarm System				
Fire alarm system	13,404	sf	\$4.25	56,967.00
Communications and security				
Voice / Data/TV				
Voice/Data - cabling only	13,404	sf	\$2.50	33,510.00
Security				
excluded	0	sf	\$0.00	0.00
Special Systems				
Grounding				
Grounding System	13,404	sf	\$0.50	6,702.00
Lightning Protection				
Not required.	0	sf	\$0.00	0.00
Site Electrical				
Transformers and generators	0	allow	\$125,000.00	0.00
Equipment				
Maintenance and Washbay equipment	6,900	sf	\$25.00	\$172,500.00
8 Road & Bridge	6,001	sf	\$179.00	\$1,074,166.00
Foundations				
Foundations	6,001	sf	\$6.00	\$36,006.00
Structure				
Super structure	6,001	sf	\$30.00	\$180,030.00
Exterior walls				
Insulated metal panel assembly		sf	\$26.50	\$0.00
Insulated CMU		sf	\$18.50	\$0.00
Exterior windows				
Aluminum framed windows and storefronts	0	sf	\$0.00	\$0.00
Exterior doors				
Aluminum entry doors	18	ea.	\$10,500.00	\$189,000.00
HM single door	3	ea.	\$2,750.00	\$8,250.00
Roof				
Roof structure with Pre-finished metal roofing including insulation	6,001	sf	\$14.50	\$87,015.00
Interior Construction				
Partitions				
GWB on metal studs	850	sf	\$15.50	\$13,175.00

Element Description	Quantity	UOM	Rate \$	Cost \$
Doors, single - 3'-0" x 7'-0"	8	ea.	\$2,000.00	\$16,000.00
Doors, double - 3'-0" x 7'-0"	2	ea.	\$3,800.00	\$7,600.00
Fittings				\$19,503.00
Miscellaneous wood blocking	6,001	sf	\$0.25	\$1,500.00
Miscellaneous fittings, cabinets, etc.	6,001	allow	\$3.00	\$18,003.00
Interior Finishes				
Finishes				\$42,007.00
Interior floor, wall and ceilings	6,001	sf	\$7.00	\$42,007.00
Plumbing				\$42,007.00
Plumbing installation	6,001	ea.	\$7.00	\$42,007.00
Mechanical Installation				\$150,025.00
HVAC installation	6,001	sf	\$25.00	\$150,025.00
Fire protection				
Sprinklers				\$30,005.00
(N) Wet pipe sprinkler system	6,001	sf	\$5.00	\$30,005.00
Electrical				
Electrical services & distribution	6,001	sf	\$5.00	\$30,005.00
Light fixtures				\$48,008.00
LED fixtures	6,001	sf	\$8.00	\$48,008.00
Fire Alarm System				\$25,504.00
Fire alarm system	6,001	sf	\$4.25	\$25,504.00
Communications and security				\$15,003.00
Voice / Data/TV				
Voice/Data - cabling only	6,001	sf	\$2.50	\$15,003.00
Security				
excluded	0	sf	\$0.00	\$0.00
Equipment				\$150,025.00
Maintenance and Washbay equipment	6,001	sf	\$25.00	\$150,025.00
9 Weed Control & Open Space and Trails	2,591	sf	\$128.62	\$333,242.00
Foundations				\$15,546.00
Foundations	2,591	sf	\$6.00	\$15,546.00
Structure				\$90,685.00
Super structure	2,591	sf	\$35.00	\$90,685.00
Exterior walls				\$99,015.00
Insulated metal panel assembly	3,150	sf	\$26.50	\$83,475.00
Insulated precast concrete	840	sf	\$18.50	\$15,540.00
Exterior windows				\$3,250.00
Aluminum framed windows and storefronts	50	sf	\$65.00	\$3,250.00
Exterior doors				\$8,250.00
HM single door	3	ea.	\$2,750.00	\$8,250.00
Roof				\$45,083.00
Roof structure with Pre-finished metal roofing including insulation	3,109	sf	\$14.50	\$45,083.00
Interior Construction				
Partitions				\$5,182.00
GWB on metal studs	2,591	sf	\$2.00	\$5,182.00
Interior doors				\$2,750.00
Hollow Metal doors, single - 3'-0" x 7'-0"	1	ea.	\$2,750.00	\$2,750.00
Fittings				\$5,830.00
Miscellaneous wood blocking	2,591	sf	\$0.25	\$648.00
Miscellaneous fittings, cabinets, etc.	2,591	allow	\$2.00	\$5,182.00
Interior Finishes				
Finishes				\$3,887.00
Interior floor, wall and ceilings	2,591	sf	\$1.00	\$2,591.00
Plumbing				
Plumbing installation	2,591	ea.	\$0.50	\$1,296.00
Mechanical Installation				\$25,910.00
HVAC installation	2,591	sf	\$10.00	\$25,910.00
Fire protection				
Sprinklers				\$12,955.00
(N) Wet pipe sprinkler system	2,591	sf	\$5.00	\$12,955.00
Electrical				
Electrical services & distribution	2,591	sf	\$1.00	\$2,591.00
Light fixtures				\$2,591.00
LED fixtures	2,591	sf	\$1.00	\$2,591.00

INDUSTRIAL CAMPUS - 7 OF 8

Element Description	Quantity	UOM	Rate \$	Cost \$
Communications and security				\$0.00
Voice / Data/TV				
Voice/Data - cabling only	0	sf	\$2.50	\$0.00
Security				
excluded	0	sf	\$0.00	\$0.00
Special Systems				\$0.00
Grounding				
Grounding System	0	sf	\$0.50	\$0.00
Lightning Protection				
Not required.	0	sf	\$0.00	\$0.00
10 Shared Covered Parking (SCAS, Sherriff, R&B and Facilities)	7,395	sf	\$68.70	\$508,037.00
Foundations				\$44,370.00
Foundations	7,395	sf	\$6.00	\$44,370.00
Structure				\$236,640.00
Super structure	7,395	sf	\$32.00	\$236,640.00
Roof				\$97,614.00
Roof structure with Pre-finished metal roofing including insulation	8,874	sf	\$11.00	\$97,614.00
Fire protection				
Sprinklers				\$36,975.00
(N) Wet pipe sprinkler system	7,395	sf	\$5.00	\$36,975.00
Electrical				
Electrical services & distribution	7,395	sf	\$5.00	\$36,975.00
Light fixtures				\$59,160.00
LED fixtures	7,395	sf	\$8.00	\$59,160.00
Fire Alarm System				\$14,790.00
Fire alarm system	7,395	sf	\$2.00	\$14,790.00
Communications and security				\$0.00
Voice / Data/TV				
Voice/Data - cabling only	0	sf	\$0.00	\$0.00
Security				
excluded	0	sf	\$0.00	\$0.00
11 Sheriff Office, Search and Rescue & Water Rescue	7,433	sf	\$153.49	\$1,140,915.00
Foundations				\$0.00
Foundations	7,433	sf		\$0.00
Structure				\$23,786.00
Super structure	7,433	sf	\$3.20	\$23,786.00
Exterior walls				\$341,130.00
Insulated metal panel assembly	10,960	sf	\$26.50	\$290,440.00
Insulated precast concrete	2,740	sf	\$18.50	\$50,690.00
Exterior windows				\$6,500.00
Aluminum framed windows and storefronts	100	sf	\$65.00	\$6,500.00
Exterior doors				\$29,250.00
Aluminum entry doors	2	ea.	\$10,500.00	\$21,000.00
HM single door	3	ea.	\$2,750.00	\$8,250.00
Roof				\$129,334.00
Roof structure with Pre-finished metal roofing including insulation	8,920	sf	\$14.50	\$129,334.00
Interior Construction				
Partitions				\$43,471.00
GWB on metal studs	2,382	sf	\$15.50	\$36,921.00
8" CMU wall	175	sf	\$18.00	\$3,150.00
Chain-link fence with 2" tube rails and standards	200	lf	\$8.00	\$1,600.00
Chain-link fence gate	4	lf	\$450.00	\$1,800.00
Interior doors				\$25,850.00
Doors, single - 3'-0" x 7'-0"	8	ea.	\$2,000.00	\$16,000.00
Doors, double - 3'-0" x 7'-0"	2	ea.	\$3,800.00	\$7,600.00
Hollow metal framed windows	45	sf	\$50.00	\$2,250.00
Fittings				\$39,023.00
Miscellaneous wood blocking	7,433	sf	\$0.25	\$1,858.00
Miscellaneous fittings, cabinets, etc.	7,433	allow	\$5.00	\$37,165.00
Interior Finishes				
Finishes				\$52,031.00
Interior floor, wall and ceilings	7,433	sf	\$7.00	\$52,031.00
Plumbing				\$67,031.00

INDUSTRIAL CAMPUS - 8 OF 8

Element Description	Quantity	UOM	Rate \$	Cost \$
Allowance for gas service	1	allow	\$15,000.00	\$15,000.00
Compressed Air				\$10,000.00
Allowance for compressed air	1	lf	\$10,000.00	\$10,000.00
Mechanical Installation				\$185,825.00
HVAC installation	7,433	sf	\$25.00	\$185,825.00
Fire protection				
Sprinklers				\$37,165.00
(N) Wet pipe sprinkler system	7,433	sf	\$5.00	\$37,165.00
Electrical				\$37,165.00
Electrical services & distribution	7,433	sf	\$5.00	\$37,165.00
Light fixtures				\$59,464.00
LED fixtures	7,433	sf	\$8.00	\$59,464.00
Fire Alarm System				\$31,590.00
Fire alarm system	7,433	sf	\$4.25	\$31,590.00
Communications and security				
Voice / Data/TV				\$18,582.50
Voice/Data - cabling only	7,433	sf	\$2.50	\$18,582.50
Security				\$0.00
Excluded	0	sf	\$0.00	\$0.00
Special Systems				
Grounding				\$3,717.00
Grounding System	7,433	sf	\$0.50	\$3,717.00
Lightning Protection				\$0.00
Not required.	0	sf	\$0.00	\$0.00

Subtotal				\$16,430,000.00
General Conditions Profit & Overhead		21.00%		\$3,450,000.00
Estimate Contingency		30.00%		\$5,964,000.00
Design and Engineering Fee		10.00%		\$2,584,000.00
Materials testing		1.00%		\$258,000.00
Owner's contingency		5.00%		\$1,434,000.00
Allowance for Escalation in Construction Cost - 2017 per annum		5.00%		\$1,292,000.00
Total Construction Cost - 2017				\$31,412,000.00
Allowance for Escalation in Construction Cost - 2020 @ 3% per annum		15%		\$4,712,000.00
Total Construction Cost - 2020				\$36,124,000.00

COUNTY COMMONS CAMPUS - 1 OF 3

County Commons

Estimate: Concept

Date: December 4, 2015

Project: County Commons Facilities Master Plan

Location: Frisco, Summit County, Colorado

	Element Description	Quantity	UOM	Rate \$	Cost \$
A Site and Utilities					
1	Site works				\$115,500.00
1.1	Site works				\$75,500.00
	Asphalt removal	3,500.0	sf	\$1.00	\$3,500.00
	4" Asphalt pavement - road re-alignment	3,500.0	sf	\$6.00	\$21,000.00
	Curb and gutter	100	lf	\$35.00	\$3,500.00
	Pavement markings and signage	1	allow	\$2,500.00	\$2,500.00
	Site Electrical and Lighting	1	allow	\$5,000.00	\$5,000.00
	Landscaping & irrigation	25,000	sf	\$1.00	\$25,000.00
	Water, gas, sewer, stormwater and electrical utilities	1	allow	\$15,000.00	\$15,000.00
1.2	Generator				\$10,000.00
	Relocate existing generator including new shelter	1	allow	\$10,000.00	\$10,000.00
1.3	Pedestrian/Bike pathway				\$30,000.00
	Crushed gravel or asphalt path 4'-0" wide	5,000	sf	\$6.00	\$30,000.00

B Buildings and Structures					
1	Library	750	sf	\$225.37	\$169,025.00
	Demolitions				\$1,500.00
	Remove existing internal walls etc	750	sf	\$2.00	\$1,500.00
	Foundations				\$4,500.00
	Foundations	750	sf	\$6.00	\$4,500.00
	Structure				\$6,000.00
	Super structure	750	sf	\$8.00	\$6,000.00
	Exterior walls				\$39,750.00
	Insulated metal panel assembly	1,500	sf	\$26.50	\$39,750.00
	Exterior windows				\$4,550.00
	Aluminum framed windows	70	sf	\$65.00	\$4,550.00
	Exterior doors				\$27,000.00
	Aluminum entry doors	1	ea.	\$10,500.00	\$10,500.00
	HM single door	6	ea.	\$2,750.00	\$16,500.00
	Roof				\$10,875.00
	Roof structure with Pre-finished metal roofing including insulation	750	sf	\$14.50	\$10,875.00
	Interior Construction				
	Partitions				\$11,625.00
	GWB on metal studs	750	sf	\$15.50	\$11,625.00
	Interior doors				\$9,600.00
	Doors, single - 3'-0" x 7'-0"	1	ea.	\$2,000.00	\$2,000.00
	Doors, double - 3'-0" x 7'-0" with glass panel	2	ea.	\$3,800.00	\$7,600.00
	Fittings				\$5,250.00
	Miscellaneous wood blocking	750	sf	\$0.50	\$375.00
	Miscellaneous fittings, cabinets, etc.	750	allow	\$6.50	\$4,875.00
	Interior Finishes				
	Finishes				\$13,500.00
	Interior floor, wall and ceilings	750	sf	\$7.00	\$5,250.00
	Plumbing				
	Plumbing installation	750	ea.	\$7.00	\$5,250.00
	Allowance for gas service	1	allow	\$3,000.00	\$3,000.00
	Mechanical Installation				\$18,750.00
	HVAC installation	750	sf	\$25.00	\$18,750.00
	Fire protection				

COUNTY COMMONS CAMPUS - 2 OF 3

Element Description	Quantity	UOM	Rate \$	Cost \$
Sprinklers				\$6,000.00
Wet pipe sprinkler system	750	sf	\$5.00	\$3,750.00
Electrical				\$2,250.00
Electrical services & distribution	750	sf	\$3.00	\$2,250.00
Light fixtures				\$6,000.00
LED fixtures	750	sf	\$8.00	\$6,000.00
Fire Alarm System				\$1,125.00
Fire alarm system	750	sf	\$1.50	\$1,125.00
Communications and security				\$1,875.00
Voice / Data/TV				
Voice/Data - cabling only	750	sf	\$2.50	\$1,875.00
Security				
excluded	0	sf	\$0.00	\$0.00
Special Systems				\$0.00
Grounding				
Not required.	0	sf	\$0.00	\$0.00
Lightning Protection				
Not required.	0	sf	\$0.00	\$0.00
Site Electrical				
Not required.	0	allow	\$0.00	\$0.00
Subtotal				\$285,000.00
General Conditions Profit & Overhead		21.00%		\$60,000.00
Estimate Contingency		30.00%		\$104,000.00
Design and Engineering Fee		10.00%		\$45,000.00
Materials testing		1.00%		\$4,000.00
Owner's contingency		5.00%		\$25,000.00
Allowance for Escalation in Construction Cost - 2017 per annum		5.00%		\$22,000.00
Total Construction Cost - 2017				\$545,000.00
Allowance for Escalation in Construction Cost - 2020 @ 3% per annum		15%		\$82,000.00
Total Construction Cost - 2020				\$627,000.00

COUNTY COMMONS CAMPUS - 1 OF 3

Community and Senior Center

Estimate: Concept

Date: December 4, 2015

Project: County Commons Facilities Master Plan

Location: Frisco, Summit County, Colorado

	Element Description	Quantity	UOM	Rate \$	Cost \$
A Site and Utilities					
1	Site works				\$100,000.00
1.1	Site works				\$100,000.00
	Recreational path and parking	1.0	allow	\$100,000.00	\$100,000.00
B Buildings and Structures					
1	Kitchen expansion and Meeting Room	5,450	sf	\$315.00	\$1,716,750.00
	New building				\$1,716,750.00
	Cost per historical data	5,450	sf	\$315.00	\$1,716,750.00
Subtotal					\$1,816,750.00
	General Conditions Profit & Overhead		21.00%		\$382,000.00
	Estimate Contingency		30.00%		\$660,000.00
	Design and Engineering Fee		10.00%		\$286,000.00
	Materials testing		1.00%		\$29,000.00
	Owner's contingency		5.00%		\$159,000.00
	Allowance for Escalation in Construction Cost - 2017 per annum		5.00%		\$143,000.00
Total Construction Cost - 2017					\$3,475,750.00
	Allowance for Escalation in Construction Cost - 2020 @ 3% per annum		15%		\$521,000.00
Total Construction Cost - 2020					\$3,996,750.00

Medical Campus

Estimate: Concept

Date: December 4, 2015

Project: County Commons Facilities Master Plan

Location: Frisco, Summit County, Colorado

	Element Description	Quantity	UOM	Rate \$	Cost \$
A Site and Utilities					
1	Site works				\$524,700.00
1.1	Site works				\$474,700.00
	Asphalt removal	4,000.0	sf	\$1.00	\$4,000.00
	4" Asphalt pavement	24,000.0	sf	\$6.00	\$144,000.00
	Clear and grub	2.0	ac	\$1,500.00	\$3,000.00
	Excavate to reduce levels	350	cy	\$12.00	\$4,200.00
	Curb and gutter	4,600	lf	\$35.00	\$161,000.00
	Pavement markings and signage	1	allow	\$6,000.00	\$6,000.00
	Concrete sidewalks	500	sf	\$5.00	\$2,500.00
	Site Electrical and Lighting	1	allow	\$50,000.00	\$50,000.00
	Landscaping & irrigation	25,000	sf	\$1.00	\$25,000.00
	Storm detention pond	1	allow	\$35,000.00	\$35,000.00
	Water, gas, sewer, stormwater and electrical utilities	1	allow	\$40,000.00	\$40,000.00
1.2	Generator				\$50,000.00
	Standby generator	1	allow	\$50,000.00	\$50,000.00
B Buildings and Structures					
1	Medical Office Building	50,000	sf	\$295.00	\$14,750,000.00
	New building				\$14,750,000.00
	Cost per historical data	50,000	sf	\$295.00	\$14,750,000.00
Subtotal \$15,274,700.00					
	General Conditions Profit & Overhead		21.00%		\$3,208,000.00
	Estimate Contingency		30.00%		\$5,545,000.00
	Design and Engineering Fee		10.00%		\$2,403,000.00
	Materials testing		1.00%		\$240,000.00
	Owner's contingency		5.00%		\$1,334,000.00
	Allowance for Escalation in Construction Cost - 2017 per annum		5.00%		\$1,201,000.00
Total Construction Cost - 2017					\$29,205,700.00
	Allowance for Escalation in Construction Cost - 2020 @ 3% per annum		15%		\$4,381,000.00
Total Construction Cost - 2020					\$33,586,700.00

MEDICAL CAMPUS - 2 OF 2

	Element Description	Quantity	UOM	Rate \$	Cost \$
ALTERNATE					
A Site and Utilities					
1	Site works				\$655,900.00
1.1	Site works				\$605,900.00
	Asphalt removal	4,000.0	sf	\$1.00	\$4,000.00
	4" Asphalt pavement	36,000.0	sf	\$6.00	\$216,000.00
	Clear and grub	3.0	ac	\$1,500.00	\$4,500.00
	Excavate to reduce levels	450	cy	\$12.00	\$5,400.00
	Curb and gutter	5,550	lf	\$35.00	\$194,250.00
	Pavement markings and signage	1	allow	\$8,000.00	\$8,000.00
	Concrete sidewalks	750	sf	\$5.00	\$3,750.00
	Site Electrical and Lighting	1	allow	\$60,000.00	\$60,000.00
	Landscaping & irrigation	35,000	sf	\$1.00	\$35,000.00
	Storm detention pond	1	allow	\$35,000.00	\$35,000.00
	Water, gas, sewer, stormwater and electrical utilities	1	allow	\$40,000.00	\$40,000.00
1.2	Generator				\$50,000.00
	Standby generator	1	allow	\$50,000.00	\$50,000.00
B Buildings and Structures					
1	Medical Office Building	86,000	sf	\$285.00	\$24,510,000.00
	New building				\$24,510,000.00
	Cost per historicak data	86,000	sf	\$285.00	\$24,510,000.00
Subtotal					
					\$25,165,900.00
	General Conditions Profit & Overhead		21.00%		\$5,285,000.00
	Estimate Contingency		30.00%		\$9,135,000.00
	Design and Engineering Fee		10.00%		\$3,959,000.00
	Materials testing		1.00%		\$396,000.00
	Owner's contingency		5.00%		\$2,197,000.00
	Allowance for Escalation in Construction Cost - 2017 per annum		5.00%		\$1,979,000.00
Total Construction Cost - 2017					\$48,116,900.00
	Allowance for Escalation in Construction Cost - 2020 @ 3% per annum		15%		\$7,218,000.00
Total Construction Cost - 2020					\$55,334,900.00

Road Re-Alignment

Estimate: Concept

Date: December 4, 2015

Project: County Commons Facilities Master Plan

Location: Frisco, Summit County, Colorado

	Element Description	Quantity	UOM	Rate \$	Cost \$
A Site and Utilities					
1	Site works				\$401,990.00
1.1	Site works				\$401,990.00
	Recreational path and parking	1.0	allow	\$100,000.00	\$100,000.00
	Asphalt removal	35,000.0	sf	\$1.00	\$35,000.00
	4" Asphalt pavement - road re-alignment	31,000.0	sf	\$6.00	\$186,000.00
	Imported fill	1,900.0	cy	\$26.00	\$49,400.00
	10" Concrete retaining walls	810	sf	\$39.00	\$31,590.00
1.3	Sand & Salt Enclosure				\$644,294.00
	10" Concrete slab on grade	10,100	sf	\$11.00	\$111,100.00
	18" Concrete walls	5,650	sf	\$50.00	\$282,500.00
	Timber walls and cladding	1,668	sf	\$8.00	\$13,344.00
	Metal roof	10,100	sf	\$11.50	\$116,150.00
	Electrical outlets and light fixtures	10,100	sf	\$12.00	\$121,200.00
Subtotal					\$1,046,284.00
	General Conditions Profit & Overhead		21.00%		\$220,000.00
	Estimate Contingency		30.00%		\$380,000.00
	Design and Engineering Fee		10.00%		\$165,000.00
	Materials testing		1.00%		\$16,000.00
	Owner's contingency		5.00%		\$91,000.00
	Allowance for Escalation in Construction Cost - 2017 per annum		5.00%		\$82,000.00
Total Construction Cost - 2017					\$2,000,284.00
	Allowance for Escalation in Construction Cost - 2020 @ 3% per annum		15%		\$300,000.00
Total Construction Cost - 2020					\$2,300,284.00



Commons Facilities Master Plan Report



APPENDICES A1 – A5

RNL

January 6, 2016



A¹ Public Open House Comments



SCFMP
Community Open House
10.22.2015

MEETING MINUTES

Project Name: Summit County Facilities Master Plan
 Architect's Project No.: 409701
 Meeting Name & Number: SCFMP Public Open House
 Meeting Date: 10/22/2015 Date Issued: 10/23/2015 Prepared By: Max McCloskey

DISTRIBUTION AND ATTENDEES (indicated by ✓)

✓ Name	Company	Email
<input checked="" type="checkbox"/> Scott Vargo	Summit County Manager's Office	Scott.vargo@summitcountyco.gov
<input checked="" type="checkbox"/> Lindsey Hirsch	Summit County Planning Dept	Scott.vargo@summitcountyco.gov
<input checked="" type="checkbox"/> Merlin Maley	RNL Design	Merlin.maley@RNLdesign.com
<input checked="" type="checkbox"/> Alex Thome	RNL Design	Alexander.thome@RNLdesign.com
<input checked="" type="checkbox"/> Max McCloskey	RNL Design	Max.mccloskey@RNLdesign.com
<input checked="" type="checkbox"/> Public Attendees		

RNLDESIGN.COM

DENVER
1050 17TH STREET
SUITE A-200
DENVER CO 80265
T 303 295 1717
F 303 292 0845

LOS ANGELES
PHOENIX

Mr. Vargo opened the meeting by introducing the planning team and explaining that there will be more detailed discussion around the Industrial campus, determining current and future needs, and that the audience should view this exercise as looking out 20 years.

Goals for the project (Maley)

1. Forward thinking
 - Long life facilities
 - Current buildings were built in the 70s and there is no more ability to provide band-aids.
2. Site Lighting
 - Reducing glare (fuel) site lighting, headlights.
3. Security on campus:
 - Controlling access points to campus.
 - This is a government facility, and it should be controlled.
4. Road realignment:
 - The S curves are dangerous. Realigning the roadway makes it safer for public and county staff. This also allows for a buildable parcel of land to move Sand/Salt and Transit.
 - **Public Question:** How would the road realignment address the proposed senior housing on the hill?
 - **Answer:** This will be addressed in the presentation.
5. Overall campus design improvement.
 - Can we come back in retroactively and design this site to conceal the “clutter” and create a public face for the site?
 - With this design comes new buildings, which means higher energy/ sustainable buildings.

Existing Campus

1. Mr. Maley ran through individual buildings surrounding site, along with each building and its function on the site. Mr. Thome confirmed there are a lot of services on the campus that the public may not be aware of.

Public Question: what makes up the “industrial campus”?
Answer: It is the entire campus shown, and the planning team’s role is a space needs study and design of future needs, including all departments and functions on the site and the additional county buildings surrounding the site.
2. Ambulance
 - Best location is nearest to Highway 9, and by doing this we get to use the existing building for large training space. 100 - 120 people. Mr. Vargo noted that this is departmental training during the day, not public training.
 - This (existing Emergency Services) building can be utilized for this training space without paying for a new building.

Short and Long Term Plans

- Mr. Vargo: As we’ve gone through exercise, what are top priorities (5 yr) on industrial campus.

Public Question: in 20 years will this all have to be done again? The housing struggle is significant, are other mountain communities (roaring fork/ new castle commute) being used as a model for what not to do?
Answer: Mr. Vargo: as you get to 10 years out there are a lot of guesses. 40 - 50 year outlook = throwing a dart at wall. County has growth increase projections. We feel comfortable we are sizing appropriately for 20 year outlook.
- These Industrial Campus projects are dependent on one another, displacing departments to build new buildings etc...
- First thing we looked at was Sand/Salt because it is so disruptive to neighbors; this includes realigning the road.

Construction Phase -1

- Realign roadway and clean up entrance to County Commons
- Create new Sand/ Salt building and demolish existing.
- Build new Transit building.
- All buses get to go inside. Currently all buses cannot fit in the building, or go double stacked. this accounts for bus growth. Buses don’t have to idle outside all night in the winter months.

Public Question: Where do buses get their fuel?

Answer: They fuel at existing fuel island.

Public Question: Did team discuss relocating existing fuel island because of fire safety, and proximity to residential?

Answer: No because that fuel island is a new build, and we are focused on locating all large vehicles to the East side of campus and keeping small vehicles out of the way.

Key elements of design:

- Transit has close proximity to fleet maintenance.
- Buses and CDOT circulation is all moving to East side of campus.
- Mr. Thome stated that these buildings are now sized so all vehicles are housed appropriately so buildings are changing and visual quality of site is improving by putting equip. and vehicles inside.
- Improving berms and generating natural barrier on W. side of campus.
- Mr. Vargo stated that as we begin to discuss building locations, this is an opportunity to provide comments on building locations. This is rough data we are going off. As we undertake the next step a detailed survey will be done for accuracy.

Construction Phase -2

- Transit moves into new building, making way for Road & Bridge and Facilities Management to move into that space. Existing Road & Bridge is barely hanging in there.
- Mr. Vargo: Existing Road & Bridge does not allow for drive through so we have back up beepers. This will be alleviated in new Transit location.

Construction Phase -3

- Search & Rescue and Sheriff get new pull-through building (headlights facing east) designed appropriately for their needs.
Mr. Vargo: A lot of the vehicles currently stored outside, this will put all that equipment inside.
- This new building will greatly improve response time, especially in the winter.
- This new building is at least double the current size.

Construction Phase 4

- New facilities building and covered parking for multiple departments.
- Small building for Weed control and open space.

Full scheme comments:

Public Question: focused on the industrial expansion on east side of site, what does this mean? what is light/ vs heavy industrial zoning?

Answer: This is hard to predict right now. County does not know at this time what, if any development will happen on this site. The effort would be to make it vehicle parking/ trailer parking/ storage. There will be an emphasis on light use.

Senior housing:

- Addressing senior housing: as designers we feel the hillside site is not the right spot for this. It’s a very steep site, it’s overlooking a burn building and an industrial campus.

Public Question: The discussion for us should end with “it’s not the right location.” Don’t recommend another location - leave that open to discussion.

Public Question: When we were working on this did we use most recent county PUD? There is a PUD in place that looks at 50 years out.

Answer: Mr. Vargo: There are a number of parcels zoned as county open space, so any project will require a PUD amendment with public input. This is conceptual showing best use of current property to meet future county needs. There will be lots of opportunity for discussion before anything gets built.

Public Question: When there are restrictions in place you can save time by adhering to these restrictions in a planning process if you implement restrictions in perpetuity you should consider these.

Public Question: Disappointed and feel we have gone backwards with regard to Fiester and expansion of industrial.

Answer: Mr. Vargo: there was a lot of effort made to move everything to the west. The reality is the county has limited property access. We have delayed expansion as long as we could and move intensive use away from neighbors. We are trying to be mindful of property next to neighbors by reserving it for low intense use. It was an intentional decision to show future industrial on the board because we want to be transparent.

Public Question: President of Bills Ranch complimented the County on taking into consideration notes and comments from neighbors. Also applauds efficiency of existing plan and space. Believes we could do better, specifically fuel island and western snow removal. Bills Ranch needs to be a good neighbor with county.

Public Question: Additional Bills Ranch representative: If senior housing appears on Fiester and industrial future development is further impacting Bills Ranch. Not happy with that future prospect, but happy with proposal for interior of IC comments.

Public Question: What right does County have to propose development of Fiester?

Answer: This was part of our mission, similar to locating MOB2, etc. future county needs, and what opportunities are available.

Mr. Thome: when we are asked our design opinion on what is best for senior housing - from a planning standpoint Fiester makes more sense than the hill parcel.

Public Question: Related to public comments: it would be nice for everyone to have a direct line to communicate with County. Would request working groups from Bills Ranch and Ophir Mountain to work with design team; wetlands, water augmentation, conservation. Neighbors should be involved now and do not want to react. Want to be proactive like the county groups working with design team. Not coming in after the fact upset. A part of the team. Sit down in a smaller setting.

Public Comment: Ophir Mountain HOA representative supports this facilities plan.

Public Question: At one point the County offered extended area of conservation to Bills Ranch in trade for senior housing at Fiester.

A: Mr. Vargo: It was not to Bills Ranch, it was to Continental Divide Land Trust. There is not confirmation we will move forward with senior housing on any location, it is identifying what the options are. Because there is identification of an alternate for senior housing, it does not mean the parcel will ever become that.

Public Question: Senior housing task force has been working to identify site, they would like senior housing to happen right now - not 5-10 years as Mr. Vargo is suggesting.

Answer: this 5-10 year outlook is industrial campus specific. Senior housing can be developed independently to this conversation.

Answer: Mr. Maley: Our focused effort is on industrial campus, and if county wants to keep same level of service it will have to expand. How can we mitigate those impacts and not force issue of locating it on east side of campus.

Public Question: Is there long term vision for parcels 8 & 9. And what about senior center there?

Answer: There is a view for these parcels. It is not zoned for senior housing, it is county office building.

Public Question: Open space is for the entire county, if there was a public meeting regarding west expansion, there would be quite a large pushback confirming this is a county issue.

Public Question: When would actual construction begin?

Answer: Sand/salt would be first and that would be 2 years, earliest. If transit gets funding they would accelerate construction of that building as well.

Public Question: This means we cannot have public meeting again for 4 years?

Answer: Can't put timeline on it due to funding flow. Capital expenditures fund for county is low at the moment.

Public Question: when PUD is amended, how is the public notified.

Answer: Mr. Hirsch posted and submitted a newspaper ad. Mr. Vargo: County management has not discussed going back to talk about PUD amendment at this time.

Public Question: Bills Ranch President: I'm happy about the issues being addressed focused on the Industrial campus. Lighting, road movement, intense uses, buffering, truck circulation = huge decisions to take into account regarding neighbors.

Public comment from pinup board:

Reduce height of light poles from 40' to 32'. Lights should be off when not in use. Reduce light pollution (dark skies).

Public comment from pinup board:

Regarding this exercise as a 20 year outlook; does that mean this will all have to be revisited in 20 years? Does the county look at other maintain communities as what not to do in terms of housing? (Roaring Fork Valley)

Public comment from pinup board:

Look at moving the existing fuel island away from the West side of the campus which is close to the residential. Fire danger is a significant concern.

Public comment from pinup board:

The drawing shows Industrial expansion on the west side of the site. What exactly does "future industrial" mean?

Public comment from pinup board:

The area labeled "snow storage" on the west side of campus plan is significantly out of scale. There are large trees and rocks, and a steep slope in that area preventing snow from being located here.

Public comment from pinup board:

Is the natural gas hookup on the west side of the site changing, or being effected at all?

Public comment from pinup board:

The existing fueling island is making the entire scheme much more complicated. County should look at moving this to the East side.

Public comment from pinup board:

Design team should say "senior housing should not be located at parcel behind campus." Leave it at that. Do not suggest an alternative location.



A² Detailed Space Needs Program

Area Description	EXISTING CONDITIONS				PROGRAM PROJECTIONS			
	2015				Master Plan			
	Quantity		Area (sf)	Remarks	Space Standard	Quantity		Area (sf)
Staff	Space	Staff				Space		
SCAS/FIRE ADMIN	At Current SCAS Building				Assumed Off site			
SCAS - Office / Support								
Admin								
Admin - Billing	2		160	Current space full.No room for growth			240	
Director	1		145			3		1 common work area for 3
Shift Supervisor	1		144			1		Desk + 4 Top
Trainers	1		80		12 x 12	1		144 Shared - (3) total - 1 per shift
Office Manager	1		144		8 x 10	1		80
Meeting Room - Small			0		12 x 12	1		144
Storage - Shower			74	Includes overflow storage				200 12 People
Storage - understairs			90	Includes overflow storage				0
Storage - Lobby			28					0
Storage (in Circulation 110)			37	Includes overflow storage				0
Storage (in Circulation 113)			47	Includes overflow storage				0
General Office			85					0
Storage - Secure			0					300
File/Copy/Storage			0					400 In open office area
SCAS EMS Field Staff	52			25 Full Time + 27 PRN (as need)				
Crew workstations			160		6 x 8	4		192 Open desk space in Admin
Crew Sleeping Room - 1			157					160 double bed - separate from Admin
Crew Sleeping Room - 2			152					160 double bed - separate from Admin
Crew Sleeping Room - 3			170					160 double bed - separate from Admin
Crew Sleeping Room - 4			0					160 double bed - separate from Admin
Equipment Storage			543	4th Bay of HVS	20 x 30		2	1,200 With EMS Bus HVS
Ambulance Storage			177					240 Adjacent to HVS - Secure (Meds)
Oxygen Storage			80					100 Adjacent to HVS
Laundry			112					110 W/D, R&S, Storage
Crew Room			0	With Kitchen				250 Couch, recliners, dining table, TV
Fire Admin								
Offices					10 x 12	6	120	720
Work Stations					6 x 8	5	48	240
Meeting Room - Small			0					250 12 person conf table + 6 audience
File/Copy/Storage			0					400 Records and Admin supply storage
Shared + Support								
Kitchen			360		150		1	150 Range, Range Hood, D/W, Ref
M/W restrooms			365		10 x 30		2	600 With lockers
M/W Showers			0		8 x 5		2	80 With lockable door and bench
Janitor			56					80
Vestibule			118	Estimate				100
Data Room			0					100
Subtotal: SCAS - Office / Support	58		3,484				22	7,120
Net Gross Factor (Circ/Mech/Elec/Struct)			1,708	Estimated	45%			3,204
Total: SCAS- Office / Support	58		5,192	Estimated			22	10,324

SUMMIT COUNTY AMBULANCE SERVICE - 2 OF 2

Area Description	EXISTING CONDITIONS				PROGRAM PROJECTIONS			
	2015				Master Plan			
	Quantity		Area (sf)	Remarks	Space Standard	Quantity		Area (sf)
Staff	Space	Staff				Space		
SCAS EMS - Enclosed Parking								
Enclosed Parking								
Small			0		10 x 10		0	
Medium			0		10 x 20		0	
Large		3	1634	EMS Bus heated storage	12 x 30	4	1440	
X-Large			0		12 x 40		0	
Subtotal: SCAS - Enclosed Parking		3	1,634			4	1,440	
Circulation				Included	15%		216	
Total: SCAS EMS- Enclosed Parking		3	1,634	Estimated		4	1,656	
SCAS EMS - Covered Parking								
Covered Parking								
Small		2	200	Not currently covered	10 x 10	2	200	Mass Casualty Response Trailer
Medium		1	200	Not currently covered	10 x 20	1	200	Emergency Response Vehicle
Large			0		12 x 30		0	
X-Large			0		12 x 40		0	
Subtotal: SCAS EMS - Covered Parking		3	400			3	400	
Circulation				Included	20%		80	
Total: SCAS Field Staff - Covered Parking		3	400			3	480	
SCAS EMS - Employee & Visitor Parking								
Employee/Visitor Parking								
Employee Parking	58	12	2,052		9 x 19	22	15	2,565
Visitor Parking			0		9 x 19		1	171
Accessible Parking			0		13 x 19		4	988
Subtotal: SCAS Employee & Visitor Parking		12	2,052				20	3,724
Circulation			2,052		100%			3,724
Total: SCAS - Employee & Visitor Parking		12	4,104	Estimated		20	7,448	

Area Description

EXISTING CONDITIONS			
2015			
Quantity		Area (sf)	Remarks
Staff	Space		

PROGRAM PROJECTIONS				
Master Plan				
Space Standard	Quantity		Area (sf)	Remarks
	Staff	Space		

EMERGENCY MANAGEMENT - EOC
Emergency Management - EOC - Office / Support Areas
Office Areas
Main Emergency Resource Room
Emergency Manager Office
Office Support Areas - Shared with 911 Comm Center
M/W Restrooms
Custodial
Communications Equipment
Break Room
Subtotal: Emergency Management - EOC - Office / Support Areas
Net Gross Factor (Circ/Mech/Elec/Struct)
Total - Emergency Management - EOC - Office / Support Areas

		826	Includes Kitchen
1		150	
		352	
		80	
		322	
1		1,730	
1		1,730	

Split Between 1st and 2nd Levels				
			1,425	Converted SCAS Admin
150	1		150	Old SCAS Admin
			450	Shared 911 & EOC
	1		2,025	
20%			405	
	1		2,430	

Emergency Management - EOC - Uncovered Parking
Uncovered Parking
Small
Medium
Large
X-Large
Subtotal: Emergency Management - EOC - Uncovered Parking
Circulation
Total: Emergency Management - EOC - Uncovered Parking

	0	0	Included
0		0	Estimated

10 x 10			0	
10 x 20		25	5000	
12 x 30			0	
12 x 40			0	
		25	5,000	
100%			5,000	
		25	10,000	

Emergency Management - EOC - Employee & Visitor Parking
Employee/Visitor Parking
Employee Parking
Visitor Parking
Accessible Parking
Subtotal: Emergency Manag EOC - Employee & Visitor Parking
Circulation
Total: Emergency Management - EOC - Employee & Visitor Parking

1	1	171	
		171	
		1	
1		172	Estimated

9 x 19	1	1	171	
13 x 19			0	
9 x 19			0	
		1	171	
100%			171	
		1	342	

COLORADO DEPARTMENT OF TRANSPORTATION

Area Description	EXISTING CONDITIONS				PROGRAM PROJECTIONS					
	2015				Master Plan					
	Quantity		Area (sf)	Remarks	Space Standard	Quantity		Area (sf)	Remarks	
Staff	Space	Staff				Space				
COLORADO DEPARTMENT OF TRANSPORTATION (CDOT)										
CDOT - Office Areas	9		---	Included with Shop/Storage		9	---	Included with Shop/Storage		
CDOT - Shops/Storage Areas										
Total - CDOT - Shops/Storage Areas			13,160				13,160			
CDOT - Enclosed Parking										
Total: CDOT - Enclosed Parking			---	Included with Shop/Storage			---	Included with Shop/Storage		
CDOT - Exterior Areas										
Sand / Salt Dome			---	Shared with Road & Bridge			---	See Shared Sand / Salt		
Mag Chloride			---	Shared with Road & Bridge			---	See Shared Sand / Salt		
Exterior Site			34,889				34,889			
Subtotal: CDOT - Exterior Storage			34,889				34,889			
Circulation			---	Included			---	Included		
Total: CDOT - Exterior Areas			34,889				34,889			
CDOT - Employee & Visitor Parking										
Total: CDOT - Employee & Visitor Parking			2,916			9	2,916			

SUMMIT COUNTY FIRE AUTHORITY

Area Description	EXISTING CONDITIONS				PROGRAM PROJECTIONS					
	2015				Master Plan					
	Quantity		Area (sf)	Remarks	Space Standard	Quantity		Area (sf)	Remarks	
Staff	Space	Staff				Space				
FIRE AUTHORITY TRAINING CENTER (SFA)										
Fire Authority Training Center (SFA) - Office / Support										
Total - Fire Authority Training Center (SFA) - Office/Support	0		0			0	8,642	Foot print		
Fire Authority Training Center (SFA) - Exterior Areas										
Total: Fire Authority Training Center (SFA) - Exterior Areas			42,849	Estimated			42,849	Estimated		
Fire Authority Training Center (SFA) - Employee/Visitor Parking										
Total: Fire Authority Training Center (SFA) Employee/Visitor Parking		46	16,036			46	16,036			

Area Description

EXISTING CONDITIONS			
2015			
Quantity		Area (sf)	Remarks
Staff	Space		

PROGRAM PROJECTIONS				
Master Plan				
Space Standard	Quantity		Area (sf)	Remarks
	Staff	Space		

TRANSIT (SUMMIT STAGE)
Transit (Summit Stage) - Office / Support
Office Areas
Director (102)
Supervisor (Operations Manager) (103)
Paratransit
Operations (101)
H.C. (115)
Vestibule (104)
Uniforms (100)
Support Areas
Dispatch (112)
Shift Supervisors
Driver Quiet Room
Storage (113)
Training Room
Vestibule (114)
Drivers Room (110)
Kitchenette
Locker Alcove
Men's Restroom (109)
Women's Restroom (107)
Rest (111)
Janitorial (104)
Building Systems
Mechanical Room (108)
Data/Communication Room
Electrical Room
Fire Entry / Riser Room
Subtotal: Transit - Office / Support Areas
Net Gross Factor (Circ/Mech/Elec/Struct)
Total -Transit - Office / Support

79			
		163	Private Office
		231	Shared Office
		267	Open Workstations
		58	
		72	
		192	
		210	
		24	
		---	See Operations
		80	Includes lockers
		440	
		87	Part of Driver's Room
		---	See Vestibule (114)
		181	2 sink, toilet, 2 urinal, shower, lockers
		125	sink, toilet, shower, lockers
		74	
		28	
		28	

79		2,259	
		413	
79		2,672	

		95		
120		1	120	Private Office
120		2	240	Private Office
120		1	120	Private Office
64		3	192	Workstation
			64	
			64	
			192	
			210	
64		2	128	Workstation
			150	
			24	
			120	
			80	
			500	
			100	
3.5		73	256	
			330	2 sink, toilet, 2 urinal, shower
			330	2 sinks, 3 toilets, shower
			75	
			50	
			300	
			300	
			300	Exterior Access
			150	Exterior Access
25%		95	4,395	
			1,099	
		95	5,493	Estimated

Transit - Shops/Storage
Shop Area
Electronics Shop
Storage Area
Subtotal: Transit - Shops/Storage
Net Gross Factor (Circ/Mech/Elec/Struct)
Total - Transit - Shops/Storage Areas

	2.5	---	See Transit Enclosed Parking 1200

		---	See Summary
		---	See Transit Enclosed Parking

			350	
			1,000	
			1,350	
25%			338	
			1,688	

Area Description	EXISTING CONDITIONS				PROGRAM PROJECTIONS				
	2015				Master Plan				
	Quantity		Area (sf)	Remarks	Space Standard	Quantity		Area (sf)	Remarks
Staff	Space	Staff				Space			
COLORADO DEPARTMENT OF TRANSPORTATION (CDOT)									
CDOT									
Total - CDOT - Office Areas	9		---	Included with Shop/Storage	9		---	Included with Shop/Storage	
CDOT - Shops/Storage Areas									
CDOT - Shops/Storage Areas									
Total- CDOT - Shops/Storage Areas			13,160				13,160		
CDOT - Enclosed Parking									
CDOT - Enclosed Parking									
Total: CDOT - Enclosed Parking			---	Included with Shop/Storage			---	Included with Shop/Storage	
CDOT - Exterior Areas									
Sand / Salt Dome			---	Shared with Road & Bridge			---	See Shared Sand / Salt	
Mag Chloride			---	Shared with Road & Bridge			---	See Shared Sand / Salt	
Exterior Site			34,889				34,889		
Subtotal: CDOT - Exterior Storage			34,889				34,889		
Circulation			---	Included			---	Included	
Total: CDOT - Exterior Areas			34,889				34,889		
CDOT - Employee & Visitor Parking									
CDOT - Employee & Visitor Parking									
Total: CDOT - Employee & Visitor Parking			2,916		9		2,916		

FACILITIES MANAGEMENT - 1 OF 2

Area Description	EXISTING CONDITIONS				PROGRAM PROJECTIONS				
	2015				Master Plan				
	Quantity		Area (sf)	Remarks	Space Standard	Quantity		Area (sf)	Remarks
Staff	Space	Staff				Space			
FACILITIES									
Facilities - Office / Support									
Office Areas									
Director	1		---	Office at County Commons		1	---	Office at County Commons	
Administrative Assistant	1		---	Office at County Commons		1	---	Office at County Commons	
Project Manager	0		0			1	---	Office at County Commons	
Supervisor/Foreman	1		---	Office at County Commons	120	1	120	Private Office	
Blue Print Room			---	Room at County Commons			240	Hanging files, layout table, data line	
Crew Workstation			---		64		128	Workstation shared	
Maintenance Tech/Worker - F/T	9		---			11		24x24x72" Locker-See Shared Areas	
Maintenance Tech/Worker - P/T	4		---			5		18x24x72" Locker-See Shared Areas	
Support Areas									
Crew Area			---	See (Shared with) Road and Bridge				---	
Kitchenette/Vending			---	See (Shared with) Road and Bridge				---	
Men's Restroom			---	See (Shared with) Road and Bridge				---	
Women's Restroom			---	See (Shared with) Road and Bridge				---	
Locker Room			---	See (Shared with) Road and Bridge				---	
Copy/File Area			---	See (Shared with) Road and Bridge				---	
Subtotal: Facilities - Office / Support	16		---	See (Shared with) Road and Bridge		20	2	488	
Net Gross Factor (Circ/Mech/Elec/Struct)					45%			220	
Total- Facilities - Office / Support	16		---	See (Shared with) Road and Bridge		20	2	708	
Facilities - Shops/Storage									
Shop Areas									
Work Area			1,034	Search and Rescue Building	30 x 60		1	1,800	Table saw, drill press, layout table
Storage									
Material Storage			1,470	Old Animal Control Building	25 x 60		1	1,500	Secure with chain link
Material Storage	1		300	10' x 30' Container Box				---	Included above
Tool Storage			120		25 x 60		1	1,500	Secure with chain line
Janitorial Supplies			195	Old Animal Control Building				---	Included above
Furniture Storage	1		300	10' x 30' Container Box	20 x 60		1	1,200	Exterior access
Subtotal: Facilities - Shops/Storage			3,419					6,000	
Net Gross Factor (Circ/Mech/Elec/Struct)				---	Included	15%		900	
Total- Facilities - Shops/Storage			3,419	Estimated				6,900	
Facilities - Enclosed Parking									
Enclosed Parking									
Existing Bay			1,280	Road & Bridge Building					
Existing Bay			640	Transit Building					
Small					8 x 10		9	720	
Medium					10 x 20		0	0	
Large					12 x 30		10	3,600	
Extra-Large					18 x 40		1	720	Plow with 16 Foot blade
Subtotal: Facilities - Enclosed Parking			1,920				20	5,040	
Net Gross Factor (Circ/Mech/Elec/Struct)				---	Included	15%		756	
Total - Facilities - Enclosed Parking			1,920	Estimated			20	5,796	

Area Description	EXISTING CONDITIONS				PROGRAM PROJECTIONS					
	2015				Master Plan					
	Quantity		Area (sf)	Remarks	Space Standard	Quantity		Area (sf)	Remarks	
Staff	Space	Staff				Space				
Facilities - Covered Areas										
Covered Areas										
Material Storage			420	Old Animal Shelter			---	See Shop/Storage		
Subtotal: Facilities - Covered Areas			420				0	0		
Net Gross Factor (Circ/Mech/Elec/Struct)			---	Included	15%		0	0		
Total - Facilities - Covered Areas			420	Estimated			0	0		See Material Storage
Facilities - Covered Parking										
Covered Parking										
Small			0		10 x 10		0	0		
Medium			0		10 x 20		8	1,600		
Large			0		12 x 30		0	0		
Extra-Large			0		12 x 40		0	0		
Subtotal: Facilities - Covered Parking			0	0			8	1,600		
Net Gross Factor (Circ/Mech/Elec/Struct)			---	Included	15%			240		
Total: Facilities - Covered Parking			0	0			8	1,840		
Facilities - Exterior Areas										
Yard Areas										
Material Storage			1,800				1,800	Covered		
Sand / Salt Dome			---	Shared with Road & Bridge			---	See Road and Bridge		
Mag Chloride			---	Shared with Road & Bridge			---	See Road and Bridge		
Subtotal: Facilities - Exterior Areas			1,800				1,800			
Circulation			---	Included	100%			---		Included
Total - Facilities - Exterior Areas			1,800					1,800		
Facilities - Uncovered Parking										
Uncovered Parking										
Small		0	0		10 x 10		0	0		
Medium		9	1,800		10 x 20		2	400		
Large		0	0		12 x 30		0	0		
Extra-Large		0	0		18 x 40		0	0		
Subtotal: Facilities - Uncovered Parking		9	1,800				2	400		
Circulation			1,800		100%			400		
Total: Facilities - Uncovered Parking		9	3,600				2	800		
Facilities - Employee & Visitor Parking										
Employee/Visitor Parking										
Employee Parking	14	14	2,394		9 x 19	17	17	2,907		
Visitor Parking					9 x 19		1	171		
Accessible Parking					13 x 19		1	247		
Subtotal: Facilities - Employee & Visitor Parking			2,394				19	3,325		
Circulation			2,394		100%			3,325		
Total: Facilities - Employee & Visitor Parking			4,788				19	6,650		

911 COMMUNICATIONS CENTER

Area Description	EXISTING CONDITIONS				PROGRAM PROJECTIONS			
	2015				Master Plan			
	Quantity		Area (sf)	Remarks	Space Standard	Quantity		Area (sf)
Staff	Space	Staff				Space		
911 COMMUNICATIONS CENTER								
911 Communications Center - Office / Support Areas								
Office Areas								
Dispatch open office - Access Floor - 5 screens per wrkst	5		740		150	7	1,050	Take over general Comm Room
Unisex Restroom	0		60			0	60	NENA or APCO standard for Comm
Supervisors office	3		261			3	450	Backup 911 Call Center desks
Reception & Admin	2		210	window to stair needed		2	209	
Director	1		199			1	199	
Network Administrator	1		146			1	146	
Alarm Management Programer	1		199			1	199	
Radio System Administrator	1		146			1	146	
Technical Staff	3		410			0		
Data Base Administrator						1		Sleeping Rooms
CAD Adminstrator						1		Sleeping Rooms
RMS Adminstrator						1		Sleeping Rooms
Workroom							410	
Office Support Areas								
Comm Equipment			350				0	Moved Downstairs
M/W Restrooms			350				350	
Small Meeting Room			0				150	6-8 People
Kitchen			170				170	From SCAS
Subtotal: 911 Communications Center - Office / Support Areas	17		3,241			19	3,539	
Net Gross Factor (Circ/Mech/Elec/Struct)			655		25%		885	
Total - 911 Communications Center - Office / Support Areas	17		3,896			19	4,424	
911 Communications Center - Uncovered Parking								
Uncovered Parking								
Small					10 x 10			0
Medium					10 x 20			0
Large					12 x 30			0
X-Large					12 x 40			0
Subtotal: 911 Communications Center - Uncovered Parking		0	0				0	0
Circulation					100%			0
Total: 911 Communications Center - Uncovered Parking		0	0				0	0
911 Communications Center - Employee & Visitor Parking								
Employee/Visitor Parking								
Employee Parking	17	17	2,907		9 x 19	19	19	3,249
Visitor Parking			0		9 x 19			0
Accessible Parking			0		13 x 19		1	247
Subtotal: 911 Communications Center - Employee & Visitor Parking			2,907				20	3,496
Circulation			2,907		100%			3,496
Total: 911 Communications Center - Employee & Visitor Parking	17		5,814				20	6,992

Area Description
ROAD & BRIDGE
Road & Bridge - Office / Support
Office Areas
Director
Asset Technician
Administrative Assistant
Construction Inspector
Road Construction Inspector
Operations Supervisor
Foreman
Heavy Equipment Operator
Support Areas
Crew Area/Break/Training
Kitchenette
File / Copy Area
Men's Restroom
Women's Restroom
Janitor's Closet
Laundry Facility
Bunk Room
Building Systems
Mechanical Room
Electrical Room
Fire Entry / Riser Room
Data/Communication Room
Subtotal: Road & Bridge - Office / Support
Net Gross Factor (Circ/Mech/Elec/Struct)
Total - Road & Bridge - Office / Support

EXISTING CONDITIONS			
2015			
Quantity		Area (sf)	Remarks
Staff	Space		
1		---	Office at County Commons
1		---	Office at County Commons
1		---	Office at County Commons
1		---	Office at County Commons
1		209	
1		250	
1		---	
19		---	
		453	

		463	

		---	Included above
		324	
		---	Included above
26		1,699	
		---	Included
26		1,699	

PROGRAM PROJECTIONS				
Master Plan				
Space Standard	Quantity		Area (sf)	Remarks
	Staff	Space		
	1		---	Office at County Commons
	2		---	Office at County Commons
	1		---	Office at County Commons
64	3	2	128	Workstation - Shared
120	1		120	Private Office
120	1		120	Private Office
	1		---	24x24x72" Locker
	22		---	24x24x72" Locker
			---	See Shared Areas
			---	See Shared Areas
			---	See Shared Areas
			---	See Shared Areas
			---	See Shared Areas
			80	
			140	Space for two beds
			---	See Shared Areas
			---	See Shared Areas
			---	See Shared Areas
			---	See Shared Areas
45%	32		588	
			265	
	32		853	

Road & Bridge - Shops/Storage
Shop Areas
Shop
Vehicle Work Bay
Tool Room
Barricade Storage
Sign Shop
Sign Storage
Sign Storage
Equipment Storage
Storage
Lube Storage
Material Storage
Drive Through Wash Bay
Wash Equipment Room
Hand Wash Bay
Container
Subtotal: Road & Bridge - Shops/Storage
Net Gross Factor (Circ/Mech/Elec/Struct)
Total - Road & Bridge - Shops/Storage

EXISTING CONDITIONS			
		494	Minor welding
		---	Currently use a vehicle storage bay
		178	
		828	
		195	
		100	
		23	
		377	Includes high pressure washer
		390	
		171	
		560	Material Storage
		185	
		740	Not used
		240	Barricades/Signs
		4,481	

		4,481	

PROGRAM PROJECTIONS				
20 x 60		1	300	Minor welding, adjacent to work bay
			1,200	Bridge crane, 5 ton
			200	Secure
			500	Adjacent to Sign Shop
			1,000	Separate Room
			500	Adjacent to Sign Shop
			---	Included above
			---	See EP below
			390	
			200	
			0	See Material Storage / EP below
			0	Use Wash Bay / Fleet Wash Bay
			0	Use Wash Bay / Fleet Wash Bay
			0	See Barricade storage
			4,290	
20%			858	
			5,148	

ROAD & BRIDGE - 2 OF 3

Area Description	EXISTING CONDITIONS				PROGRAM PROJECTIONS				
	2015				Master Plan				
	Quantity		Area (sf)	Remarks	Space Standard	Quantity		Area (sf)	Remarks
Staff	Space	Staff				Space			
Road & Bridge - Enclosed Parking									
Enclosed Parking									
Small		0	---	Included below	10 x 10		0		
Medium		3	---	Included below	10 x 20		4	800	
Large		11	---	Included below	12 x 30		14	5,040	
Extra-Large		7	7,040	16' x 40'	14 x 40		10	5,600	
Subtotal: Road & Bridge - Enclosed Parking		21	7,040				28	11,440	
Net Gross Factor (Circ/Mech/Elec/Struct)			---	Included	15%			1,716	
Total - Road & Bridge - Enclosed Parking		21	7,040	Estimated			28	13,156	
Road & Bridge - Covered Parking									
Covered Parking									
Small		0	0		10 x 10		0	0	
Medium		0	0		10 x 20		10	2,000	
Large		0	0		12 x 30		0	0	
Extra-Large		0	0		14 x 40		0	0	
Subtotal: Road & Bridge -Covered Parking		0	0				10	2,000	
Net Gross Factor (Circ/Mech/Elec/Struct)			0		15%			300	
Total - Road & Bridge -Covered Parking		0	0				10	2,300	
Road & Bridge - Covered Areas									
Covered Areas									
Steel Storage			200	Currently not covered				200	Adjacent to Shop/Storage
Subtotal: Road & Bridge - Covered Areas			200				0	200	
Net Gross Factor (Circ/Mech/Elec/Struct)			0		15%			30	
Total - Road & Bridge - Covered Areas			200				0	230	
Road & Bridge - Exterior Areas									
Sand / Salt Building									
Sand/Salt Storage			---	See Shared -Sand / Salt Storage				---	See Shared -Sand / Salt Storage
Mag Chloride									
Material Storage									
Culverts			400		20 x 20		1	400	
Jersey Curbs					20 x 20		1	400	
Totes		6	150		5 x 5		6	150	
Loading Dock					15 x 100		1	1,500	Shared throughouth the site
Bin Storage									
Road Base					20 x 20		1	400	100 tons, 6 foot high walls
Attachment Storage									
Sanders		6	1,200		10 x 20		8	1,600	Covered
Plows		6	600		10 x 10		6	600	
Subtotal: Road & Bridge - Exterior Areas			2,350					5,050	
Circulation			---	Included	100%			5,050	Included
Total - Road & Bridge - Exterior Areas			2,350	Estimated				10,100	

Area Description	EXISTING CONDITIONS				PROGRAM PROJECTIONS				
	2015				Master Plan				
	Quantity		Area (sf)	Remarks	Space Standard	Quantity		Area (sf)	Remarks
Staff	Space	Staff				Space			
Road & Bridge - Uncovered Parking									
Uncovered Parking									
Small		0	0		10 x 10		0	0	
Medium		8	1,600		10 x 20		0	0	
Large		5	1,800		12 x 30		3	1,080	
Extra-Large		5	4,900		14 x 70		5	4,900	Tractor trailers
Subtotal: Road & Bridge - Uncovered Parking		18	8,300				8	5,980	
Circulation			8,300		100%			5,980	
Total: Road & Bridge - Uncovered Parking		18	16,600	Estimated			8	11,960	
Road & Bridge - Employee & Visitor Parking									
Employee/Visitor Parking									
Employee Parking	26	22	3,762		9 x 19	32	28	4,788	
Visitor Parking			---	Included above	9 x 19		2	342	
Accessible Parking			---		13 x 19		1	247	
Subtotal: Road & Bridge - Employee & Visitor Parking		22	3,762				31	5,377	
Circulation			3,762		100%			5,377	
Total: Road & Bridge - Employee & Visitor Parking		22	7,524	Estimated			31	10,754	

WEED CONTROL

Area Description	EXISTING CONDITIONS				PROGRAM PROJECTIONS				
	2015				Master Plan				
	Quantity		Area (sf)	Remarks	Space Standard	Quantity		Area (sf)	Remarks
Staff	Space	Staff				Space			
WEED CONTROL									
Weed Control - Shops/Storage									
Shop Areas									
Herbicide mixing/Tool storage									
Storage									
Public Herbicide Access			200	2 Sheds Near Old Animal Shelter	10 x 20			200	Needs water. No public access
Subtotal: Weed Control - Shops/Storage			200					100	At Exist Recycling, Public Access, 50-100 gallon water tank
Net Gross Factor (Circ/Mech/Elec/Struct)			---	Included	20%			60	
Total - Weed Control - Shops/Storage			200	Estimated			300		
								60	
								360	
Weed Control - Enclosed Parking									
Enclosed Parking									
Small	0		---		10 x 10		1	100	1 ATV
Medium	0		960	In Transit Building	10 x 20		2	400	2 Trucks with Water
Large	0		---		12 x 30		0	0	
Extra-Large	0		---		12 x 40		3	1,440	2 Trucks with Tandem ATV Trailer + 1 Future Truck Tandem ATV Trailer
Subtotal: Weed Control - Enclosed Parking			960					6	1,940
Net Gross Factor (Circ/Mech/Elec/Struct)			---	Included	15%			291	
Total - Weed Control - Enclosed Parking			960	Estimated			6	2,231	
Weed Control - Covered Parking									
Covered Parking									
Small	0		0		10 x 10		0	0	
Medium	0		0		10 x 20		0	0	
Large	0		0		12 x 30		0	0	
Extra-Large	0		0		12 x 40		0	0	
Subtotal: Weed Control - Covered Parking			0					0	0
Net Gross Factor (Circ/Mech/Elec/Struct)			0		15%			0	
Total - Weed Control - Covered Parking			0				0	0	
Weed Control - Uncovered Parking									
Uncovered Parking									
Small	3		300		10 x 10		0	0	
Medium	3		600		10 x 20		1	200	Trailer
Large	3		1,080		12 x 30		0	0	
Extra-Large	0		0		12 x 40		0	0	
Subtotal: Weed Control - Uncovered Parking			1,980					1	200
Circulation			1,980		100%			200	
Total: Weed Control - Uncovered Parking			3,960	Estimated			1	400	

SHERIFF OFFICE

Area Description	EXISTING CONDITIONS				PROGRAM PROJECTIONS				
	2015				Master Plan				
	Quantity		Area (sf)	Remarks	Space Standard	Quantity		Area (sf)	Remarks
Staff	Space	Staff				Space			
SHERIFF OFFICE									
Sheriff Office - Enclosed Parking									
Enclosed Parking									
Small	0		0		10 x 10	6	600		
Medium	0		0		10 x 20	9	1,800		
Large	1		360	Boat storage	12 x 30	2	720		
Extra-Large	0		0		12 x 40	1	480		
Subtotal: Sheriff Office - Enclosed Parking			360				18	3,600	
Net Gross Factor (Circ/Mech/Elec/Struct)			---	Included				540	
Total -Sheriff Office - Enclosed Parking			360	Estimated			18	4,140	
Sheriff Office - Covered Parking									
Covered Parking									
Small	0		0		10 x 10	0	0		
Medium	0		0	See Uncovered Parking	10 x 20	13	2,600	Patrol Cars	
Large	0		0		12 x 30	1	360		
Extra-Large	0		0		20 x 30	1	600		
Subtotal: Sheriff Office - Covered Parking			0				15	3,560	
Net Gross Factor (Circ/Mech/Elec/Struct)			0					534	
Total -Sheriff Office - Covered Parking			0				15	4,094	
Sheriff Office - Uncovered Parking									
Uncovered Parking									
Small	5		500		10 x 10	0	0	See Enclosed Parking	
Medium	9		1,800	Patrol Cars	10 x 20	0	0	See Covered Parking	
Medium	2		400		10 x 20	0	0	See Enclosed Parking	
Large	1		360		12 x 30	0	0	See Covered Parking	
Extra-Large	2		960		12 x 40	0	0	See Enclosed/Covered Parking	
Subtotal: Sheriff Office - Uncovered Parking			19	4,020			0	0	
Circulation				4,020				0	
Total: Sheriff Office - Uncovered Parking			19	8,040	Estimated			0	0

Area Description	EXISTING CONDITIONS				PROGRAM PROJECTIONS			
	2015				Master Plan			
	Quantity		Area (sf)	Remarks	Space Standard	Quantity		Area (sf)
Staff	Space	Staff				Space		
SEARCH & RESCUE								
Search & Rescue - Office / Support								
Office Areas			528	Estimated				
Office			---	Included above	120	2	240	Shared Office
Copy / File			---	Included above			50	
Record Storage			---	Included above			200	Secure
Support Areas								
Lobby			---	Included above				
Men's Restroom w/Shower			---	Included above			250	
Women's Restroom w/Shower			---	Included above			250	
Kitchenette			---	Included above			150	
Storage			---	Included above				
Training Room			0					--- See Shared Building Areas
High Angle Training Area			0					--- Above storage areas
Building Systems								
Mechanical Room			0					--- See Shared Building Areas
Electrical Room			0					--- See Shared Building Areas
Fire Entry / Riser Room			0					--- See Shared Building Areas
Subtotal: Search & Rescue - Office / Support	0		528				1,140	
Net Gross Factor (Circ/Mech/Elec/Struct)			---	Included	45%		513	
Total - Search & Rescue - Office / Support	0		528	Estimated	0		1,653	0
Search & Rescue - Shops/Storage								
Shop Areas								
Storage								
Storage			200		12 x 50	1	600	
Subtotal: Search & Rescue - Shops/Storage			200				600	
Net Gross Factor (Circ/Mech/Elec/Struct)			---	Included	20%		120	
Total - Search & Rescue - Shops/Storage			200	Estimated			720	
Search & Rescue - Enclosed Parking								
Enclosed Parking			4,140	Estimated				
Small	0				10 x 10	0	0	
Medium	0				10 x 20	13	2,600	
Large	2				12 x 30	5	1,800	
Extra-Large	0				12 x 40	0	0	
Subtotal: Search & Rescue - Enclosed Parking			4,140				4,400	
Net Gross Factor (Circ/Mech/Elec/Struct)			---	Included	15%		660	
Total - Search & Rescue - Enclosed Parking			4,140	Estimated		18	5,060	

SEARCH & RESCUE - 2 OF 2

Area Description	EXISTING CONDITIONS				PROGRAM PROJECTIONS			
	2015				Master Plan			
	Quantity		Area (sf)	Remarks	Space Standard	Quantity		Area (sf)
Staff	Space	Staff				Space		
Search & Rescue - Uncovered Parking								
Uncovered Parking								
Small		0	0		10 x 10	0	0	
Medium		13	2,600		10 x 20	0	0	
Large		4	1,440		12 x 30	2	720	
Extra-Large		0	0		12 x 40	0	0	
Subtotal: Search & Rescue - Uncovered Parking		17	4,040			2	720	
Circulation			4,040		100%		720	
Total: Search & Rescue - Uncovered Parking		17	8,080	Estimated		2	1,440	
Search & Rescue - Employee & Visitor Parking								
Employee/Visitor Parking								
Employee Parking	5		0		9 x 19	6	1,026	
Visitor Parking			---		9 x 19		0	
Accessible Parking			---		13 x 19		0	
Subtotal: Search & Rescue - Employee & Visitor Parking			0			6	1,026	
Circulation			0		100%		1,026	
Total: Search & Rescue - Employee & Visitor Parking			0			0	2,052	

FLEET MAINTENANCE

Area Description	EXISTING CONDITIONS				PROGRAM PROJECTIONS			
	2015				Master Plan			
	Quantity		Area (sf)	Remarks	Space Standard	Quantity		Area (sf)
Staff	Space	Staff				Space		
FLEET MAINTENANCE								
Fleet Maintenance								
Total- Fleet - Fleet Maintenance MAIN LEVEL			31,357	Existing to Remain			31,357	Existing to Remain
Total- Fleet - Fleet Maintenance MEZZANINE			5,000	Existing to Remain			5,000	Existing to Remain
Total- Fleet Maintenance	0		36,357	Existing to Remain	0		18,179	Existing to Remain
Fleet Maintenance - Uncovered Parking								
Uncovered Parking								
Small			0		8 x 10		0	
Medium		2	342		9 x 19	2	342	
Large			0		12 x 30		0	
Extra-Large			0		12 x 40		0	
Ready/Down Line Parking								
Ready/Down Line		36	6156		9 x 19	36	6156	
Subtotal: Fleet Maintenance - Uncovered Parking		38	6,498			38	6,498	
Circulation			6,498		100%		6,498	
Total: Fleet Maintenance - Uncovered Parking		38	12,996			38	12,996	
Fleet - Employee & Visitor Parking								
Employee/Visitor Parking								
Employee Parking	0	0	0		9 x 19	0	0	Need staffing counts
Visitor Parking		2	342		9 x 19	2	342	
Accessible Parking			0		13 x 19	0	0	
Subtotal: Fleet - Employee & Visitor Parking			342			2	342	
Circulation			342		100%		342	
Total: Fleet - Employee & Visitor Parking			684			2	684	

SHARED CAMPUS AREAS

Area Description	EXISTING CONDITIONS				PROGRAM PROJECTIONS				
	2015				Master Plan				
	Quantity		Area (sf)	Remarks	Space Standard	Quantity		Area (sf)	Remarks
Staff	Space	Staff				Space			
SHARED - WASH AREAS									
Shared - Wash Areas									
Total: Wash Areas			3,140	Existing to Remain			3,140	Existing to Remain	
SHARED - FUEL ISLAND									
Shared - Fuel Island									
Total: Fuel Island		0	5,330	Existing to Remain			5,330	Existing to Remain	
SHARED - SAND/SALT STORAGE									
Sand / Salt / Ice Slicer									
Sand / Salt Dome									
Building			7,320	Shared with CDOT and Facilities			8,000	Shared with CDOT and Facilities	
Road & Bridge				5% Salt / Sand				10,000 tons	
C-Dot				Ice Slicer					
Subtotal: Road & Bridge - Exterior Areas			7,320				8,000		
Circulation			---	Included	100%		---	Included	
Total - Road & Bridge - Exterior Areas			7,320				8,000		
SHARED - COVERED YARD STORAGE									
Shared - Covered Yard Storage									
Garbage/ Recycle									
Recycle					10 x 30	0	0	At Recycle Center	
Garbage					10 x 30	1	300	Roll-off	
Scrap metal					10 x 30	0	0	At Recycle Center	
Subtotal: Shared - Covered Yard Storage			0				300		
Circulation					100%		300		
Total: Shared - Covered Yard Storage			0				600		

RECYCLE CENTER

Area Description

EXISTING CONDITIONS			
2015			
Quantity		Area (sf)	Remarks
Staff	Space		

PROGRAM PROJECTIONS				
Master Plan				
Space Standard	Quantity		Area (sf)	Remarks
	Staff	Space		

SUMMIT COUNTY RECYCLE CENTER
Recycle Center
Bins
Roll-off
Truck Access
Truck Position
Public Access
Vehicle Position
Subtotal: Recycle Center
Circulation
Total: Shared - Recycle Center

	9	4,320	
	0	0	
	18	3,600	
		7,920	
		23,760	
		31,680	

20 x 24		12	5,760	Roll-off
20 x 26		12	12,480	
10 x 20		10	4,000	
			22,240	
100%			22,240	
			44,480	

Area Description	PROGRAM PROJECTIONS					Remarks
	Existing Area (sf)	Space Standard	Quantity		New Program Area (sf)	
			Staff/Persons	Space		
COUNTY COMMONS						
TEEN CENTER - YOUTH & FAMILY SERVICES						
Teen Room	1,670				1,670	Occupying old Motor Vehicle Department
Subtotal: Youth and Family Services Net Gross Factor (Circ/Mech/Elec/Struct)	1,670	20%	0		1,670 0	
Total: Youth and Family Services	1,670		0		1,670	
BUILDING INSPECTION						
Existing Area	3,150				3,150	No future program needs identified.
Subtotal: Building Inspection Net Gross Factor (Circ/Mech/Elec/Struct)	3,150	20%	0		3,150 0	
Total: BUILDING INSPECTION	3,150		0		3,150	
ENVIRONMENTAL HEALTH						
Office	210				210	No future program needs identified.
Administrative/waiting	294				294	*Requested pedestrian connectivity with Medical Office Building
Bullpen	187				187	
Lab	72				72	
Storage	86				86	
Subtotal: Environmental Health Net Gross Factor (Circ/Mech/Elec/Struct)	849	20%	0		849 0	
Total: ENVIRONMENTAL HEALTH	849		0		849	
PLANNING						
Existing Area (includes Community Development)	2,675				2,675	No future program needs identified. *Requested relocation of Coffee Station out of circulation into existing Copy Room
Subtotal: Planning Net Gross Factor (Circ/Mech/Elec/Struct)	2,675	20%	0		2,675 0	
Total- PLANNING	2,675		0		2,675	

Area Description	PROGRAM PROJECTIONS					
	Existing Area (sf)	Space Standard	Quantity		New Program Area (sf)	Remarks
			Staff/Persons	Space		
ENGINEERING						
Existing Area	355		2		355	Occupies (1) office and (1) workstation within Planning Department
Staff Office		120	2	120	240	*Currently two engineers share one vehicle. Additional vehicle requested
Subtotal: Engineering	355		2		595	
Net Gross Factor (Circ/Mech/Elec/Struct)		20%			25	
Total- ENGINEERING	355		2		620	
LIBRARY						
Existing Area	10,563				10,563	
Storage					500	For book sales
Inter Library Loan area					150	Dedicated desk and shelving. Pickup and delivery (2x) per day
Teen Area					750	New 750 sf building expansion required + re-use of 330 sf existing study space
Subtotal: Library	10,563		0		11,963	
Net Gross Factor (Circ/Mech/Elec/Struct)		20%			280	
Total: LIBRARY	10,563		0		12,243	
CSU EXTENSION						
Existing Area	565				565	No future program needs identified
Subtotal: CSU Extension	565		0		565	
Net Gross Factor (Circ/Mech/Elec/Struct)		20%			0	
Total: CSU EXTENSION	565		0		565	
OPEN SPACE AND TRAILS						
Existing Area	1,315				1,315	
Storage cubbies for seasonal staff			2	100	200	Currently using undersized shed behind Animal shelter kennels. See Industrial Campus for additional program
Tool storage/ distribution heated space						
Subtotal: Open Space and Trails	1,315		2		1,515	
Net Gross Factor (Circ/Mech/Elec/Struct)		20%			40	
Total: OPEN SPACE AND TRAILS	1,315		2		1,555	

Area Description	PROGRAM PROJECTIONS					Remarks
	Existing Area (sf)	Space Standard	Quantity		New Program Area (sf)	
			Staff/Persons	Space		
INFORMATION SYSTEMS						
Existing Area	1,375				1,375	No future program needs identified. *Occupants noted space is hot in summer and cold in winter. Glazing on 3 sides.
Subtotal: Information Systems Net Gross Factor (Circ/Mech/Elec/Struct)	1,375	20%	0		1,375 0	
Total: INFORMATION SYSTEMS	1,375		0		1,375	
ROAD AND BRIDGE						
Existing Area	737				737	Office space in County Commons See Industrial Campus for future additional program
See Industrial Campus for future program needs						
Subtotal: Road and Bridge Net Gross Factor (Circ/Mech/Elec/Struct)	737	20%	0		737 0	
Total: ROAD AND BRIDGE	737		0		737	
FACILITIES MANAGEMENT						
Existing Area	822				822	Office space in County Commons See Industrial Campus for future additional program
See Industrial Campus for future program needs						
Subtotal: Facilities Management Net Gross Factor (Circ/Mech/Elec/Struct)	822	20%	0		822 0	
Total: FACILITIES MANAGEMENT	822		0		822	
COUNTY COMMONS PROGRAM TOTALS	24,076				26,261	

COMMUNITY AND SENIOR CENTER

Area Description	PROGRAM PROJECTIONS					
	Existing Area (sf)	Space Standard	Quantity		New Program Area (sf)	Remarks
			Staff/Persons	Space		
COMMUNITY AND SENIOR CENTER						
Existing Area	10,700				10,700	
Kitchen space					1,500	Kitchen area estimated at 40% of size of space served. Space includes prep/cooking area, dry goods storage and cooler/freezer 250 person capacity, with ability to divide room for groups of 50-60
Meeting Room		15 sf / person	250	15	3,750	
Storage					200	
						*Request improved administrative circulation
						*Request ice machine available to public
						*Timberline Adult Care - no future program needs identified
Subtotal: Community and Senior Center	10,700		250		16,150	
Net Gross Factor (Circ/Mech/Elec/Struct)		20%			1,090	
Total: COMMUNITY AND SENIOR CENTER	10,700		250		17,240	
SENIOR CENTER PARKING						
Uncovered parking spaces		9x18	25	270	6,750	Additional parking area required for new Meeting Room (at 1 space per 10 occupants)
Subtotal: Uncovered parking spaces					6,750	
Total: Senior Center Vehicle/Equipment Parking					6,750	

Area Description	PROGRAM PROJECTIONS					
	Existing Area (sf)	Space Standard	Quantity		New Program Area (sf)	Remarks
			Staff/ Persons	Space		
ANIMAL CONTROL						
Existing Area	5,874				5,874	
Surgery Suite					300	Add to existing shared Operating Room
Volunteer Check-In Space			10	10	100	
Outdoor pens		10x40	2	400	800	Exterior fenced in space Request to add daylight for cat isolation room (skylight?)
Subtotal: Animal Control	5,874		12		7,074	
Net Gross Factor (Circ/Mech/Elec/Struct)		20%			240	
Total: ANIMAL CONTROL	5,874		12		7,314	
COLORADO STATE PATROL						
Existing Colorado State Patrol	6,984				6,984	No future program needs identified
Existing County Storage	232				232	

COLORADO STATE PATROL

Area Description	PROGRAM PROJECTIONS					
	Existing Area (sf)	Space Standard	Quantity		New Program Area (sf)	Remarks
			Staff/ Persons	Space		
COLORADO STATE PATROL						
Existing Colorado State Patrol	6,984				6,984	No future program needs identified
Existing County Storage	232				232	
Subtotal: Colorado State Patrol	7,216		0		7,216	
Net Gross Factor (Circ/Mech/Elec/Struct)		20%			0	
Total: Colorado State Patrol	7,216		0		7,216	

Area Description	PROGRAM PROJECTIONS					
	Existing Area (sf)	Space Standard	Quantity		New Program Area (sf)	Remarks
			Staff/ Persons	Space		
MEDICAL OFFICE BUILDING						
CARE CLINIC						
Existing Area						
Additional workstations	5,684	220	20	220	4,400	Additional workstations for staff currently located outside facility, i.e. at Swan Mountain and schools.
Staff Office					200	Shared office space for care providers
Conference Room		15 sf/ person	20	15	300	Multiple groups of 3+ with max. capacity of 20 people. Currently meeting in shared employee lounge
Dental Suites					3,400	Existing dental department is contained within the 5,684 sf Existing Area. New dental suites will be located in Medical Office Building on Level 3.
Subtotal: CARE CLINIC	5,684		40		13,984	
Net Gross Factor (Circ/Mech/Elec/Struct)		20%			2,797	
Total: CARE CLINIC	5,684		40		16,781	
MIND SPRINGS MENTAL HEALTH CENTER						
Existing Area						
Break Room	4,296	15 sf/ person	15	15	225	Existing break room used as group therapy room.
Therapist Office		150	2	150	300	
Psychiatrist Office		80	2	80	160	Prescribing nurses alternate to Psychiatrist
Restrooms			2	70	140	1 Men, 1 Women
Subtotal: MIND SPRINGS	4,296		21		5,121	
Net Gross Factor (Circ/Mech/Elec/Struct)		20%			1,024	
Total: MIND SPRINGS MENTAL HEALTH CENTER	4,296		21		6,145	
YOUTH & FAMILY SERVICES						
Existing Area						
Vehicle request - van or cutaway bus	1,936				1,936	
	0				0	Will use existing parking
Multi-Purpose Meeting Room			150		5,500	Space to accommodate 100-150 teens in approximately 5,500-7,000 sf. *Include Kitchen, Study space and open free play space *Include 12 staff workstations in space *Include (2) 6x6 storage closets
Subtotal: Information Systems - Office Areas	1,936		150		7,436	
Net Gross Factor (Circ/Mech/Elec/Struct)		20%			1,487	
Total: YOUTH & FAMILY SERVICES	1,936		150		8,923	

Area Description	PROGRAM PROJECTIONS					Remarks
	Existing Area (sf)	Space Standard	Quantity		New Program Area (sf)	
			Staff/Persons	Space		
HUMAN SERVICES						
Existing Area	2,988				2,988	
Finance Office		120	1	1	120	Currently finance is in open office
Interview Room		80	1	1	80	Current child interview room
Child Interview Room (Addition)					350	Increased area to include toy storage, larger kitchen and additional lounge seating
Conference Room - Dedicated			27	15	405	Currently shares Public Health's
Child support staff - workspace		120	1	120	120	
Economic service staff - workspaces		120	4	120	480	
Child welfare staff - workspaces		120	2	120	240	
						* Boiler noise from adjacent mechanical room impacts audio recording at current Child Interview Room. Acoustic separation required
						* Interview rooms needs intermediate space between room and hallway
						*Vehicle request made for (1) automobile. No additional parking required for this vehicle
Subtotal: Information Systems - Office Areas	2,988		36		4,783	
Net Gross Factor (Circ/Mech/Elec/Struct)		20%			957	
Total- HUMAN SERVICES	2,988		36		5,740	
PUBLIC HEALTH						
Existing Area	5,611				5,611	
Storage					200	Currently at Road and Bridge
Restroom - Unisex					70	Locate adjacent to Lab for sampling
Staff Offices		120	5		600	Offices to meet current staffing needs. Offices currently double as appointment rooms
Staff Offices		120	3		360	Projected staff growth
Central Supply/ Mail/ Printer Room					200	
						*Noise from adjacent Youth and Family Teen Room affects Public Health. Acoustic separation required
						*Conference Room currently shared with Social Services
Subtotal:Buildings and Grounds - Shops/Storage	5,611		8		7,041	
Net Gross Factor (Circ/Mech/Elec/Struct)		20%			1,408	
Total- PUBLIC HEALTH	5,611		8		8,449	

Area Description	PROGRAM PROJECTIONS					
	Existing Area (sf)	Space Standard	Quantity		New Program Area (sf)	Remarks
			Staff/Persons	Space		
HOSPITAL						
CORONER						
Existing Area	200				300	Morque located in hospital
	455				455	Coroner's Office, Coroner's Admin and Body Bag Storage Requested second refrigeration unit
Subtotal: Coroner	655		0		755	
Net Gross Factor (Circ/Mech/Elec/Struct)		20%			151	
Total: CORONER	655		0		906	
CORONER VEHICLE/EQUIPMENT STORAGE						
Covered parking for trailer						See Industrial Campus for Coroner trailer parking
Subtotal: Coroner Covered Parking					0	
Total: Morgue Vehicle/Equipment Parking					0	
COUNTY OFFICES						
Existing Area	986				986	
Subtotal: COUNTY OFFICES	986		0		986	
Net Gross Factor (Circ/Mech/Elec/Struct)		20%			197	
Total: CORONER	986		0		1,183	
MEDICAL CENTER PROGRAM TOTALS	22,156				48,127	

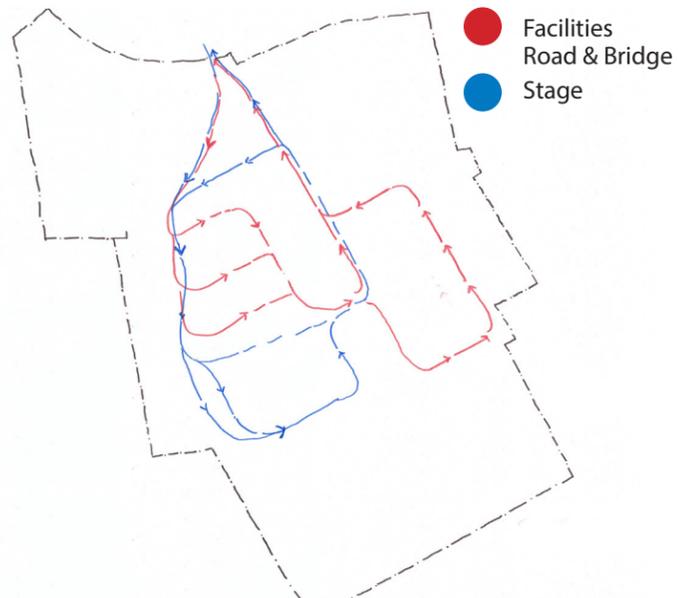


A³ Master Plan Concepts

SCHEME-1

- 1 Summit Stage remains in existing location, and an addition is made to the vehicle bays to accommodate two buses parked nose to end in each bay.
- 2 Ambulance Service moves out of the EOC building and is relocated along Highway 9 directly east of the main entrance.
- 3 Sand/ Salt is relocated to east side of campus requiring the realignment of Peak One Blvd. This realignment improves the design of the road by eliminating the S-curve.
- 4 Existing Road & Bridge and Facilities building is demolished and replaced with a new facility that is aligned north/ south to allow for east facing pull through vehicle bays. This eliminates noise from vehicle back up signals, and issues with vehicle headlights facing the neighborhoods on the west side of campus. The alignment of the building will also block sound between the neighborhoods and vehicle activity on the east side of campus.
- 5 Existing Search & Rescue/ Sheriff barns are demolished and replaced with a new facility. This building contains heated vehicle storage pull through bays, storage and admin.
- 6 Shared storage and covered parking for all departments is aligned along the west property line of the campus.

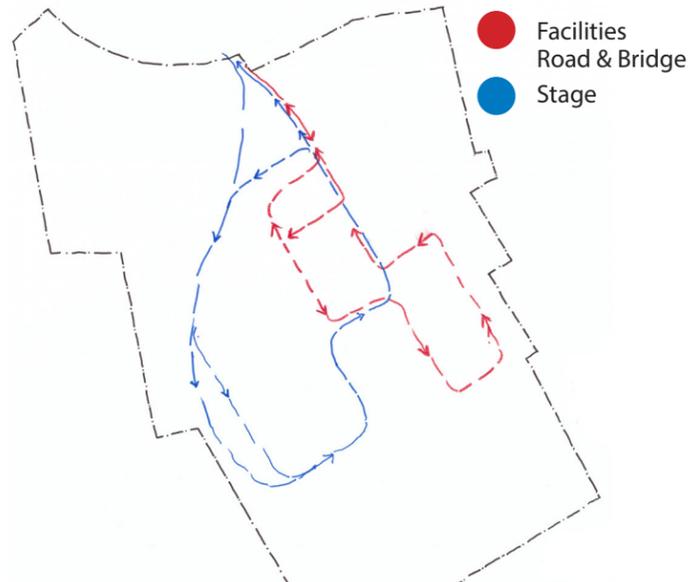
Scheme-1 Circulation Diagram



SCHEME-2

- 1 Ambulance Service moves out of the EOC building and is relocated along Highway 9 directly east of the main entrance.
- 2 Summit Stage remains in their current building. Add on to north and south sides of vehicle bays to accommodate two buses parked nose to end in each bay. Admin for Road & Bridge and Facilities moves into addition on east side of building which is currently a gravel parking area for belly dumps.
- 3 Sand/ Salt is relocated to east side of campus. This scheme does not require realignment of Peak One Blvd.
- 4 Existing Road & Bridge and Facilities building is demolished and replaced with a new facility that is aligned north/ south to allow for east facing pull through vehicle bays. This eliminates noise from vehicle back up signals, and issues with vehicle headlights facing the neighborhoods on the west side of campus. The location of the building provides close proximity to the intensive use aspects of the campus: Sand Salt and Fleet Maintenance.
- 5 Build a new facility for Search & Rescue, Water Rescue, and Sheriff. Location of building provides a sound and vision barrier for the Ophir Mountain neighborhood.
- 6 New shared covered parking and indoor storage structures are aligned N/S on east side of existing fuel island.

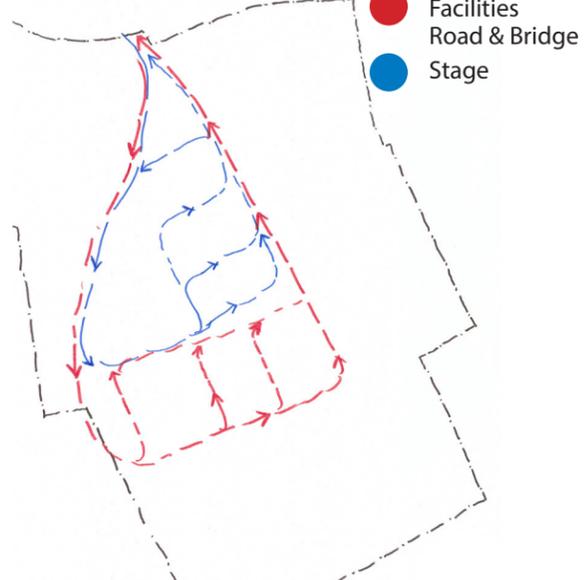
Scheme-2 Circulation Diagram



SCHEME-3

- 1 New Summit Stage building located in the center of the campus. This provides close proximity to Fleet Maintenance, and an efficient circulation route for entering and exiting the campus.
- 2 New surface parking for campus employees is located on the north side of the campus, east of the main entrance. This separates personal vehicle circulation from fleet vehicles.
- 3 Sand/ Salt is relocated to the east side of campus between CDOT and Fire Rescue. Based on the dimensions and alignment a loader would be able to fully operate within the structure while loading a truck. Material would be stored in the back of the structure protecting it from exposure to the elements.
- 4 Building a new facility for Summit Stage allows Road & Bridge and Facilities Management to move into existing Summit Stage building. This will require additions to each side of the building: east and west for fleet storage, and north and south for additional admin.
- 5 Provide new facility for Ambulance Service located on the east side of the campus behind CDOT. Building will have direct access to Peak One Drive, with pull through bays ensuring Ambulances are always facing east.
- 6 Build a new facility for Search & Rescue, Water Rescue, and Sheriff. Location of building provides a sound and vision barrier for Ophir Mountain neighborhood.
- 7 Shared storage and covered parking for all departments is aligned along the west property line of the campus.

Scheme-3 Circulation Diagram

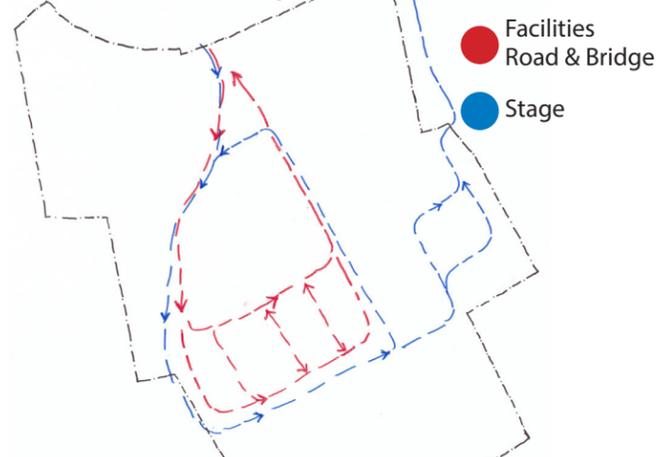


SCHEME-4a

- 1 Ambulance Service moves out of the EOC building and is relocated along Highway 9 directly east of the main entrance.
- 2 Build a new Summit Stage facility on east side of campus behind CDOT. Buses enter the building on the west side and exit through the east. The location concentrates bus circulation away from the neighborhoods to the west and is close to Fleet Maintenance. Stage employee vehicles are separated from industrial vehicle circulation by accessing stage from Peak One Blvd. This requires a realignment to the east of Peak One Drive, as shown in the plan.
- 3 Building a new facility for Summit Stage allows Road & Bridge and Facilities to move into existing Summit Stage building. This will require additions to each side of the building: east and west for fleet storage, and north and south for additional admin.
- 4 Sand/ Salt is relocated to center of campus. This provides an efficient circulation loop for sand trucks to fuel, load sand and exit campus. This also allows for the Sand/ Salt structure to be resupplied without trucks having to backup.
- 5 Along the west side of Sand/ Salt provide a new building for Search & Rescue, Water Rescue, and Sheriff. This building will include a second floor that will house shared campus storage. The second level will create a vision and sound barrier for Ophir Mountain neighborhood.
- 6 Shared storage and covered parking for all departments is aligned along the West property line of the campus.



Scheme-4 Circulation Diagram



SCHEME-4b

- 1 Ambulance Service moves out of the EOC building and is relocated along Highway 9 directly east of the main entrance.
- 2 Build a new Summit Stage facility on east side of campus behind CDOT. Buses enter the building on the west side and exit through the east. The location concentrates bus circulation away from the neighborhoods to the west and is close to Fleet Maintenance. Stage employee vehicles are separated from industrial vehicle circulation by accessing to stage from Peak One Blvd. This requires a realignment to the east of Peak One Drive, as shown in the plan.
- 3 Building a new facility for Summit Stage allows Facilities Management and Road & Bridge to move into the existing Transit Building. This will require additions to each side of the building: east and west for fleet storage, and north and south for additional admin. Provide covered parking on the south side of the building dedicated to Road & Bridge.
- 4 Sand/ Salt is relocated to center of campus. This provides an efficient circulation loop for sand trucks to fuel, load sand and exit campus. This also allows for the Sand/ Salt structure to be resupplied without trucks having to backup. Provide covered parking for Sheriff/ Search & Rescue and surface parking on north side of Sand/ Salt building.
- 5 Demolish existing Sheriff/ Search & Rescue barns and Build a new facility directly south of the existing Washbay.

Shared storage is not specifically addressed in this scheme.



SCHEME-4c

- 1 Ambulance Service moves out of the EOC building and is relocated along Highway 9 directly east of the main entrance.
- 2 New Summit Stage building located in the center of the campus. This provides close proximity to Fleet Maintenance, and an efficient circulation route for entering and exiting the campus.
- 3 Sand/ Salt is relocated to the east side of the campus. This location provides the best separation from the neighborhoods to the west and creates an efficient circulation loop for trucks entering and exiting the campus
- 4 Building a new facility for Summit Stage allows Facilities Management and Road & Bridge to move into the existing Transit Building.. This will require additions to the east and west sides of the building to accommodate all vehicles, and north and south for additional admin. Provide covered parking on the south side of the building.
- 5 Build a new facility for Search & Rescue, Water Rescue, and Sheriff. Location of building provides a sound and vision barrier for Ophir Mountain neighborhood.
- 6 A new heated storage building is located on the west side of the campus providing additional light and noise screening to the residential neighborhoods on the west side of the campus.
- 7 An option for a second wash building dedicated for buses was discussed during the design charrette as an option at a future point.



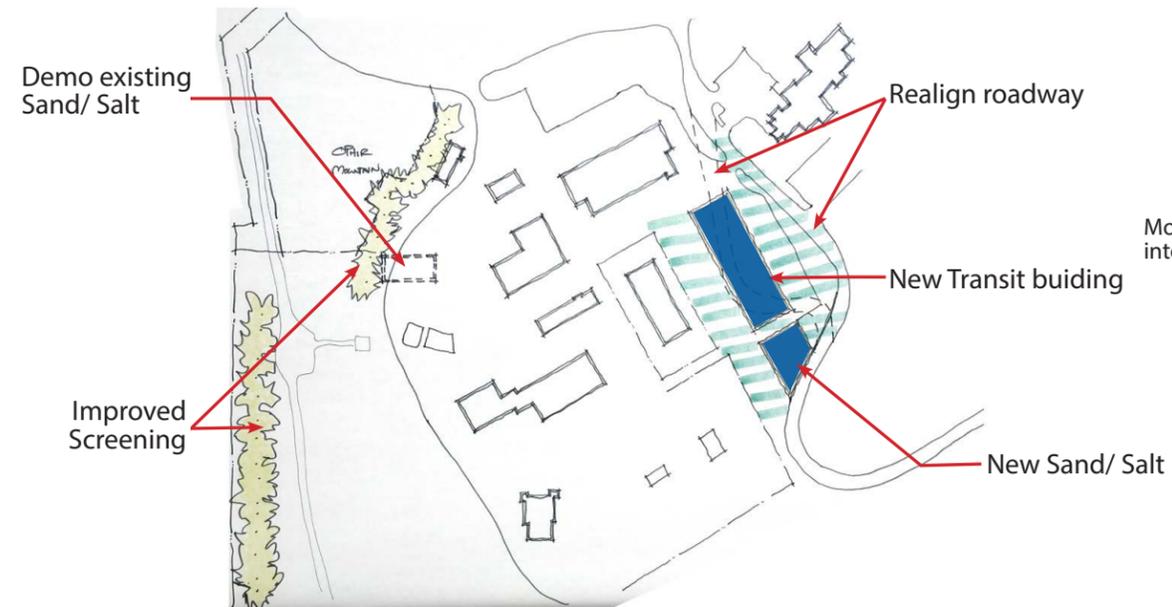
SCHEME-4d

- 1 Peak One Drive is realigned, including a new retaining wall, reconfiguration of the County Commons parking lots and relocation of the emergency generator.
- 2 A new Summit Stage facility is built on the east side of the campus. The new location establishes a counterclockwise circulation of buses on campus ensuring that headlights are always facing away from the neighborhoods to the west, and intensive site uses are consolidated on the east side of the campus. The new location generates further efficiencies by creating an affinity with the Fleet Maintenance building.
- 3 Sand/ Salt is relocated to east side of campus built into the existing slope. This will require the realignment of Peak One Blvd. improving the design of the road by removing the S-curve.
- 4 Road & Bridge, Facilities Management (temporarily) and shared campus storage move into the existing Transit Building.
- 5 Existing Search & Rescue/ Sheriff barns are demolished and replaced with a new facility. This building contains heated vehicle storage pull through bays, storage and admin.
- 6 Construct a new building for Facilities Management shop space, heated vehicle storage and admin, and relocate Facilities Management from their temporary location.
- 7 New admin and shop space is created for Weed Control and Open Space and Trails. This is connected to shared covered parking for all departments.
- 8 Ambulance Service moves out of the EOC building and is relocated along Highway 9 directly east of the main entrance.

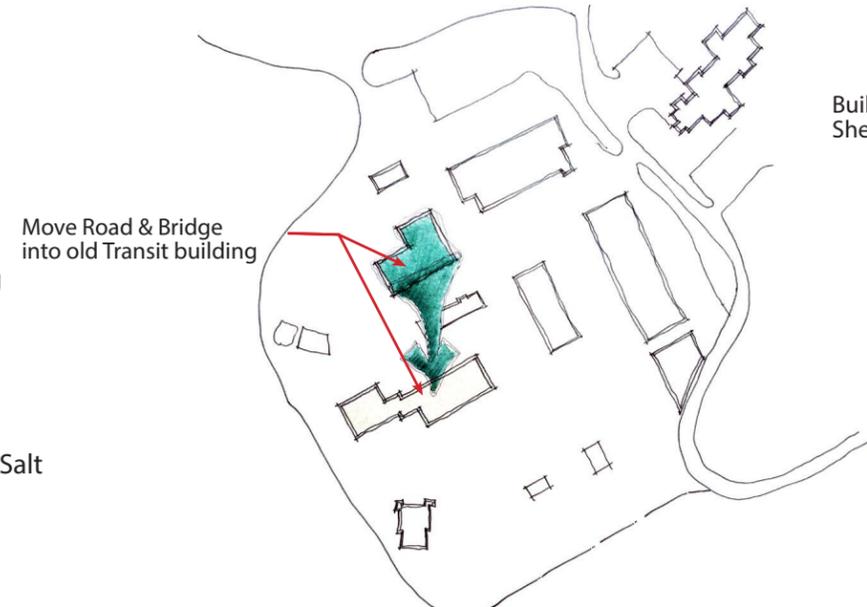


CONSTRUCTION PHASING

PHASE-1



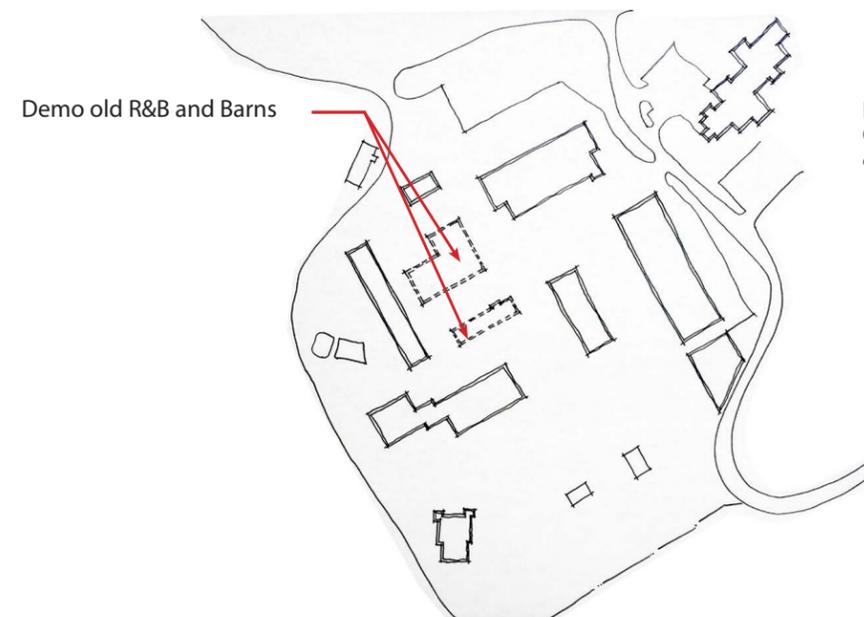
PHASE-2



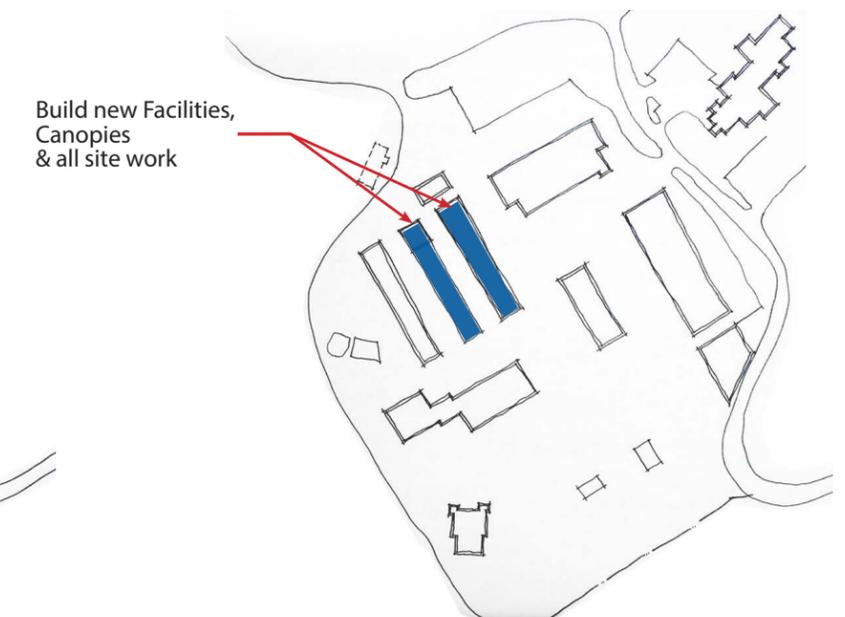
PHASE-3



PHASE-4



PHASE-5





A⁴ Vehicle Data

EXISTING 2015														Master Plan																	
Vehicle Parking Analysis														Vehicle Parking Analysis																	
Parking Sizes: S=10x10 M=10x20 L=12x40 XL=14/18X40/12X50														Parking Sizes: S=10x10 M=10x20 L=12x40 XL=14/18X40/12X50																	
Size	Quantity	Space	Method	Uncovered (U)				Covered (C)				Enclosed (E)				Quantity	Space	Method	Uncovered (U)				Covered (C)				Enclosed (E)				
			(U,C,E)	S	M	L	XL	S	M	L	XL	S	M	L	XL	Size			(U,C,E)	S	M	L	XL	S	M	L	XL	S	M	L	XL

UNIT #	YEAR	MODEL	MAKE	Description	Size	Quantity	Space	Method	Uncovered (U)				Covered (C)				Enclosed (E)				Size	Quantity	Space	Method	Uncovered (U)				Covered (C)				Enclosed (E)				Remarks
								(U,C,E)	S	M	L	XL	S	M	L	XL	S	M	L	XL				(U,C,E)	S	M	L	XL	S	M	L	XL					
ROAD & BRIDGE																																					
001	2011	F250 EC 4X4	FORDX	TRUCK, PICKUP, 3/4 TON		1																													Stored at Breckenridge		
002	2005	F150 RC 4X4	FORDX	TRUCK, PICKUP, 1/2 TON	M	1	1	U	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
003	2006	F550 RC 4X4 DRW	FORDX	TRUCK, PICKUP, 1 TON	M	1	1	U	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
004	2006	EXPLORER 4X4	FORDX	TRUCK, SPORT UTILITY, 1/2 TON, 4 DOOR	M	1	1	U	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
006	2010	F150 CC 4X4	FORDX	TRUCK, PICKUP, 1/2 TON	M	1	1	U	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
007	2008	F350 CC 4X4	FORDX	TRUCK, PICKUP, 1 TON	M	1	1	U	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
				FUTURE PICKUP TRUCK																																	
010	2012	F-350 CC 4x4 SRW	FORDX	TRUCK, PICKUP, 1 TON, FLAT BED	M	1	1	U	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
011	2007	CT713	MACKX	TRUCK, DUMP, 12-14 CUBIC YARD, CREW CAB	L	1	1	E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
012	2007	CT713	MACKX	TRUCK, DUMP, 12-14 CUBIC YARD, CREW CAB	L	1	1	E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
013	2007	CV712	MACKX	TRUCK, SNOW BLOWER	XL	1	1	E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
				FUTURE DUMP TRUCK																																	
014	2008	F450 RC 4X4 DRW	FORDX	TRUCK, PICKUP, 1 TON	L	1	1	E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
015	2004	357 6X4	PTRBL	TRUCK, TRACTOR	L	1	1	E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
016	2003	T800 6X4	KNWRT	TRUCK, DUMP, 12-14 CUBIC YARD, CREW CAB	L	1	1	E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
017	2010	T800	KNWRT	TRUCK, DUMP OFF ROAD	XL	1	1	E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
018	2015	F550 RC 4X4 DRW	FORDX	018 2015 FORDX F550 RC 4X4 DRW		1																													Stored at Heeney		
020	2007	MPT2026	OSHS	TRUCK, SNOW BLOWER		1																													Stored at Landfill		
021	2012	P-2530	OSHS	TRUCK, ROAD SERVICE	XL	1	1	E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
022	2010	MPT2030	OSHS	TRUCK, SNOW BLOWER	XL	1	1	E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
023	2013	P-2530	OSHS	023 2013 OSHS P-2530		1																														Stored at Breckenridge	
024	2015	EXPLORER 4X4	FORDX	024 2015 FORDX EXPLORER 4X4		1																														Stored at County Commons	
025	2003	F650	FORDX	TRUCK, DUMP, 12-14 CUBIC YARD		1																														Stored at Breckenridge	
026	2008	F250 RC 4X4	FORDX	TRUCK, PICKUP, 3/4 TON	M	1	1	U	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
027	2008	F150 EC 4X4	FORDX	TRUCK, PICKUP, 1/2 TON		1																														Stored at County Commons	
028	2011	T800 6X4	KNWRT	TRUCK, DUMP, 12-14 CUBIC YARD	L	1	1	E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
029	2015	SLX10-25324E	LANDA	029 2015 LANDA SLX10-25324E		1																														Stored at Breckenridge	
030	2007	140H	CTRPL	MOTORGRADER		1																													Stored at Landfill		
031	2007	140H	CTRPL	MOTORGRADER		1																													Stored at Landfill		
032	2014	140M2	CTRPL	032 2014 CTRPL M SERIES		1																													Stored at Breckenridge		
033	2015	700B	LEBOY	033 2015 LEBOY 700B	M	1	1	E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
035	2005	140H	CTRPL	MOTORGRADER		1																														Stored at Landfill	
037	2008	950H	CTRPL	LOADER, RUBBER TIRE		1																														Stored at Breckenridge	
038	2005	938G	CTRPL	LOADER, RUBBER TIRE	L	1	1	U	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Stored at Copper in the winter	
039	2010	644K	JHNDR	LOADER, RUBBER TIRE		1																														Stored at Breckenridge	
041	2005	950G	CTRPL	LOADER, RUBBER TIRE		1																														Stored at Breckenridge	
042	2002	140H	CTRPL	MOTORGRADER	XL	1	1	E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	Space size 14x50	
043	2002	140H	CTRPL	MOTORGRADER		1																														Stored at Heeney	
047	2012	SUPERIOR BROOM DT80J	SUPER	BROOM	M	1	1	U	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
049	2008	450E	CTRPL	BACKHOE, WITH LOADER	L	1	1	U	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Stored at Breckenridge in the winter	
051	2012	SLX 10-25324E	LANDA	WASHER PRESSURE		1																													Lives on truck #71		
055	1997	LOWBOY	TRLKG	TRAILER, LOWBOY	XL	1	1	U	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		12X70 with Tractor	
056	2008	LOWBOY	TLBRT	TRAILER, LOWBOY	XL	1	1	U	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		12X70 with Tractor	



A⁵ PUD Information and Parcel Map

COUNTY COMMONS
(Formally the Summit County Library and Service Center)
PLANNED UNIT DEVELOPMENT DESIGNATION

The County Commons Planned Unit Development Designation, approved the 23rd day of January, 1995 and revised on March 27, 1995, September 23, 1996, October 15, 1996, and January 19, 2004 by the Board of County Commissioners of Summit County, Colorado, is hereby revised this 25th day of March, 2008, as indicated in Exhibit B. This designation establishes uses permitted on the property, its development plan and phasing, and specific development regulations which must be adhered to by the Board of County Commissioners of Summit County, Colorado and their successors and assigns, who is the owner and developer, and is hereinafter referred to as the "Owner/Developer." This designation also specifies improvements which must be made and conditions which must be fulfilled in conjunction with this designation by the "Owner/Developer." This Planned Unit Development Designation applies to certain real property located in Summit County and described in attached Exhibit A, hereinafter referred to as the "Property."

A. PERMITTED USES AND DEVELOPMENT PLAN

Use and development of the property shall be in accordance with the Conceptual Development Plan and Land Use Plan attached hereto as Exhibit B and the following specific requirements:

I. Permitted Uses

PARCELS 1 – 3

- Open Space and landscape buffering
- Passive recreation uses
- Public trails
- Underground utilities
- Storm water Management facilities
- Access

PARCEL 4: (4.95 ACRES)

- State Patrol facilities (density limited to the existing 20,900 sq. ft.)
- Animal Control Operations, including:
 - Office
 - Animal Shelter
 - Fenced outdoor small animal runs
 - Wildlife rehabilitation center
 - Animal crematorium
- Community Service Facilities & Offices including but not limited to a community center, assisted living, social and human services. No additional industrial or maintenance facilities shall be allowed.

Overall density for this parcel is limited to 64,682 sq. ft. of gross floor area.

The future development of housing as a use on this parcel may occur where supported or endorsed by the Board of County Commissioners of Summit County to be in the best interest of the Summit County community. Any future development of housing on this parcel will be subject to a PUD amendment process. The exact nature and design standards for housing on this parcel will be determined as part of this amendment process.

PARCEL 5: (3.16 ACRES)

- Multiple family residential units with an overall density not to exceed 30 units.

PARCEL 6: (3.50 ACRES)

- Fire training facility
- Summit County Road & Bridge Operations
 - Short term outdoor equipment storage
 - Short term salt, sand, and recycled asphalt storage
- Colorado Department of Transportation Operations
 - Short term outdoor equipment storage
 - Short term salt, sand, and recycled asphalt storage
- Transportation Operations Center
 - Short term outdoor equipment storage

Overall density on this parcel is limited to 30,660 sq. ft. No development is allowed within the no disturbance/tree preservation zone for parcel 6 as designated on Exhibit B.

PARCEL 7: (23.2 ACRES)

- 215,000 square feet of floor area for community facilities and institutional uses, hospital facilities, medical offices, professional/business offices, health services, as well as any services and uses that are ancillary, accessory or customarily associated with those uses listed above.
- Two Helipads and a 3,000 sf. heliport and/or maintenance facility The heliport shall be located and designed to buffer noise from helicopter operations. The County may require the installation of a sound wall at the edge of clear zone around the helipads.
- Community Service Facilities & Offices

PARCEL 8: (4.20 ACRES)

- Community Service Facilities & Offices including but not limited to County offices, social and human services. No industrial or maintenance facilities shall be allowed.

Overall density on this parcel is limited to 30,000 sq. ft. Density may be transferred between parcels 8 – 10 as part of the site plan review process.

PARCEL 9: (5.80 ACRES)

- Community Service Facilities & Offices including but not limited to County offices, social and human services. No industrial or maintenance facilities shall be allowed.

Overall density on this parcel is limited to 30,000 sq. ft. Density may be transferred between parcels 8 – 10 as part of the site plan review process.

PARCEL 10: (7.90 ACRES)

- Summit County Library and Administrative Services:
 - Library
 - Community Service Facilities & Offices
- Community Service Facilities & Offices including but not limited to social and human services. No industrial or maintenance facilities shall be allowed.

Overall density on this parcel is limited to 47,300 sq. ft. Density may be transferred between parcels 8 – 10 as part of the site plan review process.

PARCEL 12: (15.78 ACRES)

- Transportation Operations Center, including:
 - Bus barn maintenance
 - Summit Stage office
 - Summit Stage crew offices and lounge
- Summit County Road and Bridge Operations, including:
 - Office
 - Vehicle maintenance garage
 - Outdoor equipment storage
 - Salt and sand storage
- Emergency Services facility, including:
 - Ambulance offices
 - Crew quarters
 - Ambulance bays/garages
 - Communications
- Colorado Department of Transportation Operations, including:
 - Operations office
 - Outdoor equipment storage
 - Road maintenance facilities
 - Salt and sand storage
- Community Service Facilities & Offices including but not limited to social and human services.
- Overall density on this parcel shall not exceed 162,255 sq. ft.

PARCEL 13: (4.45 ACRES)

- Public rights-of-way for the interior roads serving the project, pedestrian walkways, bikeways, and bus stops:
 - Minor re-alignment of the main loop road may occur at the site plan review stage to assure the roadways are constructed in a grade sensitive alignment that minimizes site disturbance and potential visual impacts.

PARCEL 14: (12.79 ACRES)

- State Highway 9 right-of-way dedication

B. DEVELOPMENT STANDARDS

1. Building Height

Building heights shall not exceed the following height limits as defined in the Summit County Land Use and Development Code, Section 3505.06 et.seq.

- Parcels 4 & 5 35 feet. No building on parcel 5 shall be higher than 40 feet above the elevation at the center of the intersection of Miners Creek Road and Bob White Way.
- Parcel 6: 35 feet with the exception of the fire training tower which shall not exceed 50 feet
- Parcel 7: 75 maximum feet for one 3 story hospital structure, and 50 feet maximum for two story medical office structures.
- Parcels 8 – 10: 45 feet

Public Question: When we were working on this did we use most recent county PUD? There is a PUD in place that looks at 50 years out.

Answer: Mr. Vargo: There are a number of parcels zoned as county open space, so any project will require a PUD amendment with public input. This is conceptual showing best use of current property to meet future county needs. There will be lots of opportunity for discussion before anything gets built.

Public Question: When there are restrictions in place you can save time by adhering to these restrictions in a planning process if you implement restrictions in perpetuity you should consider these.

Public Question: Disappointed and feel we have gone backwards with regard to Fiester and expansion of industrial.

Answer: Mr. Vargo: there was a lot of effort made to move everything to the west. The reality is the county has limited property access. We have delayed expansion as long as we could and move intensive use away from neighbors. We are trying to be mindful of property next to neighbors by reserving it for low intensity use. It was an intentional decision to show future industrial on the board because we want to be transparent.

Public Question: President of Bills Ranch complimented the County on taking into consideration notes and comments from neighbors. Also applauds efficiency of existing plan and space. Believes we could do better, specifically fuel island and western snow removal. Bills Ranch needs to be a good neighbor with county.

Public Question: Additional Bills Ranch representative: If senior housing appears on Fiester and industrial future development is further impacting Bills Ranch. Not happy with that future prospect, but happy with proposal for interior of IC comments.

Public Question: What right does County have to propose development of Fiester?

Answer: This was part of our mission, similar to locating MOB2, etc. future county needs, and what opportunities are available.

Mr. Thome: when we are asked our design opinion on what is best for senior housing - from a planning standpoint Fiester makes more sense than the hill parcel.

Public Question: Related to public comments: it would be nice for everyone to have a direct line to communicate with County. Would request working groups from Bills Ranch and Ophir Mountain to work with design team; wetlands, water augmentation, conservation. Neighbors should be involved now and do not want to react. Want to be proactive like the county groups working with design team. Not coming in after the fact upset. A part of the team. Sit down in a smaller setting.

Public Comment: Ophir Mountain HOA representative supports this facilities plan.

Public Question: At one point the County offered extended area of conservation to Bills Ranch in trade for senior housing at Fiester.

A: Mr. Vargo: It was not to Bills Ranch, it was to Continental Divide Land Trust. There is not confirmation we will move forward with senior housing on any location, it is identifying what the options are. Because there is identification of an alternate for senior housing, it does not mean the parcel will ever become that.

Public Question: Senior housing task force has been working to identify site, they would like senior housing to happen right now - not 5-10 years as Mr. Vargo is suggesting.

Answer: this 5-10 year outlook is industrial campus specific. Senior housing can be developed independently to this conversation.

Answer: Mr. Maley: Our focused effort is on industrial campus, and if county wants to keep same level of service it will have to expand. How can we mitigate those impacts and not force issue of locating it on east side of campus.

Public Question: Is there long term vision for parcels 8 & 9. And what about senior center there?

Answer: There is a view for these parcels. It is not zoned for senior housing, it is county office building.

Public Question: Open space is for the entire county, if there was a public meeting regarding west expansion, there would be quite a large pushback confirming this is a county issue.

Public Question: When would actual construction begin?

Answer: Sand/salt would be first and that would be 2 years, earliest. If transit gets funding they would accelerate construction of that building as well.

Public Question: This means we cannot have public meeting again for 4 years?

Answer: Can't put timeline on it due to funding flow. capital expenditures fund for county is low at the moment.

Public Question: when PUD is amended, how is the public notified.

Answer: Mr. Hirsch posted and submitted a newspaper ad. Mr. Vargo: County management has not discussed going back to talk about PUD amendment at this time.

Public Question: Bills Ranch President: I'm happy about the issues being addressed focused on the Industrial campus. Lighting, road movement, intense uses, buffering, truck circulation = huge decisions to take into account regarding neighbors.

Public comment from pinup board:
Reduce height of light poles from 40' to 32'. Lights should be off when not in use. Reduce light pollution (dark skies).

Public comment from pinup board:
Regarding this exercise as a 20 year outlook; does that mean this will all have to be revisited in 20 years? Does the county look at other maintain communities as what not to do in terms of housing? (Roaring Fork Valley)

Public comment from pinup board:
Look at moving the existing fuel island away from the West side of the campus which is close to the residential. Fire danger is a significant concern.

Public comment from pinup board:
The drawing shows Industrial expansion on the west side of the site. What exactly does "future industrial" mean?

Public comment from pinup board:
The area labeled "snow storage" on the west side of campus plan is significantly out of scale. There are large trees and rocks, and a steep slope in that area preventing snow from being located here.

Public comment from pinup board:
Is the natural gas hookup on the west side of the site changing, or being effected at all?

Public comment from pinup board:
The existing fueling island is making the entire scheme much more complicated. County should look at moving this to the East side.

Public comment from pinup board:
Design team should say "senior housing should not be located at parcel behind campus." Leave it at that. Do not suggest an alternative location.

the adopted sign program for the PUD as now in effect or hereafter amended. All lighting shall fully comply with Section 3505.07 of the County's Land Use and Development Code. All interior lighting shall be shielded to minimize offsite visibility to the maximum extent practicable.

10. Development Schedule

- 1995+--Phase I: Parcels 10, 12, 13, 14 & all necessary utility, infrastructure and road improvements including improvements to State Highway 9 and utility, infrastructure and road improvements necessary to support the development of these parcels. More specifically, public roadway improvements to be provided in Phase I include all roadway improvements to Highway 9 as required by CDOT. The main interior roadway shall be improved to accommodate both through and turning traffic that will be generated by development of Phase I. In any case the left turn lane into the Nordic Center/USFS access will be provided as part of Phase I. Access to Bills Ranch will also be provided in Phase I as shown in Exhibit D.
- 1997—Phase II: Parcels 6, 11 & 12 (on-going) and utility, infrastructure and road improvements necessary to support the development of these parcels.

11. Historical Features

Historical features shall be considered prior to development of any site plan. When a historical feature of local importance is identified, the Owner/Developer shall consult with the Summit Historical Society and plan development to be compatible with the historical resource.

12. Walks & Trails

The Owner/Developer shall construct all paved or dirt trails and pedestrian walkways as indicated on the conceptual master plan shown in Exhibit C. All trails shall be open to the public and shall connect to USFS, Town of Frisco, and Summit County trailheads where feasible.

13. Trash Collection and Recycling Facilities

To effectively eliminate the attractive nuisance created when bears have access to unprotected trash receptacles all trash collection and storage facilities within this PUD shall incorporate bear-proof designs approved by the Colorado Division of Wildlife as part of any site plan submittal.

The Owner/Developer acknowledges the need for a recycling center in the Frisco area and has indicated on Exhibit B four (4) possible locations for a recycling center within this PUD. The intent of designating these locations is to allow for one recycling center within the PUD in the event that it cannot be located within the Town of Frisco. If a suitable site within Frisco is not readily available, the Owner/Developer may choose one of the sites identified in Exhibit B for a recycling center. The locations shown on Exhibit B are not meant to be exact boundaries of the recycling site; rather they are general locations for the site to be located. At the time of site plan review, the exact boundary of the site will be determined based on site constraints, minimization of site disturbance, and preservation of existing vegetation. Additional landscaping and berms may be required to buffer the site from adjacent uses. The site plan review for the recycling center will be a class 4 application.

14. Animal Regulations

Any future implementation of residential uses within the PUD shall include a total prohibition on the keeping of dogs on the property.

15. Site Specific Development Standards

- Parcels 1-3: The intent of this PUD is to preserve existing open space and enhance existing trails.
- Parcel 4: The streetscape shall be compatible with established Summit County Library and Service standards – Initial screening and streetscape improvements shall be made while CDOT and the State patrol remain on the parcel—Color schemes compatible with the natural landscape and consistent throughout Parcel 4 shall be used.
- Parcel 5:
 - Building type shall be limited to two story townhome construction, with a maximum of 4 units per building.
 - The residential development will be kept in scale to complement the surrounding neighborhood.
 - The color of the housing unit shall be consistent with the natural landscape.
 - No exterior lighting shall be installed which produces direct glare to neighboring properties or nearby pedestrian and vehicular traffic.
 - Parking will be clustered on the site adjacent to the dwelling units. The number of parking spaces will be adequate for the intended use but not excessive in order to minimize the loss of tree coverage and impervious surfaces.
 - Existing tree coverage in setback areas will be retained in order to maintain a buffer between the residences and adjoining uses.
 - Pedestrian access will be provided from the site to the bike path.
 - Attention will be given to views both to and from the site.
 - The project is intended to fit in with the beauty of the natural environment, and to take advantage of the solar and view potential of the property.
 - No outdoor storage (boats, trailers, etc.) shall be allowed on the property.
- Parcel 6: Color schemes which are compatible with the natural landscape and consistent throughout parcels 6 & 12 shall be used.
- Parcel 7:

The following design guidelines shall be applied to the development of the subject parcel:

Design Consistency:

 - The medical office building shall be designed in a manner that is reasonably consistent with the design other buildings on the hospital campus. However, all architecture and finish design of the exterior of all improvements and signage of the medical office building shall be consistent with the design required in the PUD designation, however it shall be distinct from the hospital in its exterior design and finish. All structures shall be generally consistent with the aesthetics as reflected on the submitted conceptual building rendering.
 - The hospital and the medical office building shall be designed and site planned in a manner that will allow the users of the hospital and the medical office building to access both facilities in a convenient, efficient and economical manner.

Building Mass and Design:

 - Break up the mass of buildings by utilizing variation in rooflines and building facades
 - Structures shall utilize mountain vernacular architecture and utilize indigenous materials of the region. This issue shall be determined at site plan review.
 - The medical oriented structures shall not promote a monotonous style. Specifically, the hospital and the medical office building need to be visually

diverse. The structures shall utilize architectural features and accent colors to provide variation, interest and focal points.

Parking:

- Avoid locating parking immediately adjacent to buildings that acts to isolate buildings and provide barriers to pedestrian circulation
- Avoid large, unbroken, expansive parking areas
- Utilize landscaping and natural buffers to break up parking areas and provide screening and separation of parking from buildings and roads

Landscaping Materials:

- Landscaping shall be meet County’s the Landscaping Regulations

- Parcel 8-10: The intent of this PUD is for development to reflect:
 - An appropriate sense of community pride
 - A sense of permanence
 - An appropriate mountain vernacular architecture
 - A sense of the importance of this government center
 - A sensitivity to pedestrian scale and detail
 - A connection between Parcels 8-10 which allows pedestrian access and flow
 - Consistency of colors and materials is encouraged on Parcels 8-10
- Parcel 12: The bus barn shall be located and designed to buffer noise from on-site operations including a drive-through facility to eliminate back-up beepers. The Owner/Developer, the Road & Bridge Department, CDOT, and Summit Stage shall coordinate site planning efforts to reduce backing movements and implement other operating procedures designed to minimize the noise created by normal operations on site. All outdoor storage shall comply with the standards and requirements for non-residential storage set forth in Section 3815, of the Summit County Land Use & Development Code. A minimum 50 foot buffer shall be maintained between the main access loop road right-of-way and any development on the north edge of Parcel 12. Color schemes consistent throughout Parcels 6 7 12 and compatible with the natural landscape shall be used. Additional landscaping shall be required to replace loss of existing vegetation.

REQUIRED IMPROVEMENTS

1. Access

- a. Access from Highway 9: Primary access to the PUD shall be provided from two points on Colorado State Highway 9. The western most access currently exists and will become a four-way intersection with the completion of the Water Dance subdivision. Signalization of this intersection will be required as part of the Phase I development. A new right-in/right-out only access shall be constructed about midway along the Highway 9 frontage. This access shall align directly across from the existing entrance to the Nordic Center/USFS Peninsula Campground. Implementation of this access shall include construction of a left turn land from southbound Highway 9 into the Nordic Center/USFS Peninsula Campground that meets all applicable County and State standards.
- b. Internal Access: Internal access shall be provided via a system of paved public and private roads as illustrated on the Land Use Plan shown in Exhibit C. The primary roadways shall be constructed to the standards set forth in Section 5103 et.seq. of the Summit County Land Use & Development Code for collector level roads including an 80 foot wide right-of-way.
- c. Access to Bill’s Ranch: Access to Bill’s Ranch shall be provided by a new road connecting with the primary loop road west of the road to Parcel 12. The exact location

and alignment of this road shall be determined through the site plan review process. The intersection of County Roads #1000 (Miners Creek Rd.), #1006 (Bill's Ranch Rd.) and #1004 (the road accessing the existing County facilities), may or may not be abandoned based upon consultation between the County, the public, and adjacent property owners during the site plan review process.

- d. Medical Campus Primary Access Road: The hospital developer shall design, construct and consent to the dedication of a collector level primary access road, in a location acceptable to County, for the purpose of providing public access, utilities, and proper traffic circulation through the Leased Premises to Highway 9 and shall include a signalized intersection at Highway 9. Prior to the issuance of the first certificate of occupancy associated with any structure on Parcel 7, the subject road shall be dedicated to the County and the County shall assume responsibility for the repair and the maintenance of the road, subject to the financial guarantees and requirements of Chapter 5 of the Development Code.
- e. Medical Campus Secondary Access Road: As shown on Exhibit B, a secondary access road serving Parcel 7 shall be constructed and dedicated prior to the issuance of a certificate of occupancy for the hospital. Upon dedication to the County, the County shall assume responsibility for the repair and maintenance of the road, subject to the financial guarantees and requirements of Chapter 5 of the Development Code. The use of such secondary road shall not be restricted. Utilization of said access road will be evaluated after one year of utilization to determine if traffic volumes on Bills Ranch Road have significantly increased as a result of the secondary access road. If traffic volumes have increased, the County may enact restricted access to the secondary access road to mitigate this issue. In the spring of 2004, the County shall conduct traffic counts associated with CR 1004, 1005, and Bills Ranch Road/miner creek road to assist in setting a baseline of traffic movements in this area in order to ascertain if the improvements associated with Parcel 7 are resulting in increased traffic flows that could effect the Bills Ranch neighborhood.

2. Water Systems

Water supply for the development shall be provided by the Town of Frisco. Construction of all components of the water supply system shall comply with the standards and regulations of the Town of Frisco. All existing water wells shall be abandoned, if required by State regulations, in compliance with those regulations as determined by the State Engineer's Office upon implementation of a central water supply within the PUD. Where appropriate, the site design shall incorporate the use of recycled water for landscaping and other appropriate uses to maximize water conservation. Adequate fire flows shall be provided as determined by the Frisco Fire Department.

3. Sewer Systems

Sewage disposal for the development shall be provided by the Frisco Sanitation District. Construction of all components of the sewage disposal system shall comply with the standards and requirements of the District. Within one year of implementation of a central sewage disposal system within the PUD the existing septic systems shall be abandoned in compliance with all County Regulations as approved by the Summit County Environmental Health Department¹ Where possible, wastewater from vehicle wash facilities shall be re-cycled using a wastewater re-cycling system approved by Environmental Health. Discharged effluent from industrial uses shall meet all applicable Frisco Sanitation District standards.

4. Fire Protection

All development on the property shall meet the requirements of the Lake Dillon Fire Protection District and, where applicable, the Red, White & Blue Fire Protection District.

5. Vegetation Management

It is the intent of this PUD to implement a vegetation management program that reduces wildfire hazard and susceptibility to mountain pine beetle infestation while enhancing wildlife habitat and tree vigor on the property. Such a plan shall be prepared by the County in conjunction with the Colorado State Forest Service and Division of wildlife. This plan shall be submitted concurrently with the site plan for Phase I. The plan, once approved by the State Forest Service and Division of Wildlife shall be implemented on a phased basis prior to completion of the appropriate development phase or guaranteed in the site plan improvements agreement for that Phase. Because of the *important* role of seedling/sapling areas, dead standing trees, the aspen component of the conifer/aspen habitat, and the presence of openings within forested areas play in enhancing biological diversity/wildlife habitat and forest health, the vegetation management plan shall include best management practices, as approved by the State Forester's Office and Division of Wildlife, to protect these natural resources within the PUD.

6. Utilities and Easements

All new utility lines shall be installed in full accordance with the standards of each utility provider and County Subdivision Regulations. Easements for all utilities shall be shown on the submitted site plans.

7. Landscaping

Landscaping improvements shall be required as part of any site plan required pursuant to Summit County Regulations. Revegetation of all disturbed areas shall be required in accordance with Summit County Landscaping and Grading and Excavation Regulations. Landscape planning shall generally focus on restoration of the native landscape thereby restoring wildlife habitat and eliminating the need for irrigation after the initial growing period.

8. Water Quality & Phosphorous Mitigation

All development proposals within the PUD shall implement "best management practices" (BMP's) for control of runoff and stormwater on a permanent basis, stormwater and erosion during construction, and wastewater generated as a result of industrial operations on-site. In keeping with the County's policies regarding phosphorous mitigation development, the Owner/Developer shall be required to mitigate non-point source phosphorous on a pound to pound basis. Using the phosphorous mitigation model incorporated into the Keystone Base I PUD it appears that the phosphorous credits provided by connecting the existing County facilities served by on-site septic systems to a central sewer system will more than off-set the amount of non-point source phosphorous generated by the level of development anticipated in this PUD. In addition to abandoning all on-site County septic systems, BMP's shall also be incorporated into any site design to mitigate the potential introduction of unacceptable levels of phosphorous into the Lake Dillon Watershed either during construction or through on-going operations on-site. Appropriate BMP's shall include but not be limited to; incorporating phosphorous removal design into all stormwater detention facilities, paving of all roads and parking areas, appropriate detention of runoff from sand and snow storage on-site, minimizing the erosion potential by limiting cut slopes and fill areas through the use of retaining walls and incorporating appropriate revegetation measures in the landscaping plan, limiting the use of phosphorous containing herbicides and fertilizers and ensuring that areas requiring the use of such substances have runoff directed to impervious surfaces where it can be routed to the

appropriate drainage control facilities, encouraging the use of detergents and other substances that are phosphorous free, and minimizing site disturbance through site sensitive design.

9. Air Quality

Where appropriate, site design shall incorporate measures that promote the use of alternative modes of transportation to help reduce the impact of this PUD on air quality in the area. Wood burning devices are prohibited within the PUD. All buses and diesel driven winter maintenance and snowplowing equipment/vehicles shall be stored inside.² As part of the site plan review process, the Owner/Developer shall prepare operation standards designed to reduce the level of emissions generated on-site.

10. Noise

As part of the site plan review process, the Owner/Developer shall incorporate design features and operation standards intended to minimize the level of noise generated by normal on-site operations into the site design. To the maximum extent practicable (weather, safety or other factors beyond a pilots control) the Flight for Life helicopter shall avoid flying over the Bills Ranch and Water Dance residential areas.

11. Environmental Testing

Prior to the implementation of the first phase of development, a minimum of a Phase I Environmental Audit shall be completed by an environmental engineer or scientist with recognized expertise in the field and approved by the County Engineer and the Environmental Health Department. A mitigation/remediation program shall be prepared under the direction of the County Engineer and adopted by the Board of County Commissioners for any contaminated sites with the PUD prior to any site disturbance activity related to development of that specific site.

D. IMPLEMENTATION

1. Site Plan Review

The project shall comply with Section 12600 of the Summit County Land Use and Development Codes. All development shall undergo site plan review and approval by the County prior to the issuance of building permits. All site plans shall be in compliance with the applicable sections of the Summit County Land Use & Development Code now in effect or hereafter amended. At the time of site plan review, offsite improvements included in this PUD such as major road work, recreational pathways, and utilities may be required.

2. Platting Requirements

Platting of property within the PUD is not required as long as Summit County remains the Owner/Developer. Should any portion of the site be sold by the Owner/Developer platting will be required in compliance with the county's Subdivision Regulations set forth in Chapter 8 of the Summit County Land Use & Development Code now in effect or hereafter amended.

E. GENERAL PROVISIONS

1. Administration and Enforcement

Administration and enforcement of the terms of this PUD shall be in accordance with "Chapter 14: Administration and Enforcement" of the Summit County Land Use & Development Code.

2. Breach of Provisions of PUD Designation

If any time any provision or requirements stated in the planned unit development designation has been breached by the Owner/Developer, the County may withhold approval of any or all site plans or plat maps, or the issuance of any or all grading or building permits or occupancy permits applied for on the Property, until such breach has been remedied; provided, however, that the county shall not take affirmative action on account of such breach until it shall have first notified the Owner/Developer in writing and afforded the Owner/Developer a reasonable opportunity to remedy the same.

3. Binding Effect

The PUD Designation shall run with the land and be binding upon the Owner/Developer, their respective successors, representatives and assigns, and all persons who may hereafter acquire an interest in the Property or any part thereof, with the exception that provisions of this designation may be modified through an amendment in accordance with the procedure stated in the County Development Review Procedures. This designation shall be recorded in order to put prospective purchasers or other interested persons on notice as to the terms contained herein.

4. Amendments

Amendments to the provisions of a planned unit development designation shall be reviewed and acted upon as a rezoning application, subject to the County's procedures for zoning amendments and to the requirement for findings under the Planned Unit Development Act of 1972 at CRS 24-67-106(3)(b).

5. Notices

All notices required by this designation shall be in writing and shall be either hand-delivered or sent by certified mail, return receipt requested, postage prepaid, as follows:

Notice to County:	Notice to Owner/Developer
Board of County Commissioners	County Manager
PO Box 68	Summit County
Breckenridge, CO 80424	PO Box 68
	Breckenridge, CO 80424

All notices so given shall be considered delivered three days after the mailing thereof. Either party, by notice so given, may change the address to which future notices shall be sent.

6. Entire Designation

This designation contains all provisions and requirements incumbent upon the Owner/Developer relative to the Summit County Library & Service center Planned Unit Development, except as modified by subsequent action of the Board of County Commissioners in accordance with procedures set forth in the Summit County Land Use and Development Code and the Colorado Planned Unit Development Act (CRS24-67-106) for amending planned unit developments, and except that nothing contained herein shall be

construed as waiving any requirements of the Summit County Land Use and Development Code or other regulations otherwise applicable to the development of the Property.

7. Relationship to Original PUD Designation and Previous Amendments

To the extent the provisions of this revised PUD Designation are the same in substance to the provisions of earlier approved versions of this PUD designation, they shall be considered as continuations thereof and not new enactments. Where provisions of this revised PUD Designation conflict with earlier approved versions of the Summit County Library & Service Center PUD Designation, the provisions of this revised PUD Designation shall supersede and replace such provisions.

8. PUD Review Requirements

The Summit County Land Use and Development Code, Chapter 12, includes procedures and requirements for review of all Planned Unit Developments. The Owner/Developer shall be on notice of these requirements and shall insure that information necessary for the periodic review is made available to the County within the time frames as may be established in Chapter 12. The Owner/Developer further understands that failure to provide the necessary information or to proceed with the review process may result in development approvals within the PUD being withheld.

9. PUD Review Requirements

The Summit County Land Use and Development Code, Chapter 12, includes procedures and requirements for review of all Planned Unit Developments. The Owner/Developer shall be on notice of these requirements and shall insure that information necessary for the periodic review is made available to the County within the time frames as may be established in Chapter 12. The Owner/Developer further understands that failure to provide the necessary information or to proceed with the review process, may result in development approvals within the PUD being withheld.

IN WITNESS WHEREOF, the County and the Owner/Developer have executed this Designation as of the date first written above.

BOARD OF COUNTY COMMISSIONERS
OF SUMMIT COUNTY, COLORADO

By: /s/ Gary M. Lindstrom*
Gary M. Lindstrom, Chairman

ATTEST:

By: /s/ Doris L. Brill*
Doris L. Brill, Clerk and Recorder

SUMMIT COUNTY GOVERNMENT
OF SUMMIT COUNTY, COLORADO

/s/ Robert Taylor*
Robert Taylor, County Manager

ATTEST:

/s/ Dori J. Webb*
Dori J. Webb, Deputy Clerk

*Denotes the original signatories to the County Commons PUD Designation, originally approved on January 23, 1995.

APPROVAL OF AMENDMENTS

The foregoing document is the Summit County Library & Service Center Planned Unit Development Designation as approved and signed by the Summit County Board of County Commissioners on the 15th day of October, 1996 and recorded at Reception No.527313 and as amended by the Summit County Board of County Commissioners as follows:

Resolution No.	Reception No.	Date
95-4	486069	1/23/95
95-26	489118	3/27/95
96-95	524428	9/23/96
96-100	527312	10/15/96
04-08	744689	1/19/2004
08-16	886379	3/25/2008

The planned unit development document dated the 23rd day of January, 1995 and recorded at Reception No. 486070 and revised to incorporate the amendments approved as noted above shall remain in force as revised. The foregoing document is issued as a continuation of the original document. Copies of the original Summit County Library & Service Center Planned Unit Development Designation and the amendments noted above are available from the Summit County Clerk and Recorder.

Adopted this 25th day of March, 2008.

BOARD OF COUNTY COMMISSIONERS
OF SUMMIT COUNTY, COLORADO

[Signature]
Thomas C. Davidson, Chairman



ATTEST:

[Signature]
Cheri Brunvand, Clerk and Recorder

EXHIBIT A

**LEGAL DESCRIPTION
HOMESTAKE LAND EXCHANGE PARCEL NO. 4
SUMMIT COUNTY SHOPS**

A TRACT OF LAND LOCATED IN SECTION 35 AND SECTION 36, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO. BEING DESCRIBED AS THE FOLLOWING GOVERNMENT LOTS IN SAID SECTIONS 35 AND 36.

SECTION 35, TOWNSHIP 5 SOUTH, RANGE 78 WEST

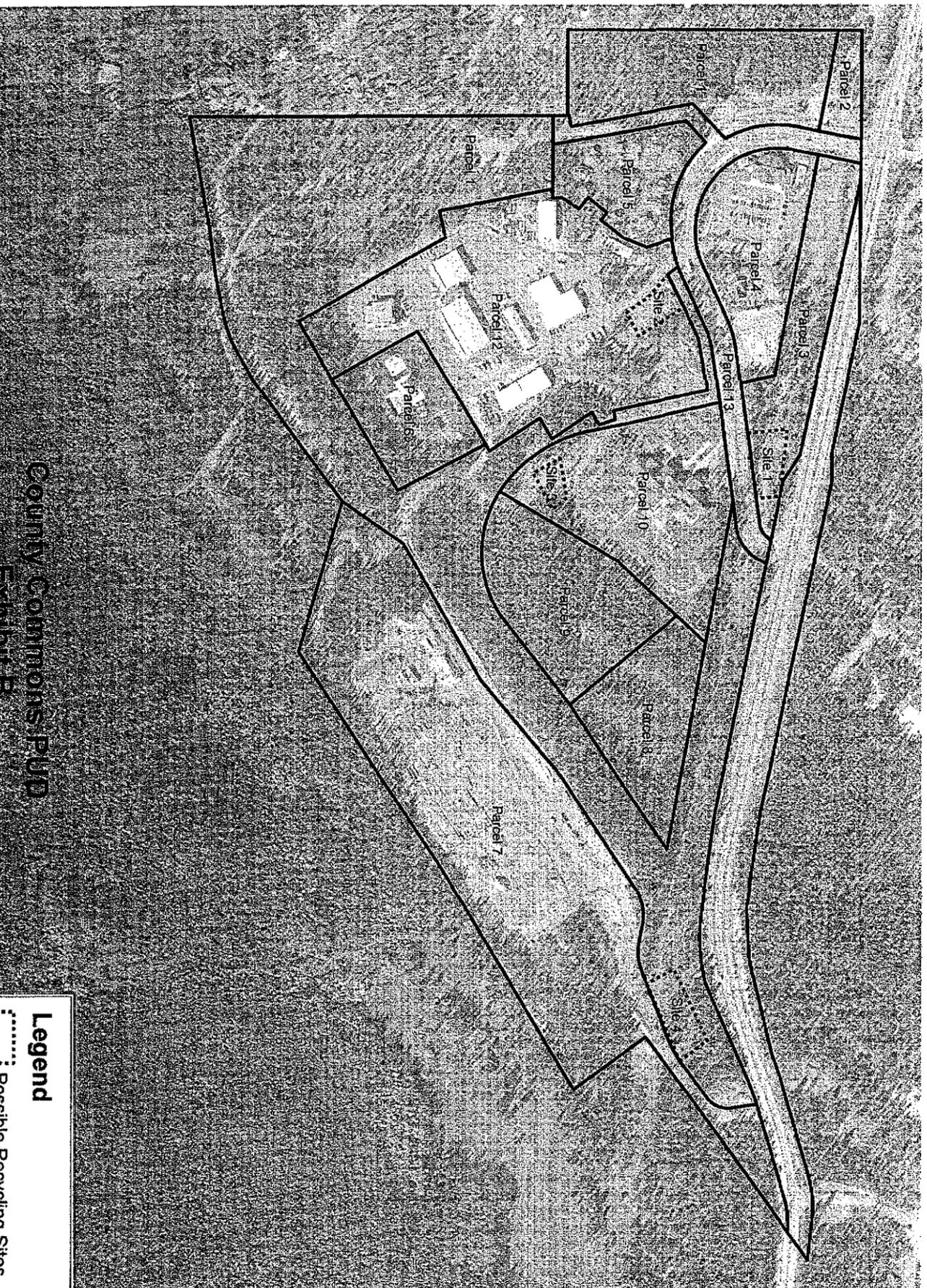
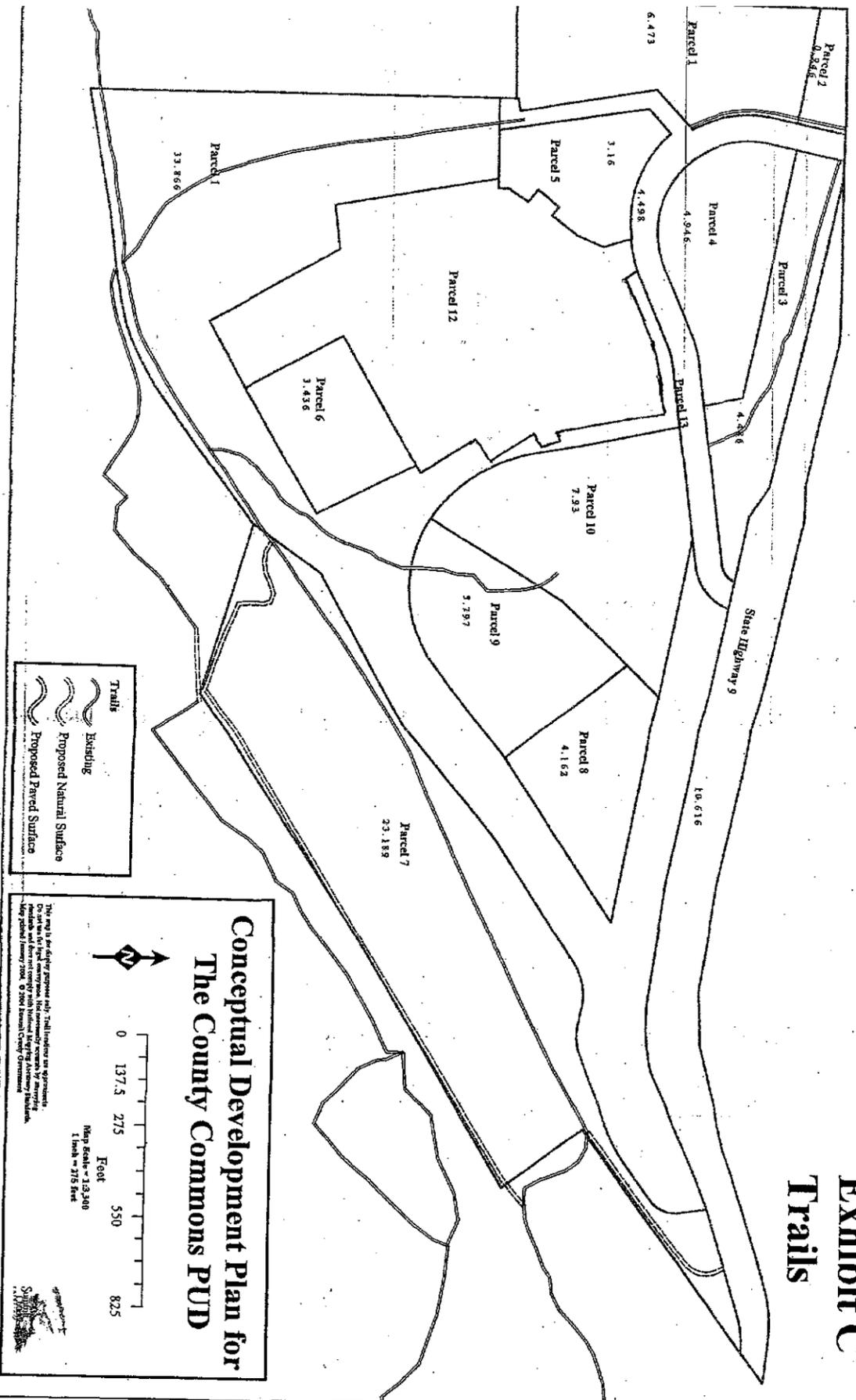
GOVERNMENT LOT 22, GOVERNMENT LOT 23

SECTION 36, TOWNSHIP 5 SOUTH, RANGE 78 WEST

GOVERNMENT LOT 11, GOVERNMENT LOT 13, GOVERNMENT LOT 15, GOVERNMENT LOT 18

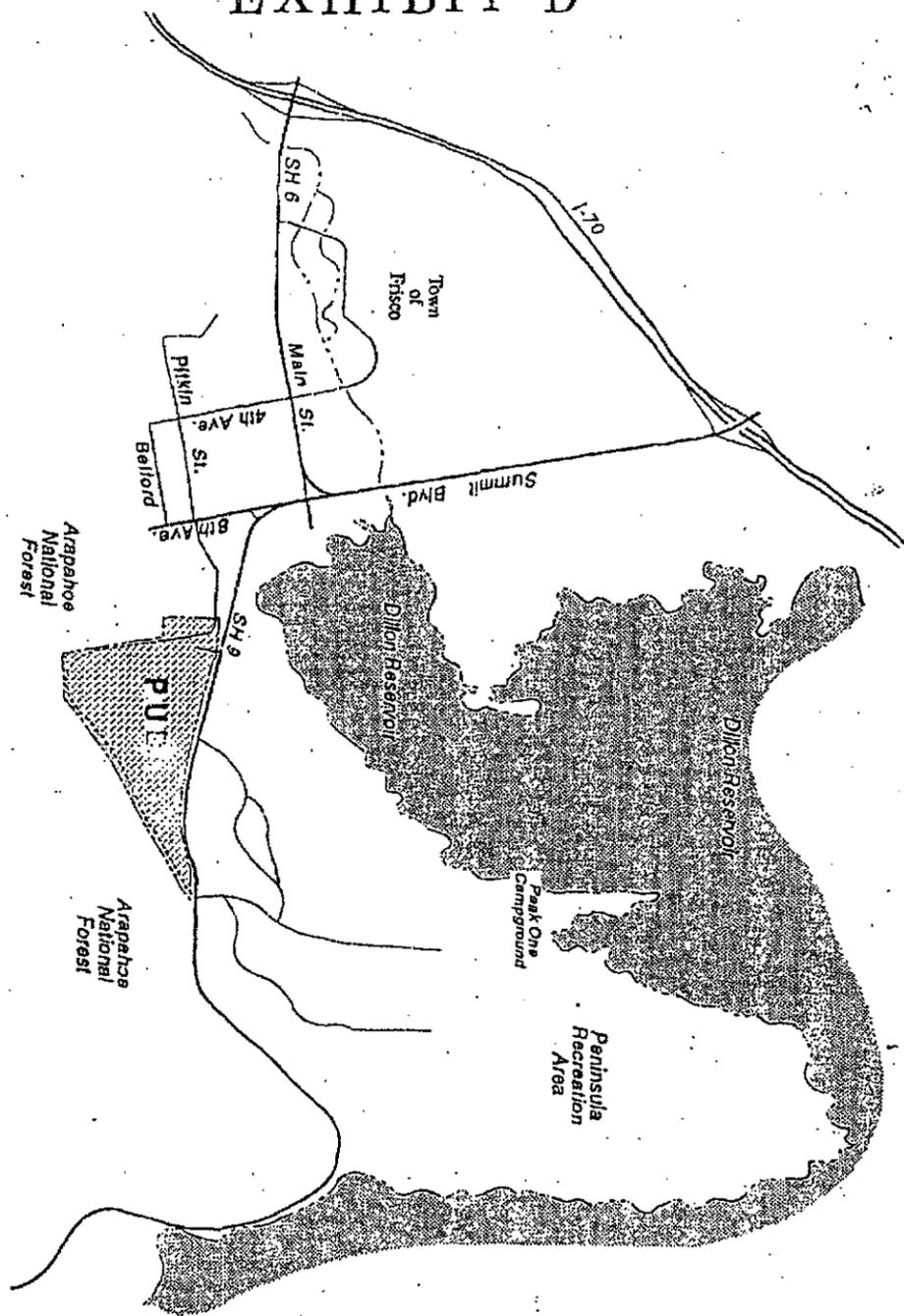
SAID GOVERNMENT LOTS CONTAIN 130.3 ACRES MORE OR LESS.

Exhibit C Trails



17th

EXHIBIT D



**SUMMIT
COUNTY**

OFFICIAL ZONING MAP

FOR: _____
 DATE: _____
 RESOLUTION NO. _____

 Rick Hum, Chairman

EXHIBIT E

**INTERGOVERNMENT AGREEMENT
BETWEEN SUMMIT COUNTY GOVERNMENT
AND THE
TOWN OF FRISCO
PERTAINING TO WATER**

This Intergovernmental Agreement between the Summit County Board of Commissioners (hereinafter called the "Board,") and the Frisco Town Council (hereinafter called the "Council,") entails the mutually negotiated agreement pertaining to the Board's request for water service at the approximately 100 acre site commonly known as the "County Barns Site," and the Board's involvement with an amendment to the Summit County Agreement associated with the Town's revised water augmentation plan.

PREMISES

The Council acknowledges the leadership and assistance of the Board with respect to previous water planning activities that benefited the Town of Frisco, including particularly the Summit County Agreement and the Future Dillon Reservoir water provisions of the Clinton Reservoir - Fraser River Water Agreement.

The Board has requested from Frisco municipal water service for the County Barns Site to serve its proposed facilities, all of which are located outside the corporate boundaries of the Town of Frisco;

The Town of Frisco is seeking the approval of a water augmentation plan from the Water Court which requires an amendment to the Summit County Agreement ("Amendment") in order to utilize the "Future Dillon Reservoir Water." The Amendment requires the signatures of the Town of Frisco, the Board and City and County of Denver, acting by and through its Board of Water Commissioners, prior to final approval of the augmentation plan.

NOW THEREFORE, in consideration of the Premises, the adequacy of which is hereby acknowledged, the Board and the Council agree as follows.

1. The Board has approved the Amendment to the Summit County Agreement, attached as Exhibit "A".
2. Upon approval of the Amendment, the Council will take the following actions with respect to the County's request for water service at the County Barns Site:
 - a. The Council will charge the County "in-town" rates for water service at the County Barns Site, rather than the rate normally charged for water service to users outside the Town of Frisco's corporate boundary (which is double the "in-town" rate).
 - b. The Council will charge the County \$49,300 in tap fees for 23 water taps at the County Barns Site, which is the projected demand for the first phase of the County's proposed facility plan. The Board acknowledges

that the standard out-of-town tap fee is normally \$3,200 per tap. Payment for the tap fees shall be made upon issuance of a final certificate of occupancy (CO) for the facilities in phase one or within 18 months from the date of full building permit issuance, whichever occurs first. The Board shall notify the Council within 20 days of the date on which each facility in phase one is issued a final CO and shall concurrently submit payment for the pro rata share of tap fees which are attributable to such facility.

- c. The Council will waive the Town's requirement for the provision of water rights associated with the twenty-three (23) taps referenced in (b) above, which is the projected demand for the first phase of the County's facility plan;
- d. The Council will, with three (3) years of the date of this agreement, allow the Board to purchase up to an additional fifteen (15) water taps at the "in-town" rate for existing or proposed facilities at the County Barns Site. The following provisions shall apply to these 15 additional water taps.

(i) The Town's requirement for the provision of water rights associated with the projected demand of the fifteen taps will be waived, regardless of when purchased.

(ii) Once on line, the fifteen taps will be charged "in-town" rates for water service, as provided for in paragraph (a) above.

IN WITNESS WHEREOF, this agreement is entered into this 13 day of December, 1994.

BOARD OF COUNTY COMMISSIONERS
SUMMIT COUNTY, COLORADO

ATTEST:

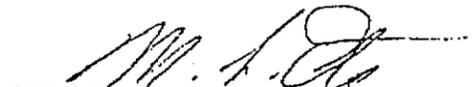
Secretary


Rick Hum, Chairman

TOWN OF FRISCO, a Colorado
municipal corporation

ATTEST:

Town Clerk


M. L. Etie, Mayor





This map is for display purposes only.